

Appendix E
HPBC DOCUMENT
CHINLEY SITE SEARCH

Chinley Site Search

The following examination of the village was undertaken with the Parish Council and draws on councillors' local knowledge. The search also paid regard to the various designations of land in and around Chinley according to the Local Plan. The purpose is to determine the best site for affordable housing in the village.

Chinley is bounded to the north by the Peak District National Park and surrounded to the east south and west by land which has been designated green belt. Land within the National Park and in the Green Belt has not been considered as there is a presumption against development on this land if sites can be found elsewhere.

Chinley is a remarkably compact settlement. The development boundary drawn around the village envelopes some small sites which maybe suitable for development. These sites would be unsuitable for affordable housing as the expected value would be in line with open market residential land. Presently there is a requirement for developers to provide 30% of affordable housing on sites of more than 15 units. There are no sites where more than 15 dwellings could be built.

Once these exclusions have been made there are some parcels of land which are listed below. The numbering is as on the attached map.

Two sites in Buxworth – which is within the same parish were considered.

| Site | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Land owned by Parish Council adjacent to Recreation Ground on Station Road in Buxworth This is steeply sloping and would have a poor access on to a busy road. Development on this site would be detached from the settlement. |
| 2 | A small site at the end of Brierley Park, Buxworth This site is steeply sloping, while there is an open ended access road the access road itself is at a poor standard |
| 3 | Land to the south of Low Lane This site would have some potential but it is within the conservation area of the village and is likely to be an important open space in the street scene. |
| 4 | Land to the North of the Railway This is an isolated plot of land which is in accessible. |
| 5 | Land to the west of Green Lane |

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| | <p>This is a steeply sloping site</p> |
| 6 | <p>The Dorma Factory Site</p> <p>This land is not within the parish of Chinley. It is presently designated as an employment site. If it was to become a development site it would require significant remediation works. It is therefore not appropriate to consider it as a potential site on which to address the current need.</p> |
| 7 | <p>Land to the North of Buxton Road</p> <p>This is the preferred site. It is not within the green belt, special landscape area or conservation area. A safe access can be achieved from Buxton Road. It is fairly level. The site can also be developed without affecting the amenity of the neighbouring properties.</p> |
| 8 | <p>Land to the East of Alderbrook School</p> <p>Access to this site would be difficult. Development on it would be detached from the settlement.</p> |

