

Buxton Area Forum
Questions and Answers
Wednesday 14th May 2008

Pre-Forum questions

Question

What has been the impact of the previous Local Plans upon the regeneration of Buxton?

Answer from Hilary Senior, Principal Planning Policy Officer, High Peak Borough Council

Buxton suffered from several decades of decline in the post war period. The problems included a declining population, deteriorating buildings, a narrow employment base and poor housing. The Council's strategy, which included the Local Plan, was to encourage heritage led regeneration of the town centre, broaden the economic base and provide a wider choice of housing. The results of this strategy have led to a marked improvement in the town, through the work on the Crescent, the Opera House, the growth of the University, the development of the Health and Safety Laboratory and the wider range of housing, recently built in the town.

The Core Strategy will build on this progress. It will be based on a robust evidence base, much of which is being collected this year, to ensure we have an up to date picture of the situation now. The current consultation will also be used to inform this process and help to develop the vision for the future development of Buxton and the High Peak. This is likely to be different from the past strategies, as it will be based on the town as it is now and what the residents, and others would like to see happen in the future.

Questions asked at the forum

Question

When will the recycling facility be built so residents don't have to travel from Buxton to Glossop to use the tip?

Answer

This is being followed up with Derbyshire County Council. This Waterswallows facility should hopefully be ready before Christmas.

From Derbyshire County Council. Contract negotiations are ongoing; once these have been resolved, then dates will be announced regarding the commencement of construction and operations.

Question

Why has no money been put in place to make this recycling facility happen?

Answer

This will be taken up with the County Council. This is not a money issue.

Question

300 houses have to be built in the Borough, where are these going to be, as they can't be built in the National Park area?

Answer

A more even distribution of housing is needed in the Borough, but there will be limited housing built in the National Park. It is likely that almost no new housing will be in the National Park.

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Question

Second homes are a problem in the area and contribute to stopping young people staying in villages? Isn't it possible to build, say, 10 new houses in a number of villages in the area, which will contribute significantly to the quota of new housing needed?

Answer

The National Park has restrictions on development in their area. They will be holding a similar consultation to this, which people who have an interest in the area can contribute to. Also, High Peak Borough Council makes representations to the Park on what it feels is needed in the area.

Question

Should development be blocked in Buxton, as too much of one sort of house has been built, e.g. those in the £250,000 bracket, which local people can mostly not afford?

Answer

The consultation on the core strategy, that is taking place tonight, and on High Peak Borough Council's website, can influence this.

Question

There needs to be joined up thinking between place and people, e.g. schools, doctors, etc, in new housing development.

Answer

These things need to be taken into account when housing is planned and built. This has maybe not happened as well as it could have in the past. The planning department at High Peak Borough Council works closely with Derbyshire County Council and other partners, and they all need to work collectively.

Question

We need to know what you are doing about this [joined up thinking] rather than just talking about it.

Answer

Some of these developments were given approval before the current planning arrangements were in place. These things will be considered in the future.

Question

There was a parking/traffic plan consultation that took place last year – what has been done about this?

Answer

The report said that there is no excessive demand for parking space most of the year, although demand increases in the peak season.

Additional answer 1

A review will be carried out in 2009 to take account of the Crescent development and potential Sainsburys development.

Additional answer 2

The County Council is working with High Peak Borough Council to take over enforcement action for parking from the Police, in the late autumn. This enforcement will bring non-moving traffic enforcement powers to the local authorities and will generally maintain the same status quo. Wardens will not work to targets, but will aim to ensure that there is a decent turnover in opportunities to park, and that double yellow lines, etc, are not contravened.

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Question

What is the process now with the planning document?

Answer

The document will be pulled together into a more focused document, following this consultation round. This will then be consulted upon again, to ensure we have focused the documents in the right areas.

Question

The scoring and ranking in the document, e.g. strongly agree, etc, are very ambiguous in the consultation document – why is this the case?

Answer

The introductory text for the consultation document will be updated to reflect the fact that these scores are just indicative, rather than an integral part of the consultation.

Question

When will the signs be removed from the entrances to the town that state that Buxton is a market town?

Answer

The market has a declining customer base, and some of the traders have stated this recently to a councillor. The market will be investigated in more detail later in the year.

Question

What is happening with the potential Sainsburys development in Spring Gardens?

Answer

There has been no formal planning application received from the developer. They are in the process of working on their plans and consulting with relevant people. The area was designated as regeneration land in the local plan, although any application received would have to meet relevant criteria, to be accepted.

Question

The town needs sustainable tourism. Can we have assurances that any future development is in keeping with the town's heritage?

Answer

We need the right policies in place in the future and the core strategy document will influence this. That is why it is important that people contribute to the core strategy consultation that is taking place.

Statement

People feel they are powerless and things are taking place that are out of their control.

Answer

People can use this consultation process to put forward their ideas and this will feed into the final document.