

PROPOSED DEVELOPMENT
AT WALMERSLEY OLD ROAD,
BALDINGSTONE
BURY BL9 6RZ

LANDSCAPE STATEMENT

Prepared by: **LEEMING ASSOCIATES LTD**

For: **CORNELL GROUP**

Job Number: 2537

Revision:

Date: 03.10.25

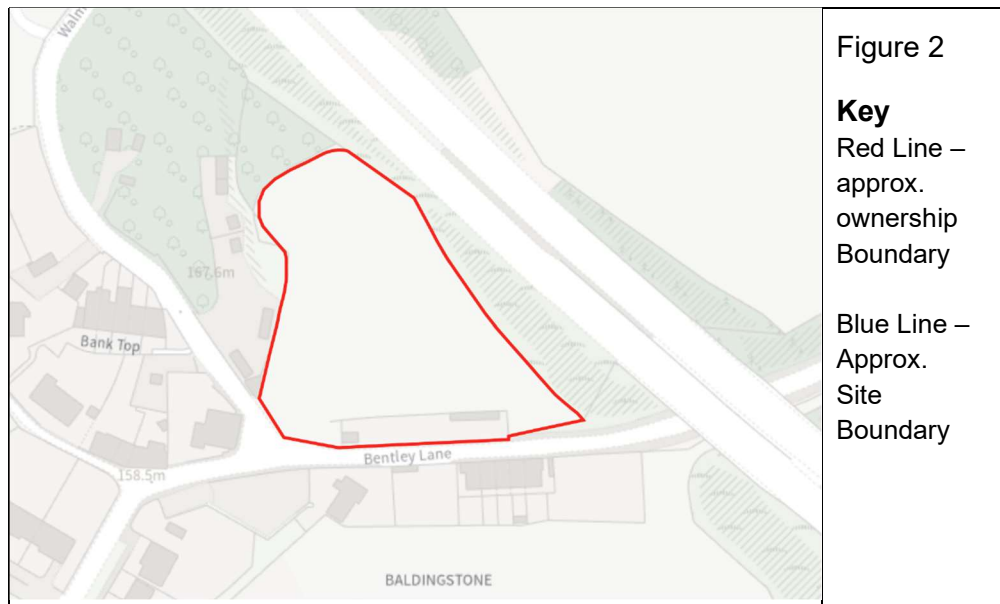
Status: ISSUED



1.0 Introduction

- 1.1 My name is Jenny Gilmour I have a BA (Hons) in Landscape Design and a Diploma with Distinction in Landscape Architecture. I am a Chartered member of the Landscape Institute. Leeming Associates, established in 1996 in Darlington, Co Durham, is a landscape architecture consultancy that is a Registered Practice of the Landscape Institute.
- 1.2 In August 2025 Cornell Group commissioned Leeming Associates to prepare a Landscape Statement for potential development on land at Walmersley Old Road, Bury BL9 6RZ.
- 1.3 The site is situated on the edge Baldingstone and Walmersley, suburbs of the Metropolitan Borough of Bury, Greater Manchester, adjacent to the M66 motorway. The proposed residential development site is a field, approximately 0.64 hectare, located off Bentley Lane. The site is within the designated Green Belt forming a buffer between the northern settlement edge of Bury and Rochdale. (Figures 1 and 2)





1.5 There are four items of discussion in this landscape statement which focus on principles set out in the following documents:

- Greater Manchester Landscape Character Study and Sensitivity Assessment LUC (2018) (LCSA) and Bury Landscape Character Assessment 2009
- Places for Everyone Joint Development Plan Document 2022 to 2039 (adopted March 2024)
- Bury Unitary Development Plan 2007 saved policies
- NPPF (December 2024).
- Greater Manchester Green Belt Assessment LUC (2018)

1.6 The landscape issues that may conflict with potential development are:

1.	Would the proposed development have a negative impact on the local character of the area?
2.	Does the proposed development support local planning policy for development in this location without having a negative impact on landscape character?
3.	Does the proposed development compromise Green Belt Purposes (a), (b) and (c) of NPPF 2024 paragraph 143 in landscape terms in this area?
4.	Does the proposed development fall within the category of Grey Belt as defined in the NPPF (December 2024)?

2.0 Landscape Character

2.1 Greater Manchester Landscape Character Study and Sensitivity Assessment LUC (2018) (LCSA) categorises Landscape Character Types and Areas and identifies special qualities and key attributes in the landscape against which to rate the potential impact of 2-3 storey residential development to give a rating of low, medium or high sensitivity. (Figures 3 and 4)

2.1.2 The area around the site is included in the LCSA **Broad Local Character Type (LCT) 'Pennine Foothills (West/South Pennines)**. At a more local level the LCSA places the site in a distinct geographical Local Character Area LCA 24 Knowl and Rooley Moors, Fringes and Foothills. The report does not give any further detailed assessment of the LCA and does not highlight any specific regional variations that may affect the sensitivity rating of the area for any proposed development.

2.1.3 For landscape character assessment purposes the site and the wider local area demonstrate only a few of the key characteristics noted under Landscape Character Type 'Pennine Foothills (West/South Pennines)'. The report notes in particular:

- *A transitional landscape*
- *Small-medium scale enclosures*
- *Various other land uses including reservoirs and recreational activities such as golf clubs*
- *Settlement includes small groups of Victorian terraces*

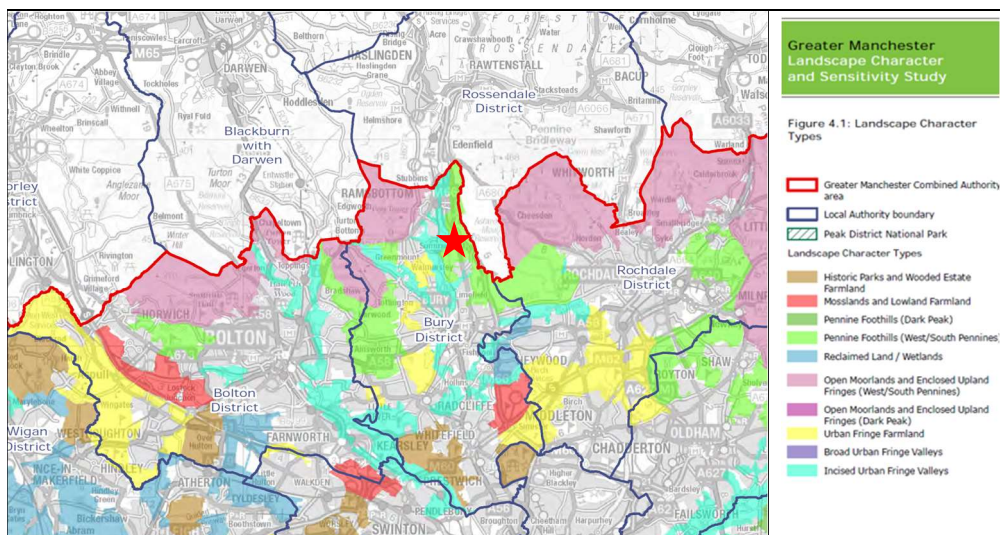
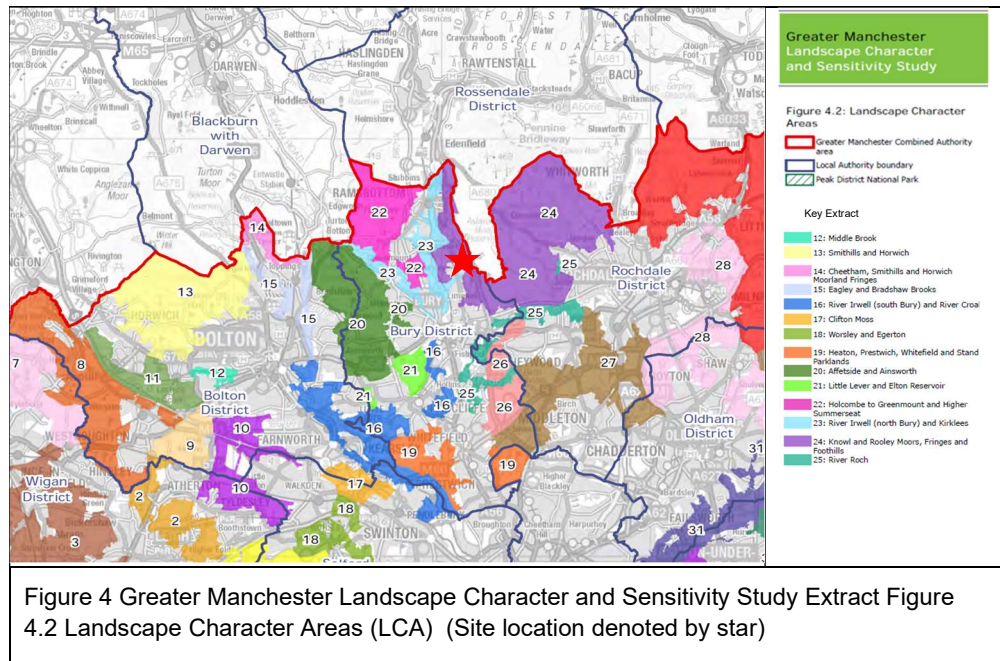


Figure 3 Greater Manchester Landscape Character and Sensitivity Study Extract Figure 4.1 Landscape Character Types (LCT) (Site location denoted by star)

2.1.4 Under 'Views and Perceptual Qualities' the assessment does not mention the significant impact of the M66 forming the eastern boundary to the LCT. However under 'Intactness and Condition' it notes that '*...noise and movement introduced by transport infrastructure can detract from the rural qualities and sense of tranquillity in the landscape*'. (LCSA Key Characteristics)



2.1.5 A more localised description is included in the Bury Landscape Character Assessment 2009 which places the site in **Local Character Area LCA 36 Pennine Settled Valley Pasture ref 5c Walmersley**. This report gives broad 'Guiding Principles' for the general landscape which include:

Urban development:

- *Any permitted new development should be assimilated where they would respect the nature of the open valley*
- *Special attention should be made to the massing and scale of proposed buildings and materials used*

2.2 Landscape Character of the site (Refer screenshots and figures)

2.2.1 The site is a discrete land parcel with several outbuildings and structures within the southern boundary accessed from Walmersley Old Road. Bentley Lane, south of the site, is at approx. 164m AOD, and the site rises to approx. 173/5m AOD (approx. 11m difference) to the former quarry beyond the northern boundary. The site includes some mature trees and vegetation along the southern boundary with the remainder of the site currently pasture.

The M66 motorway corridor forming the eastern boundary, has a significant impact on the visual and physical character of the site. Some mature vegetation on the embankments of the motorway help to visually screen the elevated motorway but audible intrusion is significant.

The northern boundary abuts a former quarry which is now covered in mature woodland (a priority habitat) and has an area of hardstanding with various structures. On the western side of Walmersley Old Road are dwellings including the converted former Mason Arms public house. South of Bentley Lane the dwellings include traditional Victorian terrace, a modern development of terrace houses and a plot (with former residential planning permission).

2.2.2

Conclusion – Landscape Character of the site

The character of the site is heavily influenced by the physical barriers to the north and east of the land parcel (woodland on the former quarry and M66 transport corridor respectively). The proposed residential development would alter the character of the site from an enclosed field to development which would be closely connected with existing and proposed residential development to the west and south.

The existing physical enclosing elements enclosure would remain on the north and east boundaries (woodland and M66). Enclosure may partly be maintained on the south boundary depending on retention of existing mature trees, access and plot layout

2.3

Landscape Character of the area around the site

(Refer screenshots and figures, Bold highlight added by Leeming Associates)

2.3.1

The site is a parcel of land separated from the open countryside to the east by the M66 transport corridor which is a dominant man-made feature dividing the landscape between east and west.

To the west of the site the suburbs of Bury, Baldingstone and Walmersley, are in close proximity to the M66. Existing linear and infill development of these suburbs give the area a strongly residential urban character, reinforced by the conversion of the public house to residential use. Further on-going residential development consisting of a mixed development of 245 units by Barrett Homes (Waldmers Wood) includes a large part of the field to the south of Bentley Lane the former Bevis Green Works off Mill Road.

Bentley Lane continues east under the M66, also the route of public right of way number 16 BUR. The site is a discrete parcel of land between the settlement edge and the motorway corridor (approx. 90m at the site location) with limited value for recreation and no connection to the countryside beyond the barrier of the motorway corridor.

2.3.2

The LCSA gives the overall landscape sensitivity rating for the **Pennine Foothills (West/South Pennines)** as '**medium**' for potential development of 2-3 story residential dwellings. The area around the site is not representative of the LCT (refer para 2.1.3).

2.3.3

Conclusion - Landscape Character of the area around the site

The landscape character around the site contrasts from east to west. The site is a parcel of land which has a strong connection to the settlement edge to the south and west. The M66, forming the east boundary, is a hard intrusive man-made feature which has a significant impact on the character and perceptual qualities of the site within the Green Belt.

The mature woodland on the former quarry visually and physically contains the site to the north and forms a strong enclosed boundary to the urban environment.

The proposed residential development would not significantly alter the overall character within the Green Belt or the surrounding area.

3.0 Planning Policy

3.1 The Joint Places for Everyone (PfE) Development Plan Document was adopted by Bury Council in March 2024 and incorporates a number of saved policies from the Bury Unitary Development Plan (1997). Landscape policies relevant to this statement are:

- PfE JP-P1 Sustainable Places
(replaced UDP policies EN1 Environment, ENV1/1 Visual Amenities and EN1/3 Landscaping Provision)
- PfE JP-G1 Landscape Character
(replaced UDP policy EN9 Landscape and policy EN9/1 Special Landscape Area)
- PfE JP-G2 Green Infrastructure Network
(replaced UDP policies OL5 River Valleys and RT2 Recreation in the Countryside)
- PfE JP-G7 Trees and Woodland
(replaced UDP policy EN8 Woodland and Trees)
- PfE JP-G9 The Green Belt
(replaced UDP policies OL1 Green Belt and OL1/1 Designation of Green Belt)

3.2 PfE JP-P1 Sustainable Places has the objective to make the region a 'beautiful and varied' place to live aiming that all development will achieve key attributes which include the following related to landscape:

- *Distinctive, with a clear identity that*
 - a. *conserves and enhances the natural environment....*
 - c. *Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used*

- *Visually stimulating*
- *Safe, including by designing out crime*
- *Incorporating inclusive design within all spaces*
- *Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place*
- *Well-connected to other places, particularly by public transport*
- *Incorporating high quality and well managed green infrastructure .. with....d. High quality landscaping with schemes*

3.3 PfE Policy JP-G1 Landscape Character refers to the special qualities and key characteristics identified in the Landscape Character Types defined in the Greater Manchester Landscape Character Study and Sensitivity Assessment (LUC 2018) (LCSA). (Refer Section 2)

3.4 PfE JP-G2 Green Infrastructure Network is a strategic policy requiring *'protection, management and enhancement of our Green Infrastructure'* and *'contribute to the development of a Local Nature Recovery Strategy for Greater Manchester'*.

The policy also states that:

'Development which involves the removal of land from the Green Belt ... will be required to offset the impactthrough identifying and delivering compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site'.

3.5 PfE JP-G7 Trees and Woodland aims to *'significantly increase tree cover, protect and enhance woodland..'* and *'Where development would result in the loss of existing trees, requiring replacement ..of two new trees for each one lost, or other measures.....'*

3.6 PfE JP-G9 The Green Belt in addition to the NPPF 5 purposes of the Green Belt aims to increase the *'beneficial use of the Green Belt where this can be achieved without harm to its openness, permanence or ability to serve its five purposes'*.

3.7

Conclusion

PfE planning policy supports sustainable development that ensures that openness, permanence and function of the Green Belt is not compromised. Design of developments are encouraged to enhance the natural environment, respect the character and identity of the locality and protect or if necessary, compensate for any loss of existing trees.

Compensation for removal of mature trees on the site to allow development would be required as part of the planning process.

4.0 Visual Impact Assessment (Refer Section 9 screenshots)

4.1 The planning authority may request an assessment of potential visual impact which would be carried out in accordance with the principles set out in Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA3) by The Landscape Institute and The Institute of Environmental Management and Assessment) and The Landscape Institute Notes and Clarifications on aspects of the GLVIA3 (2023). In line with these guidelines only views from the ground floor of buildings are considered.

4.2 The proposed development is adjacent to a number of dwellings on Walmersley Old Road to the west and Bentley Lane to the south. Retention of the existing mature trees and vegetation along the southern boundary would help to screen any potential views from the ground floor of properties from the highway and public rights of way (13 BUR and 16BUR). Properties on the Walmersley Old Road along the western site boundary would potentially have a more open view into the development due to the rising ground within the site.

4.3 The removal of existing trees required to develop the site would require a full arboriculture assessment to identify all trees and vegetation on the site prior to removal and to achieve Biodiversity Net Gain (BNG). Compensation for removal of mature trees on the site to allow development would be required as part of the planning process.

4.4

Conclusion
There would be no impact on the visual amenities of the Green Belt.
There may be a level of negative visual impact on surrounding properties on Walmersley Old Road and Bentley Lane which may be mitigated by a sympathetic site layout and additional boundary planting.
A full arboriculture assessment would be required to identify all trees and vegetation to be removed to be taken into account in the visual assessment. An ecologist would assess and advise on the BNG calculations and proposals for trees removed on the site to satisfy planning criteria and BNG.

5.0 Green Belt (Bold highlight added by Leeming Associates)

5.1 The Greater Manchester Green Belt Assessment LUC (2018) shows the extent of the Green Belt in 2018 within the 10 Greater Manchester authorities. (Figure 6)

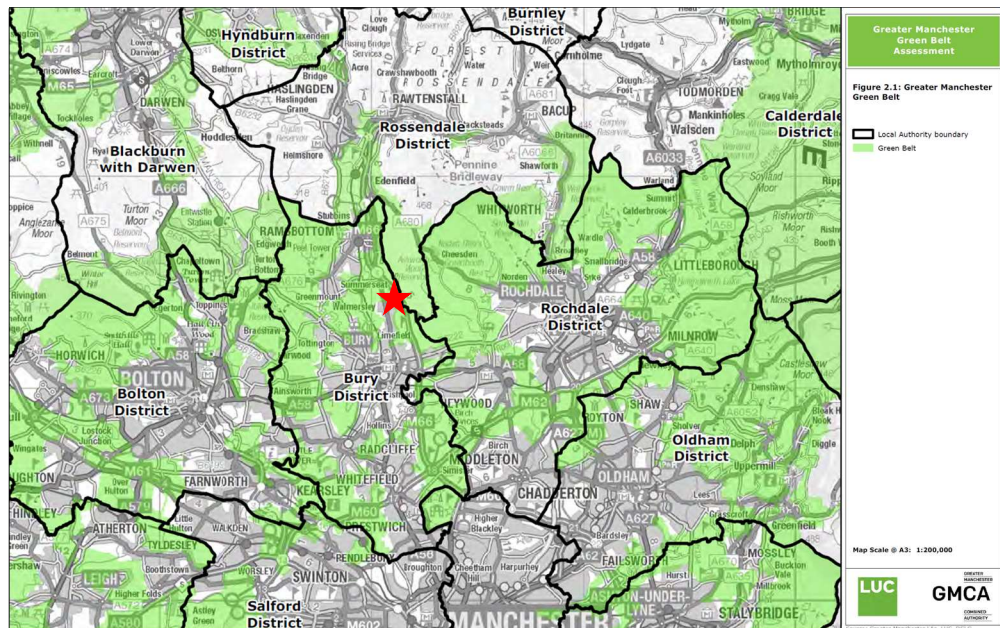


Figure 5 Green Belt plan extract from Greater Manchester Green Belt Assessment Figure 2.1 (Site location denoted by star)

- 5.2 The site is on the edge of Green Belt Land Parcel BU18 on the western edge of Bury's suburbs of Baldingstone and Walmersley which form part of the Bury conurbation. The Green Belt forms a linear wedge on the edge of Bury Council's administrative boundary which combines with a swathe of Green Belt within Rossendale Borough Council and the Green Belt continues further east to Rochdale. (Figure 5)
- 5.3 Land parcel BU18 is described as '*a relatively large and long parcel that runs the length of the eastern urban edge of Walmersley and Limefield, in the north of the Bury urban area. ...the eastern boundary is defined by the M66 motorway corridor.*' (Figure 6)
- 5.4 For the purposes of this landscape statement NPPF Purposes (a), (b), (c) and (d) of the Green Belt (as stated in NPPF December 2024) are relevant.

Paragraph 143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;**
- b) to prevent neighbouring towns merging into one another;**
- c) to assist in safeguarding the countryside from encroachment;**
- d) to preserve the setting and special character of historic towns; and**
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

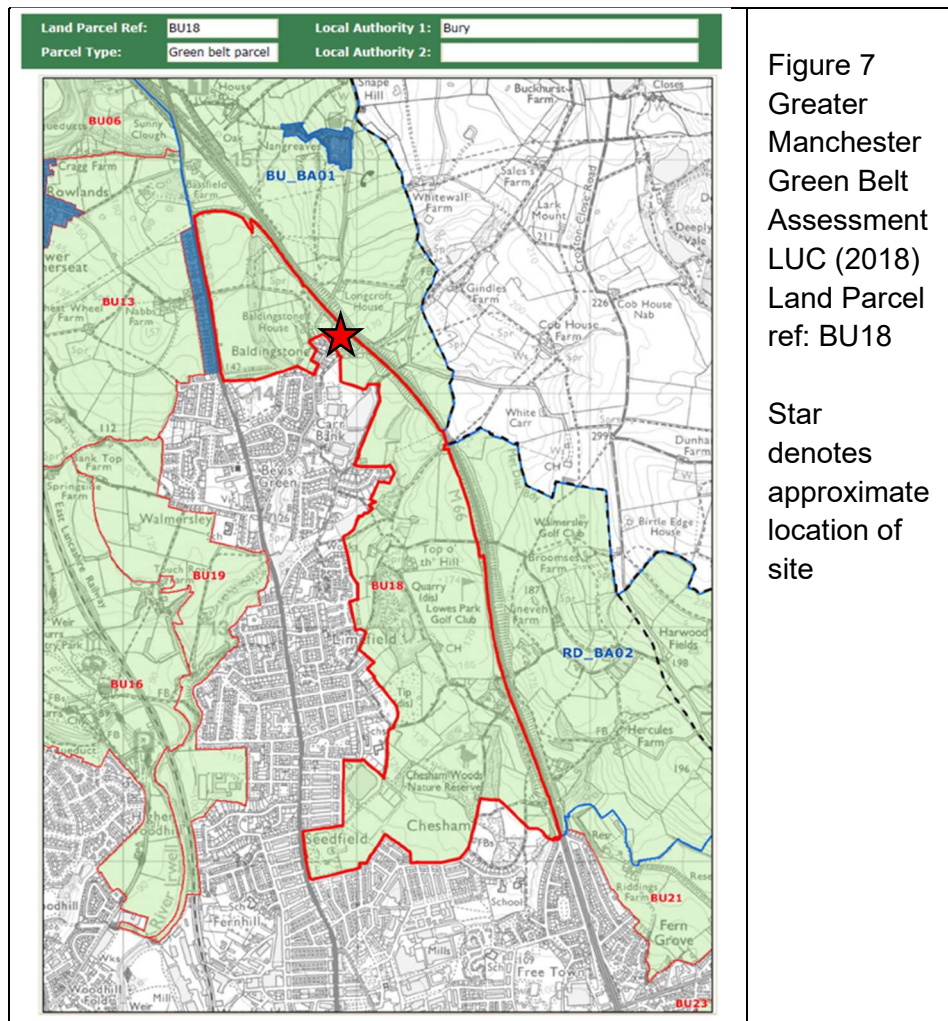


Figure 7
Greater
Manchester
Green Belt
Assessment
LUC (2018)
Land Parcel
ref: BU18

Star
denotes
approximate
location of
site

5.5 The LUC Green Belt Assessment, under NPPF **Purpose (a) to check the unrestricted sprawl of large built-up areas** looks at two specific questions for Land Parcel ref: BU18. (LUC Questions 1a and 1b)

5.5.1 'Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?' (LUC Question 1a). The LUC assessment rates Land Parcel BU18 as '**strong**' in fulfilling LUC Question 1a due to:

*'..few urbanising features within the parcel...a relatively strong sense of **openness** within the parcel because of the **well-spaced urbanising features** set within mixed land cover.....'*

5.5.2 'Does the parcel protect open land from the potential for urban sprawl to occur?' (LUC Question 1b). The LUC assessment rates Land Parcel BU18 as '**strong**' in fulfilling LUC Question 1b due to:

*'....The parcel has a **significant and durable barrier** feature to the east with the presence of the M66 along the eastern border which plays some role in inhibiting urban sprawl...The parcel plays a strong role in inhibiting ribbon development along the network of minor roads within the parcel and east of the A56 on the western border.'*

5.5.3

Conclusion for Green Belt NPPF Purpose (a) and LUC Questions 1a and 1b

The site does not contribute to NPPF Purpose 1 due to the lack of a sense of openness due to the enclosing woodland and M66 and urbanising features which are in close proximity and strongly influence the character of the site. (LUC Question 1a)

The physical barrier of the M66 (on the eastern boundary of the site) inhibits urban sprawl to the east and the site does not change the role of Land Parcel BU18 in inhibiting ribbon development east of the A56. (LUC Question 1b)

The proposed development of the site would not change the contribution BU18 has in fulfilling the NPPF Purpose (a) or (LUC Question 1a and 1b).

- 5.6 The LUC Green Belt Assessment, under NPPF Purpose **(b) to prevent neighbouring towns merging into one another** rates Land Parcel BU18 as having a '**weak**' contribution in fulfilling this purpose. The assessment specifically looks at the question:

*'Does the parcel prevent the merging or erosion of the **visual or physical gap** between neighbouring settlement?'* (LUC Question 2a)

The report notes that:

'The parcel plays a very limited role preventing the erosion of the gap between Bury and Ramsbottom to the north-west.'

5.6.1

Conclusion for Green Belt NPPF Purpose (b) and LUC Question 2a

Due to the location of Land Parcel BU18 it has no contribution to function of NPPF Purpose (b) or (LUC Question 2a) and the development of the site would not change the assessment.

- 5.7 LUC Green Belt Assessment, under NPPF Purpose **(c) to assist in safeguarding the countryside from encroachment** rates Land Parcel ref: BU18 as '**moderate**' in fulfilling this purpose. The assessment specifically looks at the question:

'Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the parcel already been affected by encroachment of urbanised built development?' (LUC Question 3a)

The report notes that:

'The parcel has a limited sense of urban encroachment [ERROR: countryside?] within the parcel as a result of Lowers Park golf course, areas of reclaimed land and the M66 motorway corridor which defines the eastern

boundary. However the parcel displays some of the characteristics of the countryside despite these urban influences.....'

The report notes elements of urban encroachment (i.e. golf course, reclaimed land and motorway corridor) as contributing to the countryside character of the land parcel BU18. This would appear to be an error and the paragraph should read:

'The parcel has a limited sense of countryside within the parcel as a result of Lovers Park golf course, areas of reclaimed land and the M66 motorway corridor which defines the eastern boundary. However the parcel displays some of the characteristics of the countryside despite these urban influences.....'

5.7.1

Conclusion for Green Belt NPPF Purpose (c) and LUC Question 3a

The site is a field with surrounding vegetation however this weak countryside character of the site is overshadowed by the M66 transport corridor and surrounding settlement. The site has no connection to the countryside to the east of the M66.

The site has a very limited contribution to this purpose and would not alter the character of the Green Belt in this location and Land Parcel BU18 would continue to fulfil NPPF Purpose (c) and LUC Question 3a).

5.8

LUC Green Belt Assessment, under NPPF Purpose **(d) To preserve the setting and special character of historic towns** rates Land Parcel ref: BU18 as '**moderate**' in fulfilling this purpose. The assessment specifically looks at the question:

'Does the parcel contribute to the setting and 'special character' of a historic town(s)?' (LUC Question 4a)

The report notes that:

'....., the parcel plays a role in the setting of the historic settlement of Bury (Town Centre) but to a limited degree.'

5.8.1

Conclusion for Green Belt NPPF Purpose (d) and LUC Question 4a

The proposed development site has no connection, visual or physical with the setting of historic Bury Town Centre and has no contribution to the role of Land Parcel BU18 in respect to NPPF Purpose (d).

6.0 Grey Belt
(Bold highlight by Leeming Associates)

6.1 NPPF (December 2024) Paragraph 155 Proposals affecting the Green Belt states that (extract):

*'The development of homes, commercial and other development in the Green Belt should also **not be regarded as inappropriate** where:*

- a) The development would **utilise grey belt land** and would **not fundamentally undermine the purposes** (taken together) of the remaining Green Belt across the area of the plan;*

6.2 NPPF 2024 also includes a definition for Grey Belt in Annex 2 defined as:

*'For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, **does not strongly contribute to any of purposes (a), (b), or (d)** in paragraph 143.'*

6.3

Conclusion Grey Belt designation NPPF December 2024

The site may be identified as Grey Belt under this guidance because:

- The proposed development on the site does **not fundamentally compromise** the function of the Green Belt in Land Parcel BU18.
- The proposed development on the site **does not contribute** to the 'strong' performance of Land Parcel BU18 in fulfilling NPPF Purpose (a) in restricting the sprawl of large built-up areas.
- The proposed development on a the site has **no contribution** to the performance of Land Parcel BU18 in respect of NPPF Purpose (b) of the Green Belt in this location in preventing the merging of neighbouring settlements.
- The proposed development on the site has **no contribution**, to the role of Land Parcel BU18 in respect of (NPPF Purpose (d).

7.0 Summary

In response to the four key landscape issues the findings of this statement are:

7.1 Would the proposed development have a negative impact on the local character of the area?

The character of the site is heavily influenced by the physical barriers to the north and east of the land parcel which would be retained (woodland on the former quarry and M66 transport corridor respectively). The proposed residential development would alter the character of the site from an enclosed field to development which would be closely connected with existing and proposed residential development to the west and south. Screening along the south boundary maybe retained and reinforced depending on proposed site access and site layout.

The landscape character around the site contrasts from east to west. The site is a parcel of land which has a strong connection to the settlement edge to the south and west. The M66, forming the east boundary, is a hard intrusive man-made feature which has a significant impact on the character and perceptual qualities of the site within the Green Belt. The mature woodland on the former quarry visually and physically contains the site to the north and forms a strong enclosed boundary to the urban environment.

The proposed residential development would not significantly alter the overall character within the Green Belt or the surrounding area.

7.2 Does the proposed development support local planning policy for development in this location in a village without having a negative impact on the landscape character?

Assessment of the landscape character confirms that for residential development of this scale, in this location there would not be any change in the overall landscape character of the local area. Development would therefore support PfE and Bury UDP policies.

Compensation for removal of mature trees on the site to allow development would be required as part of the planning process.

7.3 Does the proposed development compromise the NPPF 2024 Purposes (a), (b) and (c) of the Green Belt in landscape terms in this area?

7.3.1 Green Belt NPPF Purpose **(a) to check the unrestricted sprawl of large built-up areas** is refined in LUC Green Belt Assessment to the questions 'Does the parcel exhibit evidence of existing urban sprawl and consequent loss of openness?' (LUC Question 1a) and 'Does the parcel protect open land from the potential for urban sprawl to occur?' (LUC Question 2a).

The proposed development would not change the contribution BU18 has in fulfilling NPPF Purpose (a) or (LUC Question 1a and 1b).

The site does not contribute to NPPF Purpose 1 due to the lack of a sense of openness (due to the enclosing woodland and M66) and urbanising features are in close proximity and strongly influence the character of the site. (LUC Question 1a)

The physical barrier of the M66 (along the eastern site boundary), inhibits urban sprawl and the site does not change the role of Land Parcel BU18 in inhibiting ribbon development east of the A56. (LUC Question 1b)

- 7.3.2 Green Belt NPPF Purpose **(b) to prevent neighbouring towns merging into one another** is refined in LUC Green Belt Assessment to the question *'Does the parcel prevent the merging or erosion of the visual or physical gap between neighbouring settlement?'* (LUC Question 2a)

Due to the location of Land Parcel BU18 it has no contribution to function of NPPF Purpose (b) or (LUC Question 2a) and the development of the site would not change the assessment.

- 7.3.3 Green Belt NPPF Purpose **(c) to assist in safeguarding the countryside from encroachment** is refined in the LUC Green Belt Assessment 2018 to the question: *'Does the parcel have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the parcel already been affected by encroachment of urbanised built development?'* (LUC question 3a)

The site has a very limited contribution to this purpose and would not alter the character of the Green Belt in this location and Land Parcel BU18 would continue to fulfil NPPF Purpose (c) and LUC Question 3a).

The site is a field with surrounding vegetation and this weak countryside character which is overshadowed by the M66 transport corridor and surrounding settlement. The site has no connection to the countryside to the east of the M66.

- 7.3.4 Green Belt NPPF Purpose **(d) To preserve the setting and special character of historic towns** is refined in LUC Green Belt Assessment to the question: *'Does the parcel contribute to the setting and 'special character' of a historic town(s)?'* (LUC Question 4a)

The proposed development site has no contribution to the role of Land Parcel BU18 in respect to NPPF Purpose (d).

7.4 Does the proposed development site fall within the category of Grey Belt as it is defined in NPPF (December 2024)?

The site may satisfy the NPPF 2024 definition of Grey Belt due to the fact that the site *'does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143'*:

The site may be identified as Grey Belt under this guidance due to:

- The proposed development on the site does **not fundamentally compromise** the function of the Green Belt in Land Parcel BU18.
- The proposed development on the site **does not contribute** to the *'strong'* performance of Land Parcel BU18 in fulfilling NPPF Purpose (a) in restricting the sprawl of large built-up areas.
- The proposed development on a the site has **no contribution** to the performance of Land Parcel BU18 in respect of NPPF Purpose (b) of the Green Belt in this location in preventing the merging of neighbouring settlements.
- The proposed development on the site has **no contribution**, to the role of Land Parcel BU18 in respect of (NPPF Purpose (d).

8.0 **Conclusion**

This landscape statement concludes a favourable response to the four identified landscape issues; these landscape issues should not present a barrier to development subject to local authority application and interpretation.

1	Negative impact on the local character of the area	No	No negative impact
2	Support for local planning policy for development in this location as named village.	Yes	Subject to layout and design etc on the site and local authority interpretation and application.
3	Compromise NPPF 2024 Purposes (a), (b) and (c) the Green Belt	No	Subject to local authority interpretation and application.
4	Categorised as Grey Belt as defined in the NPPF (Dec 2024)	Yes	Subject to local authority interpretation and application.

9.0 Recommendations

The outline or full planning application may require the following actions:

- a) Review of any NPPF guidance updates if issued.
- b) A full Arboriculture Survey would be required to establish the species, age, condition of trees within the site and in the wider parkland setting if active management is proposed.
- c) A full Ecological Survey of the site would be required to inform BNG requirements and take account of tree removal required to implement the development.
- d) A full Landscape and Visual Impact Assessment may be requested to assess potential receptors including residential properties. This would take account of any tree removal which may open up views along Walmersley Old Road and Bentley Lane.
- e) A Landscape Plan based on architect's layout and input from specialist consultants including arboriculture, ecology and hydrology/drainage. The LPA may want this plan to be a detailed scheme of planting, boundaries treatments, hardworks including compensation for any loss of tree.

10.0 Screen shots of site and immediate area



a. View north east from the Walmersley Old Road and Bentley Lane junction



b. View north west from M66 towards site and woodland on formwe quarry



c. View west from Bentley Lane



b. View south west from M66 to site



e. Screen capture from Keenans Estate Agents website screenshot for development on Bentley Lane



SITE LOCATION PLAN

Scale 1:500 @ A3
0 10 15 20 25m

NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REVISION NOTES

DATE



Project	PROPOSED DEVELOPMENT:
Drawing	LAND AT WALMERSLEY OLD ROAD, BURY
	SITE LOCATION PLAN
Client	-
Drawn	CPS
Scale	1:500 @ A3
Drg. No.	-
Drg. Size	A3
Date	OCT 2025

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