

Petition – Land between Manor Lane, Slyne with Hest and Greenwood Drive, Greenwood Avenue, Pinewood Avenue and Pinewood Crescent, Bolton-le-Sands

23 July 2025

Report of Chief Officer: Planning and Climate Change

PURPOSE OF REPORT

This report acknowledges the receipt of a petition in respect of the above land, and describes the processes that should be followed in the event of any future planning application or reallocation of land via the Local Plan process.

This report is public.

RECOMMENDATIONS OF PORTFOLIO HOLDER FOR PLANNING

- (1) That Council receives and notes the petition.**
- (2) That planning matters, including any future proposals for the development of this site, would be appropriately considered by the local planning authority, (including by the Planning Regulatory Committee). It would be inappropriate for Council to articulate a view outside of this regulatory process.**

1.0 Procedural Matters

- 1.1 As part of its Petitions Scheme, the Council has received a petition in respect of the retention of the Green Belt status of the land described above.
- 1.2 Once a petition has reached 500 signatures, it may be presented and received by a meeting of Council, hence this covering report.
- 1.3 A link to the petition is provided under 'Background Papers' at the end of this report.

2.0 Proposal Details

- 2.1 The petition asks the Council to retain the Green Belt status of the land between Slyne-with-Hest and Bolton-le-Sands, and to reject any proposals to build on the land.

- 2.2 The land is not designated for development in the adopted Lancaster District Local Plan. It is designated as part of the wider North Lancashire Green Belt, which extends from the northern edge of Lancaster to the southern boundaries of Carnforth.
- 2.3 At the time of compiling this report, a planning application for residential development of the land had not been received. Notwithstanding this, and notwithstanding the current land designation, it is anticipated that a planning application for residential development is likely to be received by the local planning authority this Summer.
- 2.4 National Green Belt policy has recently changed due to revisions to the National Planning Policy Framework (December 2024). The impact of these changes has seen greater development pressures throughout the country on undeveloped areas of land, including some areas of Green Belt.
- 2.5 However, it is not the aim of this report to discuss national or local policy, nor the merits of development or of protection of this site. These would be matters for the independent local planning process, either when reaching a decision in respect of a planning application; or via public examination of any Local Plan that incorporated proposals for the land.
- 2.6 As such, Council is advised that debate of this issue is a matter for the local planning process, and not for Council.

3.0 Details of Consultation

- 3.1 Should a planning application be received, then the local planning authority would undertake statutory and public consultation in accordance with the provisions of the Town and Country Planning (Development Management Procedure) (England) Order 2015. There would be opportunities to submit representations in writing (including electronically), and to register to speak at the relevant Planning Regulatory Committee subject to the Council's public speaking guidance.¹
- 3.2 Should the site be considered for future allocation in the emerging Local Plan, the local planning authority would undertake statutory and public notification in accordance with the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012. This would involve public consultation at the Visioning and Options stage of the Local Plan and a further public consultation at the Draft Local Plan stage. The Plan would also be subject to independent public examination.²

4.0 Options and Options Analysis (including risk assessment)

- 4.1 There is only one option available to Council in these circumstances. That is, that Council receives and notes the content of the petition, but that it acknowledges that planning decisions are a matter for the local planning authority, and that consequently, Council is unable to debate the issue without fettering, or being perceived to fetter, the individual decision-making role of the local planning authority (including via its' Planning Regulatory Committee).

¹ Making Representations at Planning Committee, September 2024 - [Making representations at Planning Committee - Lancaster City Council](#)

² Local Plan Timetable, May 2025 - [Local Plan Timetable | Local Plan Review](#)

5.0 Conclusion

- 5.1 Whilst Council is recommended to receive and note the petition, it is anticipated that the debate regarding the status of this land is considered as part of the independent planning process.
- 5.2 Accordingly, Council thanks the signatories of the petition; but advises them that they should engage in the planning process should a planning application be received by the local planning authority, or in the event that the land is considered for reallocation as part of the emerging Local Plan process.

CONCLUSION OF IMPACT ASSESSMENT (including Health & Safety, Equality & Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing):

The impacts arising from this petition (or from any development of the land that is the subject of the petition) will be appropriately assessed via the independent planning process, should a planning application for development be received by the local planning authority, or should the land be considered for reallocation during the emerging Local Plan process.

LEGAL IMPLICATIONS

There is a statutory process to be followed with regards to land designation. The Council (in its role as Local Planning Authority) must follow the planning process as laid down by parliament. Critically, as explained in the body of the report, the Council must not tie its hands with regards to land designation. This may undermine any future decision making under the statutory process for land designation and may undermine work on the emerging Local Plan.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this request

OTHER RESOURCE IMPLICATIONS, such as Human Resources, Information Services, Property, Open Spaces

There are no other resource issues arising from this report, or the petition that would not be considered via the independent planning processes described above.

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no comments to make.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer would draw members attention to the legal implications above and would emphasise the need to keep the planning process separate from other Council business. The advice is for this matter not to be debated in the chamber.

BACKGROUND PAPERS

Link to e-petition:

Contact Officer: Mark Cassidy
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ePetition - We the undersigned support the campaign both to preserve the green belt status of land (land between Manor Lane, Slyne with Hest and Greenwood Drive/Avenue and Pinewood Avenue/Crescent , Bolton le Sands), and to object to its use for development. - Lancaster City Council