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From: planningcomments@highpeak.gov.uk
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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: Amanda Heath

From:
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Buxton

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Submission: Objection

Comments: I very strongly object to planning application HPK/2026/0228.

The proposal would remove a large amount of centrally located parking and replace it with far less, with some of the replacement parking apparently depending on separate applications and future infrastructure. Buxton serves a wide rural catchment and many visitors, older people and those with mobility issues rely on convenient town-centre parking. Reducing parking in this way would make access to the town centre much harder and would deter visitors and harm trade.

I am also concerned about the scale, massing and appearance of the proposed buildings. Large contemporary buildings of up to five storeys in Buxton's historic core would not respect or enhance the town's distinctive character. Buxton has exceptional heritage significance, with Georgian, Victorian and Edwardian townscape and important conservation areas, and great weight should be given to conserving heritage assets and their settings. The historic feel of Buxton's buildings is one of the reasons we attract visitors.

The highway and access arrangements also give serious cause for concern. The proposals involve major changes to Station Road and Palace Road, access across existing parking areas, excavation near a steep embankment and possible loss of trees. Buxton already gets gridlocked whenever there are roadworks on one of the main roads. These cumulative effects need very careful scrutiny by the Highway Authority.

I am further concerned that the scheme would weaken Buxton's town centre economy by reducing retail floorspace and shifting the area away from its existing commercial role. The site lies within the Primary Shopping Area, and the loss of retail space could harm footfall, independent businesses and the future vitality of Spring Gardens. The original proposal had about 70 flats, but this has increased to over 300. I do not think this is viable in terms of occupancy, which raises questions about funding for this project. And if they are fully occupied, where will they park and do we have the infrastructure to support this many new residents in the town centre?

Finally, the scale of construction and engineering works would cause major disruption to traffic, pedestrian movement and nearby businesses for a prolonged period. This should not be underestimated. I am particularly worried that there would be a massive reduction in business for shops like Waitrose if you can't park nearby, which could lead to Waitrose (and other shops) closing their Buxton branch permanently. We need to revitalise town centre shopping, not reduce it.

For these reasons, I very strongly object to the application.

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