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From: planningcomments@highpeak.gov.uk
Sent: 21 January 2015 14:29
To: Planning Comments
Subject: Comment Received from Public Access

Application Reference No. : HPK/2014/0560

Site Address: Buxton Mineral Water Co Ltd Station Road Buxton Derbyshire SK17 6AQ

Comments by: Julian Cohen

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Submission: Objection

Comments: I wish to object to the application for the following reasons.

1. The scheme is contrary to the use specified for the site in High Peak's submitted new Local Plan, which emphasises that it should be used for housing.
2. The Applicant's own consultation last October showed that there was no significant support for the scheme from High Peak residents. The vast majority wanted the land to be used for leisure activities or recreation and housing or simply housing.
3. Our countryside is under severe pressure for housing development. Using the Station Road site for housing will help to relieve this pressure. It will also relieve pressure on infrastructure as its residents will be close to the town centre.
4. Buxton already has more than enough supermarkets. There is no evidence that Buxton needs another large supermarket or, indeed, more retail units of any kind. More shops in Spring Gardens now stand empty or leased to charities than a year ago. Unlike surrounding towns Buxton has not a single greengrocer, wholefood shop, fishmonger, proper delicatessen, new bookshop or record/DVD shop and only one butcher uptown. The state of shopping is very poor in Buxton town centre. The lack of variety and choice forces many residents to shop elsewhere and will be a big disincentive to visitors, including those who may wish to stay at the Crescent Hotel, if it is finished. Yet another supermarket and more retail units will make an already bad situation even worse.
5. The development is on a 'relief' road which is already congested at certain times of day. As with Tesco's proposal, CPG/Nestle's scheme would greatly increase this congestion. Of course, use of the site for housing and/or leisure facilities would also increase traffic on Station Road but to nothing like the same extent.

Julian Cohen