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From: planningcomments@highpeak.gov.uk
Sent: 06 July 2026 16:16
To: Planning Comments (HPBC)
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: Clare Smallwood

From:
26
Marlborough Road
Corbar Ward
Buxton
Derbyshire
SK17 6RD

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Dear Planning Officer,

I am writing to object to planning application HPK/2026/0228 for the proposed redevelopment of Springs Shopping Centre in Buxton.

I recognise that the town centre would benefit from regeneration, however I do not believe the current proposal is appropriate for a historic market town that services a rural community. The developer seems to have based their assumptions on previous experience in large city centres with good transport links, they have not taken into consideration the nuances of a market town that has poor connections.

Parking: The provision of car parking will not be sufficient for the town centre or the new dwellings that are being built, this will increase pressure on nearby streets and existing car parks. There is a significant risk that if people from rural communities are not able to park easily in the Buxton town centre that they will take their business elsewhere, this could kill the town centre rather than provide the intended regeneration.

Over development: The proposal represents insensitive, over development of a prominent town centre site and will feel too dense for its setting.

The housing mix does do enough to meet local needs or provide a balanced town centre community. The plans will not make new homes available for purchase by local residents.

Viability: The number of new dwellings, that will be solely reserved for renting, is not appropriate for the demographic of Buxton. Poor transport links negate the viability of young professionals as a target market. The proposal does not provide enough clear benefits for existing businesses or the wider town centre economy. There is a risk that we will have a high percentage of unoccupied properties, this would have a hugely detrimental impact on the town.

I think that the proposal could be amended to be more acceptable if there were less new homes, with some availability to purchase for local residents and if there were adequate provision for new homes and shoppers/visitors.

At present I object to the application, but I would be willing to reconsider my position if the proposal were changed to address these concerns in a clear and binding way.

Yours faithfully,

Clare Smallwood

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