

Site address	Land adjacent to Monsal Trail (Site 11)

Site size	5.02 hectares
Brownfield/greenfield	Greenfield
Extension to boundary	Yes
Listed building/ Conservation Area	No
Landscape	No. However the land is adjacent to the Monsal Trail which is a well-used recreation route and is also safeguarded railway.
Agricultural land classification	4
Flood zone	No
Mine shafts	No
Gas pipeline	No
PRoW	No

Accessibility

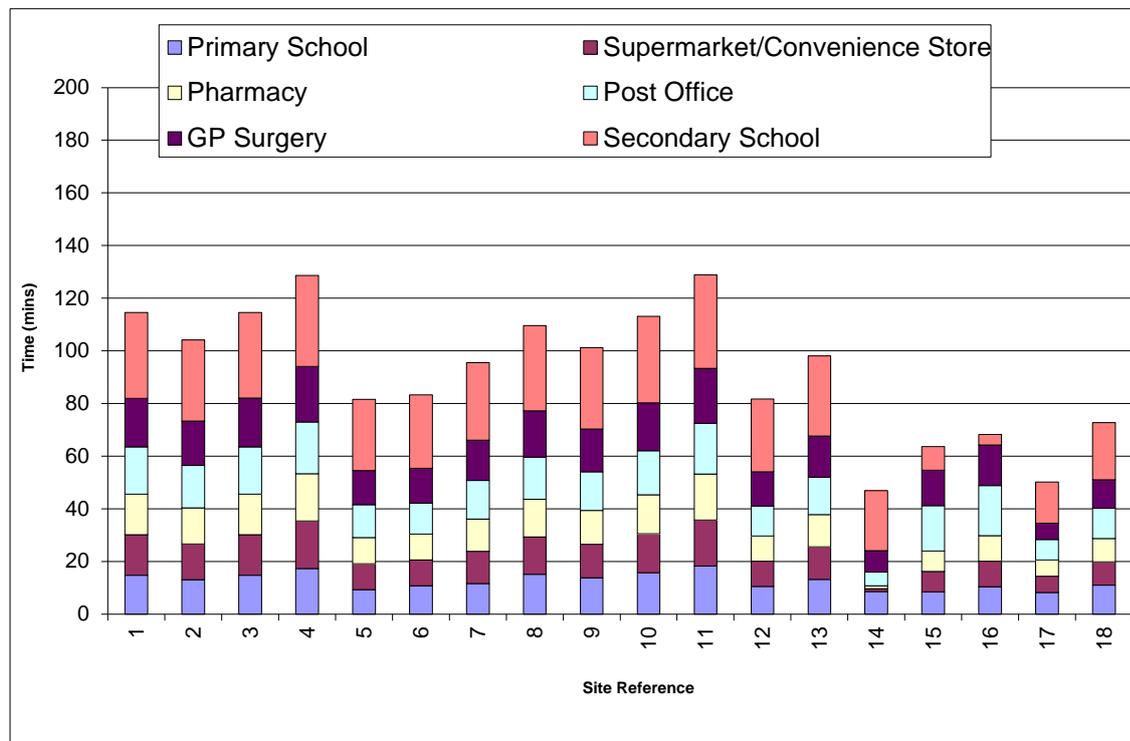
Map of Bakewell's bus stop locations



Site centroid for Land adjacent to Monsal Trail (Site 11) is located 347m to the nearest bus stop.

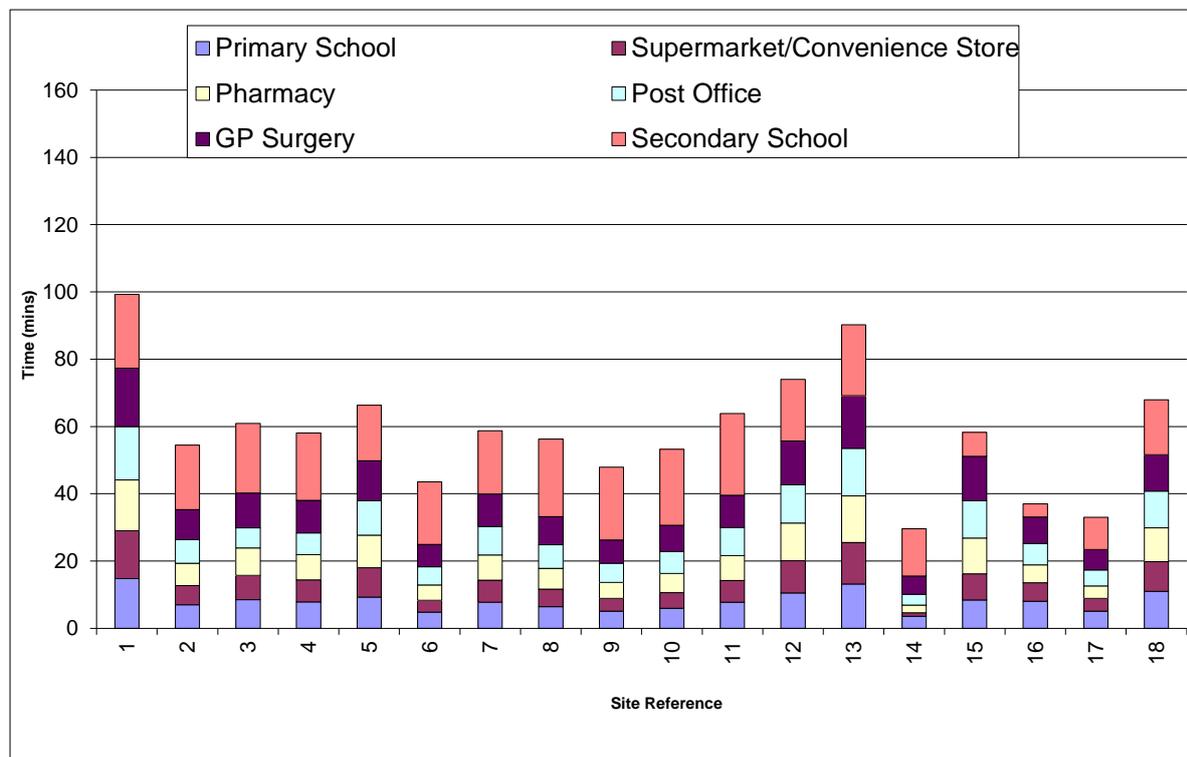
Cumulative Walking Travel Time to Access Selected 'Essential' Services

Land adjacent to Monsal Trail (Site 11) is ranked 17 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 Monsal Trail (Site 11) is ranked 13 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. The site located adjacent to the safeguarded Matlock – Buxton railway and the Monsal Trail (Core Strategy Policy T5 and T6).
Public consultation	The site was put forward for consideration during the Public Consultation event however a number of residents identified as land which should be protected from development.
Conclusion	A small part of the site, along the western edge is proposed to be protected as local green space. The Monsall Trail acts as a natural buffer to development, however these sites would result in encroachment into the countryside. The development of these sites would fail to accord with Core Strategy policy DS1 and as such are not supported for development.