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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: gary nadin

From:
110 Nunsfield road
110 Nunsfield road
Buxton
Buxton
Derbyshire
SK17 7BS

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: 1) This development will see the creation of 25,102m2 of new residential dwellings, the demolition of 4,073m2 of existing commercial space (shops/bars/cafes) and the erection of 4,234m2 of new commercial space. This is therefore just 16m2 of increased commercial space. This is therefore a housing project and not regeneration.

2) The proposed development will see 332 new homes being built, of which 45% (149 of the total) will be one-bedroom residences. (One-bedroom residences are aimed squarely at the rental market as such units maximise revenue). This is not about social housing or affordable homes, it is for commercial landlords.

3) The 422 existing parking spaces at Spring Gardens (including Wye Street) carparks will be lost to these developments. 264 new spaces will be created. However, the 332 homes will require parking themselves. If only half of these have a car, that is 166 spaces that they alone will require. This will leave just 98 spaces.

4) In these plans HPBC also hope to move the functions currently contained in the town hall, the library and the registry office to the centre of town. Employees and attendees to these building will also likely wish to use some of the remaining 98 parking spaces.

5) One of the key pillars of the economy in Buxton is tourism, with over 1 million visitors a year. With nowhere to park, where will they go?

6) The design is a contemporary one, akin to many urban street scenes today, but not particularly in keeping or reflective of Buxton's stunning architecture and kerb appeal as a Victorian spa market town. Whether you like this or not is a subjective question. But do you think tourists or visitors will be attracted to a town centre with a modern high density residential development (up to four storeys) with minimal parking?

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