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From: planningcomments@highpeak.gov.uk
Sent: 18 June 2026 11:06
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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

From:
Brookfield Hall
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Submission: Objection

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

I write further to my previous objection submitted on 17 June 2026.

As set out in that objection, I have significant concerns regarding the adequacy of the parking provision associated with this application. In particular, the Planning Statement accompanying the application refers, at paragraph 5.58, to 'further off-site car park provision' which will form part of a separate application.

Given the substantial increase in the number of residents proposed under this scheme, together with the significant net loss of existing parking provision resulting from the development, it is inappropriate for this application to be determined without the referenced off-site parking either being included within the current application or having been secured through a prior planning application. The proposed off-site parking is clearly an enabling element of the wider development and should therefore be considered in conjunction with, rather than separately from, the main scheme.

Indeed, it would be more logical and practical for the off-site parking provision to be delivered before any redevelopment commences. This would ensure that vehicles displaced by the loss of existing parking facilities have alternative accommodation available from the outset of construction works at Spring Gardens, thereby minimising disruption to residents, visitors, and local businesses.

Furthermore, should planning permission ultimately be granted, I respectfully submit that construction works should commence in the eastern part of the site only after the off-site parking provision has been completed. The applicant's statement indicates that development would begin in the west; however, while commencing in the west may present advantages from a construction and topographical perspective, it is likely to result in greater disruption to the town centre, local residents, and businesses. Accordingly, I consider it more appropriate that works progress in a manner that prioritises minimising community impact and disruption throughout the construction period. I therefore recommend that works begin from the East.

Notwithstanding the above comments, I maintain my objection to this planning application and respectfully request that planning permission be refused.

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