

APPLICATION NUMBER 73557

SUPPLEMENTARY PLANNING STATEMENT

DETACHED BUNGALOW

SEDGEWELL, 120 BRANDLESHOLME ROAD, GREENMOUNT BL8 4DZ

The initial Statement was written and the application submitted before the issue of the new National Planning Policy Framework (NPPF) on 17 August 2026. The NPPF has been completely reworked and replaces the previous NPPF published in December 2024.

The new NPPF contains “Policies” rather than guidance. Throughout the document Policies aimed at delivering new development have been strengthened, particularly to promote new housing. The presumption in favour of sustainable development is now mandatory. Where local development plans, such as Places for Everyone and the emerging Bury Local Plan are not in accord with the NPPF, it is the NPPF that is paramount.

Policy S4 states that “development proposals within settlements should be approved”. According to Policy S5 “only certain forms of development should be approved outside settlements” including “limited infilling within groups of houses”.

Guidance on new development in the Green Belt has changed, although the purposes of including land in the Green Belt remain the same. These are to:-

- a. Check the unrestricted sprawl of large built up areas:
- b. .Prevent neighbouring towns from merging into one another:-
- c. Assist in safeguarding the country side from encroachment.
- d. Preserve the setting and special character of historic towns; and
- e. Assist urban regeneration by encouraging the recycling of derelict and other urban land.

The NPPF supports the development of land which makes little or no contribution to the Green Belt subject to certain provisos. Planning permission in principle has been granted recently for several sites. Other applications have been refused and appeals allowed.

As before, most forms of development in the Green Belt are “inappropriate” (Policy GB6). Policy GB7 lists the categories of development that are not inappropriate in the Green Belt. They now include development where:-

- “i. 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;
- ii. There is evidenced unmet need for the type of development proposed;
- iii. The development would be in a sustainable location, with particular reference to Policy TR3 of this Framework.”

“Grey Belt” is defined in the glossary of the NPPF “as land in the Green Belt comprising previously developed land and/or any other land that does not strongly contribute to any purposes (a),(b) or (d) in Policy GB2”. The relevant purposes for this application are a and b.

Purpose (a) – Unrestricted sprawl

The site is well screened and in an established garden within a row of mostly detached houses of various types. It would make a weak contribution to unrestricted sprawl.

Purpose (b) – Prevent neighbouring towns merging

The guidance concerns the merging of towns not villages although there is a substantial gap between Greenmount and urban Bury. The site of the proposed bungalow is within existing development and will not have any effect on towns merging.

- i. The development would not undermine the purposes taken together of the remaining Green Belt area. There would be no encroachment into the countryside.
- ii. There is evidenced need for the type of development proposed.. The Borough is unable to demonstrate a five year supply of deliverable housing land.
- iii. The development is in a sustainable location as referenced in Policy TR3. Bus routes are a five minute walk from the property with services to Bury town centre via Ramsbottom, Brandlesholme and Tottington. The public footpath at the side of the plot leads to a network of paths including the former Railway line to Bury.