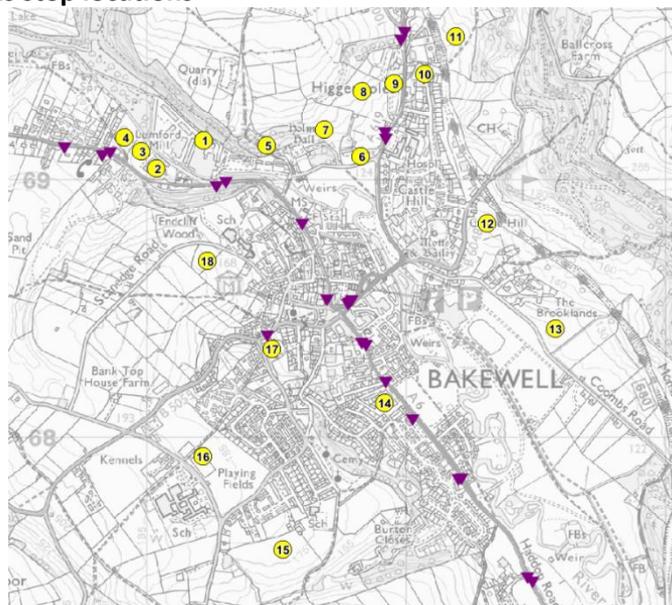


Site address	Land adjacent to Aldern House (Site 8)

Site size	3.25 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No. Site is adjacent to the Conservation Area.
Landscape	Site is adjacent to Important Open Space within the Conservation Area.
Agricultural land classification	Within grades 3 and 4.
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No

Accessibility

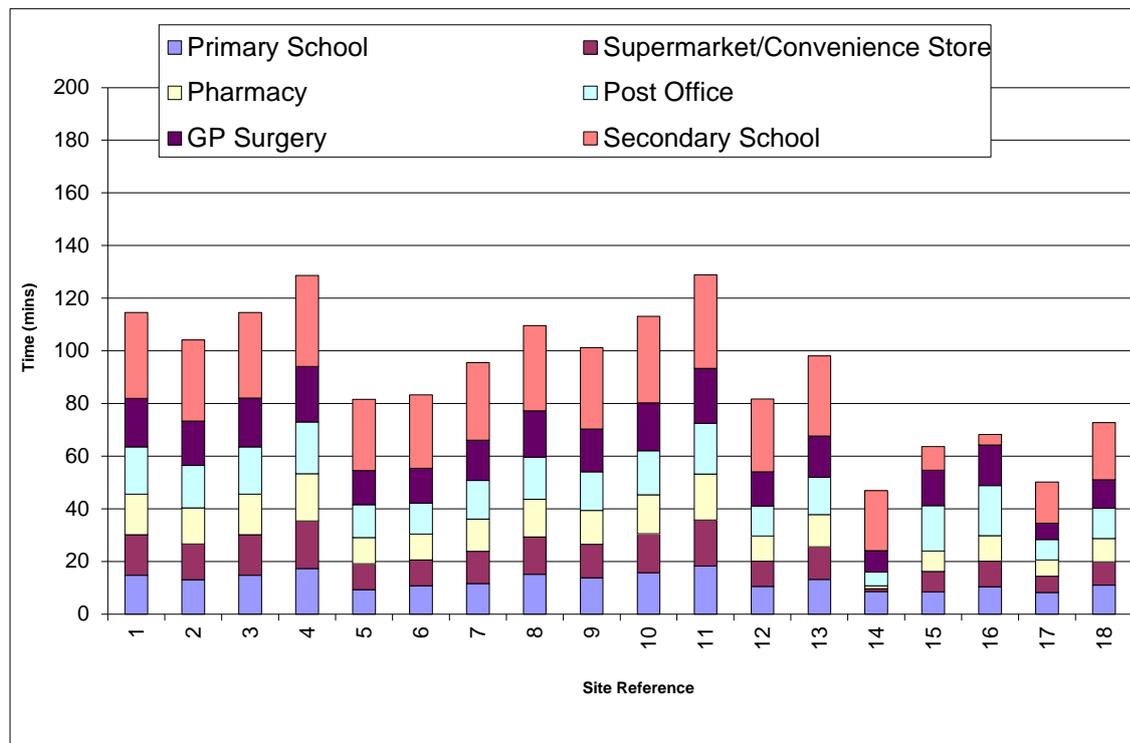
Map of Bakewell's bus stop locations



Site centroid for Land adjacent to Aldern House (Site 8) is located 334m to the nearest bus stop.

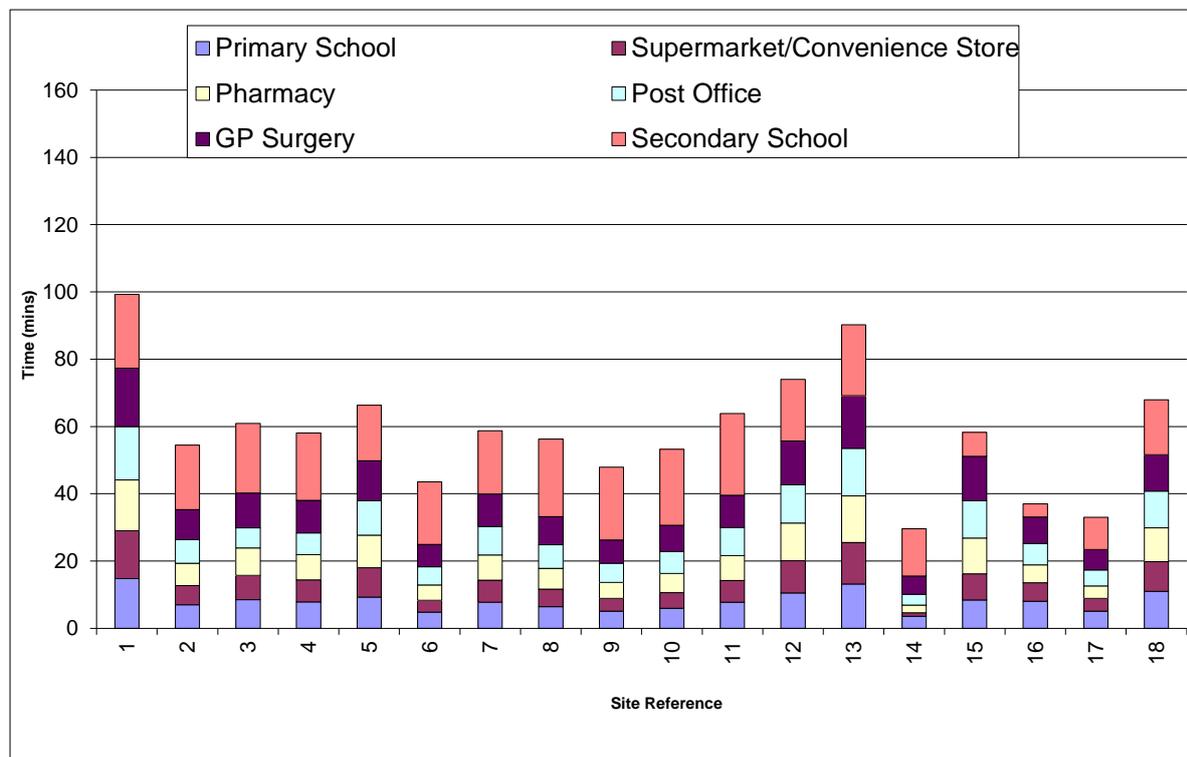
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land adjacent to Aldern House (Site 8) is ranked 13 out of 18 sites (1 being the most accessible and 18 being the least).



Cumulative Bus Travel Time to Access Selected 'Essential' Services

Land adjacent to Aldern House (Site 8) is ranked 8 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 suggested during the Public Consultation event however other residents thought the land should be protected.
Conclusion	The land is proposed as local green space within the Bakewell Neighbourhood Plan. In addition it this, the site would fail to accord with policy DS1 as it is not in or edge of Bakewell boundary. It would constitute an isolated development site, detached from the main urban area of Bakewell and is therefore not supported.