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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: Nigel Gee

From:
51 Otterhole Close

Buxton

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Phone: [REDACTED]

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Submission: Objection

Comments: The proposal would seem to be mainly for housing, thinly disguised as a town centre redevelopment/regeneration scheme.

The architectural quality of the new buildings proposed leaves much to be desired, and may have been "lifted" from other development proposals. If built as proposed the town centre would resemble in part Croydon or Kuwait City.

Where are the studies investigating the demand for the housing types proposed?

Proposed parking provision is inadequate, and is to some extent predicated on a second, and as yet unsubmitted planning application for same. Buxton is highly dependent on tourism/day trippers and a significant reduction in parking provision, or even reduction in parking convenience would impact adversely on one of the town's main sources of income. Moreover, reduced parking provision would oblige visitors to attempt using on-street parking in nearby streets. In addition Buxton residents would be considerably disadvantaged.

The town centre does require a degree of regeneration, but not based on this scheme. A thorough planning (rather than simply an architecture) based scheme is required, involving a competent firm of planning consultants working closely with local representatives and local authority planners. Some attempt at financial projections would also be essential.

Finally, a scheme of this magnitude and importance should be left to the incoming local authority to pursue and should involve a great deal more development work. The existing application should certainly be refused

Regards

Nigel Gee MCD (former MRTPI)

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