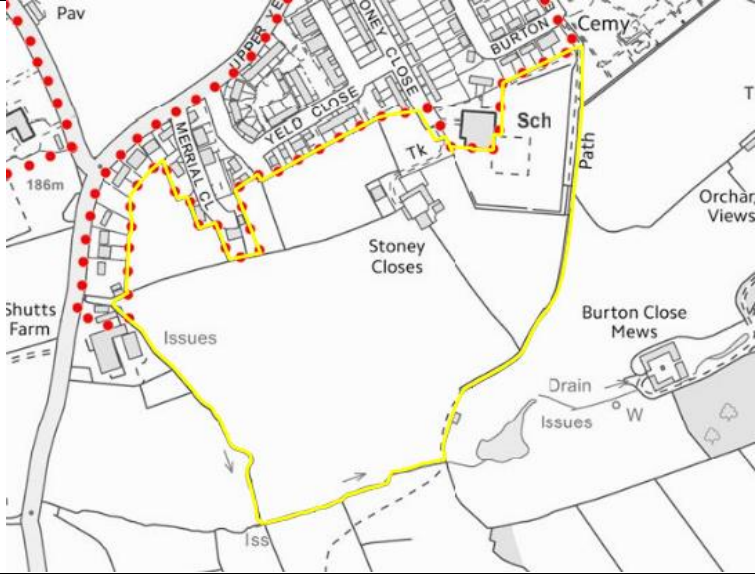
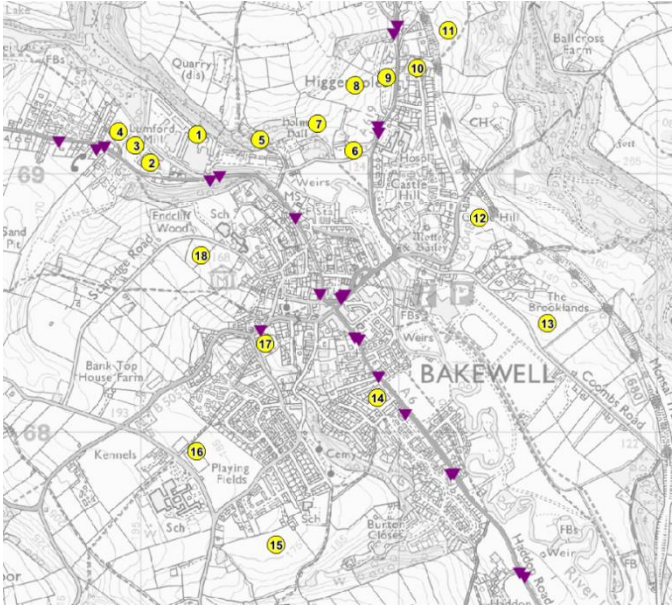
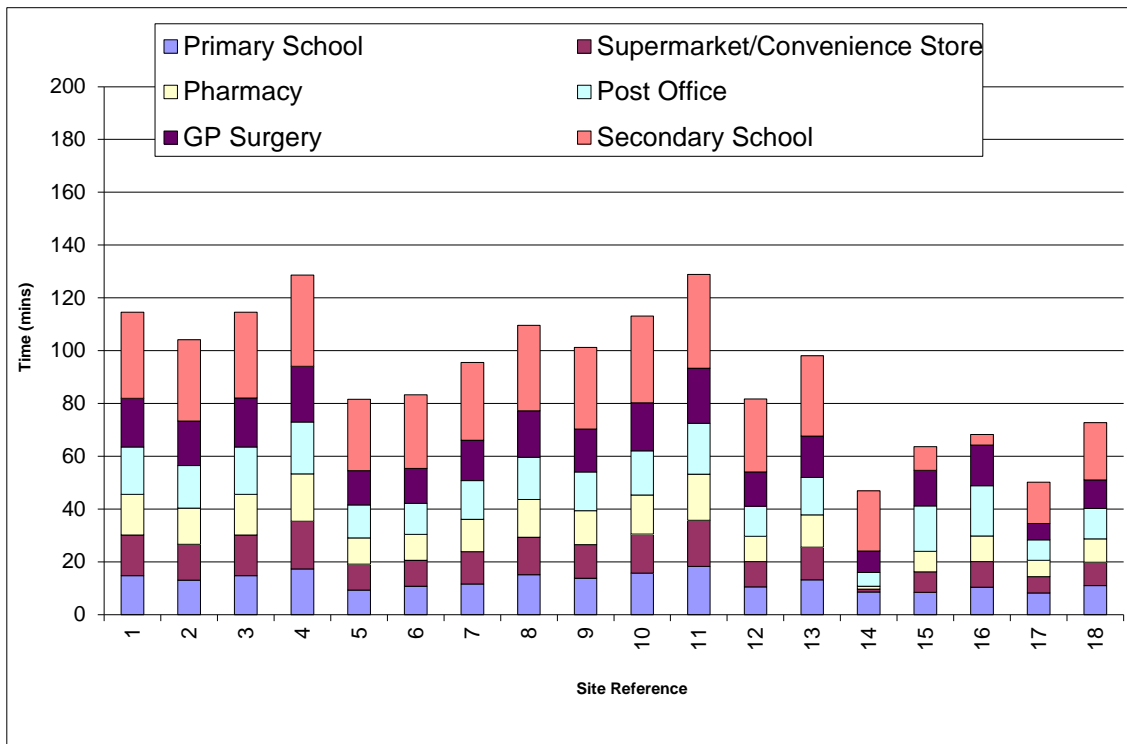


Site address	Land around Stoney Closes (Site 15)
	
Site size	10.51 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No
Agricultural land classification	3 & 4
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No
Accessibility Map of Bakewell's bus stop locations 	
Site centroid for Land around Stoney Closes (Site 15) is located 1049m to the nearest bus stop.	

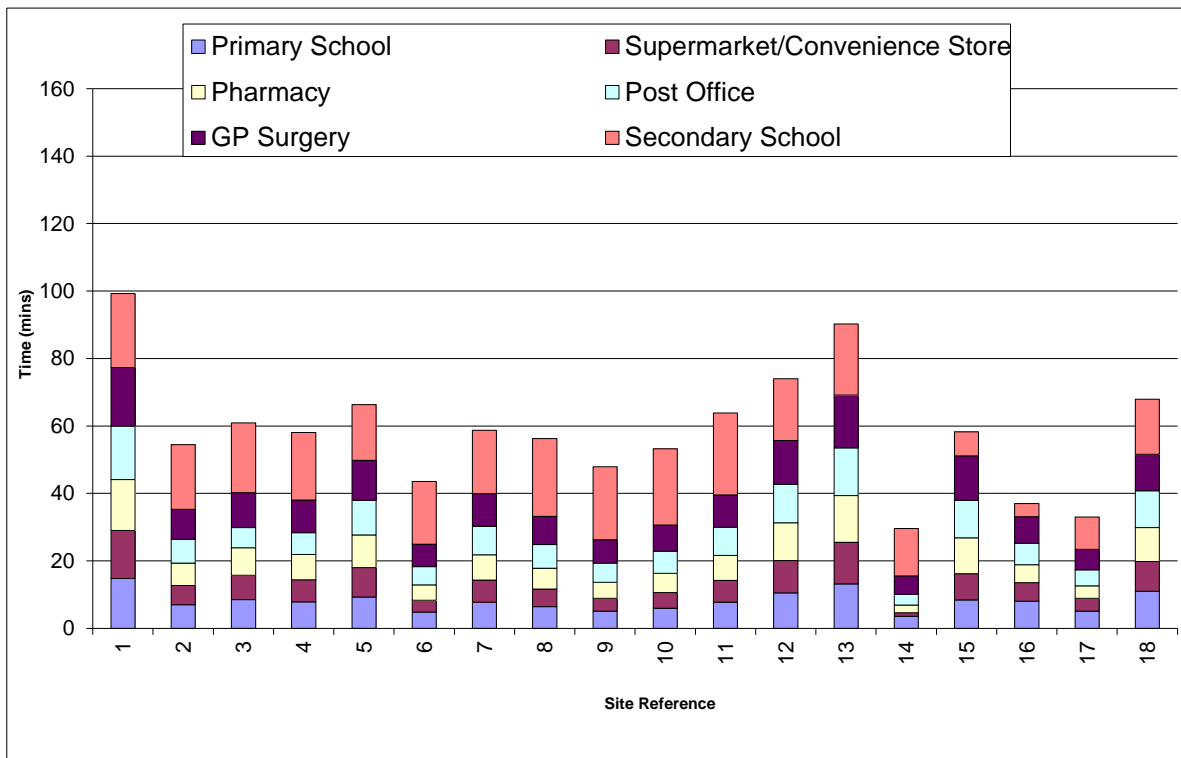
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land around Stoney Closes (Site 15) is ranked 3 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Land around Stoney Closes (Site 15) is ranked 10 out of 18 sites (1 being the most accessible and 18 being the least).



Local Plan policies	Core Strategy policy DS1 states that development should be located in or edge of Bakewell development boundary.
Public consultation	The site was put forward for consideration during a consultation event. There was a mixed response from residents.
Conclusion	<p>The site as a whole would result in a significant extension of the development boundary into the countryside. However, part of the site could be considered from the north of Shutts farm eastwards to Stoney Closes farm, using the existing field stone wall as the boundary. This would 'round off' development and would not result in a significant intrusion into the countryside. The site scores well in terms of accessibility to services by walking (3 of 18) and whilst not the most accessible by public transport, still fairs well at being ranked 10 of 18 sites.</p> <p>Site could be supported if reduced significantly as described above.</p>