

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 22/07/2026 18:39:35

Application Reference No. : HPK/2026/0228

Site Address: Spring Shopping Centre & Land South of Station Road Buxton Derbyshire

Comments by: Carolyn Stanley

From:

6

Spencer Rd

Buxton

Buxton

Derbyshire

SK179DX

Phone:

Email: [REDACTED]

Submission: Objection

Comments: OBJECTION TO PLANNING APPLICATIONS HPK/2026/0228 AND HPK/2026/0229

I object to these applications for various reasons:

1. I do not believe sufficient weight has been given to Buxton's exceptional heritage significance. The High Peak Local Plan requires development to respond positively to local character and heritage assets, whilst the National Planning Policy Framework requires great weight to be given to the conservation of heritage assets and their settings. I do not believe this scheme genuinely enhances the historic environment or preserves the qualities that make the town of Buxton unique.

2. I am concerned that the proposals have evolved significantly from the regeneration concepts originally presented to the residents of Buxton. The current application is dominated by approximately 332 homes for rent and a substantial increase in residential floorspace. I believe this is overdevelopment of this area which is to the benefit of Capital and Centric and not the residents of Buxton. The Council should therefore demonstrate how the current proposals remain consistent with the objectives originally used to justify public investment in the regeneration programme.

3. I am concerned that insufficient evidence has been provided regarding the impact upon existing retailers in Buxton. The Council needs to satisfy itself that the proposals strengthen rather than weaken Buxton's town-centre economy. I believe that the only supermarket in the town centre, Waitrose will leave Buxton if this application is approved.

4. I also object because I do not believe adequate parking provision has been demonstrated. The proposals remove approximately 422 centrally located parking spaces and replace them with significantly fewer spaces, many of which depend upon separate applications and future infrastructure. Buxton serves a large rural catchment area and attracts substantial visitor numbers. Many residents, visitors, older people and those with mobility issues rely upon convenient town-centre parking. I believe this will be one of the major reasons why Waitrose will decide to leave Buxton. Provision of parking behind the station (if that is approved) is not suitable parking for people shopping at a supermarket. The residential side of the development should be reduced so that existing parking near to Waitrose can be kept. I am also very concerned that the residents parking concession will go with this new development and this will greatly reduce footfall in the whole of the Springs Shopping area

Finally, The timing of these proposals is significant. High Peak Borough Council is expected to be replaced through Local Government Reorganisation and the consequences of this development will extend for many decades. I therefore believe that additional consideration should be given to the long-term implications of approving these proposals before Local Government Reorganisation has been completed.

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