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From: planningcomments@highpeak.gov.uk
Sent: 22 July 2026 12:13
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: Sarah Gordon

From:
39
South Avenue
Higher Buxton
Buxton
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SK176NQ

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I wholly object, firstly, on the basis that this development reduces car parking spaces in the Springs shopping area from approx 400 to approx 200, while at the same time adding an additional 332 residences. People travel to Waitrose to do their shopping from further afield than walking distance, from Peak District villages and farms that do not have regular - if any - bus services. If people cannot drive to Waitrose then other town centre shops will also suffer a drop in custom. It is unrealistic to imagine all of the people renting the proposed 332 new apartments will not need cars - unless they only want to travel to Manchester, most other destinations outside of Buxton are not practical to visit without a car. Buxton's streets are already lined with parked cars because most of the houses (mine included) are terraced with no driveways - so there is no room elsewhere for the additional cars these apartments would bring, if enough car parking isn't included in the plans.

I also object, secondly, on the basis that the appearance and scope of the buildings proposed will be detrimental to the local amenity. Buxton is a historic spa town with conservation areas, it attracts tourists and visitors because of the architecture and history. The proposed buildings are not sympathetic to the surrounding environment in their building materials or in their style or in their height and they would be the first view that anyone sees when they arrive by train, obscuring the current long view across the town.

I would like to add I was very disappointed that the plans have changed so drastically from initial public consultation period in the summer of 2025, at which time I broadly approved of the development, but now the plans have changed I object to them.

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