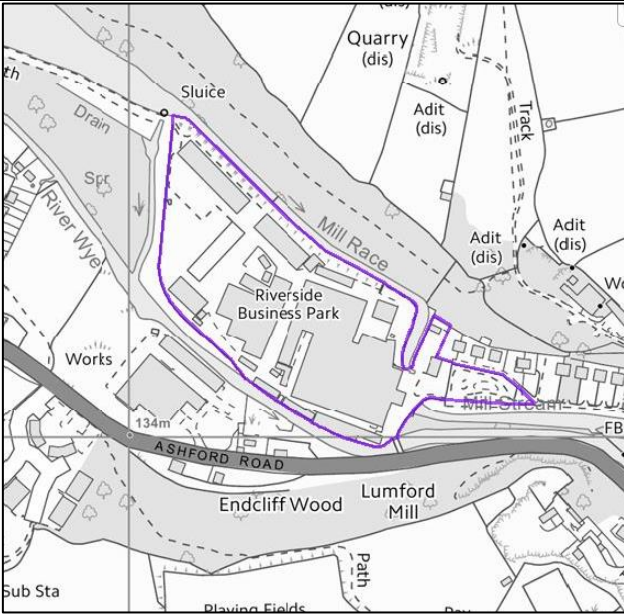
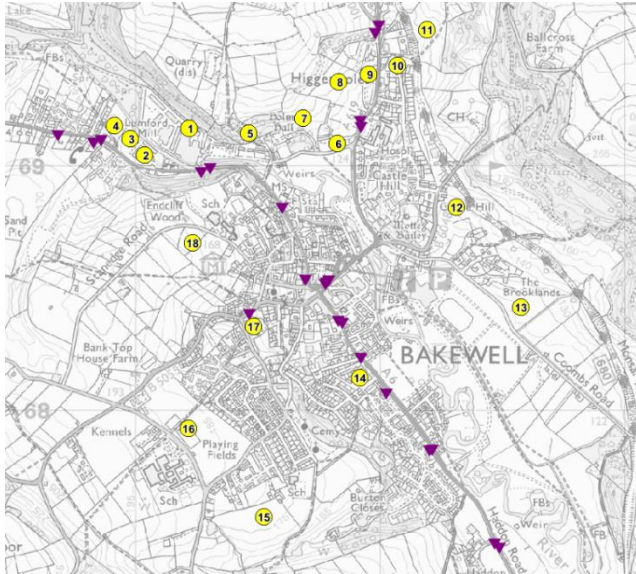
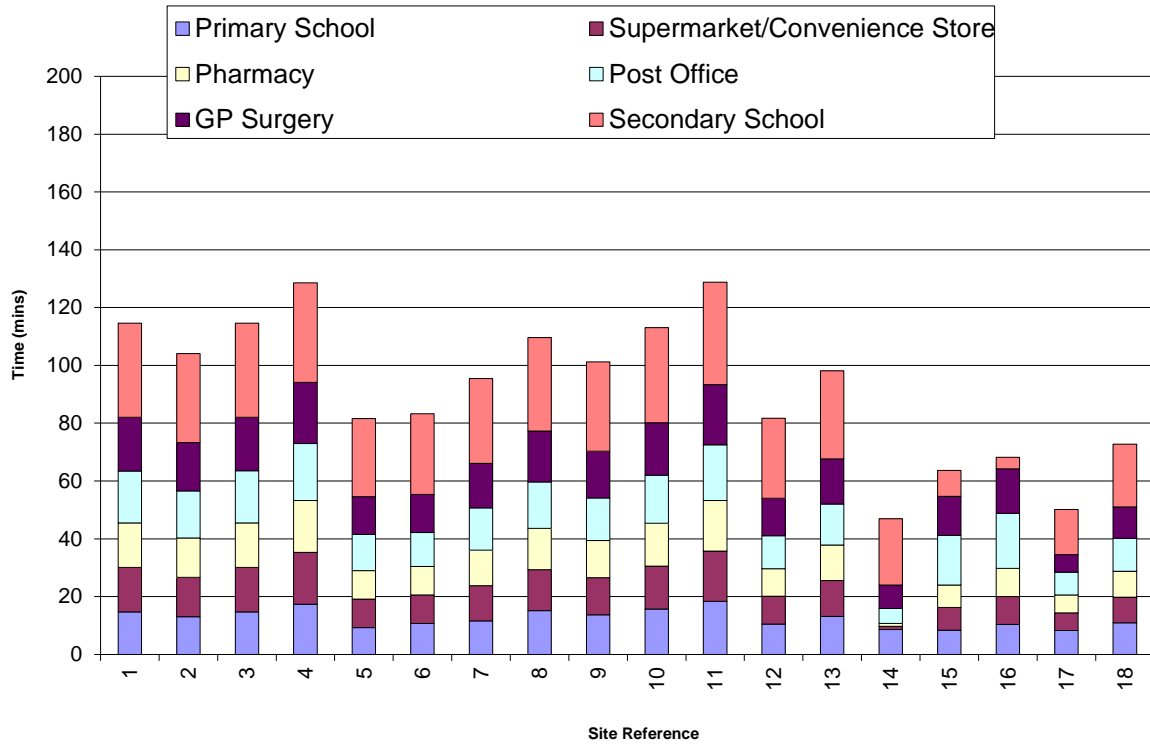


Site address	Riverside Business Park (Site 1)
	
Site size	4.8 hectares
Brownfield/greenfield	Brownfield
Extension to boundary	No. Site is already within the development boundary.
Listed building/ Conservation Area	Yes – Lumford Mill and the bridge. Site partially within the Conservation Area.
Landscape/TPOs	No TPOs on site. Trees within CA protected. Site adjacent to TPO along the River Wye.
Agricultural land classification	4
Flood zone	3
Mine shafts	No
Gas Pipeline	No
PRoW	No
Accessibility	<p>Map of Bakewell's bus stop locations</p> 
Site centroid for Riverside Business Park (Site 1) is located 853m to the nearest bus stop.	

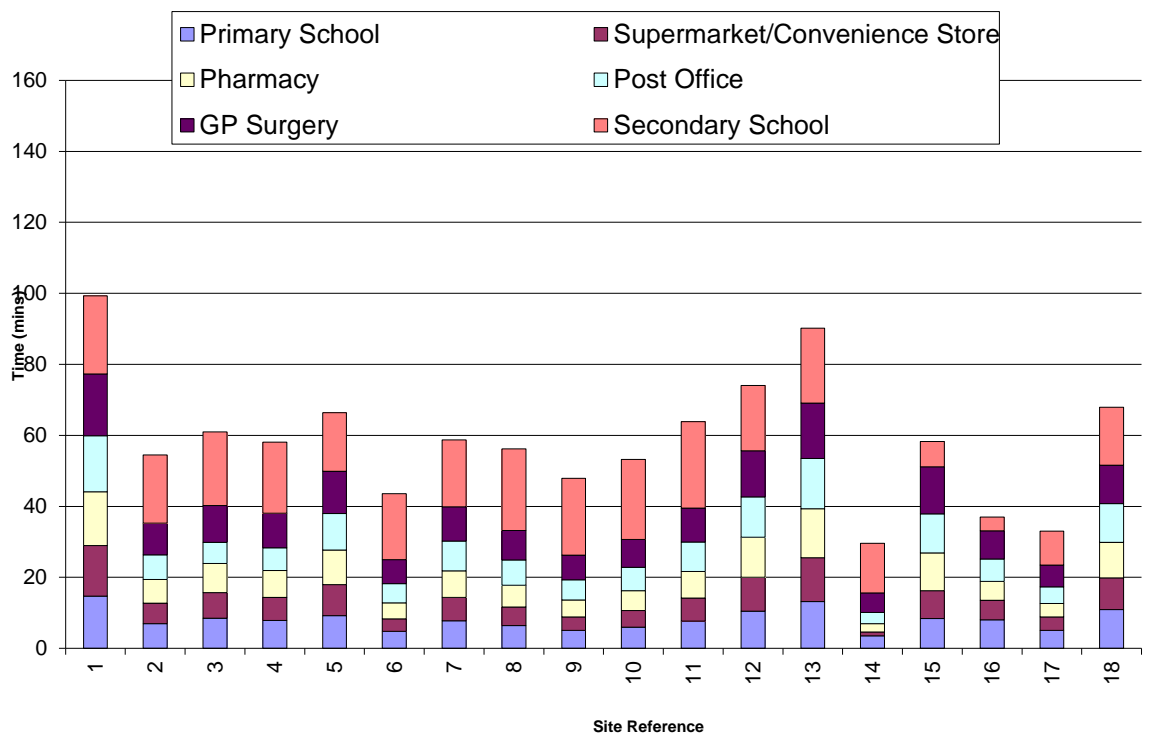
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Riverside Business Park (Site 1) is ranked 15th out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Riverside Business Park (Site 1) is ranked 18th out of 18 sites.



Local Plan policies	Saved policy LB7 in the Local Plan (2001) – site protected for employment uses. Emerging Development Management Policies Policy DME3 – site safeguarded for employment.
Public consultation	15% of respondents supported a hotel here. 30% supported retail. 38% supported development. All respondents thought the site could be tidied up.
Conclusion	Site currently in use for employment. To propose general development in the BNP would conflict with the emerging DMP document. Site is also within flood zone 3 which is a development constraint. Site not supported.