

Neighbourhood Area Responses

Name/Organisation	Agree	Disagree	General Comment	Response – Area Designation	Officer Response
Bodey D	X			The area is that part of High Peak that is not parished. Buxton has suffered from not having the ability to influence matters at this level. The proposed Neighbourhood Forum would allow this to be addressed.	Support noted.
Ball J	X			Makes sense.	Support noted.
Lawton G	X			<p>It seems a good choice. However, I am unclear on the relationship between this Neighbourhood Plan and the Local Plan 2016. There may be planning issues that were included in the Local Plan that people may have objected to had they known its purpose and the effect of including things within it. This neighbourhood area initiative sounds like an excellent way to engage with people in a meaningful way without it being seen as bureaucratic exercise by the Town Hall.</p> <p>An example would be the inclusion of the fields above Dukes Drive and behind Cote Heath Allotments into housing allocation by the Local Plan 2016. People are shocked to discover that 338 houses are proposed for that cherished land and feel that it was "sneaked into" the Local Plan 2016 and didn't realise that this gives the go-ahead for land owners and developers who see it as meaning granting of planning permission is a formality. Had people been better informed about the purpose of the Local Plan 2016, there would have been many objections. It is good to see this land included in the area covered. Would this forum have the ability to review and amend the local plan, or will it just be a paper exercise?</p>	<p>Comments noted. Neighbourhood Plans and Local Plans are both part of the overall Development Plan for an area once adopted. Policies included within Neighbourhood Plans are prepared by local communities and add local detail. Neighbourhood Plans must be in conformity with their Local Plan. The High Peak Local Plan is prepared by HPBC however the Neighbourhood Forum would have the opportunity to participate in any review of the document.</p>
Morgan H			X	Irrelevant. It's defined by ward boundaries.	The proposed boundary is the same as the unparished area of Buxton and is considered to be logical. The unparished area is different to the ward boundaries that cover the Buxton area.
Lower R	X			Perfect area as does not overlap with other parish councils.	Support noted.
Billingham C	X			I think this is a great opportunity for the people of Buxton to have their say.	Support noted.
Partridge T			X	I have lived and worked in the Buxton area for a number of years now. The majority of my commutes and visits to town are done either	Comments noted. Safer walking and cycling routes

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				<p>by bicycle or on foot. Recently I have been lobbying local council, county council and our MP to introduce safer ways of cycling and walking in and around Buxton for people that live, work, go to school, shop and spend valuable leisure time here. Buxton does not have a safe cycling or walking infrastructure.</p> <p>If the proposed neighbourhood area can help support this, then we will look back on it as a success for everyone that lives, learns or works here. I recognised early on that it is difficult for one person to change the way that local government perceives a particular situation, but a larger group is more likely to make things happen.</p>	<p>could be one aspect considered by the neighbourhood forum.</p>
Purchase R	X			<p>(Summary) Yes, it's good to see that the area goes beyond the town centre and covers important areas of countryside such as Cuningdale which, as an important area for biodiversity needs protection from any DCC proposals for future development.</p> <p>We also need to have a far more ambitious and holistic view of planning and development and the preservation and enhancement of our green spaces, especially developing corridors for wildlife and far greater environmental awareness around the new building developments that do take place.</p>	<p>Comments noted. Biodiversity and green corridors could be one aspect considered by the neighbourhood forum.</p>
Williamson G	X			<p>I agree that the proposed geographical coverage for the neighbourhood area is appropriate:</p> <p>i) It has no coverage within any current Neighbourhood Plan.</p> <p>ii) The current White Paper "Planning for the Future" provides for the definition of three types of areas (protected, substantial growth development and renewal). The first stage of planning decisions in the last two area types would be taken (within certain parameters) without local consultation. (I acknowledge that deliberations about this are still ongoing.) A thoughtfully constructed Neighbourhood Plan would enable the local definition of the three area types within the Plan's proposed geography. This would provide a framework for planning decisions, with optimum trade-offs between competing needs and alignment with the Local Plan already considered.</p>	<p>Comments noted. The outcome of the 'White Paper' is still to be determined and plans should be prepared in line with the relevant Regulations at that time. The proposed neighbourhood area includes the countryside surrounding Buxton and policies relating to this could be considered for inclusion in any forthcoming neighbourhood plan.</p>

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				<p>A Neighbourhood Plan could be developed without the immediate pressures of specific planning applications.</p> <p>iii) The designated area has considerable potential for wealth and job creation due to current investment in its spa and architectural heritage. It embraces the urban areas of Buxton and Fairfield, as well as the outlying rural areas that look to these centres for employment, shops, entertainment and services. The rural areas in turn provide recreational facilities and further employment associated with rural tourism and agriculture for those in the urban areas and beyond. The proposed boundaries encompass areas of deprivation and social problems. The natural environments and current agricultural land within the boundaries offer attractive surroundings for residents and visitors. They are however, under threat - unless carefully managed they will suffer reduction in area and further environmental degradation. It makes sense to plan for all these elements as an integrated operation and the proposed geographical boundaries of the Neighbourhood Plan would facilitate this.</p>	
Fox D	X			<i>(No comments submitted)</i>	Support noted.
Cohen J	X			<i>(No comments submitted)</i>	Support noted.
Purchase D	X			I welcome that the plan area includes Cuningdale and the other natural areas in the immediate vicinity of the town.	Comments noted.
Derbyshire NFU (Critchlow)			X	The proposed area is several times the size of the urban area of Buxton. Whilst the surrounding countryside is an important part of the character of Buxton it must not be fossilised in time. There are a number of agricultural businesses that must be allowed to thrive and develop both agriculturally and in diversified ways. Diversification is often a feature of these farms already and they must be allowed to continue to develop these enterprises and possible new ones especially as future government support for agriculture is likely to diminish. These businesses significantly contribute to the local economy as the money they generate is spent using local trades people for services, maintenance and new projects. Without viable rural and land based businesses within the wider Buxton area the landscape will not be maintained.	Comments noted. The proposed neighbourhood area includes the countryside surrounding Buxton and policies relating to this could be considered for inclusion in any forthcoming neighbourhood plan.
MacLean R	X			<i>(No comments submitted)</i>	Support noted.

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High Peak Access Group	X			(See comments below regarding response to Forum)	N/A
Dickson K	X			I understand that the boundary follows the line of surrounding parishes and includes all unparished land in and around Buxton. This make logical sense, even if it means it cuts through Harpur Hill and the HSE site rather awkwardly.	Comments noted. The boundary is the same as the unparished area of Buxton and is considered to be logical, however the boundary does cut through the Health and Safety Executive site and the Industrial Estate at Harpur Hill. Any forthcoming neighbourhood plan policies for this location should take this into account.
Derbyshire County Council			X	<p>Thank you for consulting Derbyshire County Council (DCC) on the application to designate a Neighbourhood Area and Forum for Buxton. The comments below are DCC's Member and Officers' technical comments on the applications.</p> <p>Local Member Comments Councillors Linda Grooby and Tony Kemp, the Local County Council Members for Buxton North and East, and Buxton West Electoral Divisions respectively, have been consulted. Councillor Grooby has responded as follows: 'I confirm I am happy for HPBC to proceed with this application'.</p> <p>Officer Comments The boundary is simply the same as 'unparished' Buxton and so is logical in that respect. However, this does mean that half of Harpur Hill Industrial Estate and the HSE Laboratories would be outside of the area, and consequently any forthcoming neighbourhood plan policies for these locations would need to take this into account.</p>	Comments noted. The boundary is the same as the unparished area of Buxton and is considered to be logical however the boundary does cut through the Health and Safety Executive site and the Industrial Estate at Harpur Hill. Agree that any forthcoming neighbourhood plan policies for this location should take this into account.

Neighbourhood Forum Responses

Name/Organisation	Agree	Disagree	General Comment	Response – Forum Designation	Officer Response
Bodey D	X			<i>(No comments submitted)</i>	Support noted.
Ball J	X			<i>(No comments submitted)</i>	Support noted.
Lawton G	X			<p>It seems a good choice. However, I am unclear on the relationship between this Neighbourhood Plan and the Local Plan 2016. There may be planning issues that were included in the Local Plan that people may have objected to had they known its purpose and the effect of including things within it. This neighbourhood area initiative sounds like an excellent way to engage with people in a meaningful way without it being seen as bureaucratic exercise by the Town Hall.</p> <p>An example would be the inclusion of the fields above Dukes Drive and behind Cote Heath Allotments into housing allocation by the Local Plan 2016. People are shocked to discover that 338 houses are proposed for that cherished land and feel that it was "sneaked into" the Local Plan 2016 and didn't realise that this gives the go-ahead for land owners and developers who see it as meaning granting of planning permission is a formality. Had people been better informed about the purpose of the Local Plan 2016, there would have been many objections. It is good to see this land included in the area covered. Would this forum have the ability to review and amend the local plan, or will it just be a paper exercise?</p>	<p>Comments noted. Neighbourhood Plans and Local Plans are both part of the overall Development Plan for an area once adopted. Policies included within Neighbourhood Plans are prepared by local communities and add local detail. Neighbourhood Plans must be in conformity with their Local Plan. The High Peak Local Plan is prepared by HPBC however the Neighbourhood Forum would have the opportunity to participate in any review of the document.</p>
Goodman H	X			<p>Wholeheartedly back this proposal but I want to see a more diverse membership. The group is made up of largely retired people, who will take a certain view of the needs for development. I want to see wider spectrum of race, economic income, disabilities, working people including self employed, benefit claimers etc.</p> <p>How do people join?</p>	<p>Comments noted. The information submitted as part of the applications included a statement and constitution which sets out the extent to which the membership is drawn from different places within the area and how it includes different age groups and sections of the community. The constitution provides details of how individuals can apply to join the forum.</p>

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Morgan H			X	<p>I have mixed views. On the plus side, anything that can be done to encourage participation of local people in their community is to be welcomed, so I am loathe to condemn the proposal. It is likely to be very well-intentioned.</p> <p>However, surely the drawing up of such plans is the role of the local councillors assisted by council officers? Clearly a mechanism for gathering the community together to achieve that will be a help, but I am remain unconvinced that creating another voluntary group in an appropriate method. In particular the concept of membership and areas is superfluous – the areas are defined by wards, and the membership by electoral records and council tax payments.</p> <p>My other doubt is the undefined remit of the body, as I have doubts it will have little effective power other than to decide the likes of what colour lights should be on the town's Christmas tree. All meaningful decisions were taken some four years ago when a Local Plan was created, which the proposed body will have no power to challenge. And review of such a critical document may be needed as there are not many of the public who were aware of the significance of such a document, let alone had the time to wade through such a large document and comment, not to mention how constraining it is to have something fixed in stone for another ten years despite any changes in the wider world such as all the housing estates popping up on green fields around town. Even where the views of the body were to be allowed to be heard, I remain doubtful whether in practice they would carry weight – for example, considering the planning application for the housing development at the Cattle Market car park where many residents engaged and rejected the proposal but where a single objection from a voluntary body such as that suggested would not have carried as much weight even though it may have represented a larger number of people and might even have double counted their objection if they also made an individual response.</p> <p>So overall by response would be to abstain. Lovely that these people care so much about their area, many of whom are already active in the plethora of similar organisations in the area such as Vision Buxton,</p>	<p>Comments noted. Neighbourhood Plans and Local Plans are both part of the overall Development Plan for an area once adopted. Policies included within Neighbourhood Plans are prepared by local communities and add local detail. Neighbourhood Plans must be in conformity with their Local Plan which is prepared by HPBC.</p> <p>As part of the information submitted as part of the applications the Buxton Neighbourhood Forum has provided a statement and constitution which sets out their objectives and how the forum will operate.</p>

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				Transition Buxton, Buxton Town Team etc all with their slightly different remits, memberships, chairpeople and secretaries etc. I can't see how another one would help and would prefer to see the existing democratic process strengthened. It's great to see the councillors involved – give them help to get out in their communities and bring them together. If you really want to take it forward, please be clear about what it can and cannot do otherwise you risk creating a lip service response to an area we all care passionately about.	
Lower R	X			<i>(No comments submitted)</i>	Support noted.
Billingham C	X			<i>(No comments submitted)</i>	Support noted.
Partridge T			X	I hope that this is not just a box ticking exercise with no or little political will to make our town a decent place to live and work and with no change to the way that people are given a lower priority than cars and lorries. Otherwise, I generally agree that the forum meets the general legal requirements.	Comments noted. Safer walking and cycling routes could be one aspect considered by the neighbourhood forum.
Purchase	X			This is a much-needed development to get an official voice for the people of Buxton in the developments made in the Town. With no parish or town council Buxton has been poorly served in the past by having no coherent voice to talk about what is and isn't appropriate for us. I think that the environmental inputs will be essential as we fight to save areas of biodiversity from unneeded and unsympathetic development. It is also important to gather the views of a range of people and ages and I think the proposed forum does this.	Support noted.
Williamson G	X			I agree that the proposed Neighbourhood Forum meets the legal needs: i) As reported in the Statement and Constitution of the proposed Development Plan Forum, the initial members of the forum represent different age-groups, relevant localities and occupational status. The members are sufficient in number to formulate a Plan and take it forward as required. Of those I know personally, there are individuals with extensive experience of networking with different local organisations, of integrating paid experts with volunteer workers and also of undertaking projects in the public interest. Some have sound	Support noted.

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				<p>experience of the financial and legal aspects needed for the task. The necessary knowledge areas ie architecture, planning, agriculture, local social welfare related to poverty and housing issues, management of woodland and rivers and education/young people are all represented in the mix of skills held by the initial team. In addition, many initial members have extensive local networks and any further knowledge areas required should be available within these. The written case for the Forum, which covers all the legal requirements, could be implemented effectively by this team.</p> <p>ii) See also point 1iii (area) for comments on “reflecting the character of the area”.</p>	
Fox D	X			<i>(No comments submitted)</i>	Support noted.
Cohen J	X			<i>(No comments submitted)</i>	Support noted.
Purchase D	X			This seems to me to fit the bill for what is needed in such a group.	Support noted.
Derbyshire NFU (Critchlow)			X	Some places on the forum should be reserved for people representing rural businesses including agriculture	Comments noted. The constitution provides details of how individuals can apply to join the forum.
MacLean R	X			<i>(No comments submitted)</i>	Support noted.
High Peak Access Group	X			<p>High Peak Access have received an invitation to comment on this consultation and wish to take the opportunity to support the application. We agree with the objectives as set out in the constitution as stated below.</p> <ul style="list-style-type: none"> • To prepare a Neighbourhood Plan for the Buxton area; • To promote or improve the social, economic, health and environmental well-being of the Buxton area; • To promote the cultural and heritage aspects of the Buxton area; • To provide homes that serve the needs of the community; • To support thriving businesses; • To enhance community cohesion; 	Comments noted.

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				<ul style="list-style-type: none"> To continue to maintain the neighbourhood plan when necessary. <p>Whilst we do not feel the need to seek membership, we would like to be kept informed of progress and would wish to be consulted on any proposals that would impact on the welfare, access and opportunities for disabled people within the area of the Forum.</p> <p>We would also suggest that any meetings, information issued or events held by the Forum should be fully accessible. Advice on this can be obtained from our website, www.highpeakaccess.org.uk or by contact through the website.</p>	
Dickson K	X			I do not recognise all the names on the membership list so cannot confirm categorically that they represent all areas of Buxton – however, the fact that I do not recognise them all, despite being a resident of Buxton for over 28 years and involved in community activities, is an indication that they are not ‘all the usual suspects’ and that they present a wide range of interests.	Comments noted.

General Comments

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SSA Planning (McGovern M)	I have no comment on the designation applications but would request that I am added to the forums consultation database/list so that I am included in the future consultations on the draft and submitted Neighbourhood Plan should the designation applications be approved.	Comments noted.
Natural England	(Summary) Natural England does not wish to make a comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However, would like to take this opportunity to provide information sources the neighbourhood planning body may wish to use in developing the plan / order, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. (These are set out in an annex to this letter.)	Comments noted.
Goodwin B	I think the cast iron and glass colonnade should be reinstated wherever it was originally. Expensive I know, but maybe the National Lottery would contribute.	Comments noted. Design is one aspect that could be considered by the neighbourhood forum.
RSPB	No comments on this occasion.	Comments noted.
Historic England	No comments at this stage.	Comments noted.

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Coal Authority	<p>Our records indicate that within the Neighbourhood Plan area, proposed for designation, there are coal mining legacy features present at shallow depth, including approximately 7 mine entries and reported surface hazards.</p> <p>If the Neighbourhoods Plan, once drafted, proposes to allocate any new sites for development consideration should be given to whether the sites are in the areas where past coal mining legacy is present and if so, what risks these may pose to the development proposals. Where mine entries are present on a site this may impact on the quantum of development which can be accommodated, as we would expect any buildings to avoid being located over, or close to, these features.</p> <p>The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:</p> <p>https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries</p>	Comments noted.
Manchester Airports Group	<p>Thank you for notifying Manchester Airport of the application to designate a neighbourhood area and forum for Buxton. Should this neighbourhood area and forum be designated please could you ensure that Manchester Airport is consulted as a statutory consultee on the preparation of the subsequent neighbourhood plan or development order. This is on the grounds of our statutory role in the planning process as Aerodrome Safeguarding Authority and to advise on any matters relating to proposed airspace change. Please use the contact details provided.</p>	Comments noted.
Canal & River Trust	<p>Thank you for your consultation. I can confirm that the Canal & River Trust holds no assets within the proposed Neighbourhood Area and therefore has no comment to make at this time.</p>	Comments noted.
National Grid	<p>(Summary) National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas</p>	Comments noted.

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	<p>distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at: www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/. Information regarding the electricity distribution network is available at: www.energynetworks.org.uk . Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com.</p> <p>Information outlining guidance on development close to National Grid infrastructure is supplied.</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>	
Severn Trent Water	<p>Thank you for giving Severn Trent Water the opportunity to comment on the Application for designation of a Neighbourhood Area and Neighbourhood Forum for Buxton.</p> <p>We currently have no specific comments to make however, please keep us informed as your plans develop and when appropriate we will be able to offer a more detailed response.</p>	Comments noted.