
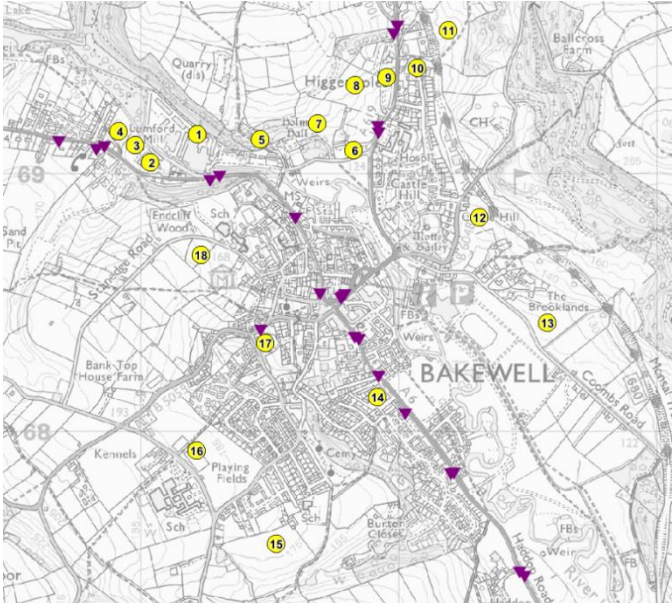
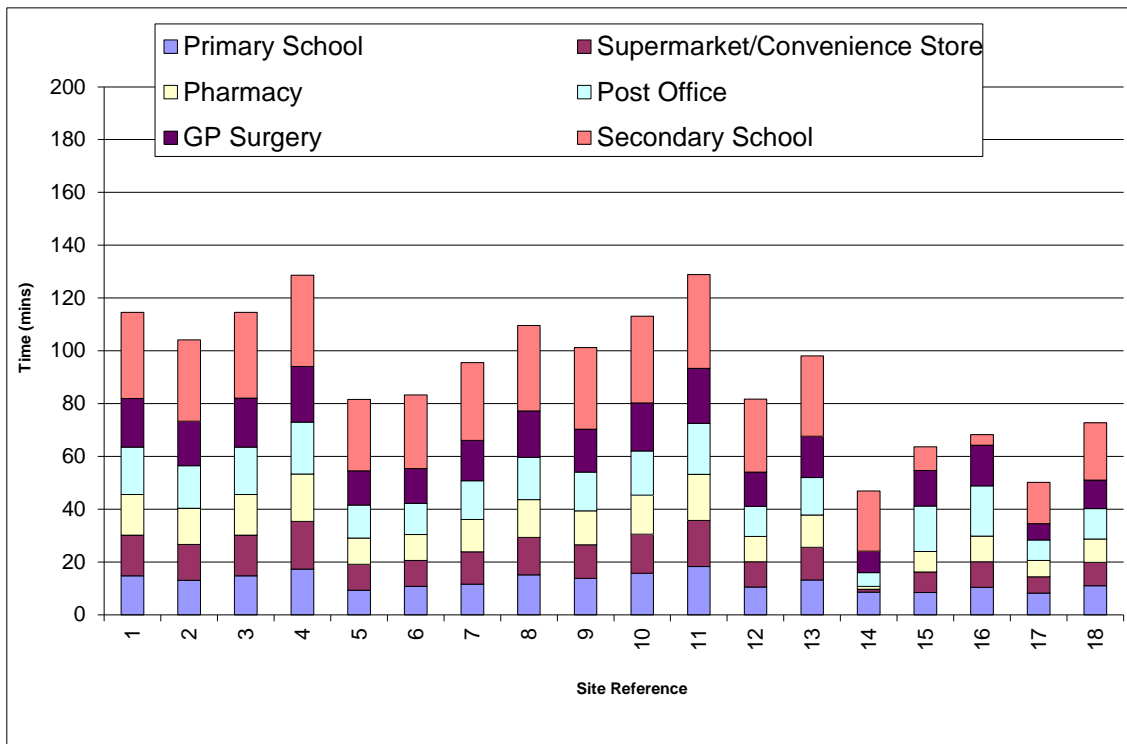


Site address	Burre House (Site 6)
	
Site size	0.76 hectares
Brownfield/greenfield	Brownfield
Extension to boundary	Yes
Listed building/ Conservation Area	Listed building located within the Conservation Area.
Landscape	Area around the site is identified as Important Open Space within the Conservation Area.
Agricultural land classification	4
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No
Accessibility	<p>Map of Bakewell's bus stop locations</p>  <p>Site centroid for Burre House (Site 6) is located 198m to the nearest bus stop.</p>

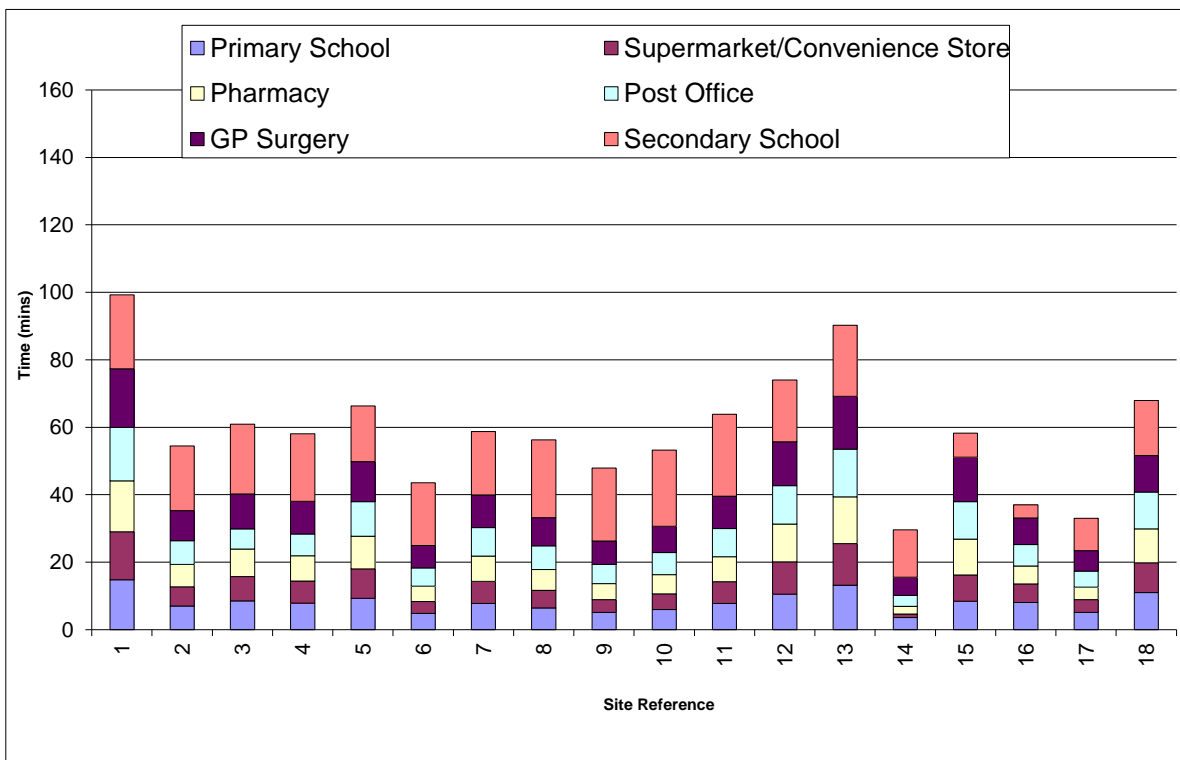
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Burre House (Site 6) is ranked 8 out of 18 sites (1 being the most accessible and 18 being the least)



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Burre House (Site 6) is ranked 4 out of 18 sites (1 being the most accessible and 18 being the least)



Local Plan policies	Core Strategy policy DS1 is the relevant policy. It states that development should be located in or on the edge of the boundary of Bakewell.
Public consultation	The site could be an area for development. A hotel was also suggested.
Conclusion	The site is one of the more accessible sites in terms of walking and public transport to essential services. However, development of this site would extend the built up area into the countryside rather than 'rounding off' the settlement. This eastern side of Baslow Road is open and undeveloped. New development here would not be regarded as in or on the edge of Bakewell and therefore would be contrary to Core Strategy policy DS1. This site cannot be supported.