

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 20 July 2026 17:02
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: Barbara Hartley

From:
17
Dovedale Crescee
Burbage
Buxton
Derbyshire
SK17 9BJ

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: 1. This would be an overdevelopment for Buxton town centre. The number of residential units has consistently increased. Most recently from 250 to 327 since the end of the open public consultation. The project has changed from one of town centre improvement with retail units supported by limited residential units to one of a large scale residential development supported by retail units.

2. There has been no adequate consultation on the impact on parking in the town centre the total number of parking spaces will be significantly reduced even if the proposed new car park on the opposite side of Station Road is taken into consideration. The assumption that only fifty percent of the residential units will require a parking space is dubious at best and I believe it compares with an average of eighty two percent of Buxton as a whole. How realistic is it to expect shoppers to transport their shopping to the proposed more distant car park.

3. Are there any guarantees that the residential units will not be used as short term holiday lets which would inevitably require more parking. Are there any guarantees that any empty retail units will not subsequently be converted to residential accommodation.

4. Such a large residential development would inevitably completely change the nature of Buxton town centre and not for the better.

5. With such a large town centre overdevelopment as well as the other new housing developments around the town has adequate consideration been given to the impact on community services such as schools and GP surgeries which are already under strain.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
