

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0446

Site Address: Adult Education Centre Spring Bank New Mills Derbyshire SK22 4AZ High Peak

Comments by: Claire Walton

From:

Spring Bank
New Mills
New Mills
High Peak
sk22 4bh

Submission: Objection

Comments: I would like to object the proposal to convert the Adult Education Centre into 26 residential flats.

As a resident of Spring Bank Road, the issue of parking is already a significant problem. We have two young children and one electric car that needs access to an EV charger and find that most days we struggle to park outside our house and are unable to charge our car. The situation is further exasperated when Spring Bank Arts Centre have a show on and parking on the street anywhere becomes impossible. Given that the current parking provision in the area is insufficient, increasing demand for parking would have a significant negative impact on the local residents. Providing 29 parking spaces for 26 flats is not enough and would undoubtedly result in overspill parking onto Spring Bank Road and other streets. According to The National Travel Survey 2022, 'There have been long-term increases in the proportion of households with access to more than one car since 1971, with 34% of households having two or more cars in 2022 compared to 8% in 1971'. This data suggests that a 26 flat development would need between 35 to 44 parking spaces to meet current demand, and additional space to allow for this to increase so that the parking provision is sustainable.

I contest the claims made in the 'Heritage Justification Statement' that "the building [was] an adult education facility/college. However, demand for this use has slowly dwindled, and with alternative provisions in the area available". This shows a lack of understanding of the current economical climate and the needs of the local area. There is still a demand for an adult education facility / college, it is due to cuts in funding that there is no longer this provision.

I am also disappointed to see that despite High Peak having long waiting lists for social housing, there is not a single flat that is intended to be affordable housing.

Though I welcome the conservation of New Mills historic buildings and increasing housing supply, I feel the number of dwellings suggested in the application far exceeds the available space. Furthermore, the application shows a lack of understanding of the local community and residents. I would propose that less flats are build, reducing the need for parking, and the available space is used to provide facilities for the local community.

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