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From: planningcomments@highpeak.gov.uk
Sent: 15 July 2026 13:55
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: Damian Pearson

From:

14 Ferneydale Avenue
Harpur Hill
Harpur Hill
BUXTON

SK17 9LW

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Dear Planning Officer,

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

I recognise the importance of this town centre site, but I do not believe the current proposal resolves the issues that matter most to the town.

- I am concerned that the proposal represents over development of a prominent town centre site and may feel too dense for its setting.

- I am concerned that the amount of car parking may not be sufficient and could increase pressure on nearby streets and existing car parks.

- I am concerned that some of the architecture, massing and materials may not respond well enough to Buxton's distinct character.

- I am concerned about the impact on heritage assets, conservation areas and important views across the town.

- I am concerned about traffic, servicing, pedestrian safety and the impact on already busy routes around the town centre.

- I am concerned that the public realm and landscape proposals may not provide enough usable, welcoming space for residents and visitors.

- I am concerned that the housing mix may not do enough to meet local needs or provide a balanced town centre community.

- I am concerned that the proposal may not provide enough clear benefit for existing businesses or the wider town centre economy.
- I am concerned about construction disruption, including noise, traffic, access and the effect on nearby businesses.

Changes that could make the proposal more acceptable:

A less modern design overall, it should be more in keeping with the Crescent and other buildings in Buxton. There is far too much housing planned within this proposal, this should be reduced by at least 2/3 as it is over-development and turning it into a residential area. The parking spaces for the local shops should not be reduced in any way as there is limited parking anyway and not enough disabled spaces. People will not use the parking planned for near the train station, it is simply too far to carry shopping etc, especially in winter.

I would like to see some sort of development go ahead but these plans seriously need to change to fit Buxton.

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,

Damian Pearson

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