
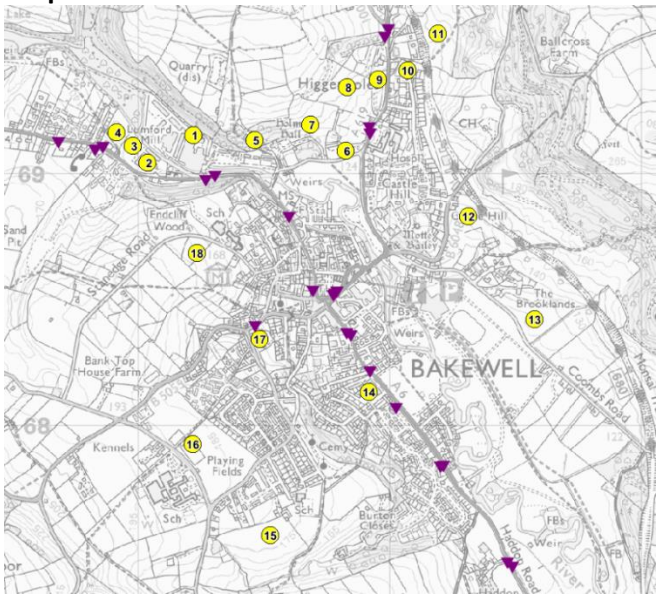
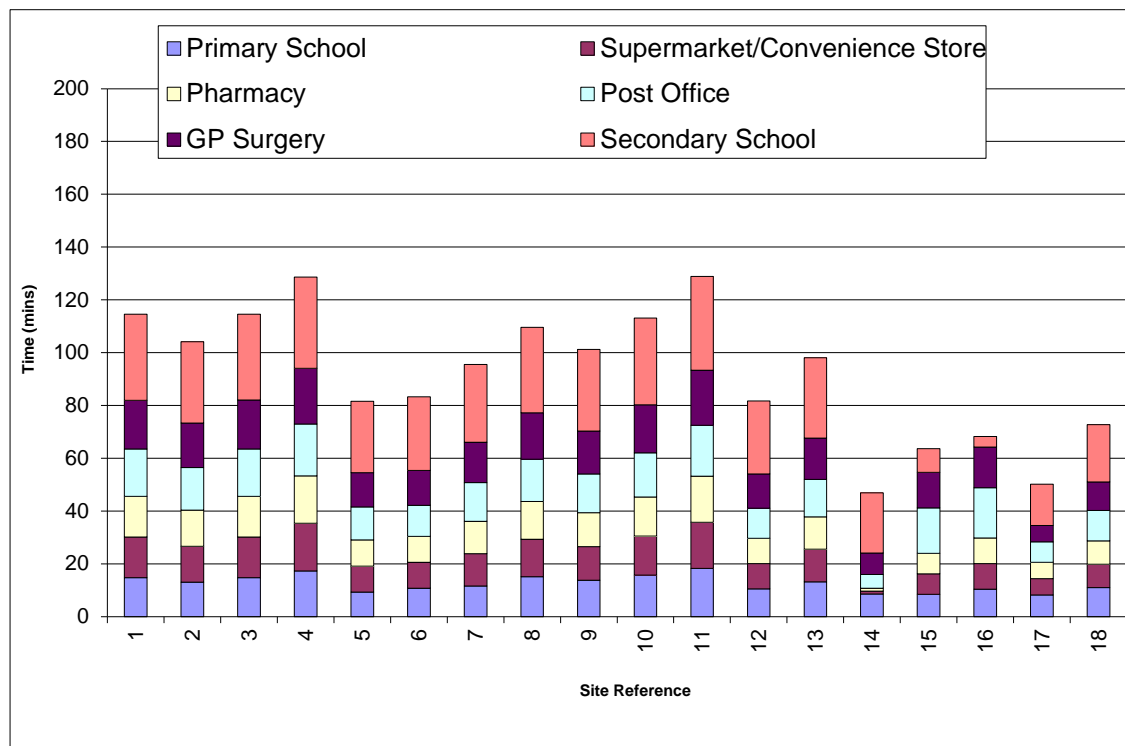


Site address	Land east of Lakeside
	
Site size	1.14 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No
Agricultural land classification	4
Flood zone	Site partly with Flood zone 2 and 3
Mine shafts	No
Gas pipeline	No
PRoW	Yes
Accessibility Map of Bakewell's bus stop locations 	
Site centroid for Land east of Lakeside (Site 4) is located 193m to the nearest bus stop.	

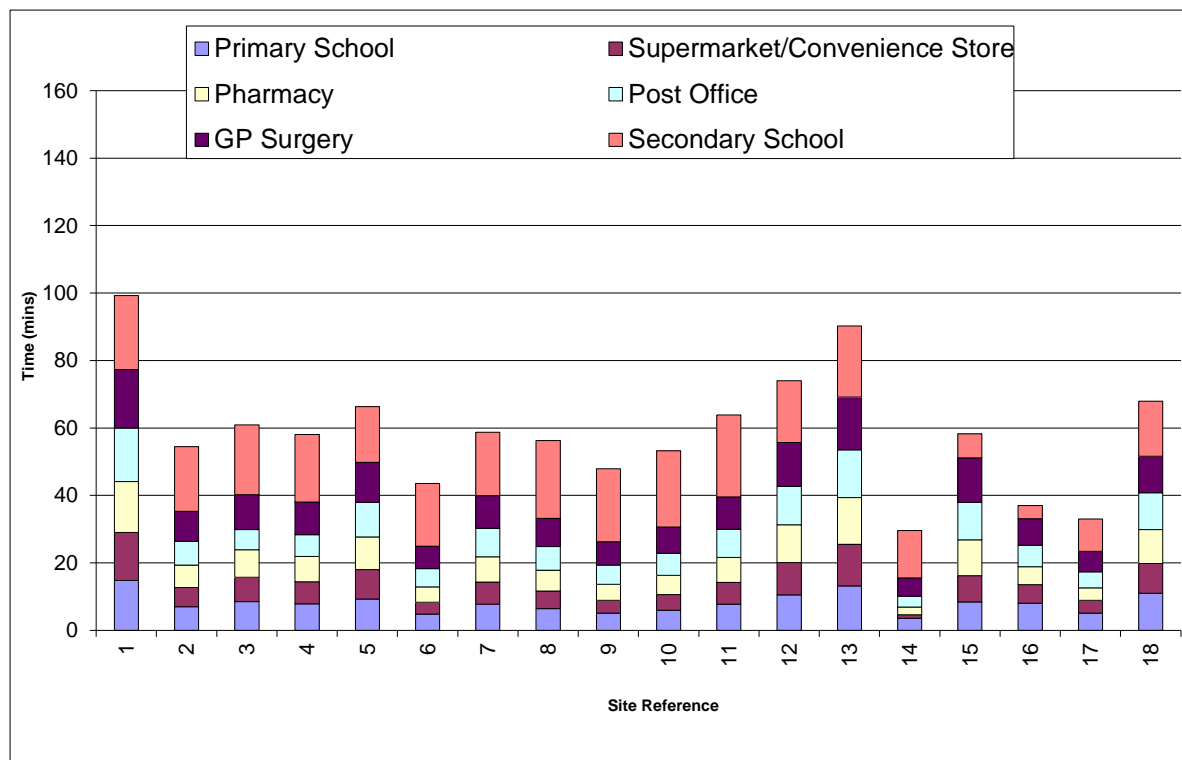
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land adjacent to Land east of Lakeside (Site 4) is ranked 18 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Land adjacent to Land east of Lakeside (Site 4) is ranked 9 out of 18 sites (1 being the most accessible and 18 being the least).



Local Plan policies	Site was protected in the Local Plan 2001 for employment (Policy LB6). This is not being taken forward as part of the Local Plan Part 2: Development Management Policies. Consequently the site will no longer be safeguarded for employment. Core Strategy Policy DS1 is the relevant policy for development in or on the edge of Bakewell settlement boundary.
Public consultation	A mix of responses. Some residents thought the area should be protected from development. Other residents suggested potential uses for the site to include business, residential, hotel, shopping and leisure.
Conclusion	<p>The site is the least accessible of all the suggested sites in terms of walking to essential facilities; but this will change once Aldi opens nearby. Accessibility to essential services by public transport is better. However, the site is in close proximity to the River Wye and consequently development would need to occur away from Flood Zone 3.</p> <p>The inclusion of the site within the Bakewell development boundary would not result in development extending into the open countryside as the site is adjacent to existing residential development to the west and the River Wye acts as a natural boundary to the north.</p> <p>Support inclusion of site within the Bakewell development boundary subject to any development being set back from the River Wye, outside of flood zone 3.</p>