



Sustainability Statement

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. Site Sustainability Evaluation
4. Summary

1. Introduction

This statement provides factual evidence for the location, connectivity and accessibility on Land off Bentley Lane, Bury. 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	0.64 hectares 1.58 acres
Site Address	Land off Walmersley Old Road, Bury, BL9 6RZ
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. 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 is located adjacent to existing residential properties along Bentley Lane. It is positioned at the edge of the built-up area and is physically connected to the surrounding residential development.



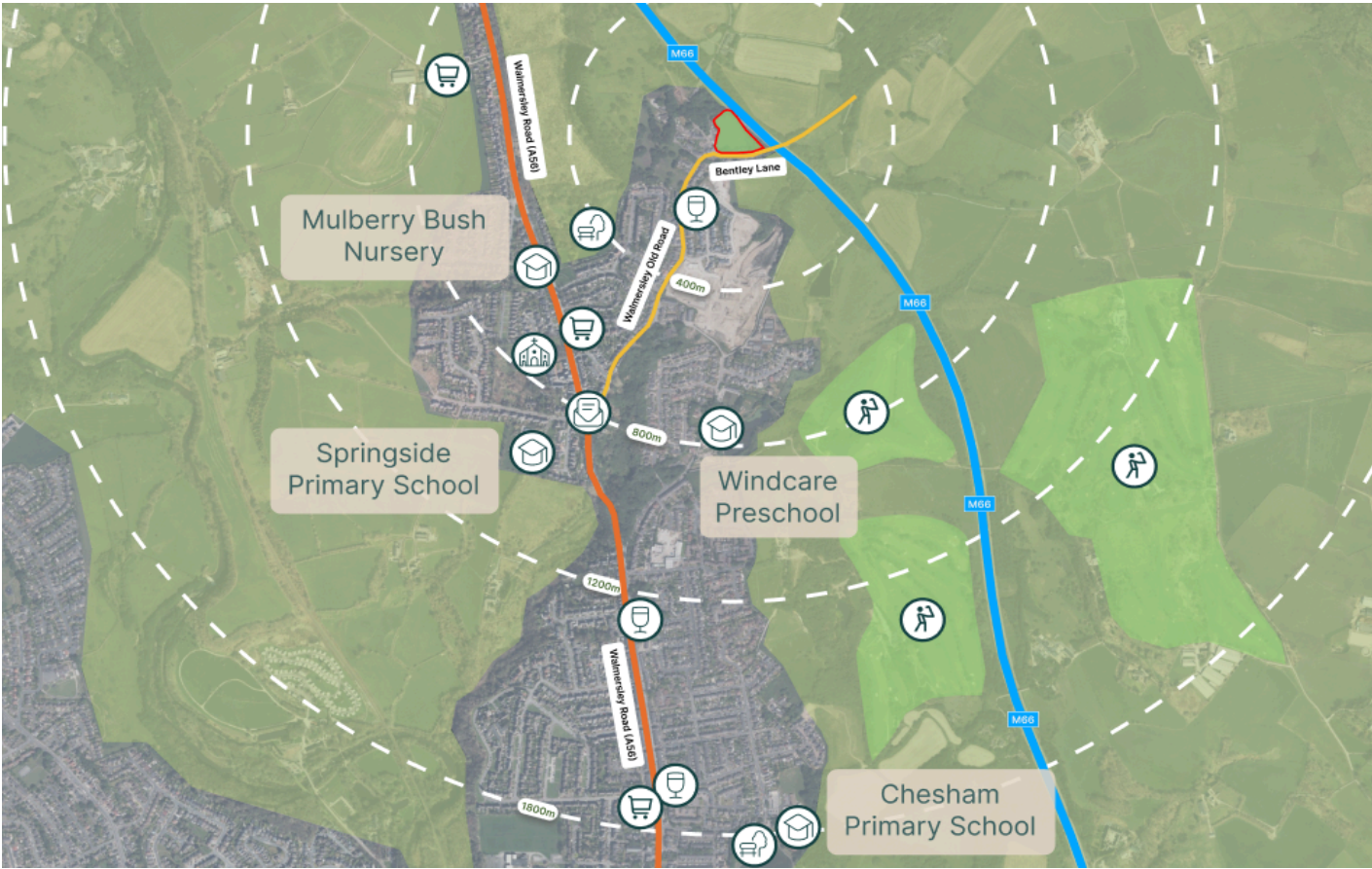
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3.2 Accessibility to Local Amenities

The site benefits from good accessibility to local amenities, with key services and facilities located approximately within 885 metres of the site. All amenities are within an 11 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	400 Metres	5 Minutes
	Golf Course	800 Metres	10 Minutes
	Pub/Restaurant	250 Metres	3 Minutes

Accessibility Plan



3.3 Transport and Connectivity

Pedestrian footways connect the site directly to the village centre and bus stops located adjacent to its boundary. The settlement benefits from regular public transport services to nearby towns, including Bury, Ramsbottom and Tottington. The local road network supports safe walking and cycling access to key amenities, while public transport links connect to the Metrolink in Bury, providing convenient access to towns further afield. The site also benefits from easy access to the M66 via Walmersley Road (A56), offering convenient links to Ramsbottom, Whitefield, Rossendale, and Manchester.

Transport & Connectivity Plan



Key	Transport / Connectivity	Distance (approx.)
	Bus Stops	1 Metre
	Walmersley Road (A56)	800 Metres
	M66 Junction	1200 Metres
	Bus Route (472, 474, 882 & 898)	800 Metres
	Bus Route (487)	1 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
487	Bury / Nangreaves	Every Hour	Every Hour	Every 2 Hours	7:30 - 9:30
882	Tottington/Walmersley	Twice a day	-	-	3:30 - 3:40
898	Walmersley/Walshaw	Once a day	-	-	7:52

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. The cycle lane located along Walmersley Road provides a safe cycling environment and offers convenient links to Ramsbottom and Bury.

Pedestrian Safety and Accessibility Plan



Key:

	Existing Pavement		Restricted byway (PRoW)		Cycling Lane
	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.