



Density and Character Analysis

Land off Walmersley Old Road,
Bury, BL9 6RZ

10th October 2025

Cornell Group Ltd

www.cornellgroup.co.uk
Holcombe Brook
Hazel Hall Lane
Bury, BL0 9FS

Contents

1. Introduction
2. Site Details
3. Surrounding Character Analysis
4. Site Limitations
5. Constraint Reports
6. Summary

1. Introduction

This document provides technical analysis of site density and surrounding character to support a Permission in Principle (PIP) application. It presents factual evidence for use by the planning consultant in assessing policy compliance.

2. Site Details

Parameter	Details
Site Area	0.64 hectares 1.58 acres
Current Use & Provisional Agricultural Land Classification (PALC)	Un-used, grade 4 poor quality agricultural land
Borough	Bury Council
Description	The site consists of greenfield land with an area of allotments to the southern boundary, consisting of a number of outbuildings and structures. former quarry beyond the northern boundary.

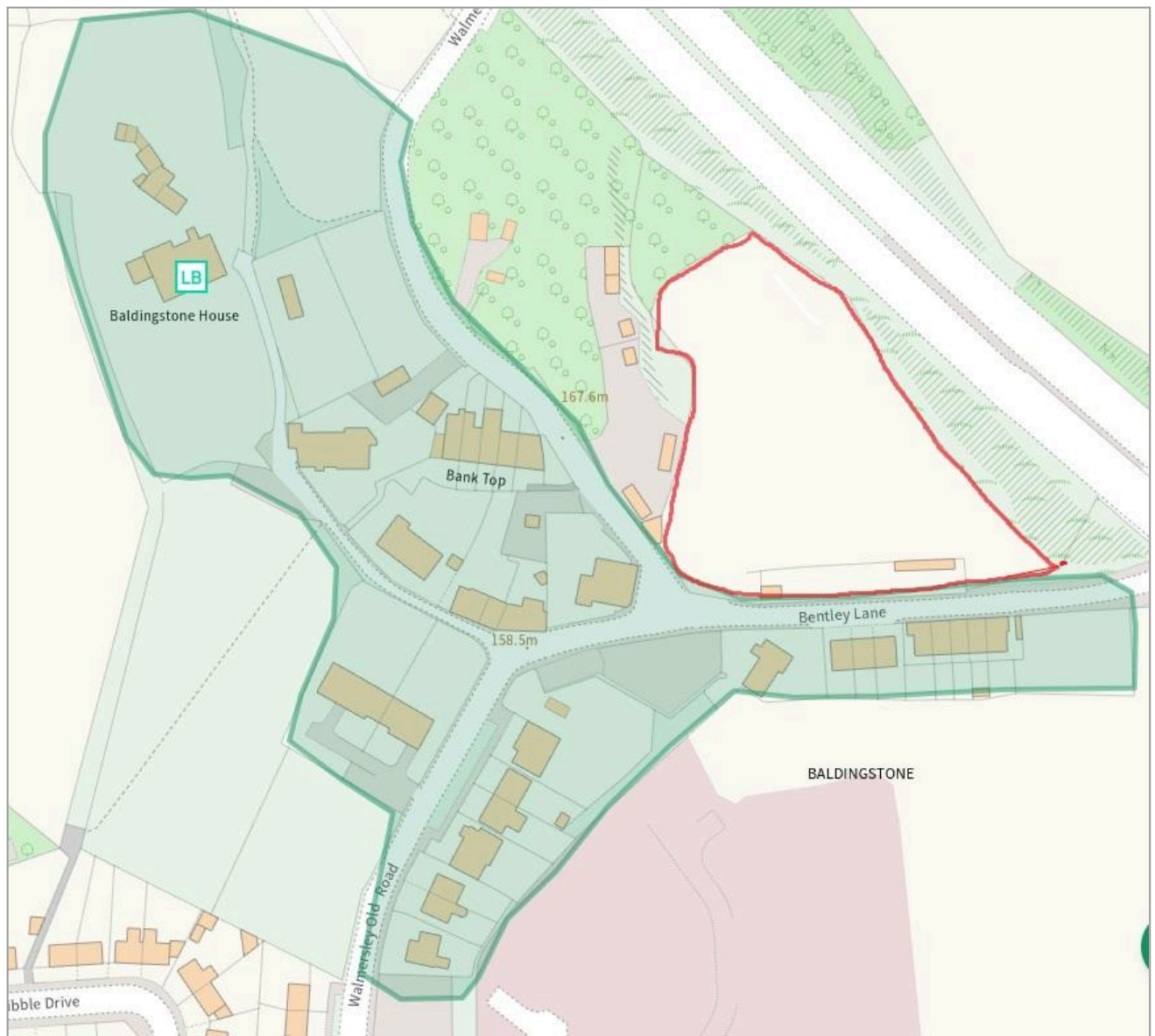
3. Surrounding Character Analysis

3.1 Site Designation

Green Belt	Yes
Conservation Area	No
Settlement Boundary	Edge

3.2 Density Analysis

Parameter	Details
Area Analysed	2.62 hectares
Dwellings Counted	Approximately 29 (including 1 plot with planning)
Dwelling Types	Detached, semi-detached, mews, terraced
Average Density	11 dwellings per hectare



3.3 Character Description

The surrounding area exhibits the following characteristics:

Development Pattern:

The established pattern comprises linear frontage development adjacent while generous spacing between properties nearby, reflecting the spacious character of the area.

Building Scale and Form:

Surrounding development is predominantly 2-storey detached semi-detached and terraced properties with pitched roofs and

Plot Characteristics:

Typical plot sizes range from 0.02 - 0.12 hectares for the larger properties, with generous front and rear gardens, off-street parking, and mature boundary treatments, while the smaller properties range from 0.008 - 0.028 with

a mixture of frontage development and small gardens with off site parking on most properties. There is a single plot with planning permission from 2017 approx 0.06 hectares adjacent to the site.

Parking/Amenity:

Majority of parking within curtilage of the properties, adjacent on site

Materials:

Mixture of traditional materials, slate/stone roofs and stone/brickrender exterior.

Boundary Treatment:

Dry stone walling and mature hedgerows

4. Site Limitations

Key site constraints identified include:

4.1 Heritage Limitations

- The site is within 125m of a Grade Listed II Building (Baldingstone House) however is not visible to the site

4.2 Planning Limitations

- Site within Greenbelt

4.3 Environment & Ecological Limitations

- Adjacent to a deciduous woodland priority area
- Mature Trees adjacent and within the boundary
- Hedgerow present on the boundary of the site, provides habitat connectivity and ecological value
- Noise: Site adjacent to M66 motorway on boundary, residential amenity standards to be met.

4.4 Ground Limitations

- Topographical Features: The site has level change of approximately 8m from south (lower) to north (higher)

Full details and constraint mapping are provided in the separate Land Assessment Report

5. Constraint Reports

Note: This is a preliminary assessment at PIP stage. Detailed surveys and technical assessments at Technical Details Consent stage will refine these figures.

5.1 Reports for Stage 2 (Constraints)

- Detailed topographical survey (site layout)
- Acoustic assessment (to determine exact buffer requirements)
- Ecological survey (to confirm hedgerow buffer and BNG strategy)
- Arboricultural survey (Tree condition and roots buffer distances)
- Drainage strategy
- Utilities assessment

6. Summary

6.1 Surrounding Context

- Prevailing density range: [9-14] dph (average 11 dph)
- Mixed character area with significant property variation. Larger properties (0.06-0.3 acres) feature generous front/rear gardens, off-street parking, and spacious plots. Smaller properties (0.02-0.07 acres) have modest gardens with some on-street parking. Linear frontage development throughout. Predominantly 2-storey detached, semi-detached, and terraced properties with pitched roofs. Traditional materials: brick, render, stone, slate roofs. Dry stone walls and mature hedgerows.

6.2 Key Site Constraints

- Topography south to north
- Boundary hedgerow retention including surrounding houses window distances
- M66 noise mitigation
- Landscape buffer zones for woodland and mature trees