

Site address	Mesne Lane (Site 10)

Site size	0.42 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	No
Listed building/ Conservation Area	No
Landscape	No
Agricultural land classification	4
Flood zone	No. However 'sinks' shown on OS map so possible localised natural drainage area.
Mine shafts	No
Gas pipeline	No
PRoW	No

Accessibility

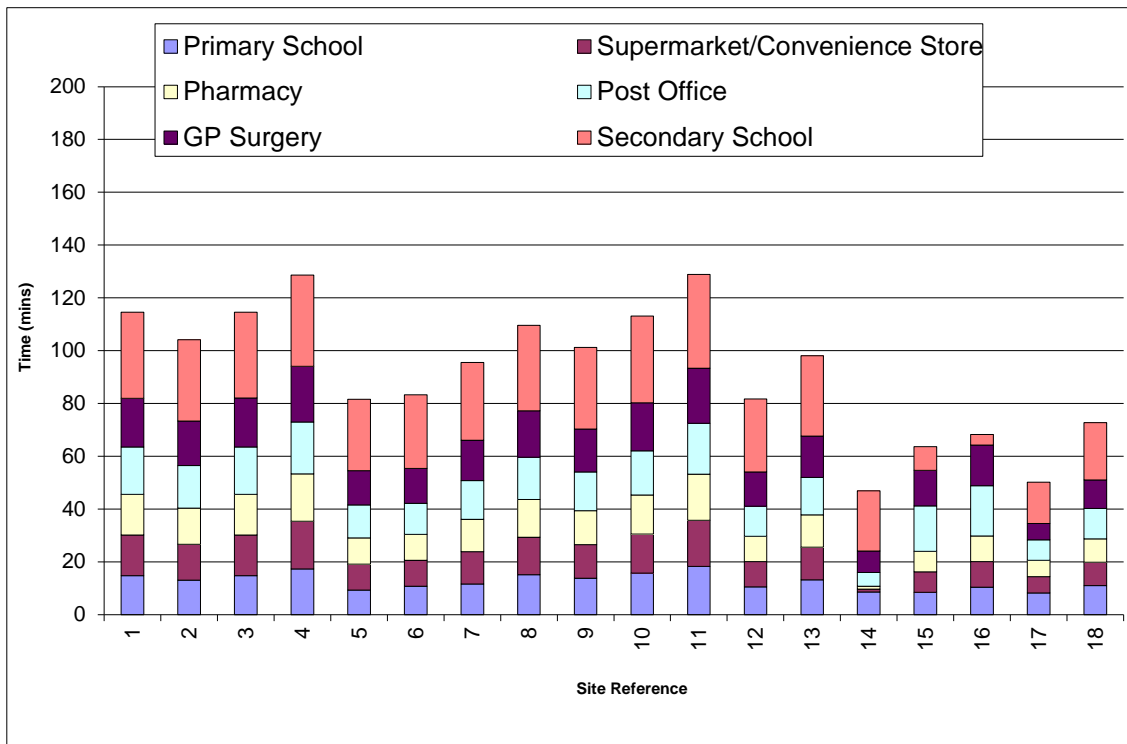
Map of Bakewell's bus stop locations



Site centroid for Mesne Lane (Site 10) is located 224m to the nearest bus stop.

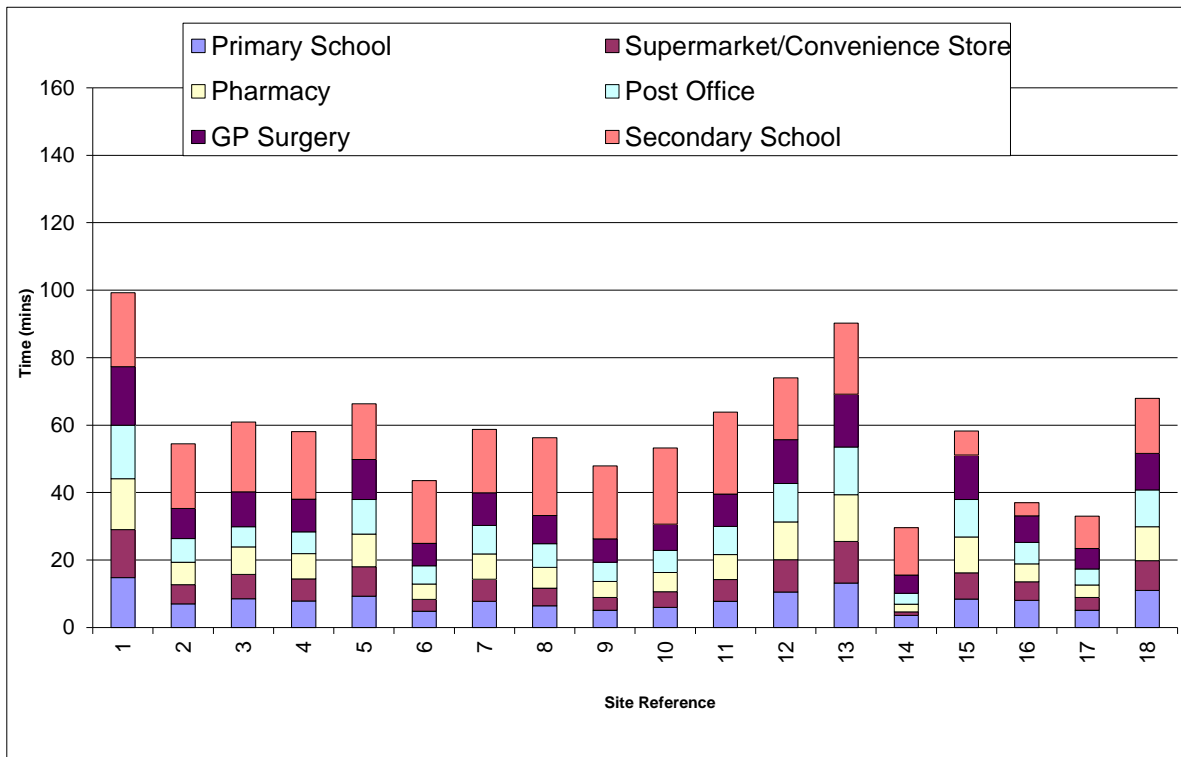
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Mesne Lane (Site 10) is ranked 14 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Mesne Lane (Site 10) is ranked 6 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 the Public Consultation event.
Conclusion	The site scores well in terms of accessibility to essential services by bus but less so by walking. The site is surrounded by development and development here is inside the existing development boundary and would be in accordance with Core Strategy policy DS1. The owner has indicated a willingness to develop the land however there are issues with access.