



Planning Regulatory Committee

Written Update

Agenda Item:	A5	Application reference:	25/00805/OUT
Site Address:	Land To The West Of Slyne Road Bolton Le Sands Lancashire		
Proposal:	Outline application for the erection of up to 200 dwellings, including affordable housing, public open space, landscaping, and sustainable urban drainage system (SUDS) and associated works. All matters reserved except for means of access.		

Further Information

N/A

Additional Representations

Greater Manchester Ecological Unit (GMEU) – A consultation response has been received from GMEU which provides additional assessment of the potential for the site and surrounding land to constitute Functionally Linked Land (FLL) for qualifying bird species associated with the nearby Morecambe Bay & Duddon Estuary Special Protection Area. The response also provides assessment of additional survey data provided by an interested party. GMEU agrees with the conclusions of the Habitat Regulations Assessment (HRA) that the application site does not constitute FLL. GMEU confirms that the conclusions of the HRA in relation to FLL can therefore be relied upon. GMEU also confirms that it agrees with the conclusion of Natural England (as detailed within the Natural England response dated 26 January 2026).

9 additional letters of objection, including 6 submitted by the same interested party, have been received by the Local Planning Authority, raising the following matters:

- Video and photographic evidence showing birds using the fields has been shared by an interested party.
- Support afforded to the objection submitted by CPRE.
- Development does not constitute grey belt land.
- Reliance on the Green Belt Review 2016 is not appropriate as it was not undertaken in the context of grey belt policy.
- Reliance on the Green Belt Review 2016 would undermine the integrity of the Local Plan.
- Development of the site would fundamentally undermine the purposes of the Green Belt taken as a whole.
- Development would result in a loss of openness, encroachment into the countryside, and a material reduction in the separation between Slyne-with-Hest and Bolton-le-Sands.
- The location is not sustainable, and residents would be reliant on private transport.
- There are unresolved issues regarding traffic generation, pedestrian and cycle safety.
- The proposal conflicts with paragraphs 110 and 115 of the NPPF.
- The proposal would place further pressure on local infrastructure.



- The proposal would result in environmental harm, including flood risk and impacts on agricultural land, landscape character and biodiversity.
- The identified harms are significant and are not clearly outweighed by material considerations
- The proposal is inconsistent with Policies EN3 and EN4.
- The site is important habitat for qualifying bird species associated with the nearby Morecambe Bay & Duddon Estuary Special Protection Area, in particular Curlews, and other notable/protected species including Lapwing.
- There is no need for housing in this location.
- The proposal fails to meet the 'Golden Rules'.
- The proposal results in harm to the setting of designated heritage assets including Slyne Hall and Slyne Conservation Area.
- The proposal results in highway safety risk due to limited visibility, high road speeds, sharp corners, on street parking and limited pavement widths.
- The Transport Assessment is inadequate.
- Public transport in the area is inadequate.
- Sustainable travel modes are not a realistic option.
- The development does not relate well to wider settlement patterns and character.
- Surrounding settlements combined constitute a large built up area.
- The development is harmful to the drumlin character of the landscape.
- The proposal would result in urban sprawl into the countryside.
- Additional landscape viewpoints should have been assessed.
- Existing surface water flooding concerns.

Corrections to report / matters of clarification:

None

Officer Assessment/Comments

With respect to the additional representation provided by GMEU, this confirms that the site itself does not constitute FLL for qualifying bird species associated with the nearby Morecambe Bay & Duddon Estuary Special Protection Area. GMEU has also stated that the assessment contained within the submitted HRA is sound and that its conclusions with respected to FLL can be relied upon. Based on this additional assessment provided by GMEU, it is concluded that the development site itself does not constitute Functionally Linked Land, as also concluded by Natural England.

Surrounding land, in particular that to the eastern side of the A6, has a higher potential to constitute FLL. GMEU advises within its response that efforts should be made to protect and enhance the condition of these surrounding fields and their value as FLL. In this regard, the HRA has confirmed that, subject to the adoption of mitigation measures, the development proposed would not result in harm to this nearby land and therefore its value to qualifying bird species as potential FLL. It is recommended by GMEU that further opportunities should be explored to implement opportunities for FLL enhancements on these surrounding agricultural fields. This would be a matter for consideration as part of the Councils Local Plan Review, rather than this particular planning application, and would require engagement with surrounding landowners.

RECOMMENDATION

Approve as per the recommendation in the main report.