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From: [REDACTED]
Sent: 14 July 2026 17:55
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: Anna Pearson

From:
14 Ferneydale Avenue
Harpur Hill
Harpur Hill
BUXTON
Derbyshire
SK17 9LW

[REDACTED]

[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, you are building more concrete blocks around another concrete block (The Springs) which will do nothing for the area. There is far too much housing planned within this proposal, you are basically building a housing estate in a town centre and then limiting the parking! The housing should be reduced by at least two thirds as it is over-development. The parking spaces for the local shops should not be reduced in any way by these proposed developments or the town centre will simply die. There should be an INCREASE in parking spaces as there will be more housing down there (but hopefully a LOT less than what is proposed). The parking spaces should be next to the development as they are now - I have limited mobility and whilst I can walk a short distance, I would not be able to walk from parking near the train station to the centre, it is simply too far. No one will want to carry their shopping this far, especially in winter, the proposal for parking as it stands is ridiculous. I want to see change and development for the town but the scheme as it stands is not feasible. There is far too much housing proposed, there will not be enough parking. The buildings proposed are concrete eyesores that will ruin the look and feel of the town - we are not a city centre, we are a small town with wonderful buildings and heritage! The facade of the buildings needs to change, it is not in keeping with the area and will look hideous in years to come. I do not understand why the council are not taking our feedback on board and are trying to bulldoze these plans through - they need to change to fit Buxton.

I would also like to add: I will no longer be able to access the town centre if these proposals go ahead, with my limited mobility (I don't yet have a blue badge) I would not be able to park further afield. I would have to go to another town to do my shopping. I am also concerned on the scale and length of time taken to build these monstrosities, the impact on the businesses down there will see many of them close. If no one can park, no one will come.

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, Anna Pearson

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