

Bolton le Sands and Slyne with Hest Joint Parish Council Public Meeting.

Planning Application 25/00805/OUT – Lapwing Field Development

Date: Tuesday 29 July 2025

Venue: Bolton-le-Sands Community Centre 7:00 pm.

A huge thank you to everyone who attended the Joint Parish Council consultation meeting on Tuesday 29th July, regarding the proposed development on the Green Belt between Bolton-le-Sands and Slyne with Hest. There was well in excess of 200 residents who attended which goes to show the amount of concern for this development. The turnout was such that the Community Centre reached full capacity and we had to run the session twice to ensure more residents could hear the presentations and to allow input from residents from both parishes. Despite our efforts, we recognise that some residents were still unable to attend due to space limitations, and we apologise for this.

The meeting was chaired by Tracy Bell, Chair of Bolton-le-Sands Parish Council. She welcomed everyone and thanked them for attending the meeting at short notice and explained the purpose of the meeting:

"To give residents the opportunity to express their views so that both Parish Councils can better represent their communities when submitting formal responses to Lancaster City Council."

If you would like to donate to the group that has been formed to oppose the application the details are as follows:- Friends of Lapwing Fields - their bank account details are; Friends of Lapwing Fields, sort code 01-00-61 account number 209210020. They can be found on facebook as Greenbelt Action Group (Bolton le Sands and Slyne with Hest)

You can comment directly on the planning application on the web site or by email to:

dcconsultation@lancaster.gov.uk quote reference: 25/00805/OUT - **Or by post to:**

Lancaster City Council Planning Department, Town Hall, Dalton Square, Lancaster, LA1 1PJ.

Listed below are some of the questions and answers relating to the proposed planning application:-

Open Q & A Session 1

□Q: What is the likely cost of solicitors' fees?

□A: Between £4,000–£6,000 initially, with further costs if required.

□Q: What level of donation is needed to support the legal fund?

□A: That is entirely up to individuals. Every donation will go towards legal costs. If any money remains after the campaign, it will be donated to charity as set out in the Friends of Lapwing Fields constitution (they are a not-for-profit group).

□Q: Has the need for 200 houses in Bolton-le-Sands been proven?

□A: Not to our knowledge. There are many permanently empty homes in the Lancaster district and over 8,000 across Lancashire.

□Q: Have you confirmed the land is Green Belt? And have you consulted wildlife experts regarding the endangered Lapwings?

□A: Yes. Friends of Lapwing Fields have verified that the land is Green Belt and are engaging with as many relevant experts as possible.

□Q: Have you applied for Local Green Space designation?

□A: Yes, a formal application has been submitted along with supporting letters.

□Q: If this part of the field is developed, how likely is it that the other side (in Slyne) will also be developed?

□A: There has already been reference to this in the current application, and Story Homes has previously shown interest in the adjacent land.

□Q: I'm concerned about the stability of the land – it's very wet, and I worry about flooding affecting nearby homes.

□A: This is one of the key points in the objections. Residents already experience flooding during heavy rainfall events, and more development would worsen the situation.

□Q: I know it's rare for planning to be refused on infrastructure alone, but this site is Green Belt.

□A: We agree. This is not a sustainable location. Access is poor, services are stretched, and the Green Belt should be protected.

□Q: I recommend using Easyfunding.com as a way to raise money – it's safe and works well.

□A: Thank you. That is a helpful suggestion.

The second meeting open Q & A session

□Q: The traffic on the A6 is awful, the roads around the proposed development were built as country lanes. I am worried about the access issues to the site. I am also worried about the loss of hedgerows, trees and other wildlife habitats.

□A: We have engaged with others on these points, and they will be included in the

objections.

□Q: Have schools and doctors' surgeries also objected?

□A: Both Bolton-le-Sands and St Luke's in Slyne have objected as they are at or close to capacity. Doctors' surgeries are being urged to respond.

□Q: I am very worried about the lack of capacity at the local surgery. I have a terminally ill wife and I have not been able to see our assigned GP since January. The lack of continuous care is not their fault, but the situation is awful. I too feel that the basic needs of residents are barely being met now, and adding hundreds of new residents would overwhelm our community resources.

□A: We agree.

□Q: Do we know if the land has been sold?

□A: No.

□Q: Have DEFRA submitted a comment regarding the historic use of the field to dispose of diseased cattle?

□A: We do not know.

□Q: Are we able to force a developer to add capacity to the local energy requirements? I work in the energy sector and I know that the local substations are not going to cope with another 200 homes. Will they be energy self-sufficient? Otherwise, they will not get their energy needs met by what is currently available.

□A: At this stage we hope to object to the development and not have it built.

□Q: Safety on the current roads is very low. There are large parts of the villages that have no footpaths whatsoever. I worry that with the extra traffic, where you can expect at least 1.5 vehicles per household to be added, how can safety needs be met?

□A: By not having the development go ahead.