

An aerial photograph of a rural landscape, featuring a mix of green fields, dense tree lines, and a road. In the upper right, there is a cluster of buildings, possibly a school or a small village. The overall scene is captured in a green-tinted, semi-transparent style.

Strategic Land Consultation

Land off Slyne Road

Providing approximately 250 new family homes
and open space in the community of Bolton-le-Sands



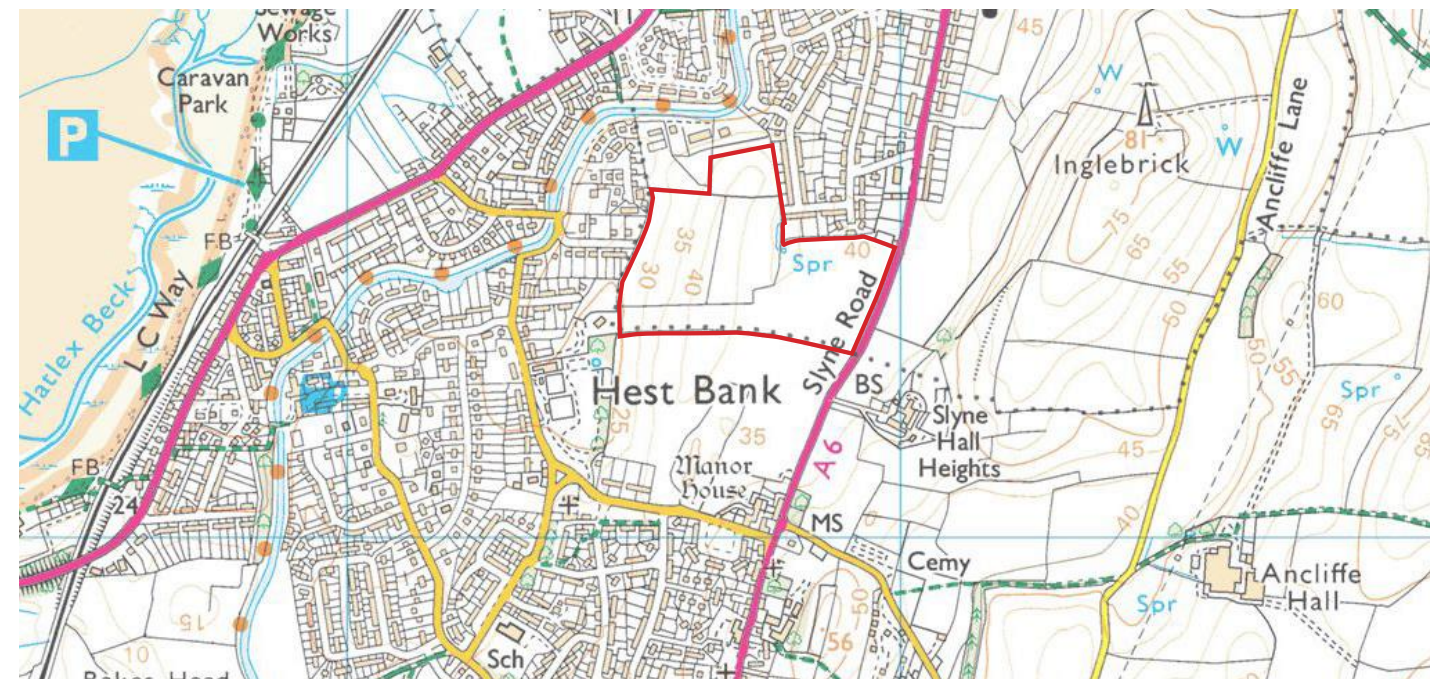
WRENMAN
STRATEGIC LAND

What we propose

Wrenman Strategic Land are proposing a new residential development of approximately 250 homes on land off Slyne Road, in the Parish of Bolton-le-Sands.

This will provide for new market and affordable housing, public open space and footpath network, a play area for children, sustainable drainage systems, and areas of ecological enhancement and bio diversity net gain.

This leaflet provides summary details of the scheme and seeks views and comments from the local community on the current proposals.



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We want to hear your views

This is your first opportunity to tell us what is important to you and what you would wish to see in this development should it be built.

Why your views are important to us

Your views and suggestions are important to us and will help shape our plans for the development. This is your opportunity to have your say and let us know about possible improvements, address any current issues and put forward any ideas that could benefit the locality.

Things we would like to hear about include:

- Are you or anyone you know, in need of affordable housing in Bolton-le-Sands, Hest Bank or Slyne?
- Is there a need for housing for first time buyers and/or housing for young professionals in Bolton-le-Sands, Hest Bank or Slyne?
- Are there any particular types of houses that Bolton-le-Sands, Hest Bank or Slyne is currently lacking?
- Are there community facilities that you would like to see improved or developed as part of this scheme?

If you are in favour of or opposed to new housing on this site, please tell us why. Your feedback is important to us and will be used to help shape our proposals.

How can you comment?

You can respond by email:

comments@wrenman-consultations.co.uk/slyneroad

(using 'Slyne Road' as the subject line)

or by Post:

**Wrenman Consultation
Land at Slyne Road
Unit 7, Lune Industrial Estate,
Lancaster, LA1 5QP**

Or by using the online feedback form on our dedicated website:

www.wrenman-consultations.co.uk

Development Framework & Design Principles Masterplan

Masterplan principles include:

- A spine road that serves as the principal route through the site connecting the access point (off the A6 Slyne Road) to residential properties.
- This will also facilitate a cycleway along its entire length (connecting to both Greenwood Drive and Hatlex Hill) and street trees.
- Streets arranged across a hierarchy of primary (spine road), secondary (residential streets) and tertiary (private driveways) roads.
- A central focal point that occupies the centre of the site. This area of POS will be positioned at the sites highest point maximising the long distance views across Morecambe Bay to the west and the countryside to the east.
- A series of header buildings, focal points and corner turning properties to occupy notable positions throughout the site, aiding in site legibility.
- Streets and spaces will be fronted by buildings to provide passive natural surveillance and improving safety for pedestrians.
- Potential pedestrian and vehicle link to the promoted site to the south. This could facilitate a bus route if required.

KEY














	SITE BOUNDARY		AREA OF PLAY
	RESIDENTIAL PARCEL		PUBLIC OPEN SPACE (POS)
	PRINCIPAL FRONTAGE		RETAINED HEDGEROW
	SPINE ROAD (WITH STREET TREES)		VEHICULAR ACCESS
	SECONDARY STREETS		PEDESTRIAN AND CYCLE LINK
	RESIDENTIAL STREETS		CYCLEWAY (ORANGE LINE)
	FOCAL POINT DEFINED BY SHARED SURFACING		



Figure 39: Illustrative Masterplan

The need for new homes

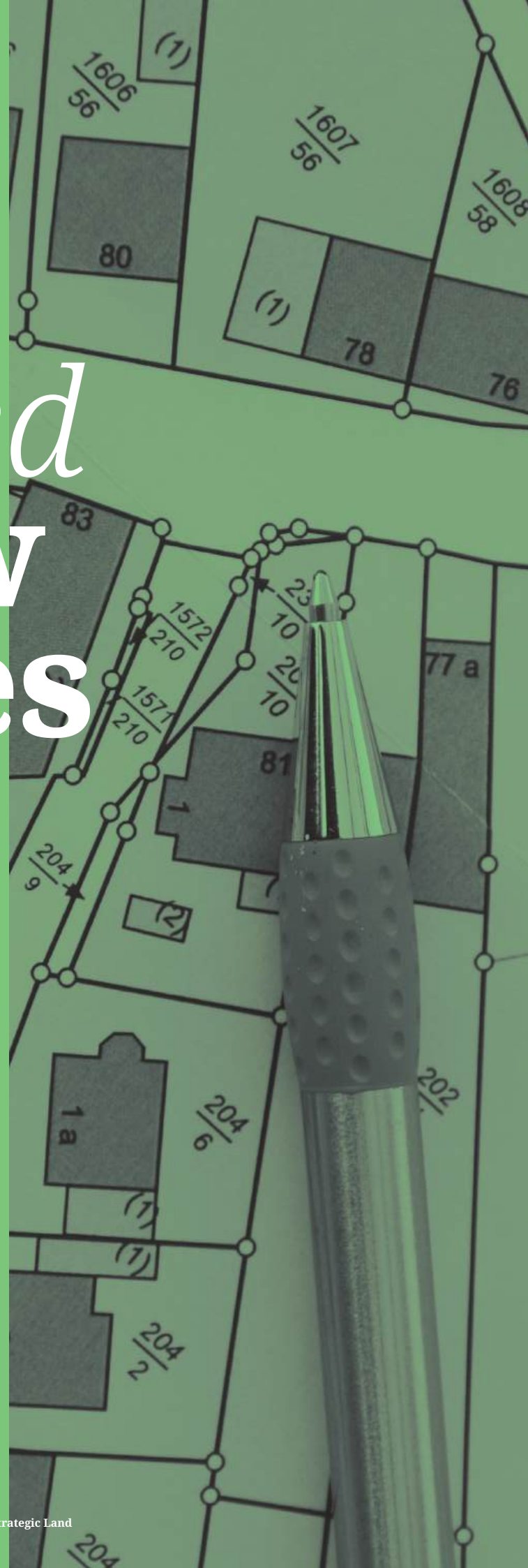
Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a “presumption in favour of sustainable development.”

Lancaster City Council need to meet future development needs for the District through a 5 year supply of housing land. They are presently unable to do this, and approval of this development will help towards addressing the substantial shortfall of housing land within the District.

But the site is in the Green Belt?

The Government published a new National Planning Policy Framework (NPPF) in December 2024. The Government recognises the pressing need for new homes and so the NPPF now allows for the development of Green Belt sites which do not make a strong contribution to the overall function of the Green Belt. Such sites are called ‘Grey Belt’ land.

New ‘Golden Rules’ introduced for developing such sites require a significantly higher proportion of affordable housing above local requirements, and necessary infrastructure and public open space is provided.



Is the site ‘Grey Belt’ and is it suitable for development?

The Council prepared a Green Belt study in 2016, which found the site does not make a “strong” contribution to any of the purposes of the Green Belt. Subject to detailed assessment through a planning application, this would suggest the site could meet the definition of ‘Grey Belt’.

In addition the site is a suitable location for development, being supported by a range of services and facilities at a local level at Bolton-le-Sands, Hest Bank and Slyne, with good connectivity and access to Lancaster City Centre and the services and facilities on offer there.

What is proposed?

A residential development (shown edged red on the location plan) to include up to 250 new homes of varying sizes, types and tenures.

In line with with ‘Golden Rules’ of the NPPF:

- Approximately 45% (up to 112) of these new homes (15%, or up to 37 homes, above the current Local Plan requirement) would provide affordable housing for people in need.
- Significant new areas of green spaces, accessible to the public.
- The opportunity to provide extensive new landscape planting and biodiversity enhancements to complement the existing hedgerows and trees that will be retained wherever possible.
- Necessary improvements to local infrastructure (e.g. schools or sports pitches) will be secured by the Council through payments made in a legal agreement, called a Section 106 Agreement.

Privacy and Data Protection Statement: Wrenman will review and consider all feedback provided. Feedback will be grouped by topic in a Statement of Community Involvement (SCI), which will accompany the planning application. Personal information will remain confidential and will not be shared publicly. After the application is submitted, the Council will carry out its own statutory consultation, notifying local residents. At that point, you will have another opportunity to share your views directly with the Council.

What happens next?

This initial consultation provides the community with their first opportunity to comment on and help shape the housing proposals. Please aim to submit your comments on this leaflet as soon as possible, and no later than Friday 16 May 2025. The sooner we receive comments the longer we have to consider them.

Once an outline planning application has been submitted, you will of course be able to make formal representations to Lancaster City Council, who will take these into account before making their decision.

The consultation website provides a digital version of this leaflet and includes an online feedback form for making comments:

www.wrenman-consultation.co.uk/slyneroad

Should you be unable to access the internet please write to:

Wrenman Consultation
Land at Slyne Road
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