

Objection to HPK/2026/0228 and HPK/2026/0229- The Springs / Spring Gardens Revitalizing Buxton

I greatly support the regeneration of Buxton town centre and believe our town needs and deserves regeneration boost to reflect the beauty of the town. We have been very fortunate to receive the funds to revitalize Buxton, but I believe this must be done with upmost sensitivity and consideration to heritage, town type and surroundings we live in – small Victorian town in heart of **Peak District National Park** recognized as national gem with historic significance.

I do not believe the current application is acceptable and reflects needs of our town and community in regard to material considerations, scale, density, parking, highway and local infrastructure, public amenity. Affordable housing and new housing development in town centre in general. Application is not sympathetic to existing historic heritage of the town and it's character.

The submitted application is for more than 300 homes. The scale, density and impact this would have is undesirable and overwhelming for the size of the town we live in. There are number of existing properties in town centre under construction at the moment or proposals for conversion into residential units – for example The Grove, the former White Lion Hotel, properties in The Quadrant, The Square, The George Mansion and others. There is also large number of properties in Conservation area of Central Buxton, which stand empty in disrepair and should be converted into residential units and residential in need of repair should be put back in use before any new residential development in town centre is proposed. I do not believe the density of development commercial and residential reflects the needs of this town; it is not appropriate for Spring Gardens, conservation area, historic fabric of the town or needs of this town's existing residents.

I have concerns for the management of the proposed housing and sustainability so we do not have further empty, run down properties surrounded with fly tipping and antisocial behavior issues in few years' time. The antisocial behavior issues, litter and fly tipping concerns are directed to multistory car park and detailed management of it as well.

There is need for further details to be provided for proposed Affordable housing – how many homes are suggested to be affordable at what level and timescales for the scheme.

Existing town-centre parking is already heavily used. It is in place to support the local businesses and shops in the centre and encourage the visitors to Buxton to spent time in the town. A development of more than 300 homes would create significant additional parking demand especially as the other development in town centre (the George Mansion The Grove etc) have limited parking opportunities. On street parking is already an issue – i.e Hall Bank, The Square and other places have 'residence only' parking restrictions in place already.

The scheme appears to reduce or displace existing town-centre car parking facilities. The consideration must be given to the local geography and the fact that public transport within the town is more than poor and unreliable, the car parking is essential for all

visitors to town centre and should be enhanced not reduced or potentially taken away by residents of proposed flats.

The proposed parking near Buxton station would be welcome as addition to existing parking facilities, but not as replacement of existing parking and in fact massive reduction. The access issues from proposed site especially for elderly, disabled users, families with small children but shoppers/visitors (on occasions with shopping trolleys) is not realistic and could be obstructive to any business areas created by this development and even more to the existing businesses.

In recent years Buxton have undergone number of developments with large number of new properties. The town is running out of amenities, doctors surgeries and dentist are overwhelmed, schools, infrastructures, highways are struggling to cope already with volumes. The company employed for this project failed to reflect the geography, setting, historic fabric and general needs of this town.

The regeneration of the town should enhance the existing beauty and setting of the small town in Peak District National Park for its historic significance and unique features.

My objection to this application and to spending the regeneration funds we are fortunate to receive to change the character of the town rather than one off chance to enhance and regenerate, bring up to date; reflect the needs and enhance the existing charm. We live in a small town and I hope we will live in small town in future. The planning application should encourage and strongly promote regeneration not a takeover.

We have other pressing issues as Fairfield Road and other access roads to Buxton, re-vitalizing Spring Gardens above existing shops level, re-using and converting existing buildings in central area which all would help to regenerate the town centre. Local Planning Authority and regeneration should support local interests to revitalize the town to retain existing character and features.

Yours sincerely

M Bayliss

Carr Road

Buxton