

From: [REDACTED]
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Subject: Comment Received from Public Access
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Application Reference No. : HPK/2026/0228

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

Comments by: Debbie FOX

From:
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Submission: Objection

Comments: I do not feel that I have been adequately consulted about the the development in its current form. I attended both consultation events which I felt were very poorly planned and presented by the developers. I did make written comments on both occasions but since the last presentation, I believe there has been considerable changes to the plans not driven by the views or needs of local people, but to increase the profit for the developer.

The area of the development has increased by the purchase of extra land around Buxton Station - this was not presented at the public consultations. This land includes an important wildlife corridor with rare species and a number of trees with protection orders. It also includes a well loved historic right of way. Even if a footpath is incorporated in the development, its character will be completely lost and local wildlife and biodiversity will be decimated, both on the site and adjacent areas which rely on the site as a linking corridor. Aside from the damage to local biodiversity, the siting off the car park at such a distance from the shops, in particular Waitrose, will be off putting to Buxton residents and people in the surrounding area who come to Buxton to shop because of the easy access to Waitrose from the Springs car park. Waitrose is a significant attraction to people living in the surrounding villages. If the development goes ahead in its current form, I foresee Buxton losing out to other towns where there is more accessible shopping.

I believe that the extra land for car parking has been needed because of the dramatic increase in the number of rental housing units in the scheme. At the consultations, I questioned the type of housing been offered. it is not what is needed in Buxton. People move to the Buxton to live in a historic town, to have more living space and garden space. They do not want city style apartments without the city lifestyle. Although a beautiful town, Buxton does not have the amenities that young people enjoy yet the housing that is being built is most suited to young single and professional people. The assumption that only 50% of the people will own a car is also ludicrous. The only train link is to Manchester, therefore the only realistic city Buxton people can commute to without a car. Sheffield is only accessible by a very infrequent and very slow bus service. The bus services to other nearby towns are also inadequate. This all aside, there are many large empty buildings in Buxton that are falling into disrepair, but could be redeveloped to provide attractive apartment accommodation and at the same time improve the look of the town - a few are The Bull's Head on Fairfield Road, the council owned buildings on Market Street, unoccupied accommodation above the shops on Spring Gardens and many large old hotels.

The design and visual impact of the development is not in harmony with the architecture of a historic market town. It is a city style development which does not complement the character of our town. It will jar with residents, and also tourists who come to admire the impressive Georgian architecture.

I fear for the future of Spring Gardens itself which needs major investment to improve the pedestrian thoroughfare. The pavements are uneven and street furniture dated and scruffy. This where money should be spent to revitalise the town centre, not by adding a modernistic carbunkle on its doorstep.

Please listen to the needs of local people, not developers who have no understanding of our town, and who's overriding driver is to maximise their profit.

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