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Subject: Comment Received from Public Access

[REDACTED]

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

From:

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Submission: Objection

Comments: We object to the planning application HPK/2026/0228 made By Capital and Centric

We wish to see a regeneration of the Town Centre but this proposal is seriously flawed and needs to be modified. It is not appropriate as it stands and planning permission should not be granted.

Summary

The objective of the scheme is the regeneration of the town centre, especially the shopping areas of the Springs and Spring Gardens and this application does not achieve that. The scheme proposed seems to prioritise maximising the number of new dwellings to be built at the expense of access to town centre for town residents and visitors. The number of dwellings has steadily risen from those being quoted at earlier stages in the development of the scheme, rendering the earlier consultations flawed.

Housing

We are concerned by the number of dwellings being proposed and the high density of them in a small area. We doubt whether the mix is what is needed and are concerned that only a small proportion are regarded as affordable.

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Accessibilty

The current parking arrangements in town provide convenient access for town people shopping in the Springs and Spring Gardens and for visitors to the town. In particular, the street level parking at the eastern end of the area by Wye Street fulfills that function by providing easy access to the Springs and entry to the eastern end of Spring Gardens. The proposal to use that area for dwellings would remove that access, leaving only the nearby Sylvan and Bridge Street carparks available, neither of which is within easy reach for supermarket shoppers. The added complication is that the early development of the eastern end would effectively cut off access to the area at the rear of the Springs meaning that car parking would be extremely limited.

The multi-storey carpark proposed to be built does not provide a suitable replacement to street level parking involving the use of lifts. We believe that this is likely to encourage shoppers to use supermarkets elsewhere, thereby reducing footfall in the Springs and Spring Gardens.

Car Parking

The proposal to use land behind the Railway Station may help the overall number of parking places but the calculation is very dependent on the number of cars that the housing development generates. It appears that the overall effect will be to reduce parking availability from current levels which are already fully occupied at key times. As a separate concern, it is difficult to see how the parking arrangements would provide for the residents of the new dwellings to be able to charge electric cars

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Roads

We are very concerned by the likely effect of the development on Station Road which is one of the main cross-town routes for private and commercial vehicles and emergency services and which frequently becomes blocked. With the proposed entrance to the multi-storey carpark involving vehicles entering and leaving making left and right turns, some involving crossing lanes, similar movements of vehicles leaving and entering the carpark at the rear of the railway, added to increased use of the light-controlled pedestrian crossing, Station Road is likely to become congested and possibly dangerous.

Conclusion

We object to the plan as submitted because it involves over-development of housing at the expense of accessibility in a way that is likely to be detrimental to the town centre.

Martin and Anne Willey

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