



Tarleton Masterplan

268-01

Prepared by **BCA Landscape** on behalf of
Acland Bracewell Surveyors Limited
with input from **Mersey Design Group & Vectos**



The Lilford Estate



ACLAND
BRACEWELL
SURVEYORS LIMITED

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1. Introduction.

- 1.1 Why is the masterplan needed?
- 1.2 How has the masterplan been prepared?
- 1.3 What does the masterplan include?





1. Street - Tarleton
2. Dog walkers

This Masterplan presents a unique opportunity to create a sustainable vision for Tarleton and its neighbouring villages, which seeks to meet the needs of both existing and future communities, providing new homes of high quality design and employment land over the next 30 years. In conjunction with the Lilford Estate, it sets out how the Masterplan can support agriculture and local economic growth and importantly, how infrastructure and wider community benefits could be provided for the residents of Tarleton, generated through its sustainable development.

1.1 Why is the masterplan needed?

This Masterplan has been produced to assist West Lancashire Borough Council in preparing their Local Plan Review and to inform the next stage, which is the Council's Preferred Options Paper. This Paper sets out the Borough's spatial strategy where new housing and employment development should be located, how much development is required, and what type of development is required to meet the needs of the Borough over the next plan period up to 2050.

The Masterplan incorporates a number of potential sites within and around Tarleton, which are being promoted as allocations for housing and employment development in the emerging Local Plan.

1.2 How has the masterplan been prepared?

The Masterplan has been prepared as a result of collective joint working between the Lilford Estate, third party landowners, house builders, and land promoters, and has involved detailed input from a range of technical consultants.

Informed engagement has been undertaken with local community stakeholders, including collaborative working with Tarleton Parish Council and local residents to ascertain their views on their aspirations and concerns for Tarleton, which has informed the Masterplan.

In conjunction with Tarleton Parish Council further engagement on potential wider community benefits that could be derived has been held with local sporting groups including Tarleton Cricket Club, Tarleton Rugby Club, and Tarleton Corinthians Football Club.

Engagement has also been held with Tarleton and Rural District Schools (TARDiS), Tarleton Active Schools Alliance (TASA), the West Lancashire Sports Partnership (WLSP), and the Lawn Tennis Association (LTA)



1. Street - Tarleton

1.3 What does the masterplan include?

Vision - It provides a spatial representation and a future vision for development in and around Tarleton, encompassing six development opportunity sites of varying sizes.

Land ownership - It considers, with various land ownership and interests, how the development of the larger development sites with multiple landowners, would be coherent as one development site, rather than fragmented, and could be achieved in a phased way, assisted by future Masterplans for the individual sites.

Development potential - It assesses the amount and type of development on each of the six sites, with potential access points identified.

Benefits - Development of one, all, or a combination of the six development sites, would provide wider social, economic and environmental benefits.

The Lilford Estate are a comprehensive landowner and steward of the local area. As a result of the long-term relationship with Tarleton, it is important that the Masterplan proposals are of a high quality and will benefit the community.

This Masterplan will:

- Set out an overview of Tarleton village within the context of West Lancashire;
- Provide an overview of the National and Local Planning context;
- Identify the potential sites that could come forward for development through the emerging Local Plan;
- Provide an analysis of the physical and technical constraints of each site;
- Explain why each site is suitable for development taking into consideration the Government's policy for the release of Green Belt land and land that is not within the Green Belt, but protected from development, and the focus of sustainable patterns of development;
- Set out the overall vision for Tarleton; and
- Set out potential wider community benefits that could come forward



2. Context.

2.1 West Lancashire

2.2 Tarleton

2.3 The importance of agriculture in West Lancashire

2.4 Landscape context



1. Tarleton Canal
2. West Lancashire Light Railway
3. West Lancashire Borough Council Logo

2.1 West Lancashire.

West Lancashire is the southernmost Borough in the County of Lancashire, but is also located within the Liverpool City Region. The Borough comprises a mixture of vibrant towns and villages sitting alongside tranquil countryside. The Borough has the greatest amount of Green Belt land in England.

The majority of people live within the Borough's three main settlements; the New Town of Skelmersdale (including Up Holland); the market town of Ormskirk (including Aughton); and the small town of Burscough. There are also a number of distinct rural areas; the Northern, Eastern and Western Parishes, containing a number of villages, the largest of which are the linear settlements of Tarleton and Hesketh Bank.

2.2 Tarleton.

The Northern Parishes in the adopted West Lancashire Local Plan (2013) (Local Plan) contain four main villages (Tarleton, Hesketh Bank, Banks and Rufford) within the four parishes of Tarleton, Hesketh-with-Becconsall, North Meols and Rufford respectively.

Tarleton is the largest of the villages (population of Tarleton Parish circa 5,600), approximately 13km southwest of Preston. Southport is located a similar distance to the west. The centre of the village provides a wide range of services and facilities to meet local needs. These are primarily found at Mark Square which includes the Health Centre, Library, Spar shop, pharmacy, bakery, restaurant, take away and public house. There are two primary schools and a secondary school in the village.

As a comprehensive land owner and steward of the local area, the Lilford Estate are the landowners of a number of these facilities. In addition to Mark Square, this includes the rugby and football pitches located to the west of Carr Lane.

Located south of the village centre is the junction of the main arterial A565 and A59 road networks, which facilities access to the wider region. The A59 provides access to Preston and the M6/M61/M62 and M58 motorway network and to Ormskirk and Liverpool to the south : the A565 provides a direct link to Southport.

The Local Plan identifies Tarleton as a 'Key Sustainable Village', which is a reflection of the wide range of services available.





1. Agricultural machinery in action

2.3 The importance of agriculture in West Lancashire.

The Masterplan identifies land suitable for commercial use, to promote and generate opportunities for employment. It is conceivable that these could have a bias towards agriculture and food production which are particularly important to the West Lancashire economy -

- There are 400 agricultural holdings in West Lancashire employing 2,300 people
- A further 200 people employed in agriculture in 2015, in addition to those employed on farms.
- In terms of food processing, there are 2,250 jobs in food production in West Lancashire (BRES)
- This represents a third (32%) of the manufacturing jobs in the Borough and 4.7% of total jobs.
- Food production has seen significant growth in manufacturing employment both in West Lancashire and also across Great Britain.
- West Lancashire has seen much strong growth, accounting for 17.1% of manufacturing jobs since 2009.
- Agriculture and food production account for 10% of jobs in West Lancashire compared to fewer than 2% nationally
- Both agriculture and food production are vital and a priority growth sector and important to the local economy

2.4 Landscape context.

Tarleton is set along the low ridge (15m AOD) which forms the west side of the valley of the River Douglas - the river floodplain (at 5-6m AOD) includes prominent meanders as it passes the village, and broadens out to the south to form the expanse of Croston Moss, also at approximately 5m AOD. To the north, the river is canalised across the Hesketh- and Hutton Marshes, before entering the River Ribble.

The land to the west is known as Tarleton Moss and is intensively farmed, either in large arable fields or under glass.

The original village core extended along Church Road and Gorse Lane, but has gradually extended northwards along Hesketh Lane and southwards along Coe Lane to form a linear settlement which now merges with Hesketh Bank in the north. The recent pattern of development has seen substantial rounding off and infilling – for example, the Tarleton Village estate by Roland Bardsley Homes at the southern end off Coe Lane, Meadow Park (static caravans and bungalows) at the bottom of Plox Brow, and Hillside (off Hesketh Lane/ Hunter Drive) near to Tarleton Lock. Typically, the housing is generally a mix of single-storey bungalows and traditional two-storey dwellings, with occasional three-storey units with dormer roofs.

The Local Plan includes Supplementary Planning Guidance (SPG) on landscape character¹, to assist new developments to consider local distinctiveness and minimise their environmental impact. The SPG summarises the area around Tarleton as category 1C ‘Northern Mosses’, with the prevalent characteristics being -

- Low lying, flat and open mossland;
- Predominantly intensive arable and market gardening on reclaimed mossland;
- Few areas of woodlands, those established tend to be in geometric blocks (for example Carr Heys Plantation off Carr Lane);
- Geometric fields of varying sizes from small and narrow in the north (those between Carr Lane and Hesketh Lane) to large and irregular but straight sided in the south (for example, those immediately south of the A565);
- Hedges are largely absent ; field patterns are defined by minor channels and drainage ditches;
- Predominantly intensive arable and market gardening on reclaimed mossland (more typically west of Tarleton on Tarleton Moss)



1. Holy Trinity Church - Tarleton





1. Wetland
2. Family bike ride

The SPG includes notes on principles which would mitigate environmental impact, and these would be an essential ingredient of any design guide promoted as an ingredient of a development strategy. Key principles are highlighted as the retention (where feasible) of existing features such as woodland, trees, hedgerows, drainage channels, and footpaths/tracks, noting that particular care is needed with built development, especially in terms of siting and use of materials to minimise visual impact and the need to minimise the introduction of unnecessary or inappropriate landscaping.

The summary of each potential development area includes a more site specific assessment of the landscape context, noting also specific principles which could be applied to address the design objectives of the SPG.

1 (SPG) “Natural Areas and Areas of Landscape History Importance” (Updated August 2007).



3.1 National planning policy.

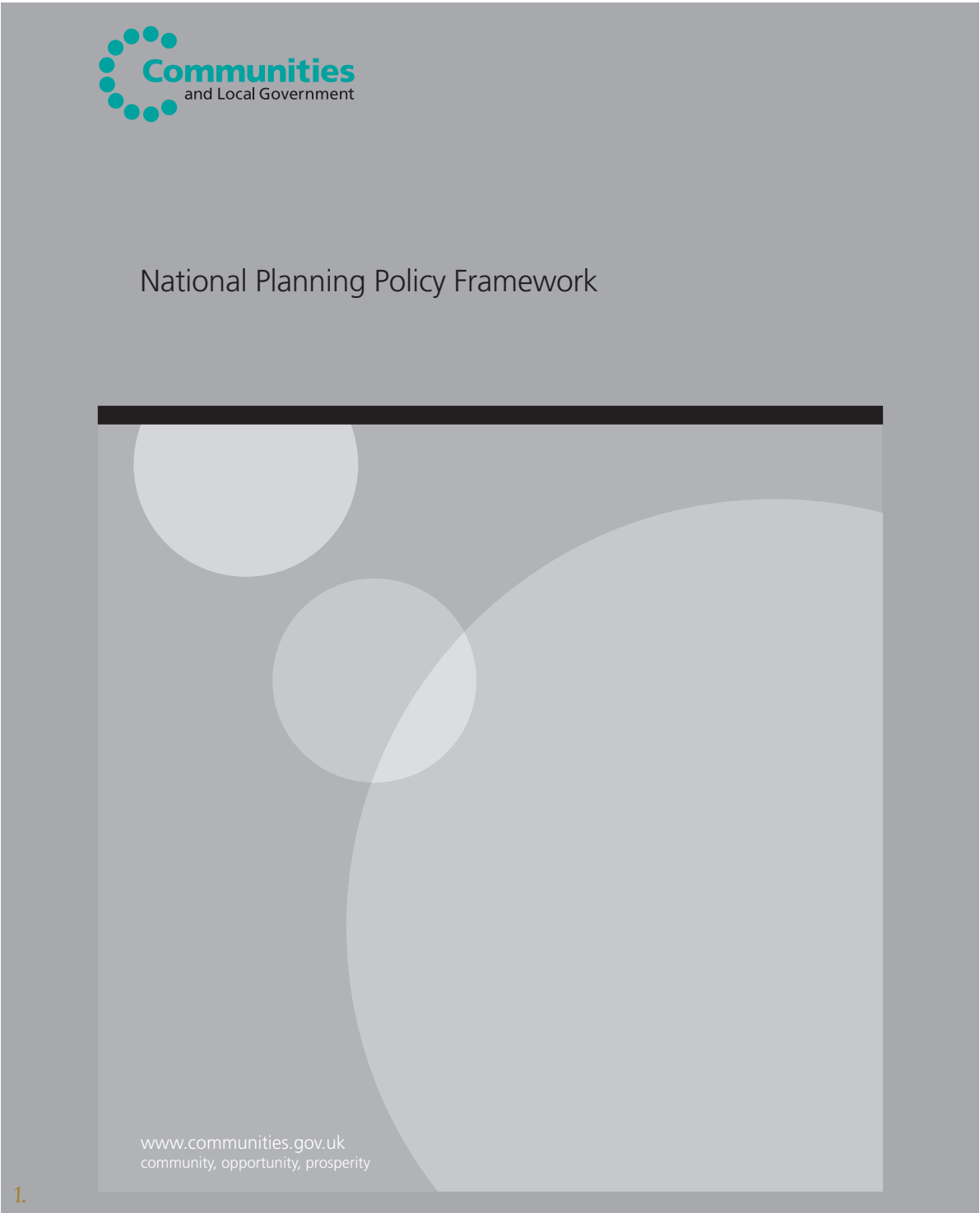
National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development (Para 14). For plan making this means that local plans should meet objectively assessed development needs, with sufficient flexibility to respond to rapid change, unless the adverse impacts of doing so would significantly or demonstrably outweigh the benefits or policies within the NPPF indicate that development should be restricted.

To support policy-making, housing need is intended to address the needs arising from households and population projections; the need for all types of housing and for housing demand (Para 159). Plans are expected to align housing and economic evidence base and policies (Para 158).

To boost significantly the supply of housing, local planning authorities are expected to use their evidence base to ensure that local plans meet the full objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF (Para 49).

The NPPF outlines that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. It outlines that local planning authorities should set a clear economic vision and strategy based on an understanding of business needs, market changes and barriers to investment. This understanding should be achieved through joint working with the business community, neighbouring authorities and the Local Enterprise Partnership. Plans should then proactively seek to meet development needs, support existing and new/ emerging sectors, and support an economy fit for the 21st Century (Paras 18-22).



1. National Planning Policy Framework Cover



West Lancashire Local Plan

2012-2027

Development Plan Document



October 2013

3.2 Local planning policy.

West Lancashire Local Plan 2012-2027

The Local Plan (adopted 2013) sets out a growth strategy that seeks to balance social, environmental and economic objectives and concentrates development with the main settlements of Skelmersdale, Ormskirk and Burscough. The adopted local plan sets out an overall need for 4,860 dwellings and 75ha of employment land over the plan period up to 2027.

While it is only four years old, the context surrounding planning and development is constantly changing.

Other key planning policy documents that are critical to the local plan review are -

- The Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD
- The Joint Lancashire Minerals and Waste Local Plan: Site Allocation and Development Plan Policies
- Liverpool City Region Strategic Housing and Employment Land Market Assessment (SHELMA)
- West Lancashire Strategic Housing and Employment Land Availability Assessment (SHELAA)
- West Lancashire 2017 Annual Monitoring Report
- West Lancashire Statement of Community Involvement

1.

1. West Lancashire Local Plan Cover

4. Is there a need for development within the Green Belt?



4 Is there need for development within the Green Belt?

West Lancashire has the largest amount of Green Belt allocation of any Borough within the UK and the majority of its settlements have tightly defined Green Belt boundaries, which is very challenging in meeting the Borough's future housing and employment needs. Development is only permitted within Settlement Boundaries, and when all this land has been built up there is no other option but to look at sustainable urban extensions outside the Settlement boundaries.

At the examination of the adopted Local Plan, the Inspector determined that Green Belt would need to be released to meet the needs of the Borough up to 2027. The emerging local plan seeks to identify suitable sites for housing and employment up to 2050, which is an additional 23 years, beyond the Local Plan period. It must therefore be recognised that in order so the Council can meet the future housing and employment needs of the Borough for that additional 23 years, in addition to Protected and Safeguarded land release, further Green Belt will need to be released to meet this need, where it is most appropriate.

The Council's Issues and Options document sets out five possible options (A-E) for development land release to meet the needs of the Borough over the emerging Local Plan period, up to 2050. These range between 8 ha (for 200 dwellings) to 24 ha (for 600 dwellings) per year and between 2 ha to 6 ha per year for employment. It is therefore accepted that:

- Based on the Council's housing and employment land aspirations, together with the high proportion of Green Belt land within West Lancashire, it is a certainty, that whichever Development Option is chosen, there will be a need for Green Belt release.
- There are tight Green Belt Boundaries around the settlements within the Northern Parishes and there is little ability for expansion, which limits the options available for future development, if the Council are seeking to allocate future development, particularly in Tarleton.
- Para 83 of the NPPF does permit Local Planning Authorities to release Green Belt land at the Local Plan review stage, but only in exceptional circumstances and it is acknowledged by Government that meeting the Borough's development needs, can provide exceptional circumstances. In addition, fundamental to consideration of Green Belt release is the delivery of sustainable patterns of development.
- There is a need for a partial Green Belt review to ensure there is a sufficient supply of land to meet the housing and employment needs of the community. This constitutes exceptional circumstances required by the NPPF.
- Half of the sites contained within this Masterplan would require land being released from the Green Belt. The other half of the sites are not classified as Green Belt and are currently Protected Lands. Through the development of the Protected Lands, this would reduce the need for the Council to release additional Green Belt than necessary. This Masterplan demonstrates that development of any of the Protected Land Sites and Green Belt sites would represent a sustainable form of development, providing economic, social and environmental benefits.



1. Land on the edge of settlement boundary



Legend

- Green Belt
- Protected Land GN1(b)
- Conservation Areas EN4
- Green Infrastructure Open Recreation Space EN3
- Nature Conservation Sites EN2(a)
- Rural Development Opportunity EC3

1. Adopted West Lancashire Local Plan (2013 proposals map)



5. The sites & their surroundings.

- 5.1 The sites under review
- 5.2 Land ownership

5.1The sites under review

The Sites under review are identified on the Masterplan. The principles now set out against the individual areas, are based on a preliminary survey and desktop information : any further exploration of site planning and development objectives would be based on more detailed surveys and analysis.

The Sites are in the following strategic areas of development:

North Tarleton

- Site 1 : Hesketh Lane North
- Site 2 : Hesketh Lane South

East Tarleton

- Site 3 : Coe Lane

South Tarleton

- Site 4 : Southport New Road North
- Site 5 : Liverpool Road South
- Site 6 : Southport New Road South

MS - Mark Square (community benefit area)



5.2 Land ownership.

Site 1: Hesketh Lane North (TA.020)

Site 2: Hesketh Lane South (TA.025 / TA.060 / TA.024)

Site 3: Coe Lane (TA.023)

Site 4: Southport New Road North (TA.061)

Site 5: Liverpool Road South (TA.064 east)

Site 6: Southport New Road South (TA.064 west)

5.2 Site 1: Hesketh Lane North.



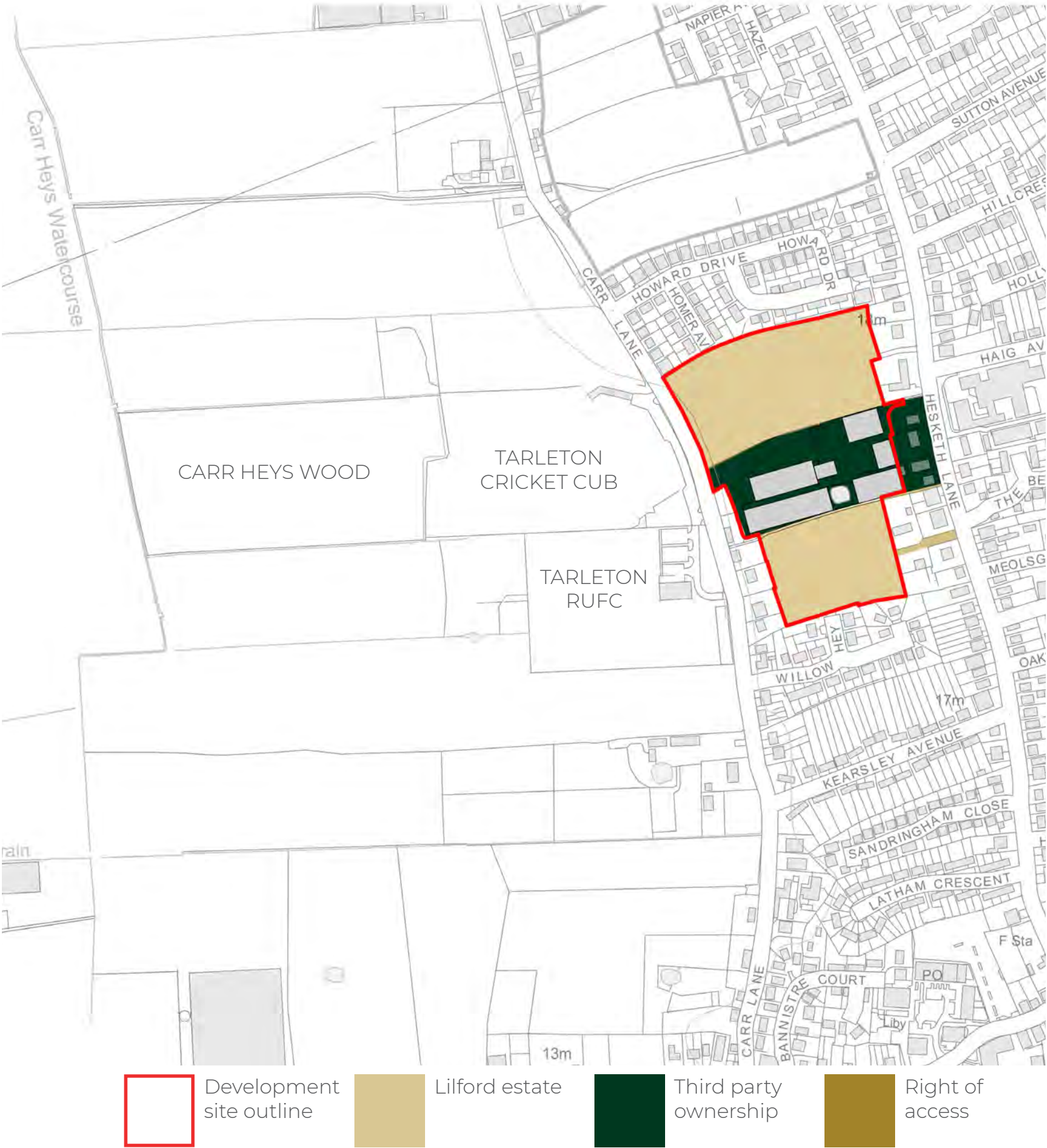
1. Site location plan



5.2 Site 2: Hesketh Lane South.



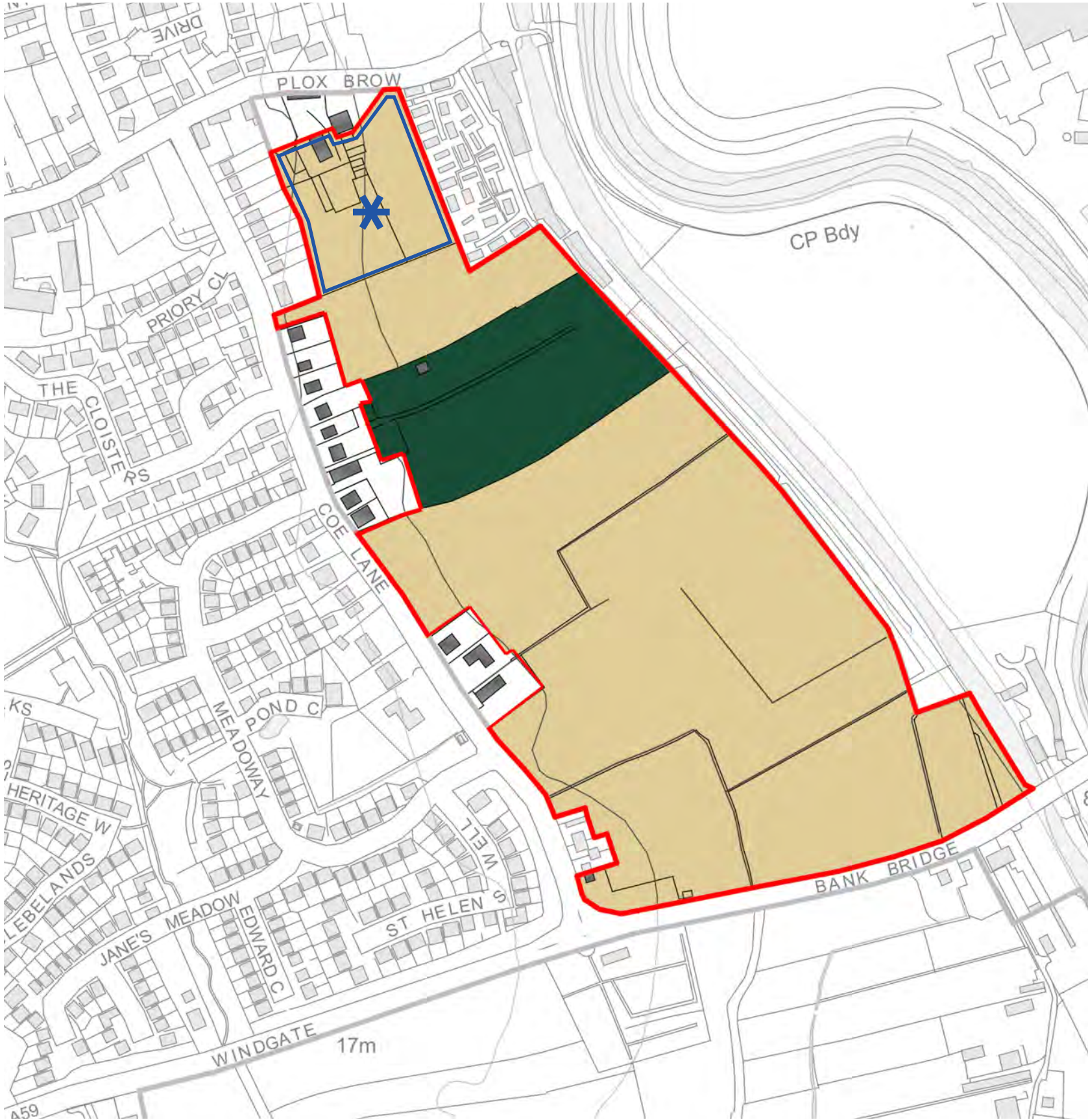
1. Site location plan



5.2 Site 3: Coe Lane.



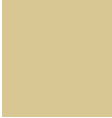
1. Site location plan



Site subject to pending planning application



Development site outline



Lilford estate



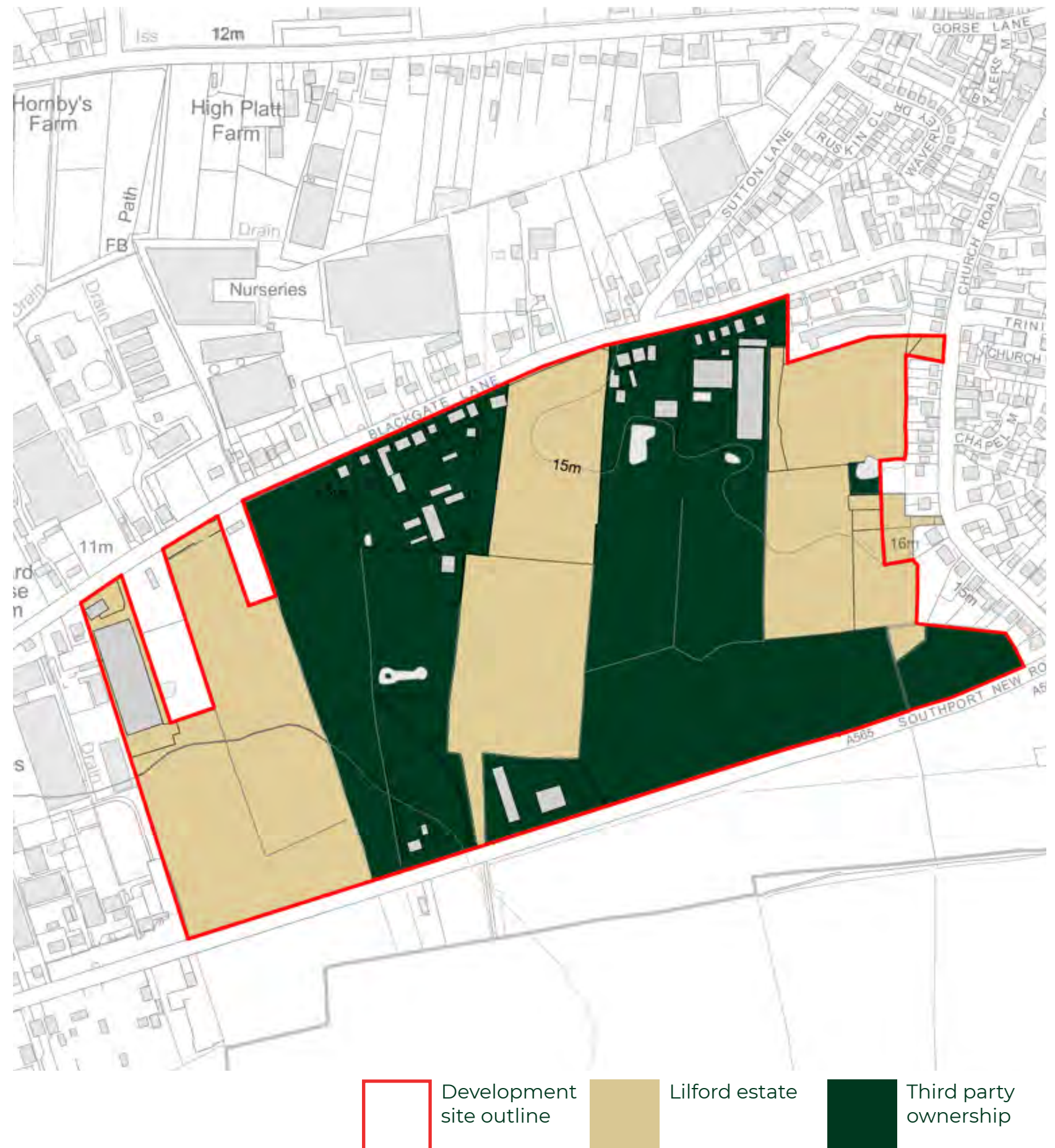
Third party ownership



5.2 Site 4: Southport New Road North.



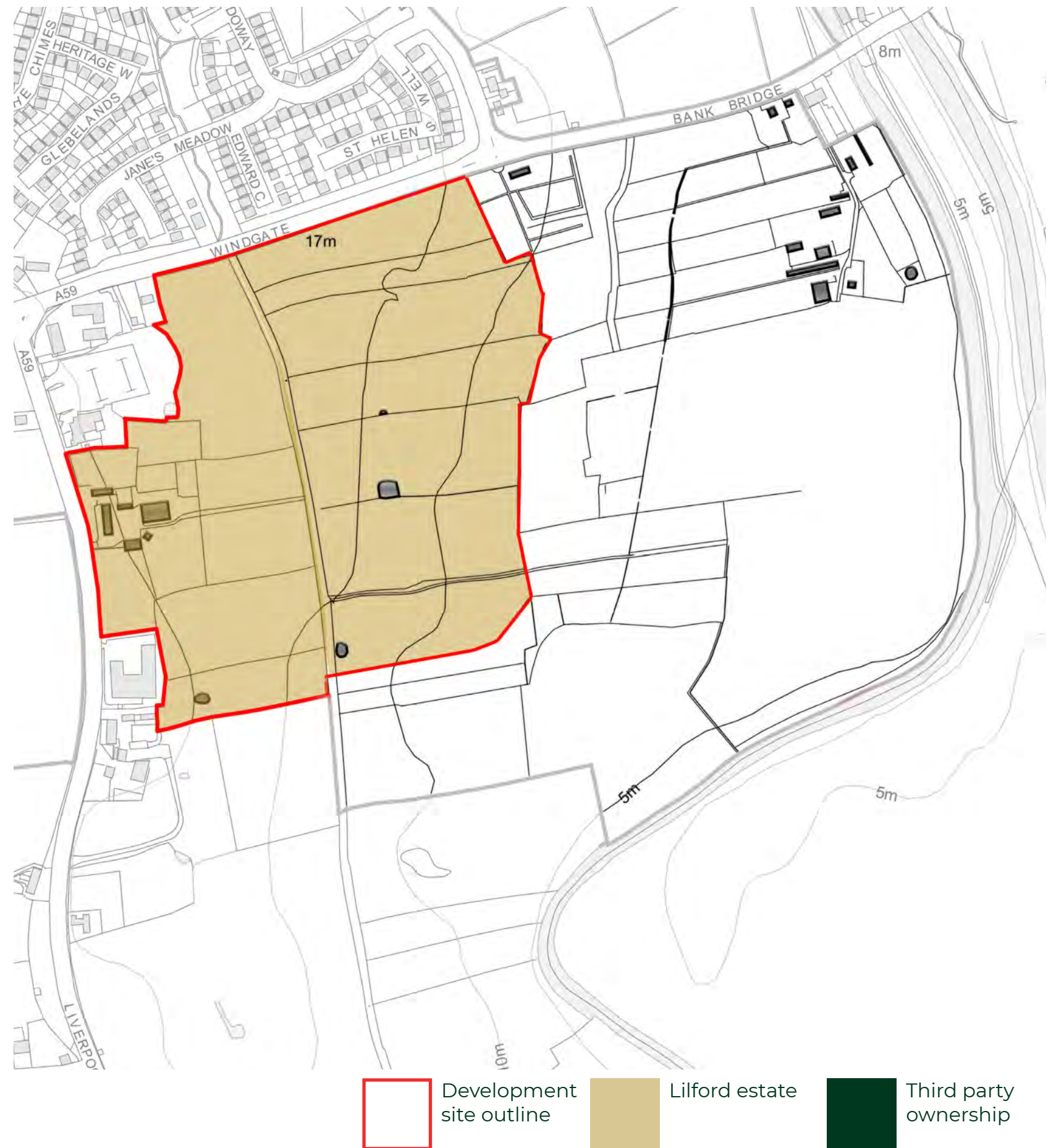
1. Site location plan



5.2 Site 5: Liverpool Road South.



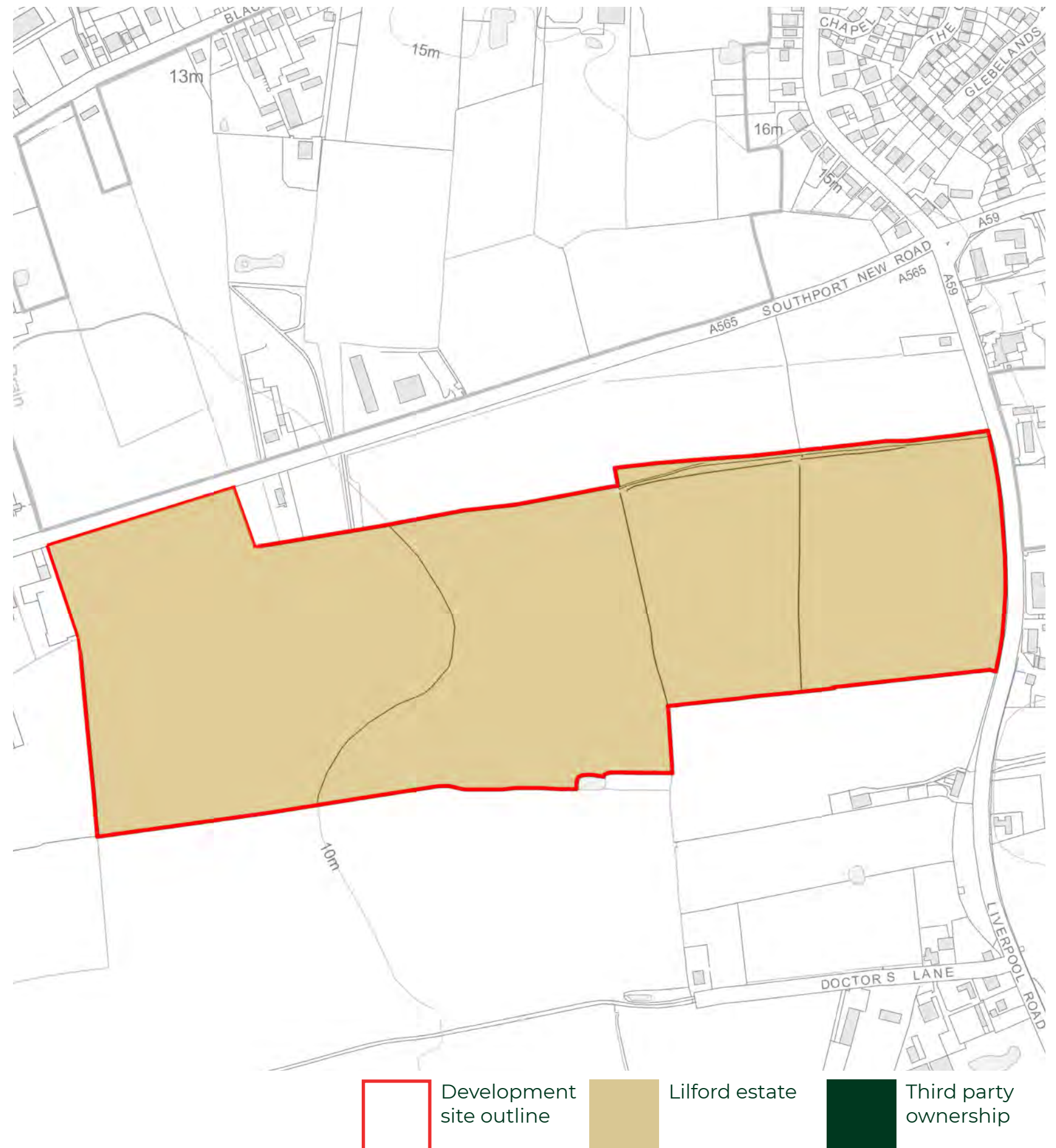
1. Site location plan

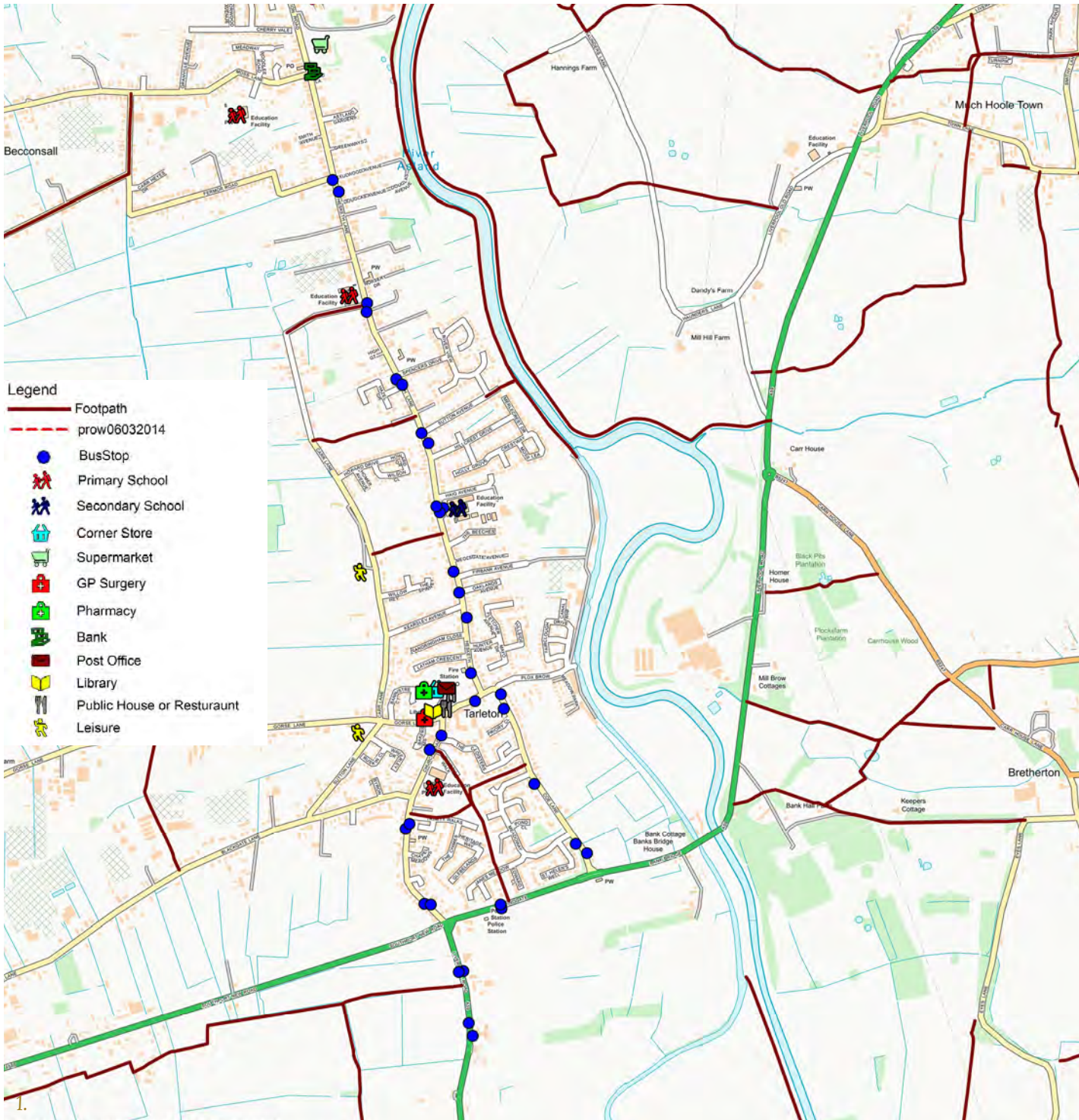


5.2 Site 6: Southport New Road South.



1. Site location plan





1. Extract from the 'Local Amenities Plan' - Developed by Vectos - Drawing VN70949-G123

6 Are the sites suitable?

The Government requires Councils, when reviewing Green Belt boundaries to promote sustainable patterns of development in terms of their economic, social and environmental contribution.

Development should be sustainably and suitably located, with residents having the opportunity to use non-car modes of transport to access services and facilities. As shown on the Sustainability Plan (see Image 1 - Left), all the sites proposed within the Masterplan meet the sustainability tests of development, in that they are in close proximity to a wide range of facilities and services (see below) and are therefore suitable on this basis:

- Mark Square (Village Centre)
- Spar food outlet
- Co-Operative food outlet
- Booths Supermarket
- Tarleton Rugby Club
- Tarleton Cricket Club
- Tarleton Corinthians Football Club
- Tarleton Bowling Club
- Tarleton Primary School
- Tarleton Academy
- Tarleton Post Office
- Holy Trinity Church

7. Are the sites sustainable?

- 7.1 Social role
- 7.2 Economic role
- 7.3 Environmental role
- 7.4 Site 1 - Hesketh Lane North
- 7.5 Site 2 - Hesketh Lane South
- 7.6 Site 3 - Coe Lane
- 7.7 Site 4 - Soputhport New Road North
- 7.8 Site 5 - Liverpool Road South & Site 6 - Southport New Road South





1. Tarleton Green Development

7 Are the sites sustainable?

The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14).

The allocation of each of the sites would generate positive economic, social and environmental benefits and all meet the tests of sustainable development.

7.1 Social role.

Strong, vibrant and healthy communities should be promoted through planning, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

- Tarleton has an ageing population with growth in older age groups and decline in younger age groups. As a result, household sizes are reducing, meaning more houses are required to accommodate the same number of people. At the same time these trends create a need for more family housing and retirement housing.
- Residential development would include a mix of house types, reflective of the local needs of the area and to ensure that mixed communities are formed, from varying demographic backgrounds.
- Development of any of the sites would form a logical and considered addition to the settlement of Tarleton and would integrate and connect well with the village centre and the surrounding area. All of the sites are located within walking distance of Tarleton and its facilities. Investment into Mark Square would enhance the existing visitor choice and experience and would provide opportunities for additional amenities within the village.
- Areas of public open space and green infrastructure would be incorporated across all of the sites. A pedestrian linkage would be created from Site 3 through to the existing canal-side corridor and the proposed Linear Park. Careful design would encourage the active and continual use of such areas of public open space and would contribute to the health and well-being of the population.

7.2 Economic role.

Planning should contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The NPPF recognises that development has a key role to play in ensuring vibrant, growing economies. Should any of the six development sites be allocated within the new Local Plan for development purposes, their future development would create employment, initially across the construction sector, as a direct result of the development. Once complete, new dwellings would become home to residents in professional occupations, helping to support the local and borough wide economy.

- Any employment land would boost economic growth within the Borough, unlocking new development and employment opportunities to realise local growth.
- It will support, strengthen and help grow the agricultural and food processing sector and help sustain the 2,250 jobs employed in West Lancashire
- Drawing on the thriving and critical agricultural industry within this part of West Lancashire, the Masterplan would provide homes to support the high number of people employed in this sector. The employment zones would provide opportunities for the existing agricultural holdings to expand and compete with other key businesses within this sector.
- The residential development proposed under this Masterplan would be liable to Community Infrastructure Levy (CIL) charging. Monies received through CIL would help to deliver infrastructure to support the development of Tarleton.
- The development of any of the residential sites would result in significant CIL contributions which would fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area. For example, the development of Site 4 would provide CIL funding that would make a significant contribution to the much desired Green Lane link.
- The New Homes Bonus Scheme provides money for areas that allow new homes to be built in their area. The development of any of the residential areas contained within the Masterplan would result in New Homes Bonus being provided to the Council to spend within the Borough.



1. Mark Square





1. Tractor ploughing field
2. Agricultural land

7.3 Environmental role.

Planning should contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Planning should contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- Future development of the sites would be carefully designed to limit the effect on and protect the character and appearance of the surrounding area and the varying landscape characters of each of the sites.
- Careful consideration would be applied to the Sites at Coe Lane in terms of the design and layout of the development and its impact upon the neighbouring heritage assets.
- Existing hedgerows and landscape features would be retained as far as possible and comprehensive landscaping design and management would be fundamental to the development of each site.
- The sites are accessible by a range of means of transport, thus minimising the need to travel by private vehicle and helping to protect the environment.

Aside from the eastern half of Site 5, all of the sites are located in Flood Zone 1 and are therefore not at risk of flooding. Sustainable urban drainage systems (SUDS) would be integrated within each site.

The development of any of the Sites featured within the Masterplan would offer significant economic, social and environmental benefits, meeting the Government's objectives for the creation of sustainable development.

7.4 Site 1 - Hesketh Lane North.

Description

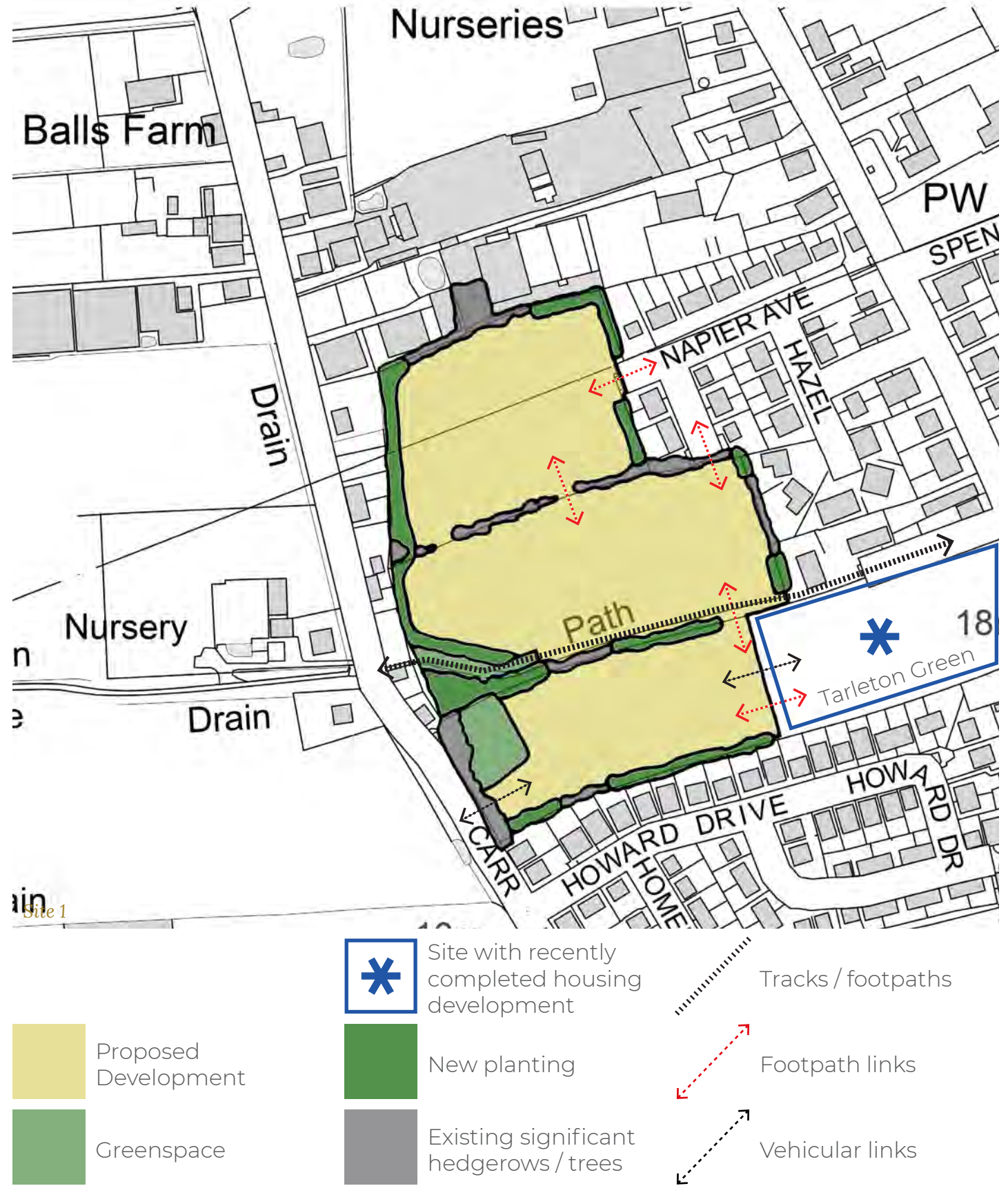
Site 1 is the most northerly of the sites featured within the Masterplan, located 850m from the village centre of Tarleton. Comprising three blocks of relatively flat land (separated by hedgerows and ditches), it is sandwiched between Hesketh Lane in the east and Carr Lane to the west and extends to 4.7ha. The majority of the site is grazing land, aside from the south-eastern parcel of the site, fronting Hesketh Lane, which is currently being developed with 17 new dwellings and public greenspace as ‘Tarleton Green’ (Hollins Homes).

The boundaries of the site are defined by hedgerows of varying types which are interspersed with trees. Residential areas bound the site to the south at Howard Drive and to the east with Napier Avenue and Hesketh Lane. Carr Lane to the west, features intermittent ribbon residential development along its road frontage.

An overhead transmission line (132Kv Manweb) crosses the northern field, in line with Napier Avenue.

A public right of way between Carr Lane and Hesketh Lane crosses the site, running along the southern edge of the central field.

Planning Ref	TA.020
Landowners	Lilford Estate & Third Party
Area	4.70ha
Current Planning Allocation	Protected land (Policy GN1b)
Current Use	Pasture
Proposed Use	Residential
Approx No. of Units (at 30/ha)	147no
Constraints	Overhead transmission line on Napier Avenue axis



Proposed Development Potential

Extending to 4.8ha, the site is capable of accommodating a residential development of 144 dwellings, based on a density ratio of 30 dwellings per hectare as advocated in Policy RS1 of the WLLP. This number of dwellings would be reduced once road infrastructure and green space are incorporated.

The landscape strategy for the development would include the management and replanting (where required) of the perimeter hedgerows, to retain the setting : the existing footpath route Carr Lane-Hesketh Lane would also be accommodated. Significant trees would also be incorporated into the site layout where possible.

Highways and Transport

The site is located adjacent to an established residential area to the north of Tarleton village centre. The site is well positioned to connect into the existing network of pedestrian routes and local bus services, and benefits from proximity to both a primary and secondary school, both of which are within a 10-minute walk of the site. The site already has a direct highway access onto Hesketh Lane, and the ability to provide secondary access points with Carr Lane and adjacent residential streets to the north.

Hesketh Lane lies on a bus route providing regular links to Preston and Southport, both destinations being within an hour's journey time. Pedestrian footways are provided along both sides of Hesketh Lane, facilitating safe pedestrian movement to the local schools and the village centre which is within a 15-minute walk. The site is also close to Tarleton Cricket Club and Tarleton Rugby Club, and the children's play area located at the Carr Lane Sports and Resource Centre.

Is the site suitable?

Residential development would represent a sustainable form of development, creating a logical extension to the settlement boundary in this part of the village.

The site is located within Flood Zone 1 and there are unlikely to be any physical limitations or problems with developing the site.

The existing access off Hesketh Lane would be utilised and there are no known prohibitive ground conditions.

The creation of a high quality, attractive development would have minimal impact upon the surrounding landscape character.

The site area is 4.90ha : this would accommodate 147 dwellings at a density of 30 / ha.

Is the site deliverable?

Only two separate land owners are concerned, with no ownership problems at present.

The site access is contained within Lilford Estate Land.

There are no known technical or environmental constraints that would prevent the site coming forward for housing.

There is therefore, confidence and an excellent prospect that this site can be delivered within the new local plan period.

Suggested site development policies

The proposed area at Hesketh Lane North, extending to 4.7ha could deliver as a Strategic Development Site:

- Delivery of up to 147 high quality new homes, which make best use of the land and meets the need of the local area
- Provide a mix of house types, tenures and size including much needed:
 - family homes; and
 - affordable homes
- Financially contributing to education provision in the locality
- Improving infrastructure constraints within Tarleton and neighbouring villages, through financial contribution to the delivery of the Green Lane Link and a Sustainable Drainage Scheme (SUDS)
- Financially contributing to local infrastructure projects through the Local Community Infrastructure Levy (CIL)
- Providing wider community benefits, such as making further land available to extend and significantly improve the playing fields at Carr Lane
- Provide an integrated development that complements the existing built form with areas of open space, which link to the wider green infrastructure and key recreational and community facilities to the west (Tarleton Cricket Club, Tarleton Rugby Club, Tarleton Corinthians Football Club and children's play area), including accommodation of the public footpath between Carr Lane and Hesketh Lane
- Provide high quality, accessible green and recreational spaces within the development, making a contribution to the health and wellbeing of existing and future users, including the management and replanting of (where required) perimeter hedgerows and native trees
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities
- Providing high quality design, which will complement and enhance the existing setting, making a positive contribution to nature and the living environment

7.4 Site 2 - Hesketh Lane South.

Description

Site 2 is located to the south of Site 1, with the two sites being separated by Howard Drive and Wilson Close.

The site is located 430m to the north of the village centre of Tarleton. Comprising three blocks of relatively flat land (separated by hedgerows and ditches), it is sandwiched between Hesketh Lane in the east and Carr Lane to the west and extends to 4.9ha. The northern and southern blocks are grazing land. The middle block is a former nursery occupied by a number of large glasshouses.

The northern and southern boundaries of the site are defined by hedgerows of varying types which are interspersed with trees. The residential areas of Howard Drive and Willow Hey are located beyond the northern and southern boundaries. Hesketh Lane in the east, and Carr Lane in the west, feature ribbon residential development along their road frontages.

There is a footpath link running along the south side of the former nursery, connecting Carr Lane and Hesketh Lane.

Planning Ref	TA.024 / TA.060 / TA.025
Landowners	Lilford Estate & Third Party
Area	TA.024 1.20ha / TA.060 1.60ha / TA.025 2.10ha
Current Planning Allocation	Protected land (Policy GN1b)
Current Use	Pasture / glasshouses
Proposed Use	Residential
Approx No. of Units (at 30/ha)	TA.024 36no / TA.060 48no / TA.025 63no
Constraints	Glasshouses on TA.060 require clearance



Proposed Development Potential

Extending to 4.8 hectares, the site is capable of accommodating a residential development of 144 dwellings, based on a density ratio of 30 dwellings per hectare as advocated in Policy RS1 of the WLLP. This number of dwellings would be reduced once road infrastructure and green space are incorporated.

The landscape strategy for the development would include the management and replanting (where required) of the perimeter hedgerows, to retain the setting: the existing footpath route between Carr Lane-Hesketh Lane would also be accommodated. Significant trees would also be incorporated into the site layout where possible.

Highways and Transport

The site is located adjacent to an established residential area to the north of Tarleton village centre. The site is well positioned to connect into the existing network of pedestrian routes and local bus services, and benefits from proximity to both a primary and secondary school, both of which are within a 10-minute walk of the site. The site has the ability to provide access points with Carr Lane and adjacent residential streets to the north and south.

Hesketh Lane lies on a bus route providing regular links to Preston and Southport, both destinations being within an hour's journey time. Pedestrian footways are provided along both sides of Hesketh Lane, facilitating safe pedestrian movement to the local schools and the village centre which is within a 15-minute walk. The site also lies opposite key recreational and community facilities of Tarleton Cricket Club and Tarleton Rugby Club, and the children's play area located at the Carr Lane Sports and Resource Centre.

Is the site suitable?

Residential development would represent a sustainable form of development, creating a logical extension to the settlement boundary in this part of the village. The site is located within Flood Zone 1, there are no known prohibitive ground conditions and there are unlikely to be any physical limitations or problems with developing the site.

Access points can be achieved from Carr Lane and also from the existing residential areas to the north (Homer Avenue) and south (Willow Hey).

The creation of an attractive development would have minimal impact upon the surrounding landscape character.

The combined site area is 4.90ha: this would accommodate 147 dwellings at a density of 30 / ha.

Is the site deliverable?

Only two separate land owners are concerned, with no ownership problems at present.

Access points can be provided with Carr Lane and adjacent residential streets to the north and south.

There are no known technical or environmental constraints that would prevent the site coming forward for housing.

There is therefore, confidence and an excellent prospect that this site can be delivered within the new local plan period.

Suggested site development policies

The proposed area at Hesketh Lane South, extending to 4.9ha could deliver as a Strategic Development Site:

- Delivery of up to 147 high quality new homes, which make best use of the land and meets the need of the local area
- Provide a mix of house types, tenures and size including much needed:
 - family homes; and
 - affordable homes
- Financially contributing to education provision in the locality
- Improving infrastructure constraints within Tarleton and neighbouring villages, through financial contribution to the delivery of Green Lane Link and a Sustainable Drainage Scheme (SUDS)
- Financially contributing to local infrastructure projects through the Local Community Infrastructure Levy (CIL)
- Providing wider community benefits, such as making further land available to extend and significantly improve the playing fields at Carr Lane
- Provide an integrated development that complements the existing built form with areas of open space, which link to the wider green infrastructure and key recreational and community facilities to the west (Tarleton Cricket Club, Tarleton Rugby Club, Tarleton Corinthians Football Club and children's play area), including accommodation of the public footpath between Carr Lane and Hesketh Lane
- Provide high quality, accessible green and recreational spaces within the development, making a contribution to the health and wellbeing of existing and future users, including the management and replanting of (where required) perimeter hedgerows and native trees
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities
- Providing high quality design, which will complement and enhance the existing setting, making a positive contribution to nature and the living environment

7.4 Site 3 - Coe Lane.

Description

Site 3 is located to the east of Coe Lane, south-east of the village centre of Tarleton and extends to 15.6 ha. The Leeds-Liverpool canal forms the eastern boundary, Plox Brow forms the northern boundary and the A59 is located immediately to the south. The boundaries are defined by hedgerows of varying quality and density; there is a low stone wall on the southern (Bank Brow) boundary along the A59. The village centre of Tarleton is located 230m to the west of the site.

The land rises in an east-west direction, away from the canal and up towards Coe Lane ;the northern and central parts of the site have a steeper gradient than the southern portion adjacent to the A59. There is an area of marsh in the centre of the site on the east side, and this is becoming established with alder carr and reeds.

The northern extremity of the site is partially located within Plox Brow conservation area and also contains a listed building (Toppings Farmhouse). An outline planning application for residential development is currently pending upon an area of this northern part of the site (Application Ref 2017/0869/OUT).

Residential development is located to the north and west, and there is a small caravan park beyond the north-eastern corner of the site. There is an (unsurfaced) footpath route along the west bank of the canal, linking Plox Brow with Bank Bridge. This area is designated as a Linear Park (WLLP Policy IF2.ix)

Planning Ref	TA.023
Landowners	Lilford Estate & Third Party
Area	14ha
Current Planning Allocation	Settlement area, Protected land & Green Belt (Policy GN1a & GN1b)
Current Use	Pasture
Proposed Use	Residential
Approx No. of Units (at 30/ha)	261no
Constraints	Wetland / marsh area on east boundary



Proposed Development Potential

The Masterplan presentation suggests the retention of the marsh area in the interests of biodiversity, with the further potential to accommodate a SUDS drainage resolution for the development. The residual site is thus 8.7ha, capable of accommodating a residential development of 261 dwellings, based on a density ratio of 30 dwellings per hectare as advocated in Policy RS1 of the WLLP.

The landscape strategy for the development would include the management and replanting (where required) of the perimeter hedgerows, to retain the setting : the marsh area would be incorporated as an area of biodiversity and community interest. The layout would include links to the canal-side footpath and facilitate informal walking routes to the Linear Park : it would also accommodate the planting of a linear woodland along the A59 boundary, to continue that established as part of the Meadoway housing (off Coe Lane) and to integrate the development into the landscape character of the Douglas valley.

Highways and Transport

The site is located to the south-east of Tarleton, bordering Bank Bridge and Coe Lane, and adjacent to an established residential area (Meadoway) to the west of Coe Lane. The site therefore benefits from existing pedestrian infrastructure along Coe Lane, which includes footways along both sides of the carriageway and pedestrian refuge crossings at the junction with Meadoway.

The site has direct frontage with two points on Coe Lane and there is the opportunity to provide vehicle and pedestrian access to the site at both of these locations. The site is within a 10-minute walk of the village centre and the local primary school, and is well located for access to bus stops on Coe Lane and Windgate, where services to Preston, Southport, Ormskirk and Liverpool can be accessed. Tarleton Academy is within a 15-minute walk of the site.

Is the site suitable?

Residential development would form a sustainable form of development, creating a logical extension to the settlement boundary in this part of the village. The site is located within Flood Zone 1: there are no known prohibitive ground conditions and there are unlikely to be any physical limitations or problems with developing the site. Access can be achieved off Coe Lane to the west. The creation of an attractive development would have minimal impact upon the surrounding landscape character.

Careful and considered design, particularly in the northern part of the site, would preserve and enhance the Plox Brow conservation area and its associated heritage assets.

The site area is 8.7ha : this would accommodate 261 dwellings at a density of 30 / ha.

Is the site deliverable?

Only two separate land owners are concerned, with no ownership problems at present.

Access points can be provided from Coe Lane on the west side of the site.

There are no known technical or environmental constraints that would prevent the site coming forward for housing.

There is therefore, confidence and an excellent prospect that this site can be delivered within the new local plan period.

Suggested site development policies

The proposed area at Coe Lane, extending to 14ha could deliver as a Strategic Development Site:

- Delivery of up to 261 high quality new homes, which make best use of the land and meets the need of the local area
- Provide a mix of house types, tenures and size including much needed
 - family homes; and
 - affordable homes
- Financially contributing to education provision in the locality
- Improving infrastructure constraints within Tarleton and neighbouring villages, through financial contribution to the delivery of Green Lane Link and a Sustainable Drainage Scheme (SUDS)
- Financially contributing to local infrastructure projects through the Community Infrastructure Levy (CIL)
- Providing wider community benefits, such as making further land available for St Mary's Church and access to the Linear Park
- Provide links to the wider green infrastructure to the east, including links between Coe Lane and the canal-side footpath and informal walking routes to the Linear Park.
- Provide high quality, accessible green and recreational spaces within the development, making a contribution to the health and wellbeing of existing and future users, including retention of marsh area in the interest of biodiversity and community interest and planting of a linear woodland along the A59 boundary.
- Provide an integrated development that complements the existing built form, with areas of open space.
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities
- Providing high quality design, which will complement and enhance the existing setting, making a positive contribution to nature and the living environment

7.4 Site 4 – Southport New Road North.

Description

Site 4 is located to the south-west of the village centre of Tarleton and is sandwiched between Blackgate Lane to the north and the A565 to the south. The eastern boundary is defined by residential properties located along Church Road.

The village centre of Tarleton is located approximately 1km to the north-east of the site.

Comprising several blocks of land, at 33.68ha, this is the second largest of the sites featured within the Masterplan.

The majority of the land is grazing land, with small residential development and an area of glasshouses along the northern boundary : there are also clusters of glasshousing in the southern and far western parts of the site. The field formation is irregular, shaped by field boundaries : the hedgerows here are particularly sparse, with the field pattern more defined by ditches and changes in cropping.

Planning Ref	TA.061
Landowners	Lilford Estate & Third Party
Area	33.68ha
Current Planning Allocation	Green Belt
Current Use	Pasture
Proposed Use	Residential
Approx No. of Units (at 30/ha)	1010no
Constraints	None



Proposed Development Potential

Extending to 33.68 hectares, the site is capable of accommodating a residential development of 1010 dwellings, based on a density ratio of 30 dwellings per hectare as advocated in Policy RS1 of the WLLP.

Spreading westwards from the village, residential development would be concentrated in the eastern part of the site, reading as an extension to the existing residential area along Church Road, with access provided off Church Road and Blackgate Lane.

Highways and Transport

The site borders the A565 Southport New Road, which forms part of the strategic route between Southport and Preston. The site has direct access onto Southport New Road and formalised junction arrangements can be provided along this frontage. There are also access opportunities onto Church Road and Blackgate Lane.

Blackgate Lane and Church Road both provide continuous footway provision, linking to the village centre. The village centre and the local primary school are within a 10-minute walk of the site, and Tarleton Academy is within a 20-minute walk.

Is the site suitable?

The site offers great potential to provide housing in a sustainable location with access to a strategic road network between Preston and Southport.

The site is located within Flood Zone 1. There are no known prohibitive ground conditions and there are unlikely to be any physical limitations or problems with developing the site.

The potential access opportunities are flexible, via the A565, Church Road and Blackgate Lane.

The site area is 33.68ha : this would accommodate 1010 dwellings at a density of 30 / ha.

Is the site deliverable?

A number of separate landowners would be implicated by the development of this site. There are no known ownership problems at present that would prevent this site being delivered.

Alternative access points can be provided within Lilford Estate land or third party land.

There are no known technical or environmental constraints that would prevent the site coming forward for housing.

There is therefore, confidence and an excellent prospect that this site can be delivered within the new local plan period.

Suggested site development policies

The proposed area at Southport New Road, North extending to 31ha could deliver as a Strategic Development Site:

- Delivery of up to 930 high quality new homes, which make best use of the land and meets the need of the local area
- Provide a mix of house types, tenures and size including much needed -
 - family homes;
 - affordable homes;
 - retirement homes for the elderly
- Financially contributing to education provision in the locality
- Improving infrastructure constraints within Tarleton and neighbouring villages, through financial contribution to the delivery of Green Lane Link and a Sustainable Drainage Scheme (SUDS)
- Provide a residential distributor road through the Site with connections at both A565 Southport New Road and Blackgate Lane
- Financially contributing to local infrastructure projects through the Community Infrastructure Levy (CIL)
- Providing wider community benefits, such as making further land available to extend and significantly improve the playing fields at Carr Lane, investing in Mark Square
- Provide links to the wider green infrastructure
- Provide high quality, accessible green and recreational spaces within the development, making a contribution to the health and wellbeing of existing and future users
- Provide an integrated development that complements the existing built form, with areas of open space
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities
- Providing high quality design, which will complement and enhance the existing setting, making a positive contribution to nature and the living environment

7.4 Site 5 - Liverpool Road South. & Site 6 - Southport New Road South.

Description

Both Sites are located to the south of the village centre of Tarleton, divided in to two separate areas east/west by the A59. The sites are largely absent of any built development aside from the existing Tarleton Business Park, located at the junction of the A59 and A565, on its eastern side and on the edge of the Site 5 area.

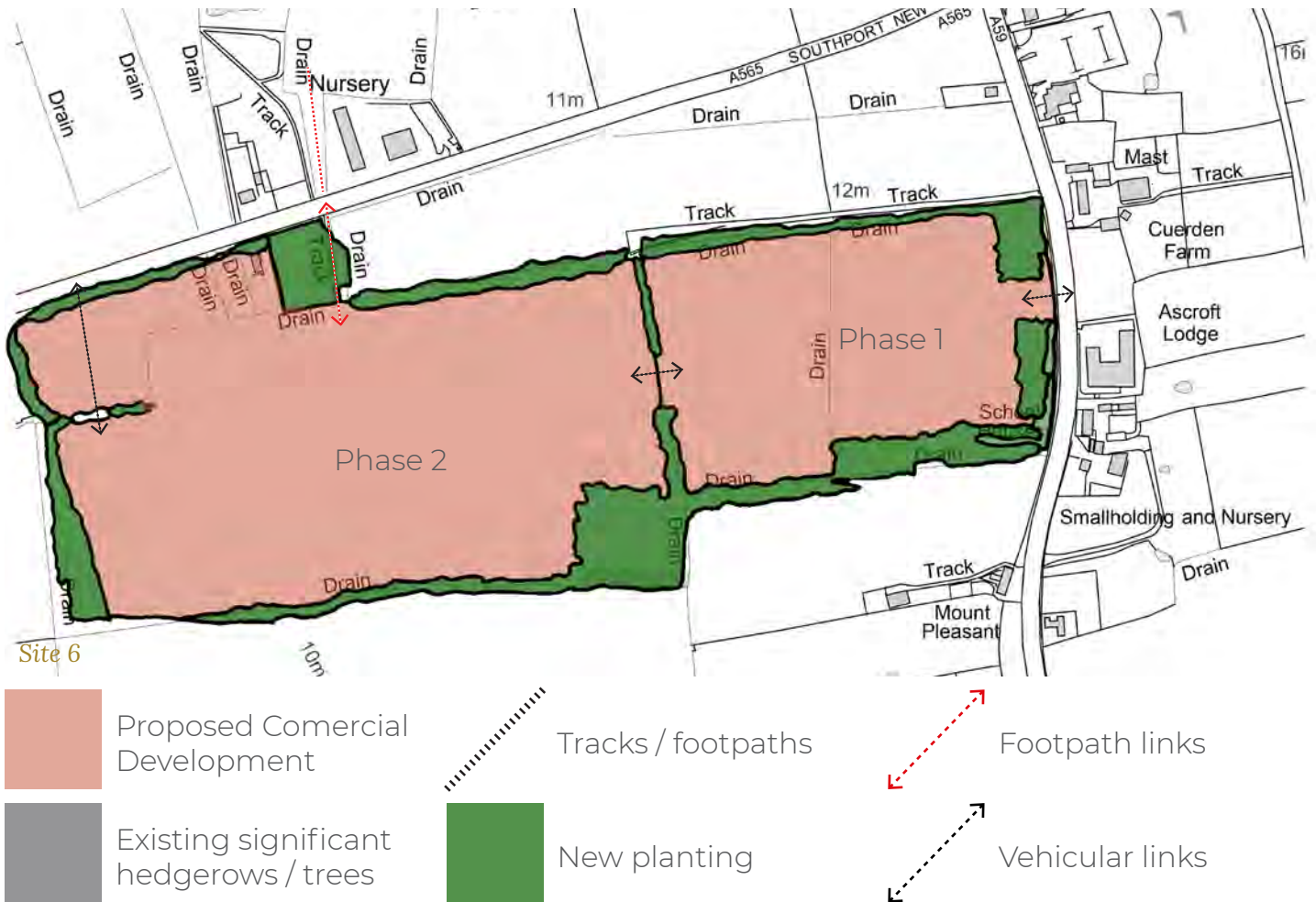
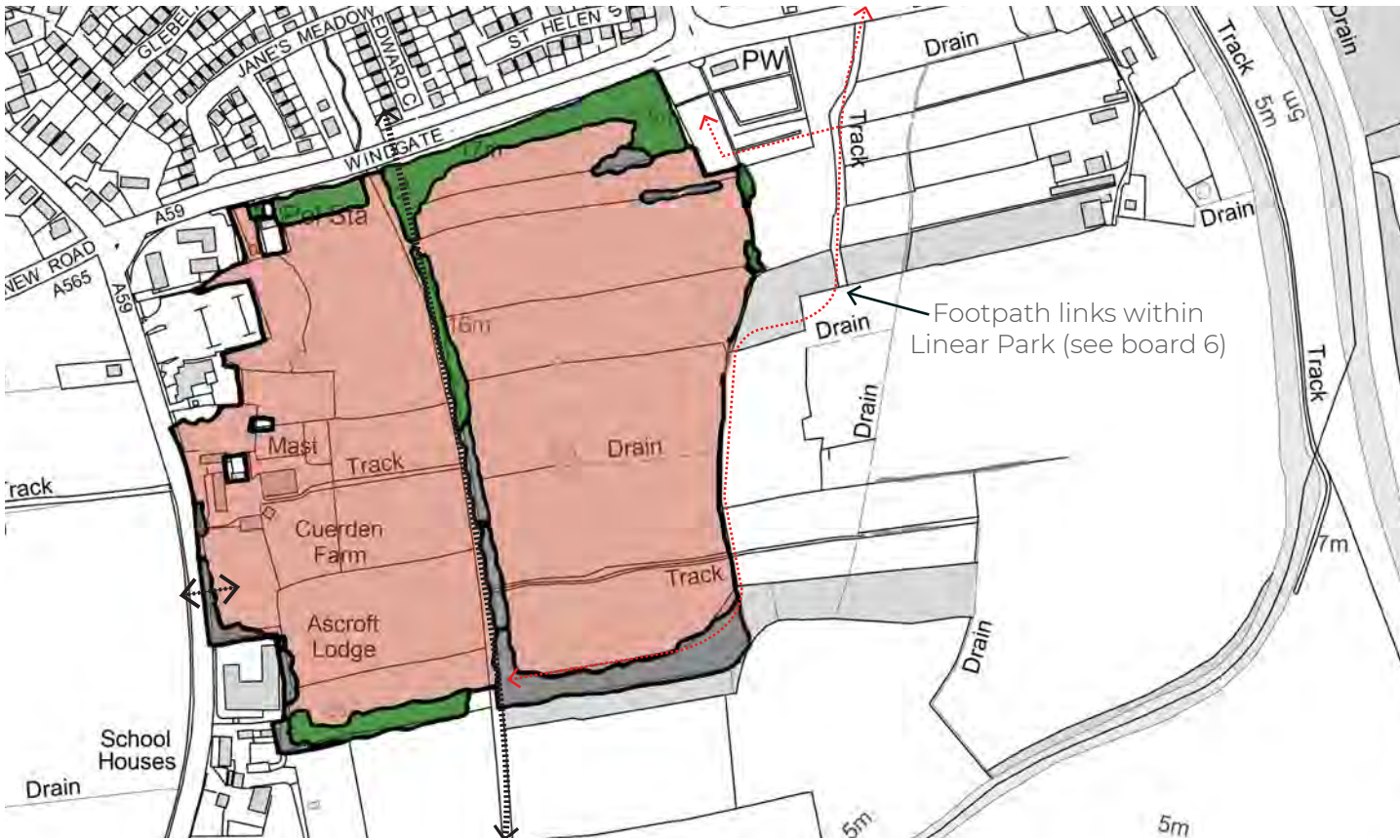
The Sites are approximately 650m from the village centre of Tarleton.

The majority of the land on both sides is grazing land. That on the west side (Site 6) is open, devoid of any significant hedgerows. On the east side (Site 5), there are small farmsteads along the A59 and on the eastern boundary close to Bank Bridge : the field pattern is more fragmented, defined by mature hedgerows, notably including two lines of woodland shelterbelt running on an east-west alignment. Land to the east falls gently towards the canal.

Site 5 is crossed by Back Lane, an unsurfaced track used as a field access and for informal recreation.

St Mary's Church is a Grade 2 Listed Building on the northern boundary at the junction of Bank Brow and Coe Lane : it is surrounded by its churchyard, defined by hedgerows and stone walls, and is a notable local landmark.

Planning Ref	TA.064 (East) & TA.064(West)
Landowners	Lilford Estate & Third Party
Area	TA.064 (East) 16.6ha TA.064 (West) Phase 1 - 8.60ha TA.064 (West) Phase 2 - 16.30ha
Current Planning Allocation	Green Belt
Current Use	Pasture
Proposed Use	Employment
Constraints	TA.064 (East) Proximity of St Mary Church TA.064 (West) None



Proposed Development Potential

Extending to 41.5 hectares, the site is capable of accommodating a substantial employment zone, divided into three separate phases.

The first phase (16.60 ha) would comprise the eastern portion (Site 5) and offers the potential to create an agricultural hub, providing a co-operatively managed facility to support local farming activity: it would effectively extend the existing Tarleton Business Park. Land west of the A59 (Site 6) could be developed in two phases (Phase 1 - 8.6ha, and Phase 2 - 16.3ha) to cater for future employment needs.

The agricultural hub would provide employment land for agricultural storage and distribution, food processing, packaging and distribution and associated support businesses.

The employment zone on the western side of the A59 would provide a high-quality business park with the opportunity to provide a combination of B1, B2 and B8 uses for a range of manufacturing, agribusiness, construction, freight and logistics, and research and development uses.

Highways and Transport

The sites lie on either side of the A59 Liverpool Road, and formalised junction arrangements can be provided along this frontage, ensuring suitable access can be achieved for this proposed employment site. All of Tarleton lies within a 2km walk, ensuring that local residents would be within a reasonable distance of this employment location. There is a pedestrian crossing facility across the A59 on Bank Brow providing a suitable pedestrian facility in this location to link the site with the village.

The sites benefit from proximity to bus stops on Liverpool Road and Windgate, providing links to Preston, Southport, Ormskirk and Liverpool, ensuring that they are accessible by public transport links to large regional and local population settlements.

Is the site suitable?

The sites offer great potential to provide employment land in a sustainable location with access to a strategic road network between Preston and Southport.

The main developable area is located within Flood Zone 1. There are no known prohibitive ground conditions and there are unlikely to be any physical limitations or problems with developing the site.

Access opportunities are available on either side of the A59. The sites offer the potential to create substantial areas of green infrastructure, which would assist in reducing the impact upon the landscape character of this area.

Is the site deliverable?

Almost all of the land is owned by the Lilford Estate, with only a small portion along the eastern boundary in third party ownership. This area of the site is within Flood Zone 2 and is not essential to deliver the wider site.

Access points can be provided within Lilford Estate land onto the A59.

There are no known technical or environmental constraints that would prevent the site coming forward for employment development.

There is therefore, confidence and an excellent prospect that this site can be delivered within the new local plan period.

Suggested site development policies

The proposed areas at Liverpool Road South (16.6 ha) and Southport New Road South (24.9 ha) could be delivered in a phased manner as Strategic Employment Sites:

Liverpool Road South (16.60 ha)

- Creation of an agricultural hub, being an extension to the existing Tarleton Business Park
- The agricultural hub would provide employment land for agricultural storage and distribution, food processing, packaging and distribution and associated support industries
- Improving infrastructure constraints within Tarleton and neighbouring villages, through financial contribution to the delivery of Green Lane Link and a Sustainable Drainage Scheme (SUDS)
- Supporting and helping to grow the agricultural and food production sector in West Lancashire
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities
- Providing high quality design, which will complement and enhance the existing environment, making a positive contribution to nature and the living environment

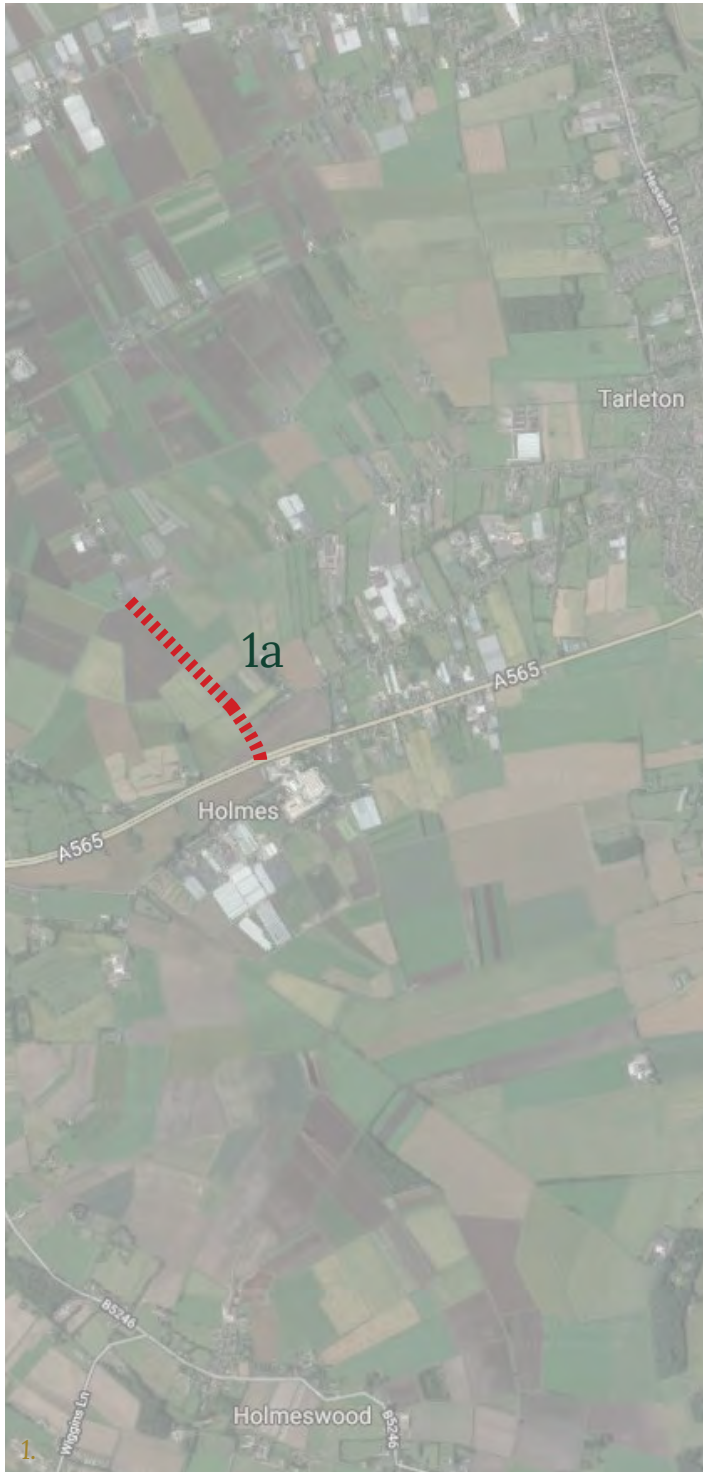
Southport New Road South (24.90 ha)

- Creation of a high quality business park with opportunity to provide a combination of B1, B2 and B8 uses for a range of manufacturing, agribusiness, construction, freight and logistics and research and development uses
- Constructed in two phases, being Phase 1 (8.6 ha) and Phase 2 (14.7 ha)
- Improving infrastructure constraints within Tarleton and neighbouring villages, through financial contribution to the delivery of Green Lane Link and a Sustainable Drainage Scheme (SUDS)
- Supporting the agricultural and food production sector in West Lancashire and providing local employment opportunities
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities
- Providing high quality design, which will complement and enhance the existing environment, making a positive contribution to nature and the living environment

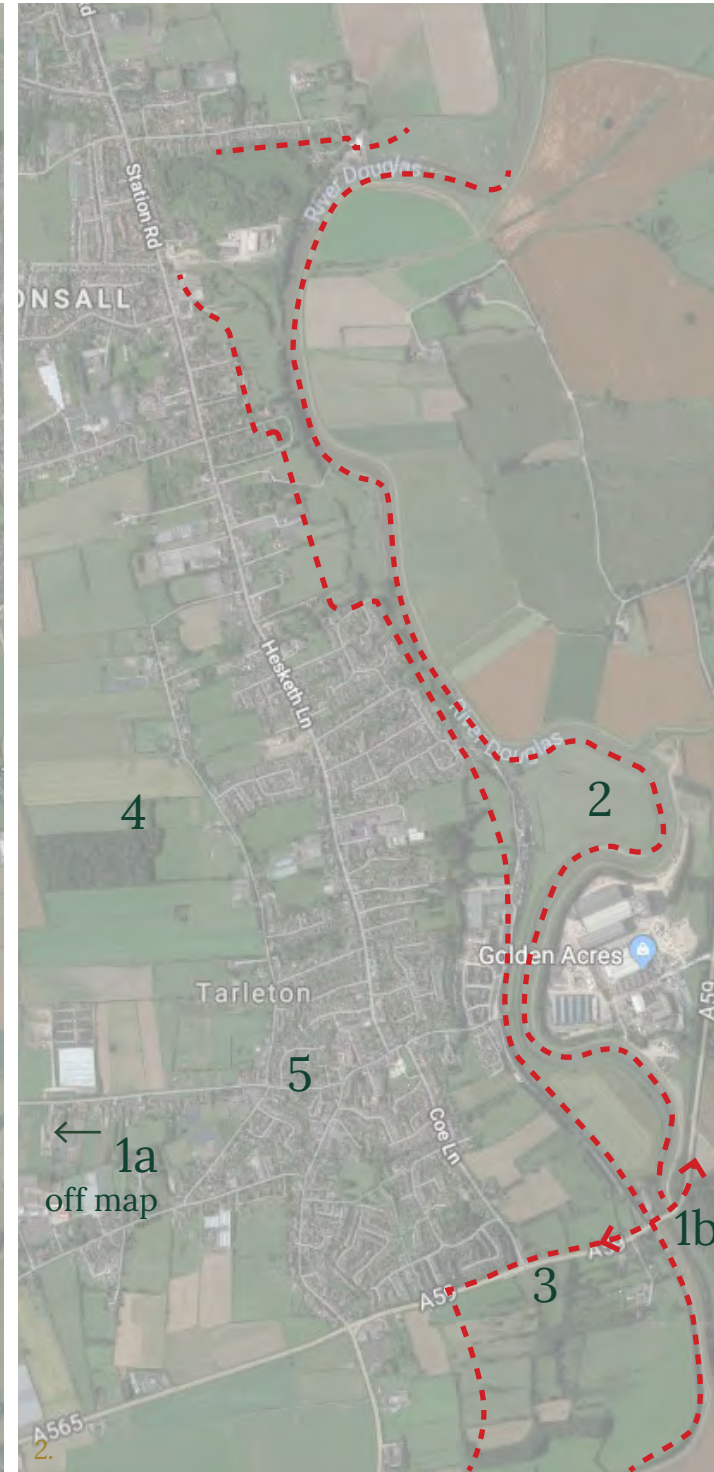
8. Wider community benefits.

The Lilford Estate has a longstanding legacy in Tarleton and the neighbouring communities in West Lancashire. The Estate remain committed to ensuring the sustainable development of Tarleton and this Masterplan, has the opportunity to provide something of lasting benefit for both the current and future residents, as the previous Lord Lilfords' have sought to achieve.





1. Green Lane link
2. Wider community benefits



1. Potential highway improvements
 - a. Green lane link
 - b. Bank bridge
2. Linear park
3. St Mary's Church - Churchyard extension
4. Tarleton sports facilities
5. Mark Square

8 Wider community benefits.

Green Lane Link

A key challenge to Tarleton and the northern parishes as a whole is the traffic impact of the thriving farming industry, with HGV's accessing agricultural and produce packing facilities.

At present, vehicles carrying produce from growers in Tarleton, Hesketh Bank and Holmes Moss access the main road network primarily via Blackgate Lane, Church Road, or Coe Lane. Most of the produce is transported using heavy goods vehicles (HGV's). These vehicles are used to transport produce between rural businesses and to make numerous pick-ups before taking the produce to market or local warehouses and to supply produce nationally in the UK and internationally.

Independent assessments have concluded that these commercial vehicles contribute to congestion and environmental damage within Tarleton.

For some time, the Council, along with Lancashire County Council (LCC) have deliberated the development of a new link road between local rural businesses and the A565 as a solution to this problem, locally known as the 'Green Lane Link'.

LCC anticipate costs of the Green Lane Link to be £4 million. Due to lack of adequate funding, the Green Lane Link has never been realised, yet continues to be an aspiration of the local community and high on their agenda as a necessary infrastructure improvement.

The allocation of any of the residential Sites featured within this Masterplan would make significant S.106 and CIL contributions, of which a proportion may be allocated to assisting with the delivery of infrastructure projects such as the Green Lane Link. Without development, there is little funding in the 'pot' to improve and generate the needs of Tarleton.

Policy IF2.1 of the Local Plan includes the proposal for four linear parks in the Borough, of which the length between Tarleton and Hesketh Bank is relevant to this Masterplan. The length is currently accessible via tracks and footpaths along the Leeds-Liverpool Canal and the River Douglas.

The strategy would be developed in conjunction with local interest groups and involve conservation bodies such as the Lancashire Wildlife Trust and the RSPB. Themes for discussion could include -

Invest in condition

- Improvements to the existing network of tracks and footpaths - localised repairs to surfacing and drainage to improve quality and to withstand the potential wear which could arise from increased use.

Improve connectivity

- Improvement of links southwards to Sollom, via the canal corridor and Back Lane.
- Improvement of links - between Hesketh Lane and the Linear Park, and (potentially) at Plox Brow and Tarleton Lock to access land between the canal and the Douglas.
- Creation of links - to new housing areas, between Bank Brow and Back Lane, and existing attractions (eg West Lancashire Light Railway, the canal)
- Improve car parking opportunity for access to Linear Park - for example, at Plox Brow, Hesketh Bank

Improve the experience

- Improvements to signage /wayfinding - bespoke design of finger posts and trails to provide a specific house style and character ; this could involve local art groups and schools in the design and construction.
- Interpretation - to display the history and heritage of Tarleton and Hesketh Bank as part of the footpath routes.

Development of canal facilities

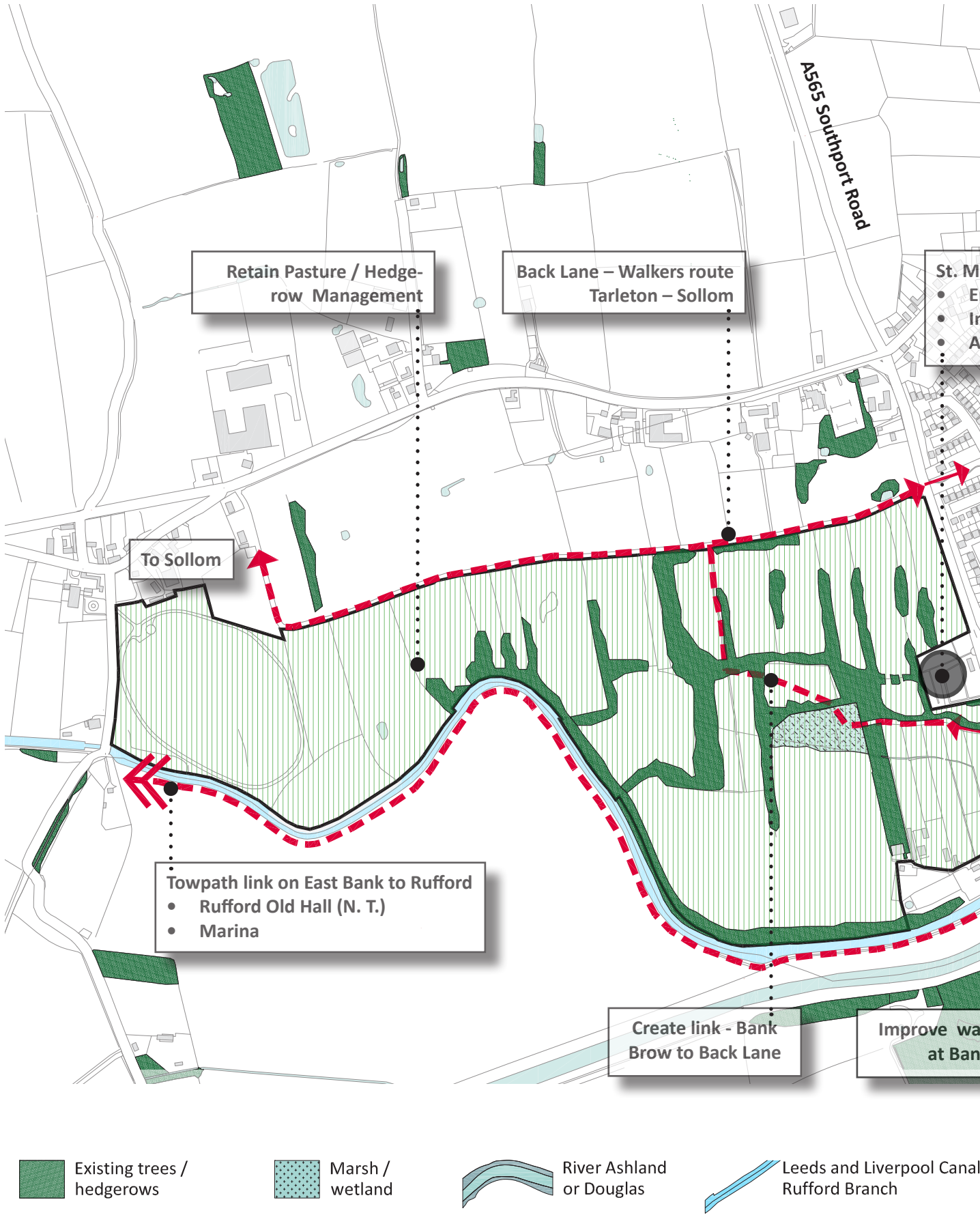
- Improve existing moorings : create new moorings : Potential fishing platforms

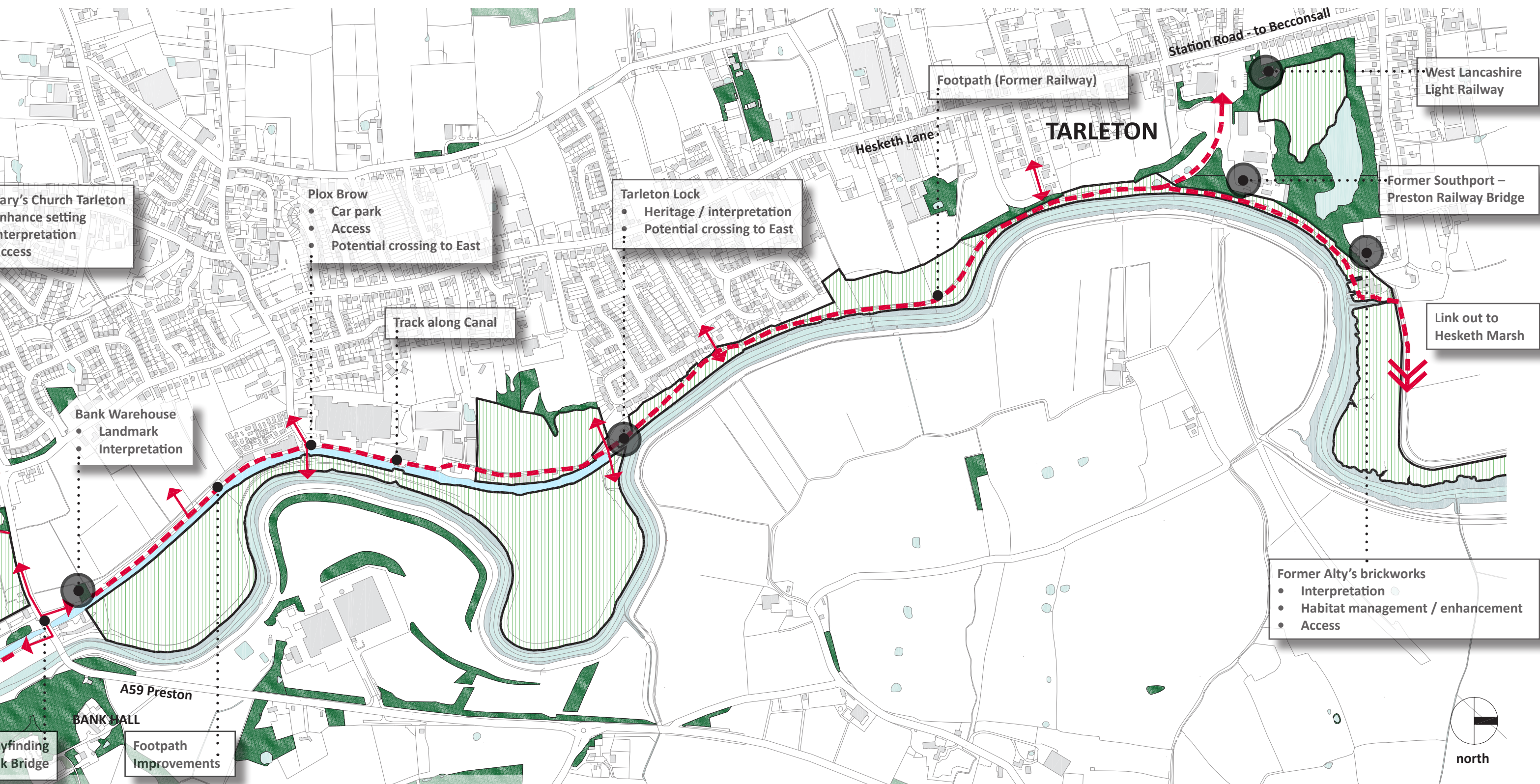
Habitat development

- Improve woodlands and hedgerows, develop wetlands and species rich grasslands, to enhance existing and create new habitats as part of a strategy to improve as part of the overall Ribble Estuary habitat.

St Mary’s Church –

- Potential to expand the area of the Churchyard within the Linear Park area





0 50 100 150 200 250
Metre



Pond



Proposed Linear Park



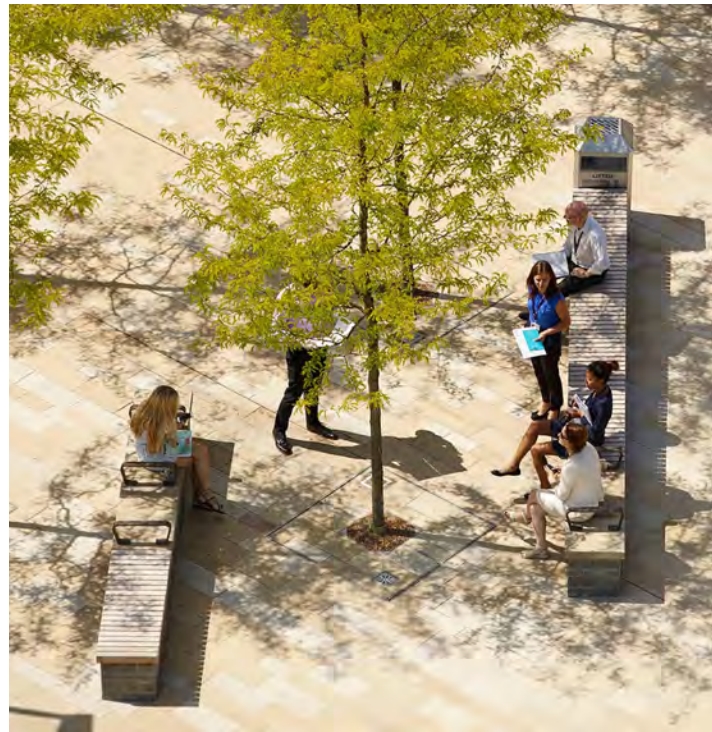
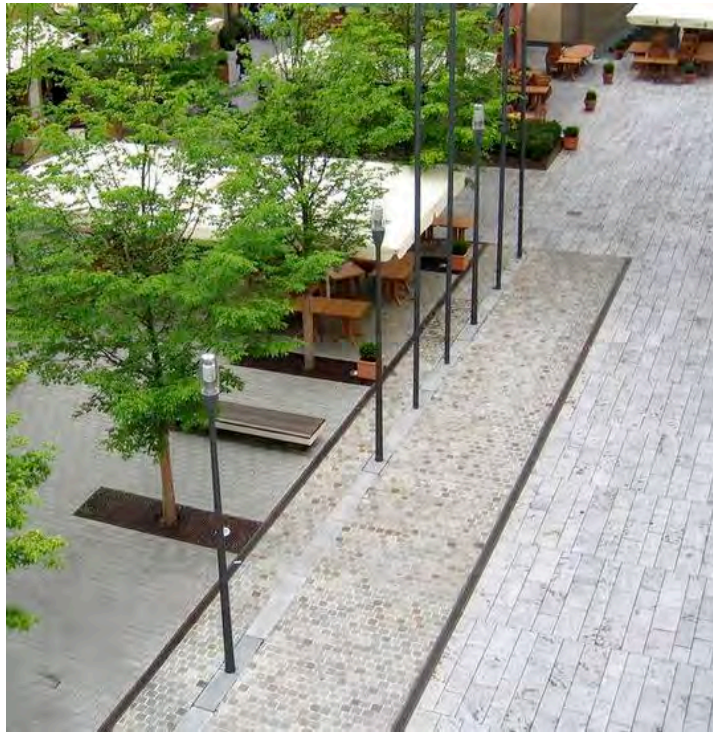
Proposed links to Linear Park



Tracks / footpaths



Existing Landmarks



Above: Precedent images





1. Tarleton cricket pavillion

Tarleton sports facilities

The Lilford Estate has sought to ensure that the community benefits from community facilities, and since the early 1970's, in conjunction with Tarleton Parish Council and more recently Tarleton Rugby Club, Tarleton Cricket Club, and Tarleton Corinthians Football Club, has made playing fields available to the west of Carr Lane, for the benefit of sporting facilities such as cricket, rugby, football and for walking at Carr Heys woodland.

In conjunction with Tarleton Parish Council and through engagement with local sporting groups (Tarleton and Rural District Schools (TARDiS), Tarleton Active Schools Alliance (TASA), the West Lancashire Sports Partnership (WLSP), and the Lawn Tennis Association (LTA), sporting improvements and additional land for use as playing fields at Carr Lane have been identified in the Masterplan, potentially providing wider community benefits that could be delivered through the development of lands at Tarleton.

Mark Square

The Lilford Estate believes that it is critical that Tarleton maintains a village 'centre', as without a centre point, the village 'feel' is lost and could easily become a commuter village, as many villages have become in the second half of the 20th Century.

In the 1970's the Lilford Estate built Mark Square, for the benefit of the local community for that important purpose, which provides facilities, such as the Post Office, Spar Supermarket, pharmacy, delicatessen, Italian restaurant, carpet sales, bakery and fish and chip takeaway.

Mark Square will continue to act as the village centre should any of the Sites be allocated for development purposes.

Additional development within Tarleton may result in further services/retail choice being required at Mark Square.

The Lilford Estate are committed to investing in Mark Square to meet the future needs of the village and to enhance the visitor experience, not only in relation to the shops and services available, but also as a central area of public realm which can be enjoyed by all.

9 The vision for Tarleton.

The Masterplan shows how following a sustainable form of development, the vision for Tarleton can be delivered for the next 30 years.

- Delivering high quality new family homes, which make best use of the land and meet the needs of the area
- Achieving a choice of housing to meet the needs of the local community by providing a mix of house types, tenures and size including much needed affordable homes, family homes and retirement homes for the elderly.
- Providing an integrated development that complements the existing built form, with areas of open space which link to the wider green infrastructure in the local area.
- Provide high quality, accessible, green and recreational spaces within the development, making a positive contribution to the health and well-being of future residents and users.
- Investing in the community with the creation of direct and indirect employment both during and after the development.
- Supporting and helping to grow the agricultural and food production sector in West Lancashire
- Creating a safe and attractive place to live and work, with easy access to jobs, schools, recreation and health facilities.
- Provide high quality design which will complement and enhance the existing environment, making a positive contribution to nature and the living environment
- Improving infrastructure constraints within Tarleton and neighbouring villages, including highways and drainage
- Providing wider community benefits



1.
1. Wildlife – swan

10. Conclusion



10 Conclusion.

The Sites featured within this Masterplan would all create a sustainable form of development, providing much needed housing of varying tenures to meet local needs, and, to assist in the Council's Housing Land Supply requirements.

The suggested employment zones would exploit the thriving agricultural industry within this area, and would attract other businesses in to the Borough, taking advantage of the strategic road network already in place.

Through the development of the suggested site allocations, developer contributions would enable a number of community benefits to be provided, including enhanced facilities at Mark Square, a linear park and green infrastructure, additional sporting facilities and potentially the Green Lane Link, all of which would be highly beneficial to the health, well-being and enjoyment of existing and future residents of Tarleton.



1. Family bike ride



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