

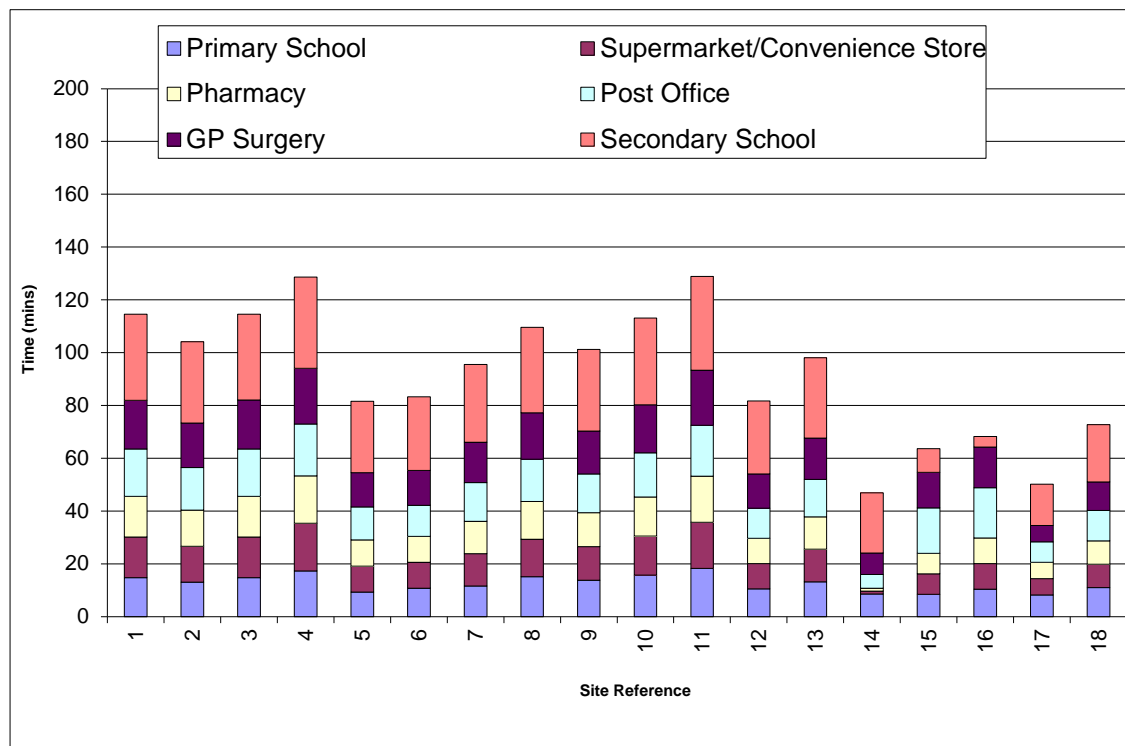


Site address	Land North of Burre House (Site 7)
	
Site size	2.96 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	Two thirds of the site is located within the Conservation Area.
Landscape	This land has been identified as Important Open Space within the Conservation Area.
Agricultural land classification	4
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No
<b>Accessibility</b> <b>Map of Bakewell's bus stop locations</b> 	
Site centroid for Land North of Burre House (Site 7) is located 429m to the nearest bus stop.	

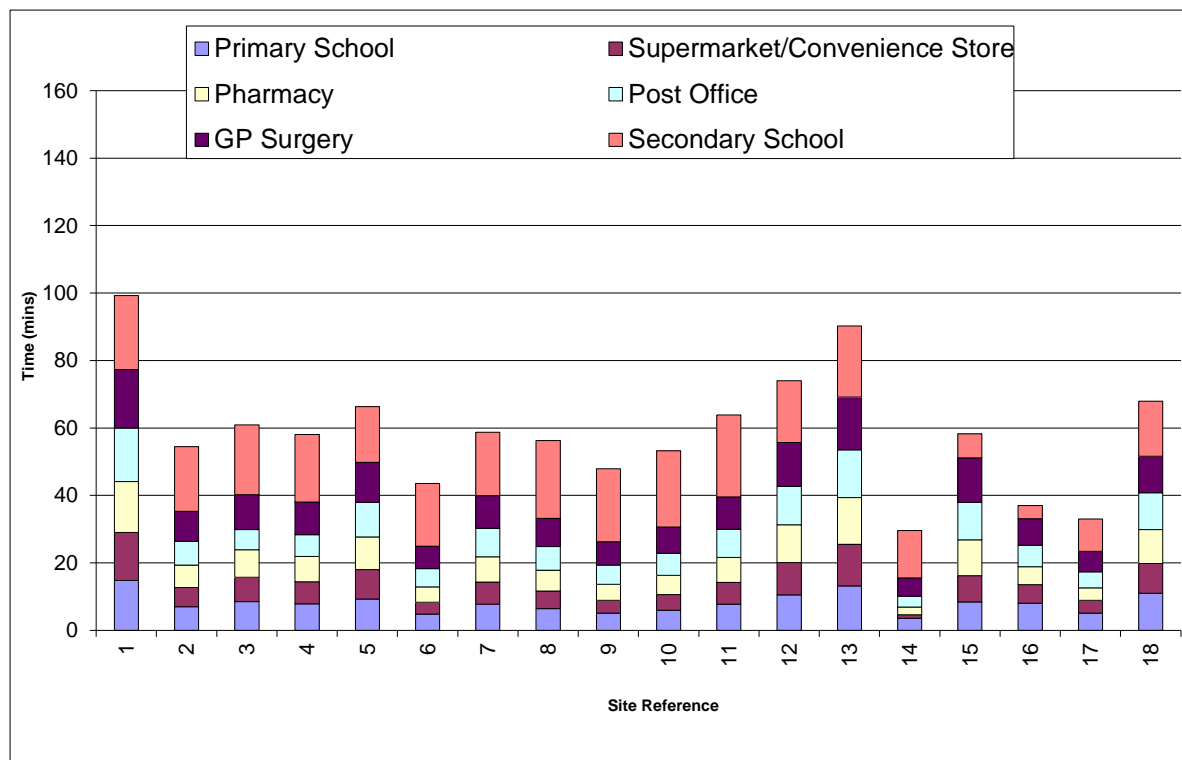
### Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land North of Burre House (Site 7) is ranked 9 out of 18 sites (1 being the most accessible and 18 being the least).



### Cumulative Bus Travel Time to Access Selected 'Essential' Services

Land North of Burre House (Site 7) is ranked 11 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 boundary. The emerging Development Management Policies: Local Plan Part 2, policy DMC8 Conservation Areas is relevant.
Public consultation	The site was suggested during the Public Consultation event however other residents thought the land should be protected.
Conclusion	The site is identified as important open space within the Conservation Area and is proposed local green space within the Bakewell Neighbourhood Plan. In addition to this, development here would constitute an isolated development, detached from the boundary of Bakewell and is therefore contrary Core Strategy policy DS1 and Development Management Policies; Local Plan Part 2 policy DMC8. Site not supported.