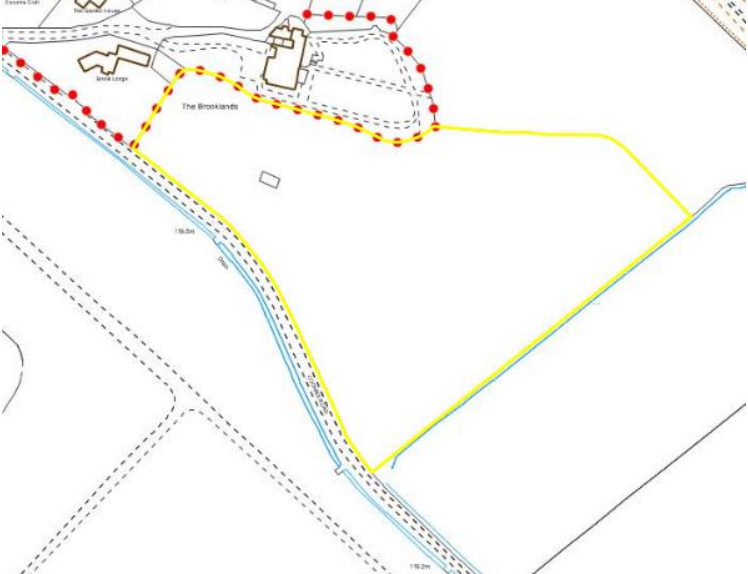
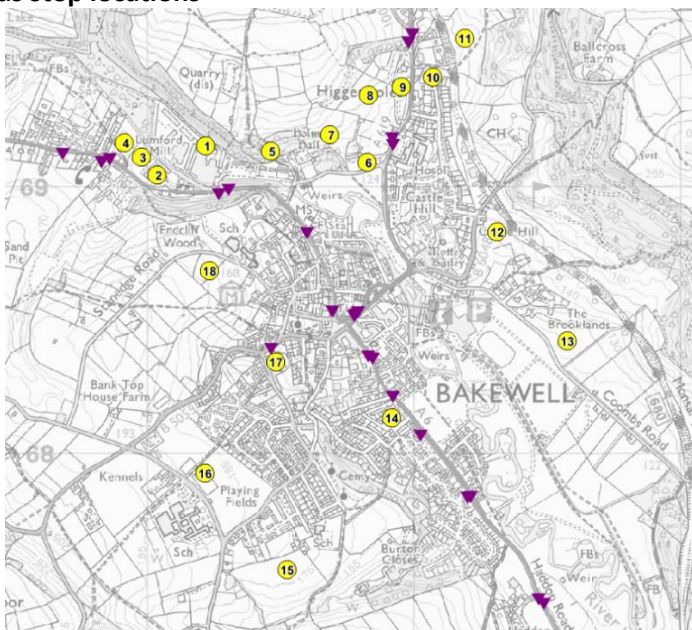


Site address	Brooklands (Site 13)
	

Site size	2.77 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No
Agricultural land classification	4
Flood zone	The front of the site is within Flood Zone 2.
Mine shafts	No
Gas pipeline	No
PRoW	No

Accessibility

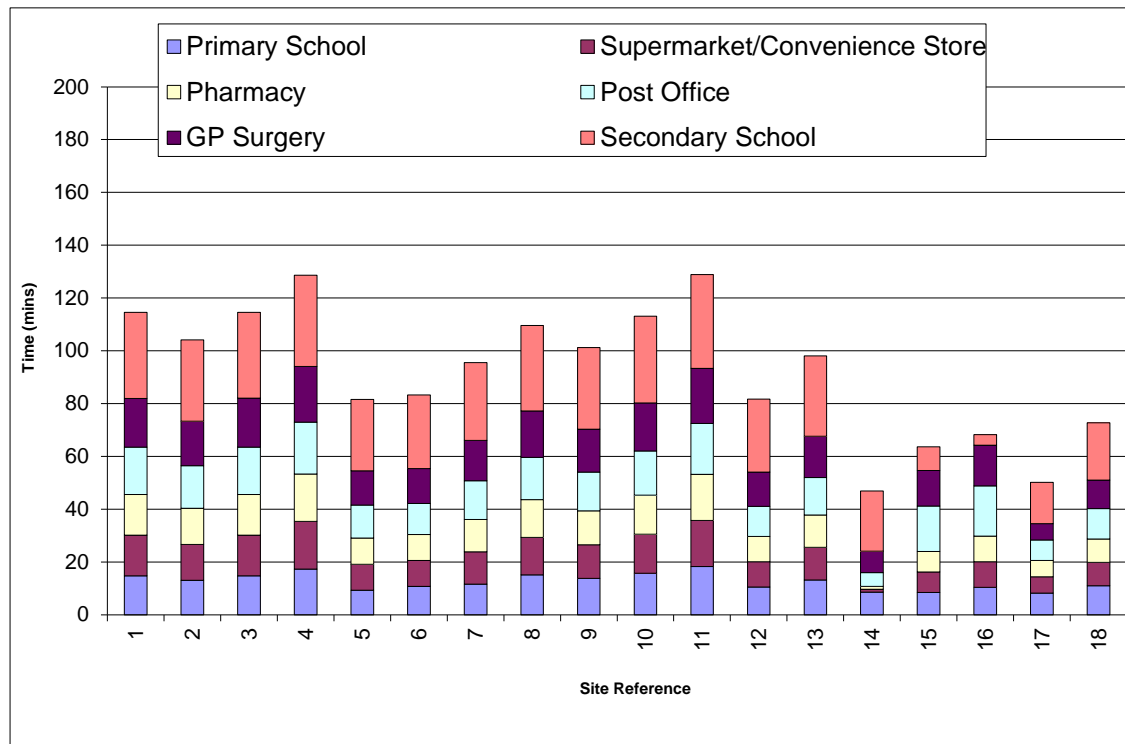
**Map of Bakewell's bus stop locations**



Site centroid for Brooklands (Site 13) is located 959m to the nearest bus stop.

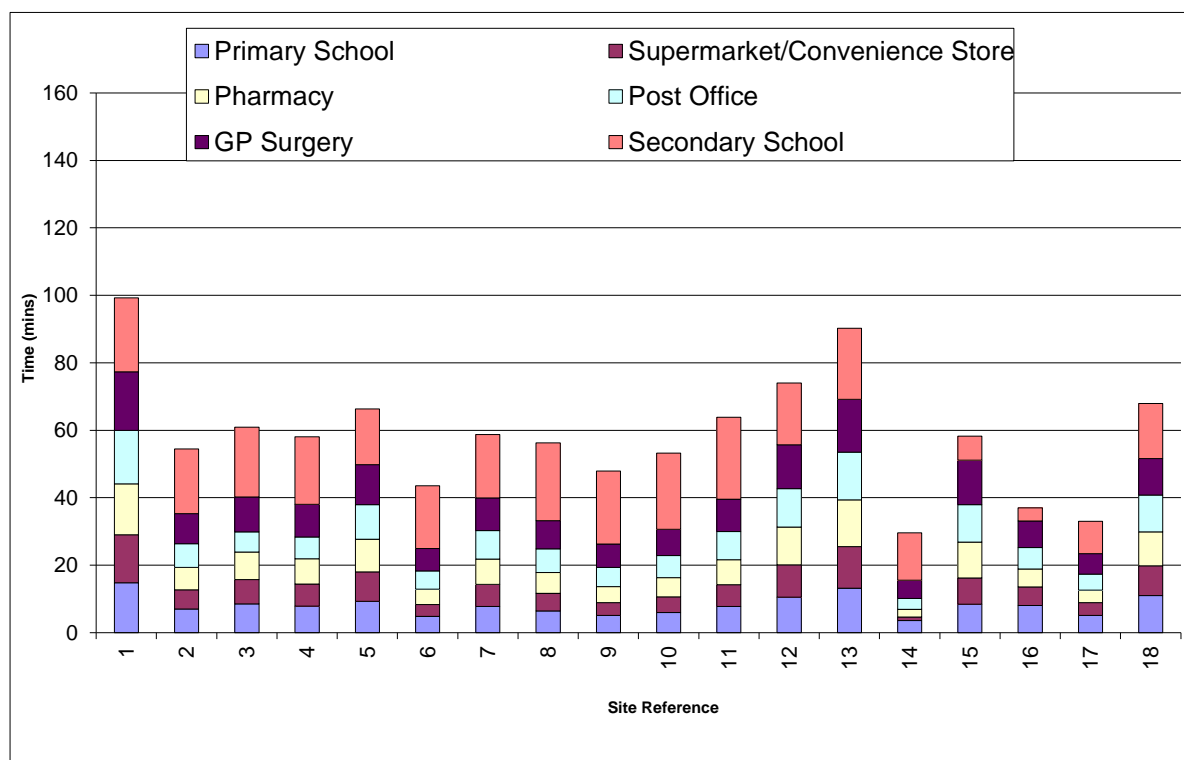
### Cumulative Walking Travel Time to Access Selected 'Essential' Services

Brooklands (Site 13) is ranked 10 out of 18 sites (1 being the most accessible and 18 being the least).



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

Brooklands (Site 13) 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 development boundary.
Public consultation	The site was put forward for consideration during a consultation event. Residents had mixed views on supporting residential development here with the majority supporting no development at all.
Conclusion	The site is proposed as local green space within the Bakewell Neighbourhood Plan. Development here would result in a significant extension of the development boundary into the countryside, contrary to Core Strategy policy DS1. The site is not supported.