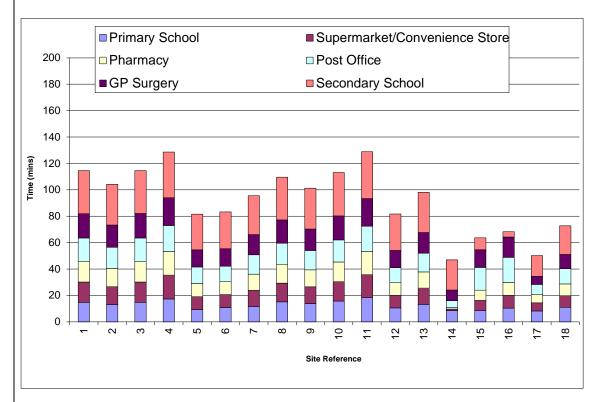
Site address	Land North of Burre House (Site 7)	
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	(E) HO Comment	
Site size	2.96 hectares	
Brownfield/greenfield	Greenfield	
Extension to	Yes	
boundary		
Listed building/	Two thirds of the site is located within the Conservation Area.	
Conservation Area		
Landscape	This land has been identified as Important Open Space within the	
	Conservation Area.	
Agricultural land	4	
classification		
Flood zone	No	
Mine shafts	No	
Gas pipeline	No	
PRoW	No	
Accessibility		
Map of Bakewell's bus	stop locations	
	Ballcross	
	Barry (dia) Higgo () (9)	
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	The Brockans	
	Bank Top House Farm	
	68 Kennels 10 + ceny 2 - 12	
Playing Picture Playing		
Stor Barrow Pres		
(3) Close average aver		
	TANK A TANA CARACTER AND	
Site centroid for Land N	Site centroid for Land North of Burre House (Site 7) is located 429m to the nearest bus stop.	

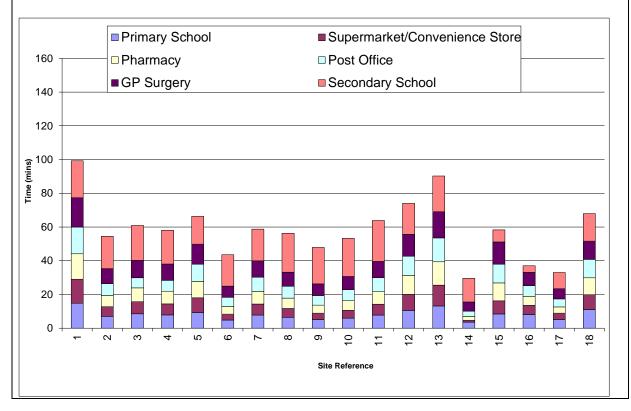
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land North of Burre House (Site 7) is ranked 9 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Land North of Burre House (Site 7) 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 boundary. The emerging Development Management
	Policies: Local Plan Part 2, policy DMC8 Conservation Areas is relevant.
Public consultation	The site was suggested during the Public Consultation event however other
	residents thought the land should be protected.
Conclusion	The site is identified as important open space within the Conservation Area
	and is proposed local green space within the Bakewell Neighbourhood Plan.
	In addition to this, development here would constitute an isolated
	development, detached from the boundary of Bakewell and is therefore
	contrary Core Strategy policy DS1 and Development Management Policies;
	Local Plan Part 2 policy DMC8. Site not supported.