

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 18 July 2026 21:57
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: C Edwards
From:

Haslin Road
Harpur
Buxton

Phone:

Email: [REDACTED]

Submission: Neither

Comments: I wish to object to the proposed redevelopment of part of the Spring Gardens Shopping Centre for the following planning reasons.

Firstly, I have serious concerns that the local infrastructure is already under significant pressure and that this development would place further demands on services without adequate provision. The proposal includes a substantial number of new residential units, yet there is no clear evidence that sufficient additional school places, GP surgeries, NHS dental services, or other essential community facilities will be provided to meet the increased demand. Existing services are already stretched, and residents often struggle to access appointments.

The proposal also raises significant transport concerns. Public transport in the area is not sufficiently reliable or frequent to justify a reduction in parking provision or to encourage residents to rely less on private vehicles. Reducing the number of parking spaces is likely to increase on-street parking, making it more difficult for existing residents, shoppers, visitors, and businesses. This could lead to congestion and road safety issues in surrounding streets.

The construction phase is also a major concern. The likely use of temporary traffic lights, road closures, construction vehicles, and diversions will inevitably cause significant disruption to local residents, businesses, and emergency services over many years. Congestion is already an issue at peak times, when temporary lights go up and prolonged construction works will have a detrimental impact on the local economy and quality of life.

I am also concerned about the cumulative impact on the town centre. There are already a significant number of vacant commercial units in the area. Rather than creating additional commercial floorspace, efforts should be focused on supporting and revitalising existing empty shops and businesses before further development of this scale is approved.

While I appreciate the need for regeneration, I question whether this proposal represents the best use of limited public and private investment at a time when there are more pressing priorities. [REDACTED] Across the UK there is a substantial maintenance backlog affecting roads, including potholes, existing public infrastructure and locally. [REDACTED]

Investment should be directed towards maintaining and improving existing infrastructure and supporting existing businesses before undertaking large-scale redevelopment that places additional pressure on local services.t

Overall, I do not believe the application has demonstrated that the existing infrastructure can adequately support the proposed development or that the impacts on traffic, parking, public services, and the town centre have been satisfactorily addressed. For these reasons, I respectfully request that the application be refused unless these concerns can be fully resolved.

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