

Site address	Lady Manners playing fields (Site 16)

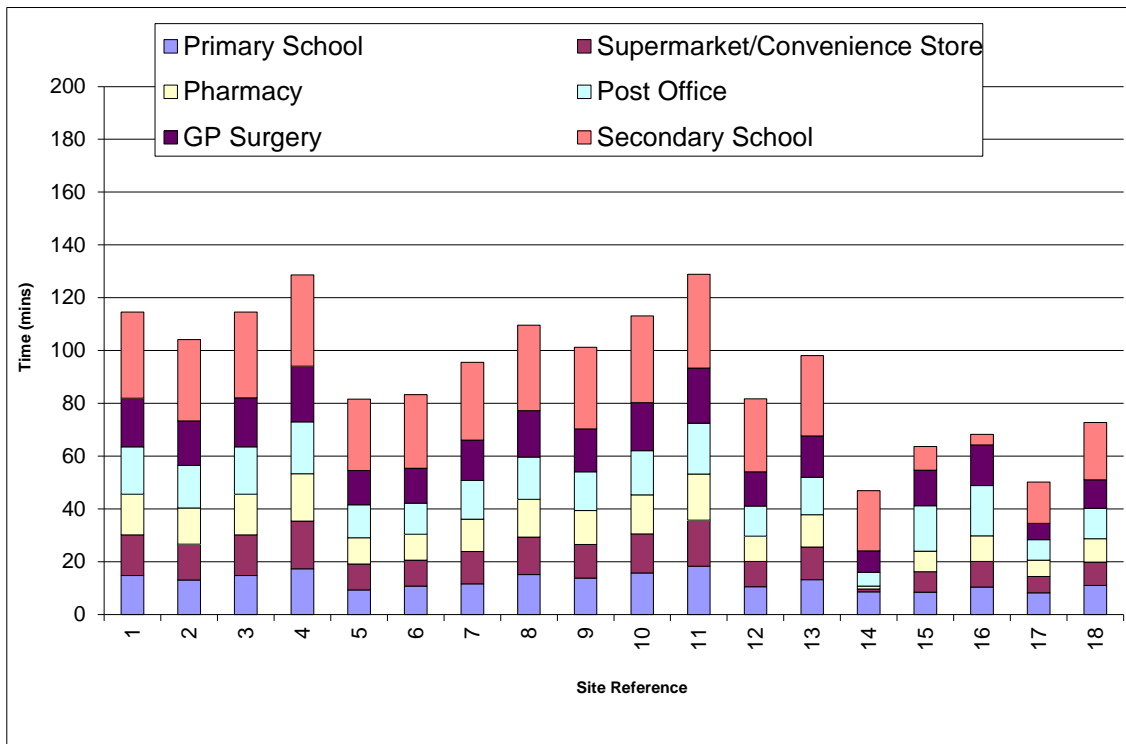
Site size	9.90 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No
Agricultural land classification	Majority of the site is grade 4 with a small parcel of land at the north west corner as grade 3.
Flood zone	No
Mine shafts	Yes. Known Chert mines located on the northwest half of the site. See planning application NP/DDD/0617/0600 for further details.
Gas pipeline	No
PRoW	No

Accessibility	<p>Map of Bakewell's bus stop locations</p>
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Site centroid for Lady Manners playing fields (Site 16) is located 1075m to the nearest bus stop.

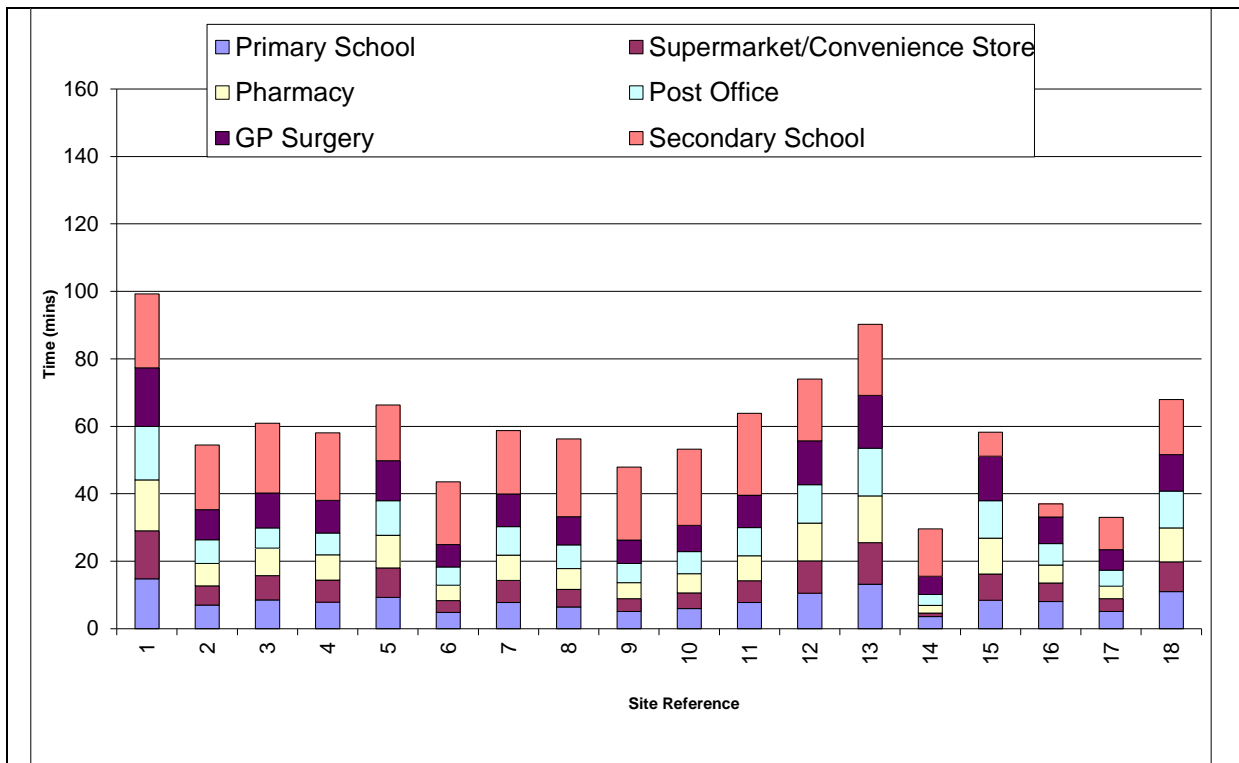
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Lady Manners playing fields (Site 16) is ranked 5 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Lady Manners playing fields (Site 16) is ranked 3 out of 18 sites (1 being the most accessible and 18 being the least).



Local Plan policies	The land proposed for development is recorded in the 2001 Local Plan as a Community Recreation Area (Policy L2) and policy DMS7 seeks to continue this protection once adopted. 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. There was a mixed response from residents.
Conclusion	<p>Whilst a large site, Shutts Lane and the existing Lady Manners school act as a natural boundary to Bakewell. The field to the north west of the school has been suggested for replacement playing field provision to accord with the relevant Local Plan policies. The site scores well in terms of accessibility. Planning permission has been granted for 30 affordable houses on the site (NP/DDD/0617/0600).</p> <p>Site supported for future development subject to required ground works investigation and the reprovision of community facilities.</p> <p>Support amendment of Bakewell boundary to include the site.</p>