

[REDACTED]

From: planningcomments@highpeak.gov.uk
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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: Graham Winter

From:
flat 7 Marlborough Mansions
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Submission: Objection

Comments: Character: People visit and live in Buxton because of it's character - it's Victorian charm, it's ancient spa, it's historical buildings. The proposed development is completely at odds with this character, oversized and cramped

Shopping provision: Buxton has enough empty shops already, there really is no call for more. If businesses wanted to set up here they could already utilise the existing empty premises.

Accommodation: I'm sure the council has targets to reach on delivering new accommodation. There should be causes that stipulate affordable social housing. There are several opportunities within the centre of Buxton where accommodation could be provided - probably cheaper and quicker (see student accommodation, Buckingham, Bedford for example, not to mention the market carpark and the old Green Man, Museum and court). This proposal seems to be overdevelopment in terms of the number of properties planned in the space allocated.

Parking: The current Springs Car park is well used and often quite full. The loss of parking spaces for shoppers will be a detriment to locals and to visitors to the town. The town relies upon visitors to survive. The expectation that vehicle ownership amongst new residents will be lower than current inhabitants is fanciful. Why would it? People will still require to visit schools, other shops, dentists, other tourist locations, visit relatives, etc Buxton is not well linked (other than Manchester) to surrounding area without a vehicle.

Sustainability and Circular Economy: I have not seen the details of the renewable energy scheme that will provide power to this development and to the 50% or parking spaces that will require EV charging points in the near future (before the development is completed!). How will existing materials in current buildings be incorporated into the new buildings. Is the Circular Economy Statement available for the development?

cafes/bars/entertainment provision: As already stated there are already empty shops in Buxton. Cafes too, struggle in a very competitive environment and many cafes/restaurants make money only in the Summer, when Buxton is full of tourists that visit for the character and charm of the town. Again if new cafes/bars/restaurants wanted to set up here, there are existing opportunities - are we already saturated - several establishments that have been here for years are businesses for sale (do a google search). There are already enough bars - many either close on Mondays & Tuesdays and all rely on Summer sales to survive the year. More competition does not mean more jobs or choice, just change.

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