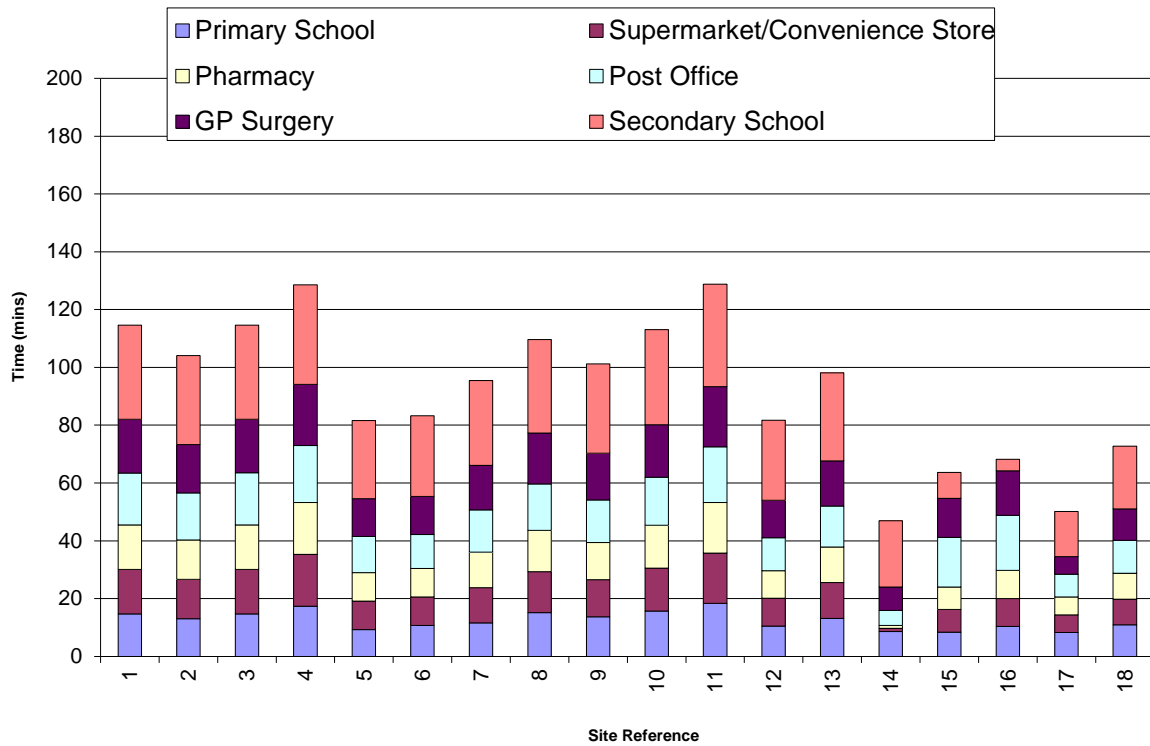


Site address	Cintrides, Ashford Road, Bakewell
Site size	1.18 hectares
Brownfield/greenfield	Brownfield
Extension to boundary	No. Site is already within the development boundary.
Listed building/ Conservation Area	No
Landscape	No TPOs on site.
Agricultural land classification	4
Flood zone	Site partly with Flood zone 2 and 3
Mine shafts	No
Gas pipeline	No
PRoW	Yes
<b>Accessibility</b> <b>Map of Bakewell's bus stop locations</b>	
Site centroid for Cintrides (Site 2) is located 256m to the nearest bus stop.	

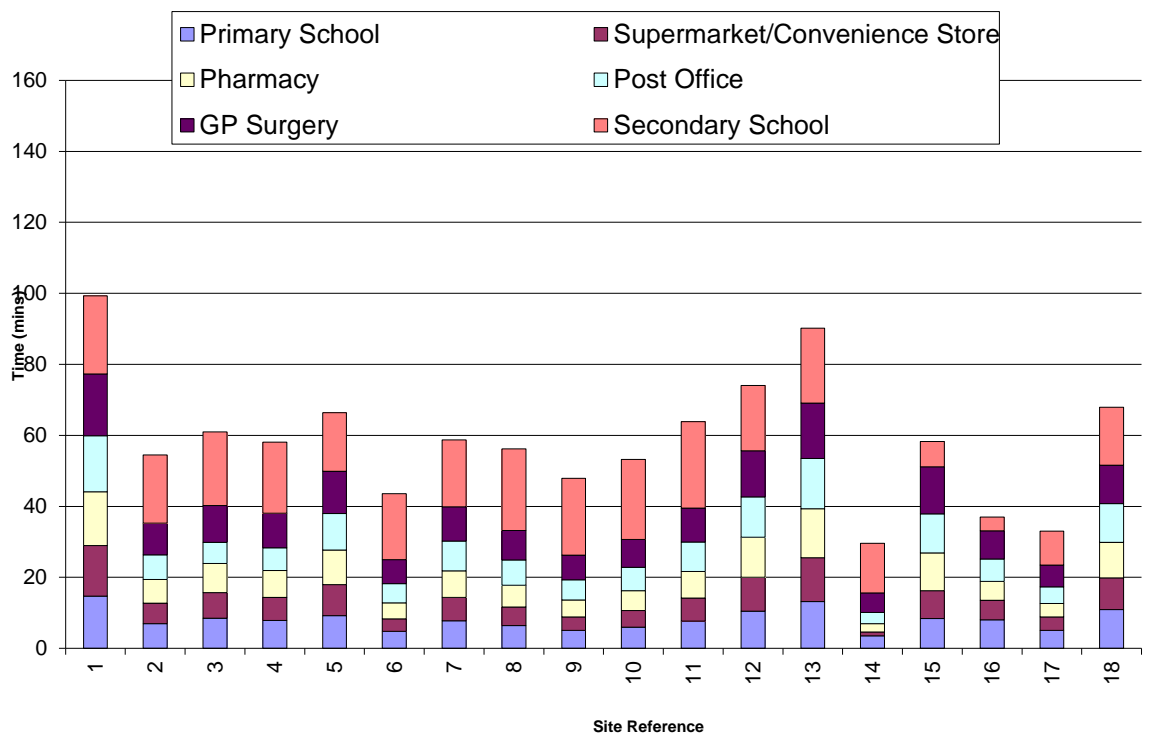
### Cumulative Walking Travel Time to Access Selected 'Essential' Services

Cintrides (Site 2) is ranked 12<sup>th</sup> out of 18 sites (1 being the most accessible and 18 being the least).



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

Cintrides (Site 2) is ranked 7<sup>th</sup> out of 18 sites (1 being the most accessible and 18 being the least).



Local Plan policies	Site was not protected in the Local Plan 2001 for employment. Planning permission has been granted for a small supermarket on this site.
Public consultation	15% of respondents supported a hotel here. 30% supported retail. 38% supported development. All respondents thought the site could be tidied up.
Conclusion	Site currently in use for employment. To propose general development in the BNP would conflict with the emerging DMP document. Site is also within flood zone 3 which is a development constraint. Site not supported.