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Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0228 Site Address: Spring Shopping Centre & Land South of Station Road
Buxton Derbyshire Comments by: janie wilson

From:
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Submission: Objection

Comments: Key objections to this proposal:

- * architecture not in keeping with Georgian Buxton
- * large residential blocks dominating centre of Buxton juxtaposed to Georgian historic buildings
- * reduction in car parking and limit of easy access to important shops and train station
- * questions about sustainability and where is the evidence this will attract a younger population if there is no improvement in transport links, creation of jobs etc

1.the planning application submitted by Capital and Centric does not correspond to the proposal presented for consultation. These are very different proposals In particular the number of dwellings has increased substantially, green spaces dissapeared and the buildings are now being constructed in material that doesnt fit with Buxton architecture. Some of these things could be addressed with a return to some of the original proposals put forward for consultation. this is so far from that original proposition and there are questions here of due process, sustainability, responsiibilty to protect the history of the town, and to have a vision for the future of the town, ensuring new building is in keepign with Buxtons historic legacy.

2. The flats would be built on what is public land belonging to the town. As permanently rented properties paid directly to Capital amd Centric, with their name prominently displayed the town will not benefit and the centre of Buxton will become a residential sector with 4 storey high buildings that dont fit with the rest of the town. Information is lacking on the fees, on how people will be attracted to rent them, People need good jobs, decent rents, security, car parking, easy access to good shops. There is no tangible evidence of the research and guarantee of these demographics.

3.The original plans showed pictures of the River Wye, green spaces, shops and businesses but these are no longer in the plans. The centre of Buxton is still thriving unlike many town centres - with some popular stores and cafes and restaurants all bringing people into the heart of the town. This proposal will effectively cut the town centre with the main benefit being to Capital and Centric rather than the business and residents of the town. It is not clear how the small businesses will survive t

4. There will be major disruption to the centre of Buxton and access to the shops and the train station. There will be removal of much needed accessible and capacity carparking. The plans do not provide enough parking for the expected residents of the flats. The rebuild will cause immense disturbance to the centre of Buxton for a minimum of 5 years. So it is not clear what the plans will be for supporting all these businesses to ensure they can still be viable and support the needs of the Town when the building is complete.

5. What is the vision for Buxton and the Planning Departments benchmarks that this application is aiming to contribute and help Buxton achieve? This proposal will not contribute to the very things that make Buxton a great town to visit, a thriving community, with a world class international festival, restaurants shops and cafes all busy and contributing to what creates sustainability in Buxton.

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