



Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: James TobiasSantiago restaurant and wholesale ltd

From:

Pump room stores
George Street
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Submission: Neither

Comments: As i local business operating two restaurants in central Buxton i felt it critical to raise a number of points with regards to this re development in central Buxton

1 I think everybody myself included supports the development of the area around the springs centre , as what we currently have is not fit for purpose , and falls behind other local towns , and considering the tourist industry which is critical to Buxton , a town which wants and needs to create and retain footfall our current town centre is very poor .

2 The current proposals do not embrace what what Buxton needs , with what on paper looks like a reduction in Parking spaces , when actual the town urgently needs more . A common complaint of guests in both restaurants is the poor parking currently , often in residential areas at some distance from town , which i believe will get worse when parking spaces will reduce when you consider the level of new housing and workers if the centre thrives . The Peak district gets many visitors per annum many of which are day trips, reduction of parking or severe disruption of parking during the development will see people chose other locations other than Buxton , which will have a crippling effect on current business. The development planning requires extreme detail of implementation as i believe and anticipate serve disruption to my businesses unless Parking and congestion are thoroughly planned for .

3 I know the developer requires a significant number of housing units to make this project viable , however is this level of 332 right for Buxton and its infrastructure ? I would suggest the level is too high and does not address the towns needs , in terms of the types of affordable housing and commercial spaces that work

4 Would this project occur in any other similar town or city , the building designs do not enhance the current Buxton Architecture , they are designs cut and pasted from other city projects they have undertaken , would Bath or Harrogate allow such a change of design and materials ? from the current .

Buxton requires change , but is this the best we can do ? we have a single chance to firstly improve the town and create prosperity , this surely is not this application .The disruption will be significant which i think most homeowners and businesses would support if the betterment of the town was achieved . Parking must be thought out prior to the commencement of any work

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