



Sustainability Statement

**Land at 4 Higher Fold Lane, Ramsbottom
Bury, BL0 0DW**

10th October 2025

Cornell Group Ltd

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Hazel Hall Lane
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1. Introduction

This statement provides factual evidence for the location, connectivity and accessibility on Land at 4 Higher Fold Lane, Ramsbottom, Bury, BL0 0DW. The information presented demonstrates the site's relationship to the existing settlement and its connectivity to local services and infrastructure.

2. Site Details

Parameter	Details
Site Area	0.93 hectares 2.30 acres
Site Address	Land at 4 Higher Fold Lane, Ramsbottom, Bury, BL0 0DW
Borough	Bury Council
Description	The site consists of greenfield land with an existing warehouse situated along its western boundary. Former quarry located to the south and the active Fletcher Bank Quarry located east.

3. Site Sustainability Evaluation

This section provides evidence of the site's physical location, accessibility to services, transport connections, pedestrian infrastructure and utility provision.

#	Topic	What to Evidence
3.1	Proximity to settlement	Map showing it adjoins or is visually part of the village.
3.2	Accessibility to Local Services	List and map of distances to shop, school, parks, etc.
3.3	Transport and Connectivity	Evidence of nearby bus service, footpath connections and road network.
3.4	Pedestrian Safety	Evidence of pavements and public rights of way.
3.5	Infrastructure	Evidence of current utility infrastructure.

3.1 Proximity to settlement

The site lies adjacent to existing residential properties along Whalley Road, forming a logical and contained rounding off of the settlement. It is not isolated and maintains a strong functional connection with the built-up area.



See continued on the next page

3.2 Accessibility to Local Amenities

The site benefits from good accessibility to local amenities, with key services and facilities located approximately within 600 metres of the site. All amenities are within a 10 minute walk, with the nearest shop accessible within 7 minutes on foot.

Key	Service / Facility	Distance (approx.)	Walking Time (approx.)
	Local shop	600 Metres	7 Minutes
	Local Nursery	555 Metres	7 Minutes
	Local School	885 Metres	11 Minutes
	Post Office	800 Metres	10 Minutes
	Church	750 Metres	9 Minutes
	Parks	200 Metres	3 Minutes
	Pub/Restaurant	250 Metres	3 Minutes

Accessibility Plan



3.3 Transport and Connectivity

Pedestrian footways connect the site directly to the town centre and nearby bus stops. The settlement is served by regular public transport to nearby towns such as Ramsbottom, Rawtenstall and Bury. The local road network allows safe walking and cycling access to key amenities. The site benefits from easy access to the M66 via Whalley Road (A56), offering convenient links to Rawtenstall, Whitefield, Bury and Manchester. The site also benefits from easy access to the East Lancs Railway station in Ramsbottom which runs from Rawtenstall to Heywood.

Transport & Connectivity Plan



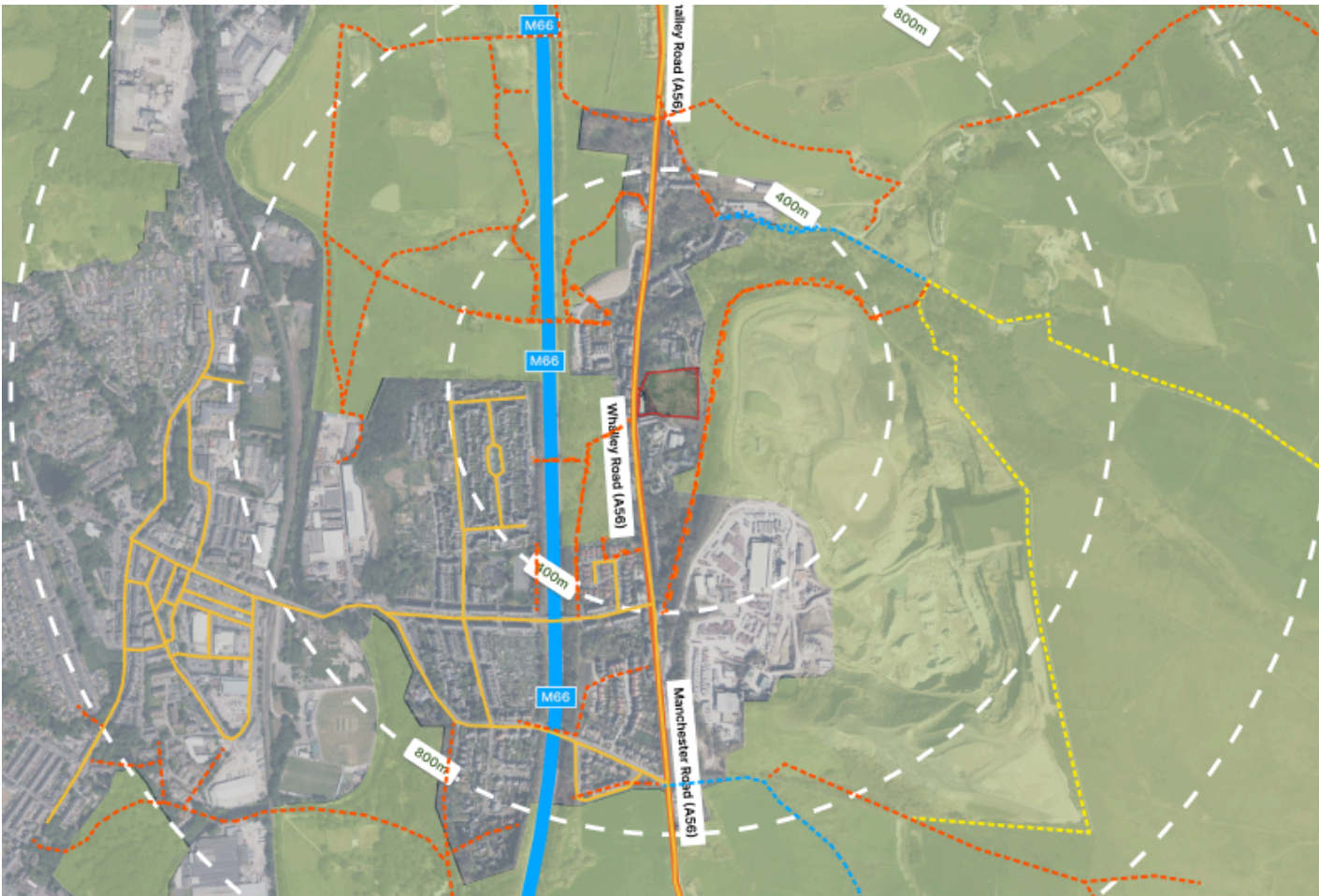
Key	Transport / Connectivity	Distance (approx.)
	Bus Stops	1 Metre
	East Lancs Railway Station	900 Metre
	East Lancs Railway	1 Metres
	Walmersley Road (A56)	1 Metres
	M66 Junction	1700 Metres (North)
	Bus Route (481 & 483)	1 Metres
	Bus Route (474 & 472)	700 Metre

Route Number	Start / Stop	Frequency (Mon-Fri)	Frequency (Sat)	Frequency (Sun)	Operating Hours
472	Bury / Ramsbottom	Every 20 Mins	Every 20 Mins	Every 30 Mins	5:30 - 11:10
474	Bury / Ramsbottom	Every 20 Mins	Every 20 Mins	Every 30 Mins	5:30 - 11:10
481	Bury/Blackburn	Every Hour	Every Hour	Every Hour	6:30 - 11:30
483	Blackburn/Bury	Every 30 Mins	Every 30 Mins	Every 30 Mins	5:50 - 10:55

3.4 Pedestrian Safety and Accessibility

Safe and direct pedestrian routes are available between the site and key local services. The existing pavements, street lighting and low-traffic local roads ensure a safe walking environment.

Pedestrian Safety and Accessibility Plan



Key:

	Existing Pavement		Restricted byway (PRoW)		Byway (PRoW)
	Footpath (PRoW)		Bridleway (PRoW)		

4. Summary

The site is located adjacent to the existing settlement and is physically connected to the built-up area. A range of local services are available within a 600–885 metre walking distance. Bus stops are positioned adjacent to the site boundary, with road connections to the A56 and M66 providing convenient access to the wider transport network. The surrounding area benefits from existing pavements, street lighting and footpaths. The site itself is visually contained by existing development and vegetation.