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From: Kate Emery [REDACTED] >
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Subject: Application ref number...HPK2026/ 0228

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OBJECTION

From Kate Emery
Brown Edge Rd

Comments

I will outline below the reasons I am objecting to this new development but I would like to make it clear that I am in favour of a development plan that is sensitive to our town's heritage and architecture, that supports existing retailers and upgrades the spring gardens area as a whole. Taking care of the beautiful heritage we should protect and enhancing what the town can offer for its locals as well as visitors and tourists who are the lifeblood of much of the business in this town.

1. The design and materials chosen do not reflect the character of Buxton's architecture. Tall 5 storey angular buildings bear no relevance to the curved lines, apparent in our heritage buildings and colonnades. They will dominate and overshadow the surrounding area particularly the historic Winster place. Which incidentally was designed to compliment the curve of the nearby Crescent.....maybe C and C could learn from this.

The addition of a 6 storey high viewing point, in fact a concrete tower, is in my mind an unnecessary and ugly addition, again a dominant feature that doesn't fit in with our existing architecture.

A splendid view of the town can easily be accessed from the Slopes.

2. The plan as it stands reduces our town centre car parking spaces and if Capital and Centric are to be believed and only half the housing occupants will have cars that still leaves us with only 120 car parking spaces left for townspeople, shoppers and visitors to the town. And some of those spaces must be for disabled parking. This is not adequate and will adversely affect the retailers in town.

There is a likelihood that Waitrose would leave if there isn't decent parking provision leaving Buxton without a town centre supermarket that does also attract shoppers from out of town.

I believe the closure of Waitrose (which I believe would be a serious concern should these plans go ahead) would be so damaging as there would be nowhere for local people and elderly people without cars to go and buy their food and also being an upmarket supermarket it brings people into the town who then go onto to spend in the other businesses as well.. Many days and times a week the car park is completely full and hard to find spaces.

Where would the extra tourists park if there isn't even enough parking for local shoppers?. I have a retail business in this town and hear firsthand from out of town visitors, what types of things bring them into town or put them off? And not enough very central parking is already often problem. It concerns me gratefully the impact on local business not only during the very difficult period of executing such plans which could take years. But having suitable and adequate close by parking spaces reduced at the end of it all I think we'll be catastrophic.

3. The idea of car parking on the land up near the railway has not been part of the plan and presumably not fully researched. The idea of people laden with shopping and trolleys walking up to the station area and having to cross a busy road is not a practical solution.

An access road into that area may impact on the grade 2 listed fan window and tree preservation orders. All this needs thorough research before C and C can rely on it as extra adequate and appropriate parking.

4. I cannot see evidence of thorough research around the impact that 332 new residential spaces will have on the local infrastructure...

hospitals, dentists, doctors, schools, nurseries. For example I recently waited a year to find an NHS dentist with available space and I have friends who travel out of town for dental treatment.

In conclusion I would be in favour of a development that is sensitive to the existing town architecture and heritage.

Ideally no more than 3 storeys high reflecting the town architecture's fine curves and colonnades.

It should keep housing to a minimum, no more than a 100.

And a facelift for Spring Gardens itself would be a most welcome part of the plan.

Regards, Kate Emery