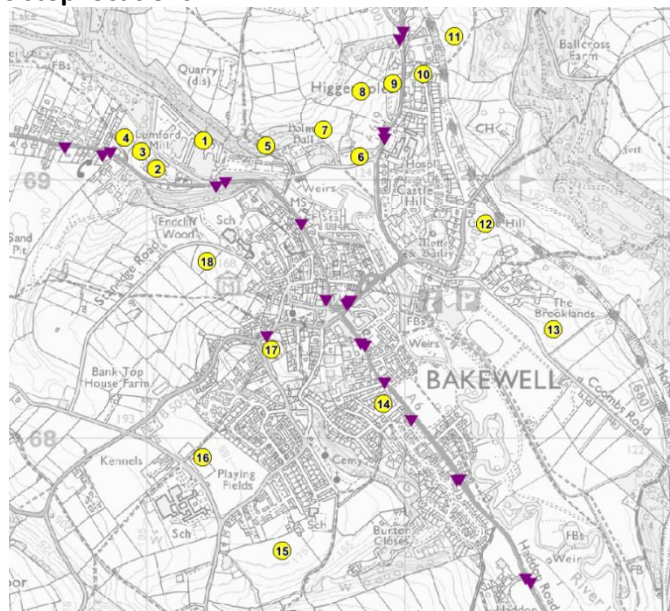


Site address	Land south of Stanedge Road (Site 18)

Site size	0.83 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No
Agricultural land classification	Grade 4
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No

Accessibility

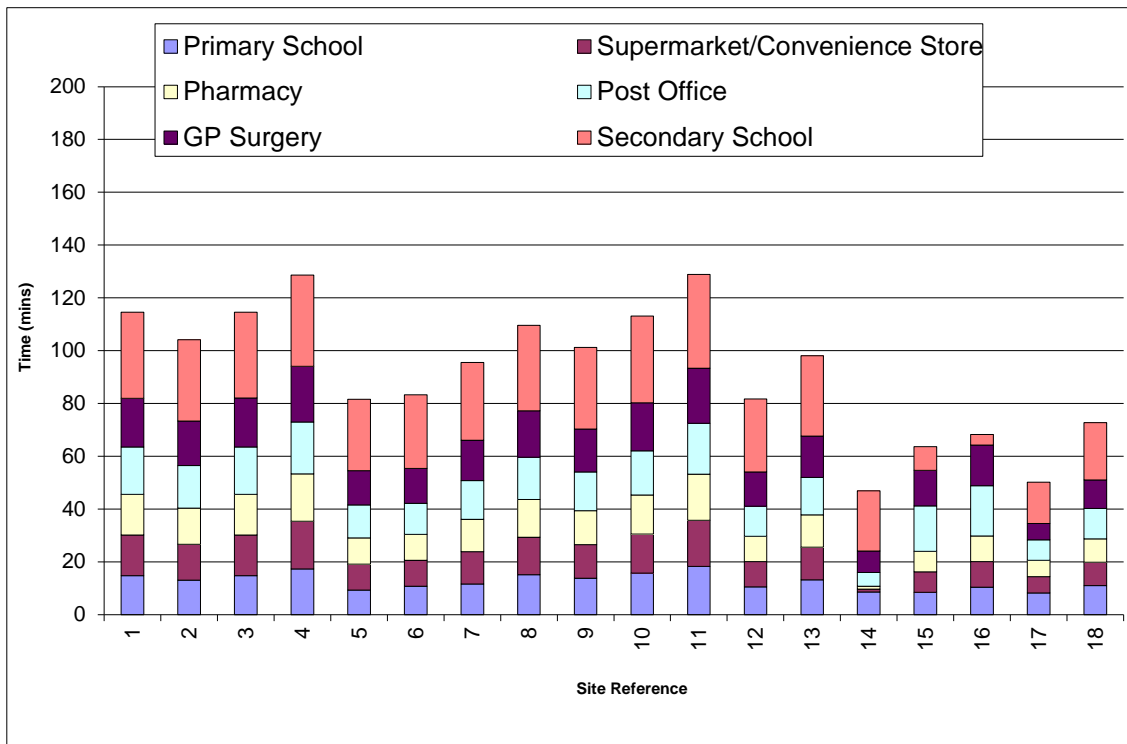
Map of Bakewell's bus stop locations



Site centroid for Land south of Stanedge Road (Site 18) is located 666m to the nearest bus stop.

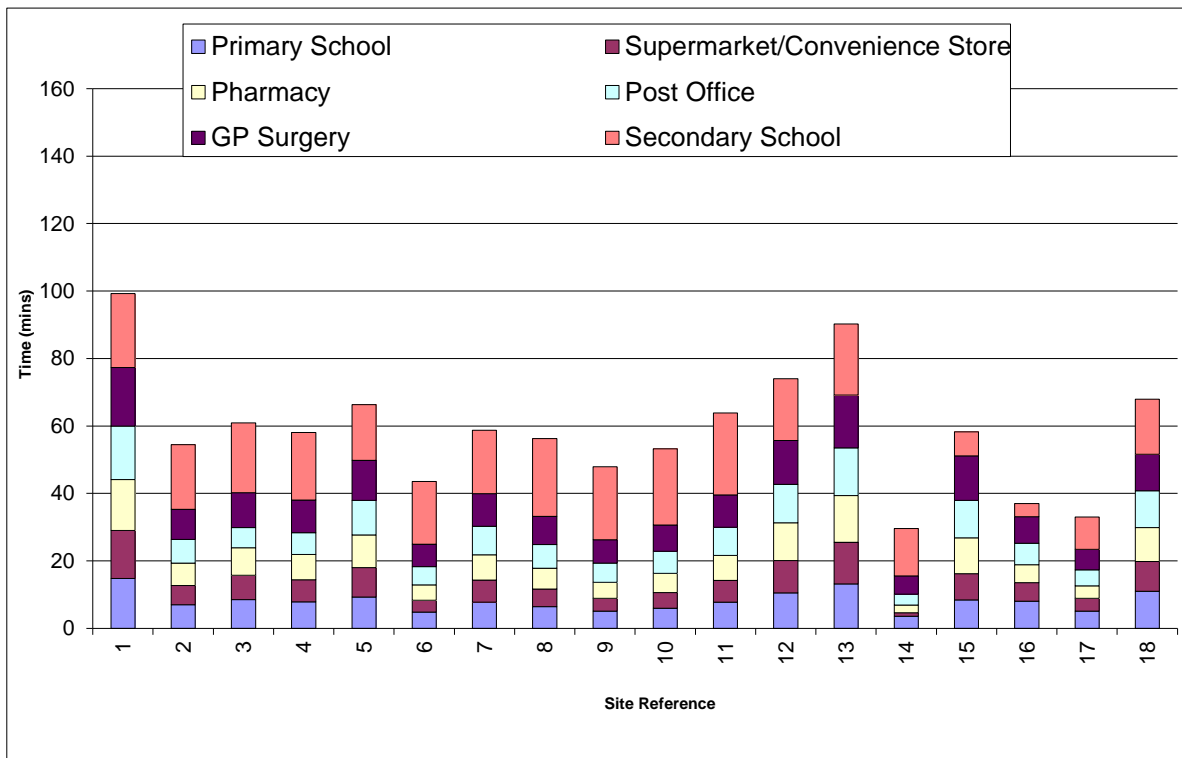
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land south of Stanedge Road (Site 18) is ranked 4 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Land south of Stanedge Road (Site 18) is ranked 15 out of 18 sites (1 being the most accessible and 18 being the least).



Local Plan policies	Core Strategy DS1 is relevant. It states that new development may be considered acceptable in or edge of settlement.
Public consultation	The site was put forward for consideration during a consultation event.
Conclusion	Whilst the site scores well on access to essential facilities by walking, the site is detached from the settlement of Bakewell and therefore development here would be contrary to Core Strategy policy DS1. Site not supported.