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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: GILLIAN WILLIAMSON

From:
6 OTTER COURT

Buxton
Derbyshire
SK176ZD

Phone: [REDACTED]

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Submission: Objection

Comments: I am concerned that the balance between providing some pleasant living spaces for people, serving the regional community as a shopping and entertainment venue and greening the town centre has been lost as the plan has evolved. LIVING CONDITIONS OF LOCAL PEOPLE.

I am also concerned that whilst attempts have been made to reflect the Georgian and Victorian heritage of the town, the overall effect will still be very angular. This reflects neither the natural nor the built landscape. DESIGN AND VISUAL IMPACT

My impression is that the housing offer is overweighted towards young professionals - singles or couples. This is not the main need of Buxton in terms of housing and in generations to come, many young professionals will be working from home or from hubs. Those who do settle for a few years in the proposed town centre accommodation may struggle to make the transition from rented to owned property and the town centre may become crowded with young families who cannot move on, inevitably noisy and a bit stressed. As the occupational pattern evolves, the town centre housing may later empty out and become shabby. The original plan required some 80 dwellings to be included. Over 400 are now proposed: a housing estate with add-ons. Fewer houses and more space for basic and quality shops, restaurants, the museum and library would be a better, less crowded use of the space. The town is likely to be a regional hub in the long term for services, recreation and tourism. The town would be poorer without their patronage. DWELLING CONDITIONS FOR THOSE LIVING IN THE DEVELOPMENT.

The parking provisions are insufficient. It is unrealistic to assume that only half of the 400+ dwellings would have cars. People come in to Buxton for shopping, entertainment, medical needs, civic and administration purposes from several miles away. If they have the energy and fitness to cycle, they may not have the time. Apart from the energy/time factor, cycling into and within Buxton is hazardous, having no infrastructure. Buses cannot and do not meet every need. The underground car park will be insufficient for resident parking and shoppers coming from the edges of the town and the outlying villages. The piece of land behind the station will not be easy to access with heavy shopping and possibly children in attendance - or for the elderly. Carrying shopping to the Market Place Car Park is also totally unrealistic. It is difficult for some residents to walk up the hill without luggage or shopping. Whilst

the elderly demographic bulge will pass in 15-20 years, the obesity and lack of fitness of many within the younger population may well endure. LIVING CONDITIONS FOR LOCAL PEOPLE, HEALTH AND SAFETY

I have a concern that the river is not clean enough as it leaves the culvert under the town for partial opening up as proposed. It would be necessary for the drainage from dwellings already in existence to be carefully surveyed and measures taken to ensure no effluent was added as a result of the 400 dwellings proposed. It might also be necessary to put it secure fencing so small children in the flats were able to play around it without danger. HEALTH AND SAFETY

I was relatively happy with the original plan, although I sought a gentler, less angular architectural presence. It was easier to imagine green spaces, meeting places, and a pleasing balance between the different space uses. This has been lost in the process.

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