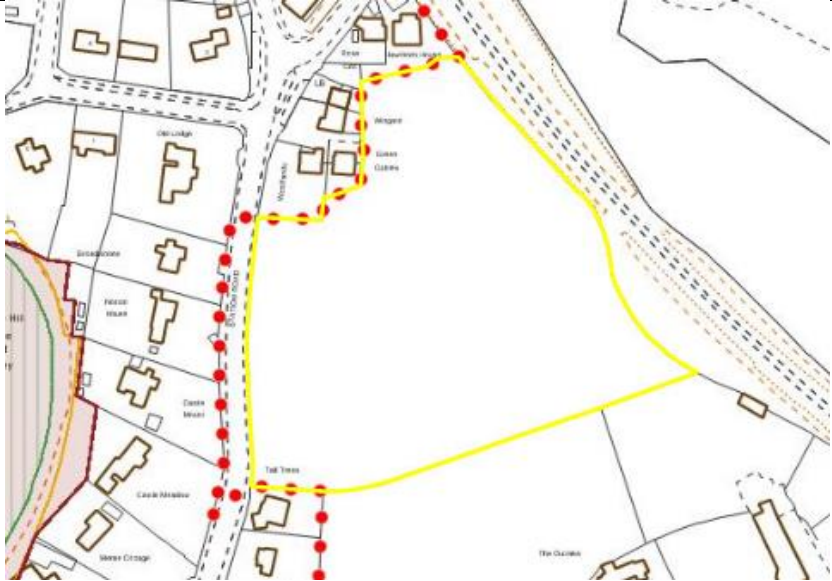
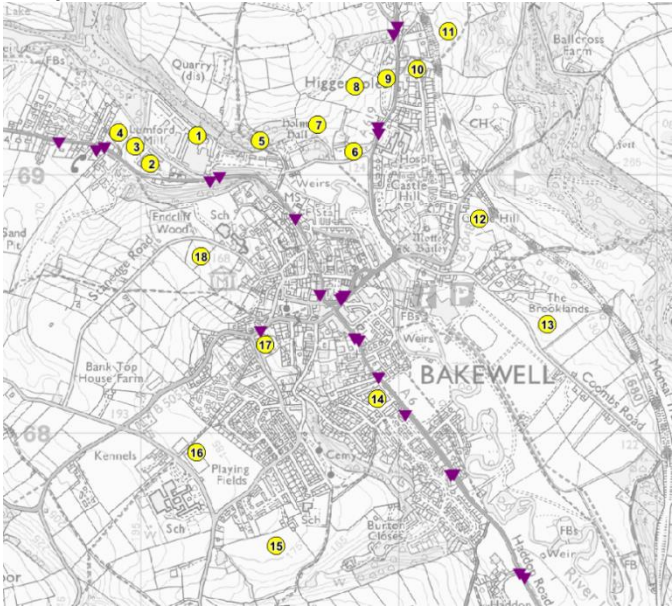
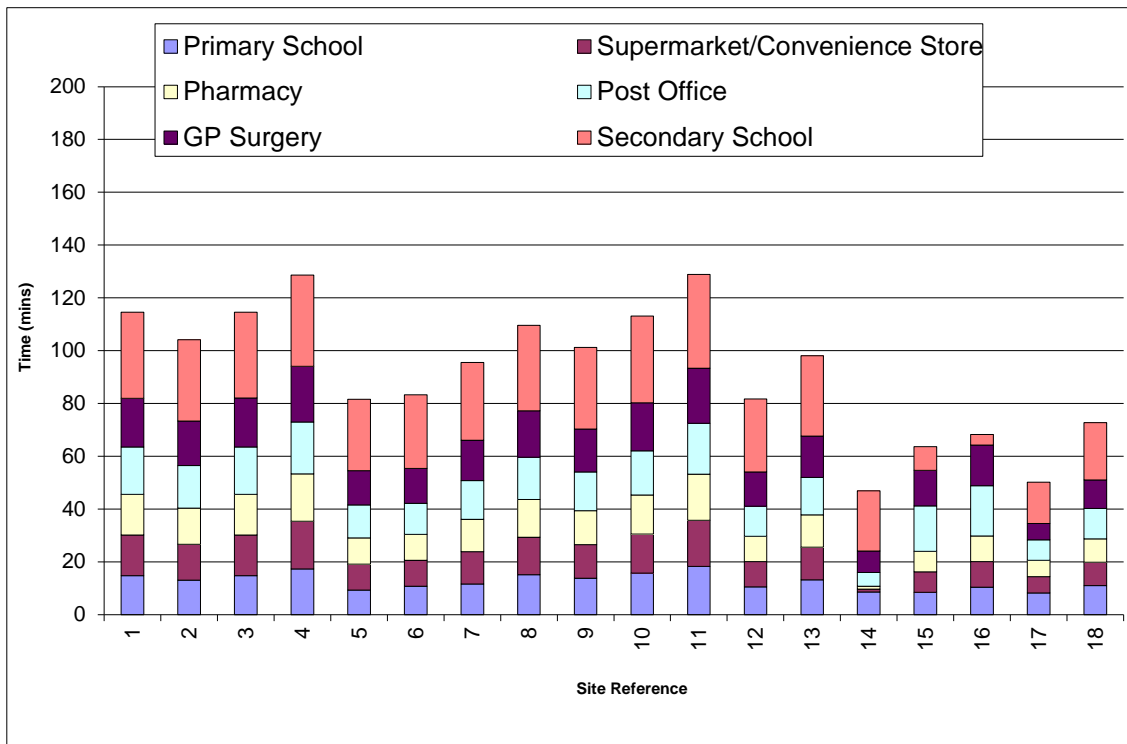


Site address	Land east of Station Road (Site 12)
	
Site size	1.62 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No. However, site is adjacent to the Monsal Trail.
Agricultural land classification	4
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No
<b>Accessibility</b> <b>Map of Bakewell's bus stop locations</b> 	
Site centroid for Land east of Station Road (Site 12) is located 738m to the nearest bus stop.	

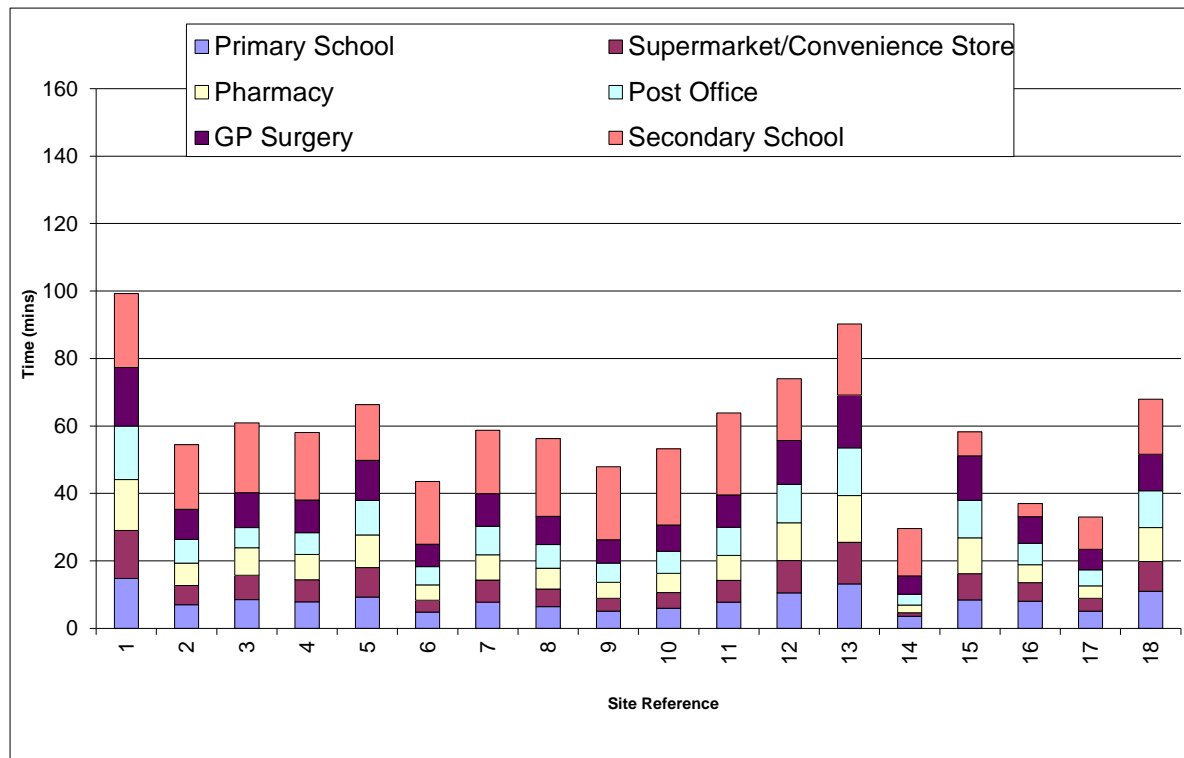
### Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land east of Station Road (Site 12) is ranked 6 out of 18 sites (1 being the most accessible and 18 being the least).



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

Land east of Station Road (Site 12) is ranked 16 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. Site located adjacent to the safeguarded Matlock – Buxton railway and the Monsal Trail (Core Strategy Policy T5 and T6)
Public consultation	The site was put forward for consideration during the Public Consultation event however a number of residents identified as land which should be protected from development.
Conclusion	The site is proposed local green space within the Bakewell Neighbourhood Plan. The site is not as accessible for walking or the bus as other sites and development here would result in significant encroachment into the countryside contrary to Core Strategy policy DS1. Site not supported.