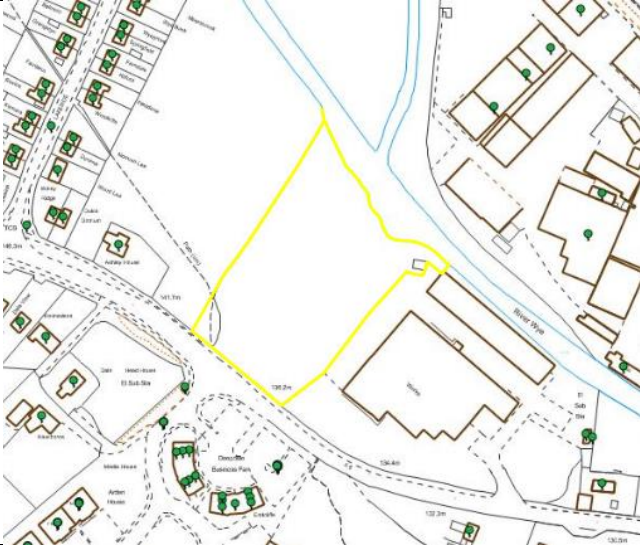

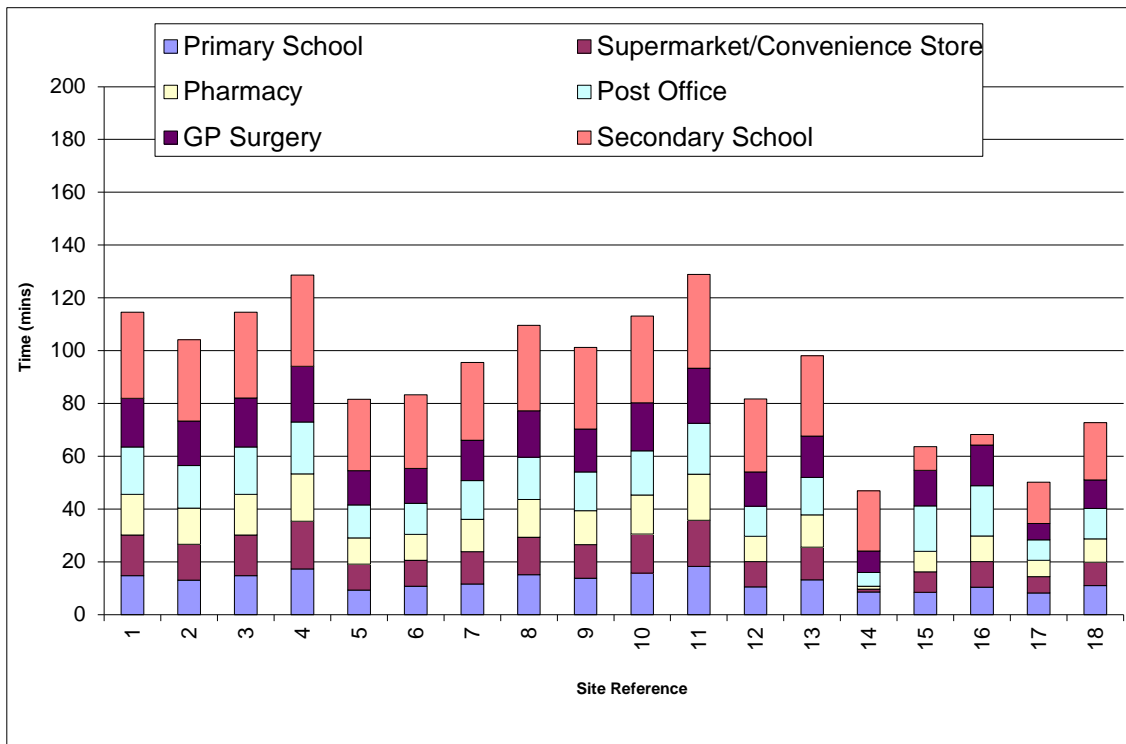


Site address	Land adjacent to Cintrides (Site 3)
	
Site size	0.75 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	TPO 88
Agricultural land classification	4
Flood zone	Site partly with Flood zone 2 and 3
Mine shafts	No
Gas pipeline	No
PRoW	Yes
Accessibility Map of Bakewell's bus stop locations 	
Site centroid for Land adjacent to Cintrides (Site 3) is located 165m to the nearest bus stop.	

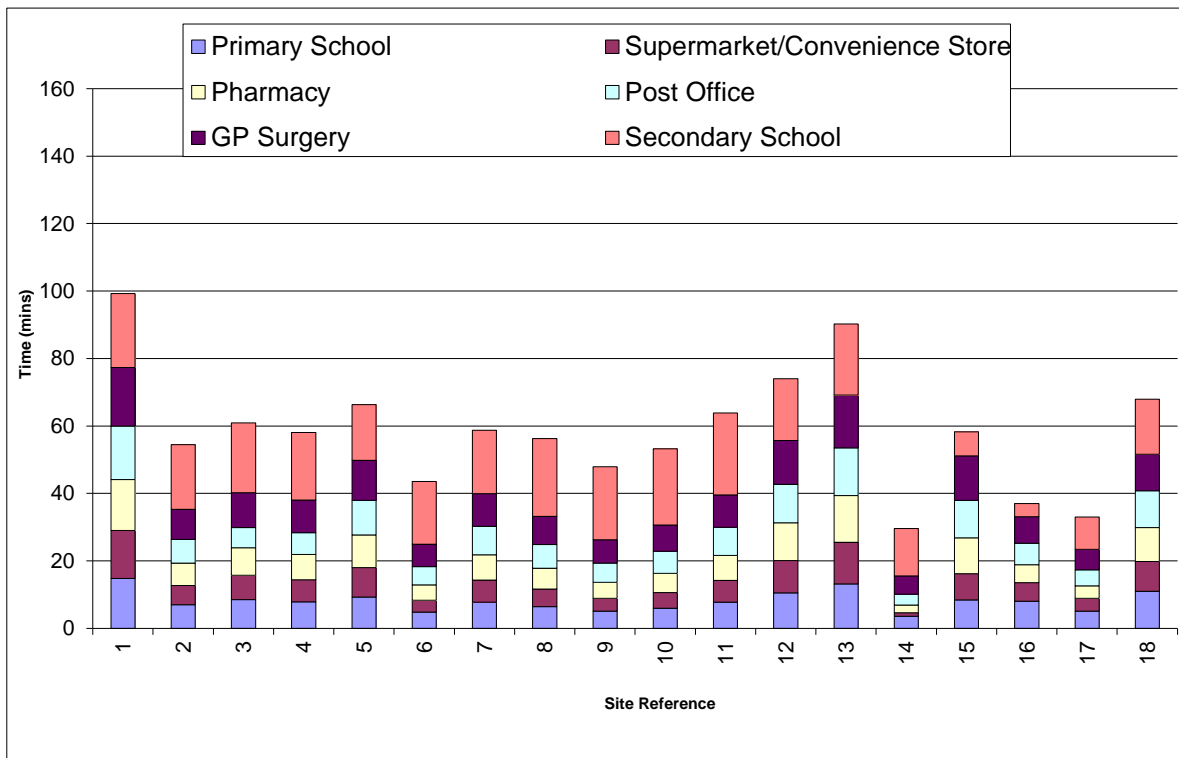
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land adjacent to Cintrides (Site 3) is ranked 16 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 Cintrides (Site 3) is ranked 12 out of 18 sites (1 being the most accessible and 18 being the least).



Local Plan policies	Site was protected in the Local Plan 2001 for employment (Policy LB6). This is not being taken forward as part of the Local Plan Part 2: Development Management Policies. Consequently the site will no longer be safeguarded for employment.
Public consultation	A mix of responses to potential uses for the site including business, residential, hotel, shopping and leisure.
Conclusion	The site has employment and residential potential and would not require an extension to the development boundary. However, part of the site is within Flood zone 3 which would need to be excluded from any developable area. Site supported for future development. Site already within Bakewell development boundary.