

<b>Report to:</b>	Cabinet	<b>Date:</b> 15 <sup>th</sup> January 2026
<b>Subject:</b>	Hot Food Takeaway Supplementary Planning Document- Consultation Draft	
<b>Report of</b>	Leader and Cabinet Member for Strategic Growth	

## Summary

1. Good health is one of the key determinants of quality of life. As well as being of great importance in its own right, it also has a significant impact on the ability of people to enjoy the immense range of opportunities across Greater Manchester and allows them to make a positive economic contribution.
2. Today, the planning system has an increasingly important role to play in helping to make towns and cities healthier places to live, work and visit. Health is now embedded as a key theme throughout national and local policy, underpinning many aspects of planning to provide a more sustainable and beneficial future, thereby securing the health and wellbeing of our population.
3. This Hot Food Takeaway Supplementary Planning Document (SPD) provides supporting information and guidance on how the Local Planning Authority will assess planning applications for hot food takeaways where planning permission is required.

## Recommendation(s)

4. It is recommended that Cabinet:
  - i. Approves the draft Hot Food Takeaway SPD attached at Appendix 1 as the basis for a six-week public consultation commencing January 2026.
  - ii. Delegates approval to the Executive Director (Place) to undertake the public consultation and make minor modifications to the draft Hot Food Takeaway Supplementary Planning Document before consultation commences.

## Reasons for recommendation(s)

5. To ensure that all stakeholders are given the opportunity to comment on the draft Hot Food Takeaway Supplementary Planning Document.

## Alternative options considered and rejected

6. To not approve the SPD for consultation. This would prevent stakeholders from commenting on the SPD and would prevent the Council from being able to proceed to adopt the SPD because it is a statutory requirement that such documents must be consulted on before adoption.

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**Background**

7. Places for Everyone ('PfE') is a joint plan of nine Greater Manchester districts and was adopted on 21st March 2024.
8. One of the key aims of PfE is to set out where we will build the new homes we need, where our businesses will locate to sustain and create jobs for our people, what infrastructure is needed to support the development and to protect and enhance our towns, cities and landscapes. PfE covers a timeframe up to 2039. In meeting our statutory housing targets, there is a requirement to ensure that the necessary infrastructure is also provided to cater for the needs of increased households.
9. PfE Policy JP-P6: Health states that to help tackle health inequality, new development will be required as far as practicable to maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development.
10. The draft Hot Food Takeaway SPD provides supporting information and guidance on how the Local Planning Authority will assess planning applications for hot food takeaways where planning permission is required, for example for new hot food takeaways or applications for a variation of opening times.
11. The SPD seeks to provide a framework to support a balanced and fair approach to supporting local business and economic growth whilst also taking steps to ensure our environment supports the health and wellbeing of our residents.
12. The SPD has been produced in collaboration with Public Health.

**Scope and Content of the SPD**

13. The concentration of hot food takeaways on our high streets, within our neighbourhoods, and close to schools has been recognised as a key planning issue for some time. Councils across the country are experiencing similar issues, often in areas suffering from high levels of deprivation.
14. Childhood overweight and obesity rates in Bury remain significantly above national averages, with NCMP data showing that more than 25% of children in some Lower Super Output Areas are affected. These figures have risen in

recent years, alongside an increase in hot food takeaway outlets and evidence demonstrates a clear association between the density of hot food takeaways and unhealthy weight outcomes, particularly in deprived communities.

15. The SP provides the context around the whole systems approach to support healthy environments and reduce obesity and the role that the SPD can play alongside other initiatives to address the obesogenic environment.
16. The Hot Food Takeaway SPD explains the requirements, relevant thresholds and measures that may need to be taken to ensure that a hot food takeaway is acceptable in planning terms. The requirements consist of:
  - Using local health intelligence to inform decision making via the Hot Food Takeaway Planning Matrix.
  - Proximity to Schools.
  - Locations where there are high levels of obesity.
  - Over-proliferation of hot food takeaways and
  - Limiting the impacts of hot food takeaways in relation to environmental health, highways issues and general residential amenity.

### **Proximity to Schools**

17. In an effort to establish appropriate healthy eating habits and reduce the rate of childhood obesity in the local population the Council considers it appropriate to restrict the establishment of new hot food takeaways around secondary schools. Planning permission will not be granted for new hot food takeaways which are located within a 400m radius of secondary schools.
18. It is not considered appropriate, at this time, to restrict hot food takeaways around primary schools as there is no comparable evidence to suggest that the location of hot food takeaways acts as an obstacle to primary school children eating healthily. It is thought that the majority of primary school children are not permitted out of the school grounds during the school day, and that they are more likely to be accompanied by an adult on their way to and from school.

### **Locations where there are high levels of obesity**

19. In assessing planning applications for new hot food takeaways, consideration will be given to levels of excess weight of 10-11 year old pupils (primary school year six pupils). In Lower Super Output Areas<sup>1</sup> where obesity levels in primary school Year Six pupils are more than 25% and there are more than 5

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<sup>1</sup> Lower Super Output Areas (LSOAs) comprise between 400 and 1,200 households and have a usually resident population between 1,000 and 3,000 persons (ONS, 2025).

existing hot food takeaways within that ward, planning permission will not be granted on the grounds that it would be harmful to public health.

20. Applying a more than 25% Year Six obesity threshold ensures that restrictions target areas with the greatest health need, supporting local and national public health objectives to reduce obesity, improve diet, and promote healthier environments. This approach aligns with NPPF guidance and reflects Bury's commitment to tackling health inequalities through spatial planning.

### **Over Proliferation**

21. An over-proliferation of hot food takeaway uses situated within close proximity may result in harmful impacts on residential amenity, as well as displace other uses and reduce options for healthier food choices. This could lead to negative outcomes on the vitality and viability of a centre or parade.
22. In assessing planning applications for a new hot food takeaway consideration will also be given to whether the cumulative impact of introducing the new facility would be detrimental to public health. Regard will be had to:
  - the number of existing hot food take away establishments in the immediate area and their proximity to each other.
  - the type and characteristics of other uses, such as housing, shops and public houses; and
  - any known unresolved amenity, traffic or safety issues arising from existing uses in the area.
23. In operating this requirement and to prevent the clustering of hot food takeaways, there should be no more than two consecutive hot food takeaways in any one length of frontage. Where there are already existing hot food takeaways in any one length of frontage, a gap of at least two non-hot food takeaway uses shall be required before a further hot food takeaway will be permitted in the same length of frontage.

### **Consultation and Adoption**

24. The SPD is being prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 which are reflected in our Statement of Community Involvement. The Regulations set out that a draft SPD must be:
  - Screened to determine whether Strategic Environmental Assessment or Habitat Regulation Assessment is required. The outcomes of the screening opinion will be published alongside the draft SPD.

- Made available for public consultation for a 4-week minimum period.
- Be made available as an online copy and have hard copies available at the Council's main reception and all libraries across the Borough.

5.1 The SPD will be prepared in accordance with the statutory framework set out in the Planning and Compulsory Purchase Act 2004 and the regulations cited above, and relevant material available for inspection shall be posted on the Council's web site. Electronic copies will also be available at the Bury Town Hall reception; Bury, Prestwich, Radcliffe or Ramsbottom Libraries and at the Tottington Centre. Letters/emails will also be sent to all contacts on the Council's development plan database. We will also advertise the consultation via social media platforms.

25. Following consultation, the draft SPD will, if necessary, be amended (in light of the consultation process) before being brought back to Members seeking formal approval for the adoption of the document.

## **Conclusion**

26. Members will in due course be requested to approve any proposed changes to SPD that arise out of the consultation process before agreeing to adopt it as fully up-to-date guidance.

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## **Links with the Corporate Priorities:**

27. Places for Everyone forms part of Bury's statutory development plan. It sets out statutory policies and strategic site allocations that will guide future growth and development in the Borough. A key part of the Plan is to rebalance the Greater Manchester economy by significantly boosting the economic output from the north through the delivery of new housing and employment that will benefit both Bury and its residents. The 'Let's Do It' strategy specifically refers to Places for Everyone as having a key role to play in the delivery of its objectives and priorities.

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## **Equality Impact and Considerations:**

28. A full Equality Impact Analysis has been completed. This has identified only positive impacts at pre consultation stage. The EIA will be reviewed and updated post consultation with relevant equalities considerations.

There are no equalities concerns at this stage.

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## **Environmental Impact and Considerations:**

29. The revised SPD is not expected to give rise to any significant environmental effects. The SPD provides supporting information and guidance on how the Local Planning Authority will assess applications for hot food takeaways where planning permission is required.

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#### **Assessment and Mitigation of Risk:**

<b>Risk / opportunity</b>	<b>Mitigation</b>
Stakeholders do not engage in the consultation on the draft Hot Food Take Aways Supplementary Planning Document.	The SPD is being prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 which are reflected in our Statement of Community Involvement. However, the consultation process will be kept under review and will be adjusted if additional stakeholder engagement is required.

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#### **Legal Implications**

30. The statutory requirements for the preparation of SPDs are set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 and the report set out how these requirements have been followed.
31. Before final adoption of the SPD, Cabinet must consider the issues raised during the consultation and how those issues have been addressed. If adopted, the SPD will be a material consideration to which regard may be had in determining relevant planning applications.
32. If the SPD is finally adopted, the Council must publish an "Adoption Statement" specifying the date of adoption, any modifications made and the time limits for anyone aggrieved by the decision to apply for permission for judicial review of the decision.
33. The matter before Cabinet in this report is the adoption of the draft for consultation and the recommendations within the report are within the legal powers of the Council.

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#### **Financial Implications:**

- 5.2 There are no financial implications arising directly from the report.

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**Appendices:**

Appendix 1 – Hot Food Take Aways Supplementary Planning Document

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**Background papers:**

None.

**Please include a glossary of terms, abbreviations and acronyms used in this report.**

Term	Meaning
SPD	Supplementary Planning Document
PfE	Places for Everyone