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LOCAL PRECEDENT -

- Photo 17 – Mawdesley Moss Turbines from Eyes Lane
- Photo 18 – Mawdesley Moss Turbines from Eyes Lane

GA Pet Food Partners Group Limited (GA) is to make representation to the **Central Lancashire Local Plan**, on their future business needs,

The overall strategy is summarised in the Report “**GA Pet Food Partners and their future needs**” which summarises four themes for GA’s future requirements for development are up to 2035, and beyond to 2050 to achieve the regulatory target of zero carbon set by the Climate Act

The second of the development themes addresses the requirement for energy consumption and generation –

EXTRACT **2) The development of an Energy Park to provide the renewable electrical energy**



The development of an Energy Park to provide the renewable electrical energy GA needs to plan and design an Energy Policy to allow for the transition to a Carbon free world over the next 30 years. This will require the combination of many technologies, being wind, solar, energy crops, thermal storage of steam, electrical battery storage alongside, including where necessary the continued use of mains gas and electricity until potential hydrogen or nuclear can be used to.

The proposals are fully detailed in a report from the Energy Consultant Locogen, and explains how the solar and wind electrical generation will work as ‘one with another’ sources alongside a methane Combined Heat & Power plant (CHP) and mains electricity, with any surplus being fully utilised to generate steam for immediate use, or directed to storage for up to 12 hours in a Steam Accumulator.

GA has identified a site to the south of Bank Bridge between the canal and the River Douglas where it could install a wind turbine and solar panels to supply electricity to Plocks Farm. This development would be phased, to spread the financial investment required and to maintain pace with the gradual replacement of gas as an energy source in pursuit of the 100% electricity objective of the carbon free agenda.

The advanced allocation of this site would enable GA to install the proposed landscaping, and the provision of a circular walking, running and cycling track, along the banks of the canal, and river, to be known as the ‘Asland Walks’. In addition, there would be a ‘interpretation area’ to allow walkers on the Asland Walks to discover how the power is being generated and used and, if possible, CCTV type facilities will be made available to experience the view from the top of the wind turbine. The intention is ‘celebrate’ the purpose of the Energy Park, and to continuously engage with the local visitors and highlight the benefits and reasons for renewable energy.

This report is an initial appraisal of the Asland Walks site, primarily to assist the green energy specialists in their understanding of the setting ; to guide their initial designs for the installation of the generating facilities ; and – to consider the potential for landscape and recreational value which could be introduced as an integral part of the overall development.



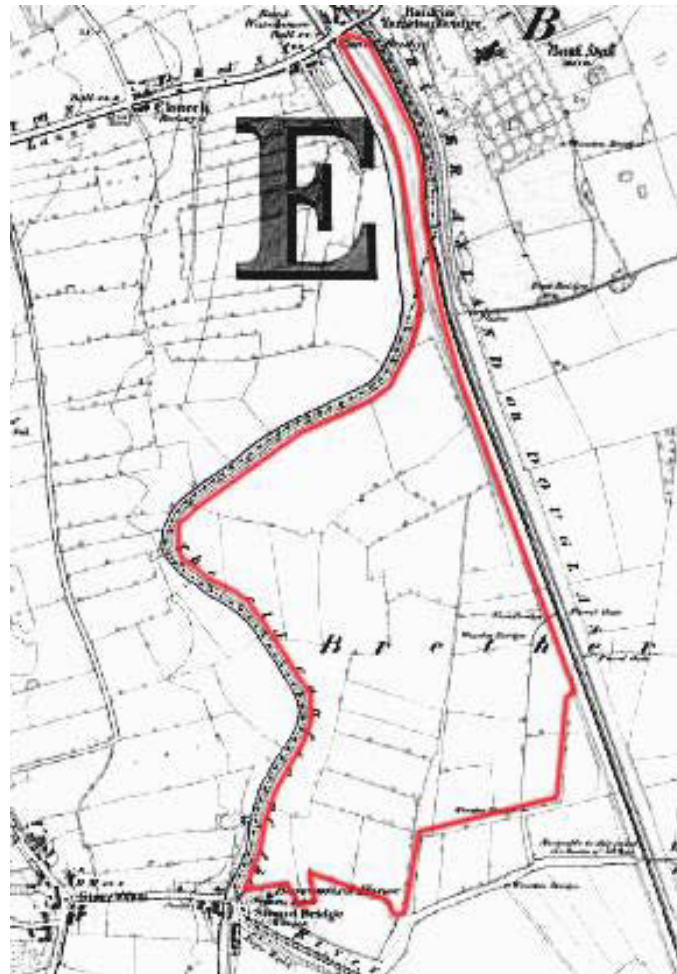
Asland Walks – SITE AREA

The Site – is within Chorley Borough, due south of Tarleton : the area is 39.70 ha

Site area highlighted – all land within control of GA Pet Food Partners

Land is currently under crops. Management for arable production has removed all internal hedgerows and trees – these are confined to the boundaries, mainly to the south (see 'Landscape Structure' page)

Original field pattern is evident on the 1847 OS Map extract.....



Asland Walks – ROADS & PATHS

NOTES –

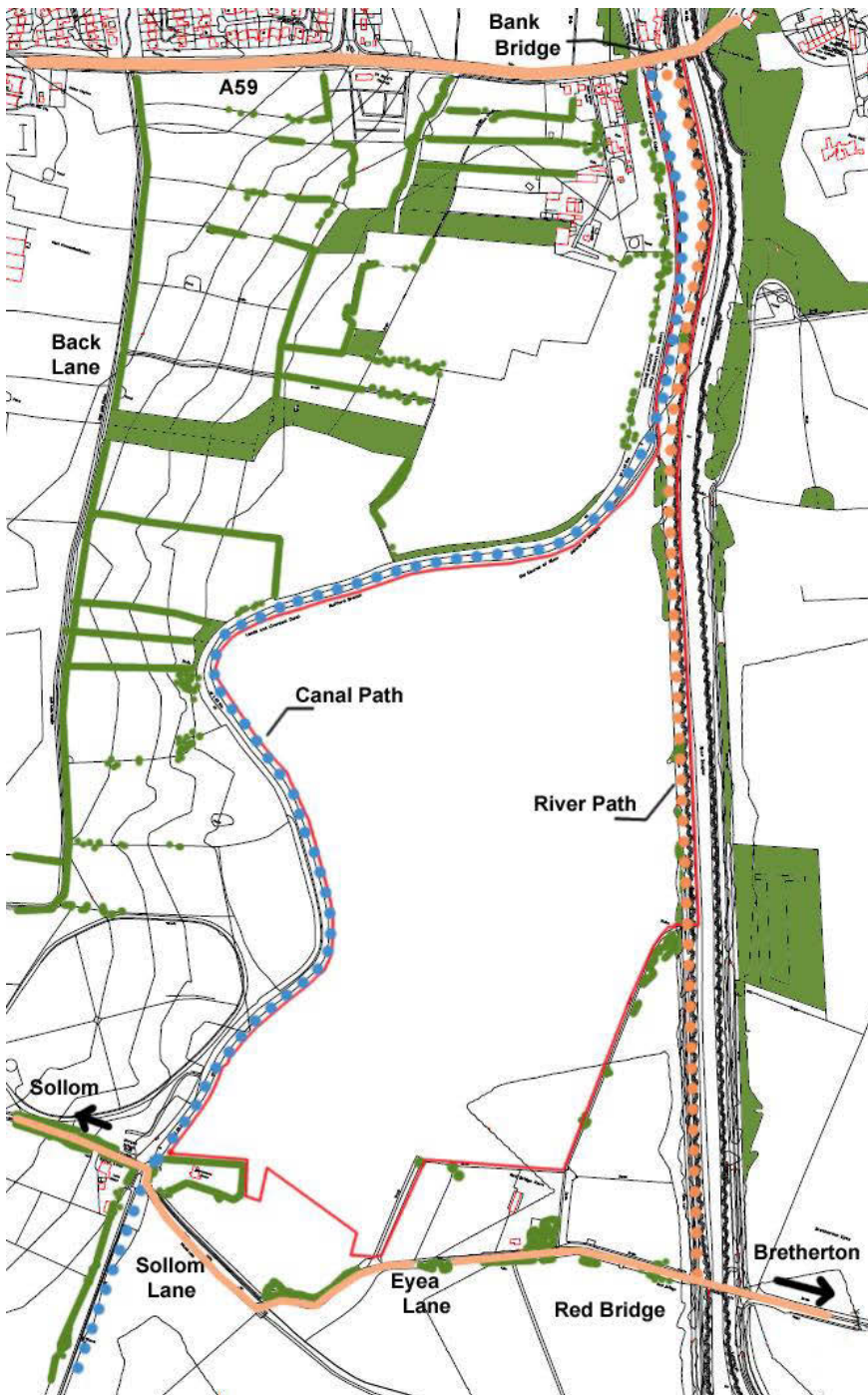
Sollom - Bretherton route on south side of Asland Walks (Lock Lane-Sollom Lane-Eyes Lane) is part of National Cycle Route No 91

Canal path – towpath of the Leeds-Liverpool Canal (Rufford Branch) – outside the proposed Asland Walks green energy site.

River path – Red Bridge to Bank Bridge - is a designated public right of way : links through to Tarleton on path running north from Bank Bridge.

Bank Bridge – provides the crossing point for the England Coastal Path section CPH3 (Penwortham New Bridge, Preston to Tarleton Lock) (www.gov.uk/englandcoastpath)

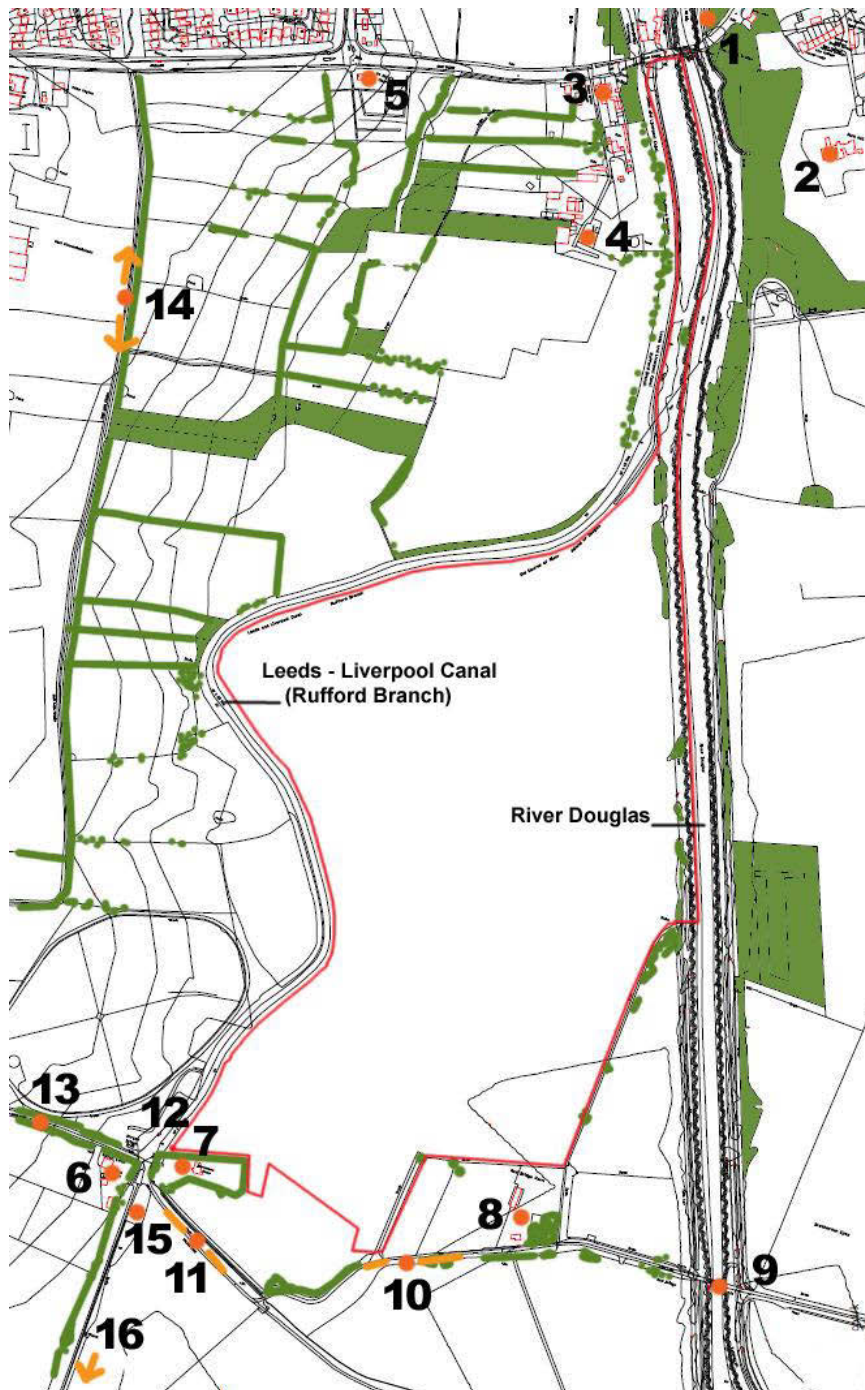
Back Lane – pleasant walk along field access track – potential circular route using Sollom Lane and A59 at Bank Bridge



ASLAND WALKS : Preliminary Landscape Strategy (v4 - June 2022)

B C A LANDSCAPE

Asland Walks – FEATURES IN SITE CONTEXT



DEVELOPMENT

- 1 - Plocks Farm (Location)
- 2 - Bank Hall
- 3 - Banks Bridge House
- 4 - 'Longlands' (and other dwellings)
- 5 - St Mary's Church Tarleton
- 6 - Lock House (PR4 4HS)
- 7 - Barrowford House
- 8 - Red Bridge Farm (PR4 6HS)

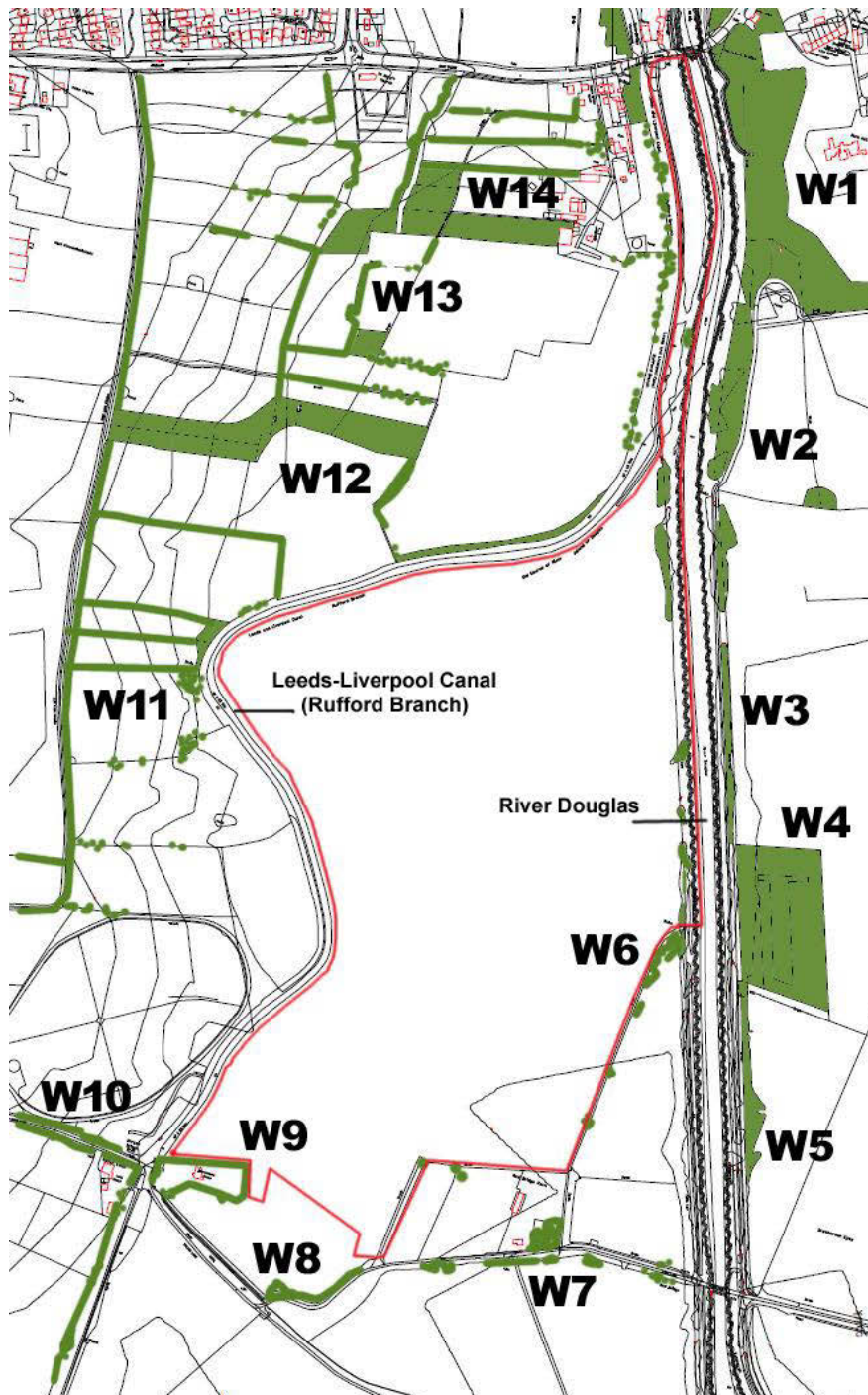
ACCESS

- 9 - Red Bridge
- 10 - Eyes Lane
- 11 - Sollom Lane
- 12 - Strand Bridge, Lock Lane (Bridge No 10)
- 13 - Lock Lane
- 14 - Back Lane

OTHER

- 15 - Allotment
- 16 - Canal Path to Rufford Old Hall (1.75 miles)

Asland Walks – LANDSCAPE STRUCTURE (SCREENING EFFECT)



- W1 - Woodland setting of Bank Hall : includes pine. screens Asland Walk site from Bank Hall (apart from filtered views from upper floors)
- W2 - Extension of Bank Hall Woodland along R Douglas : adds to screening from Bank Hall and areas to east
- W3 - Shelter belt of willow, parallel to R Douglas : adds to screening from areas to east
- W4 - Shelter belt block, includes some pine : adds to screening from areas to east
- W5 - Shelter belt of willow, parallel to R Douglas : adds to screening from areas to east
- W6 - Copse at junction of drainage ditch / flood bank : located on higher landform, adds to screening from Red Bridge
- W7 - Shelter belt of trees, group at Red House Farm ; mature trees, clear trunks, partial screening
- W8 - Copse at junction of Sollom Lane / Eyes Lane : localised screening from road
- W9 - Tall hedgerow surround to Barrowford House – screens site to views from house, filtered views from garden areas
- W10 - Mature hedgerows and trees along Lock Lane : screen views towards site as far as Strand Bridge
- W11 - Mature hedgerows / trees along Back Lane : screens views for south side of Tarleton
- W12 - Shelter belt woodland on valley slope : screens views for south side of Tarleton
- W13 - Mature hedgerows / trees continue screening between W12 and
- W14 - Shelter belt woodland on valley slope : screens views for south side of Tarleton

ASLAND WALKS : Preliminary Landscape Strategy (v4 - June 2022)

B C A LANDSCAPE

PHOTOS 1 – 2
LANDSCAPE CONTEXT



Photo 1 –

View north east, taken from the centre of Strand Bridge on Lock Lane (July 2021) : wooded edge to Bank Hall (W1-W2) and east bank of River Douglas (W3-W5 in background : trees to right foreground is the hedgerow surround to Barrowford House (W9)



Photo 2 –

View north from Sollom Lane (July 2021) : Sollom Lane on right (south) side of view : trees to left foreground is the hedgerow surround to Barrowford House (W9) : intermittent line of trees in background are within curtilage of Red Bridge Farm (W7) : tree group in right background at junction of Sollom Lane / Eyes Lane (W8)

PHOTOS 3– 4
LANDSCAPE CONTEXT



Photo 3 –
View north east, taken from Eyes Lane : Site boundary follows ditch : land to right (east) side is curtilage of Red Bridge Farm. With tree group W8



Photo 4 –
View north along flood bank from Red Bridge : R. Douglas to right with trees W4-W5 on east bank: flooded land to left (west) is outside the site : site boundary marked by the two mature trees along the ditch : tree group W6 in distance on line of flood bank : background trees in centre QW12-W14 on edge of Tarleton



Photo 5



Photo 6

PHOTOS 5 – 7 CANAL PATH (South – Centre)

Photo 5 – view northwards from Strand Bridge (parking area adjacent to canal on Sollom Lane. Open view across Site to Bank Hall woodland (W1-W2) in distance. Hedge surround (W9) to Barrowford House on right (east)

Photo 6– view northwards along canal path : this is a typical section, no division between (unsurfaced) path and adjacent cropping area to right (east) : land is open to west side (no enclosing hedges or trees) : marginal vegetation along edge of waterway.

Photo 7 – view northwards at point where canal turns sharply north/eastwards : at this point there is a small copse (W11) which encloses the canal on the west bank



Photo 7



Photo 8



Photo 9

PHOTOS 8 – 10 CANAL PATH (Centre - North)

Photo 8 – view northwards from point where Site narrows towards Bank Bridge. Similar section as Photos 2 above, hedgerow enclosure on west bank. Individual trees on river bank to right (east) side marking the edge of the transition slope to the lower berm.

Photo 9 – view northwards, viewpoint closer to Bank Bridge with details as above. .Note canal path is at lower level than adjacent cropped area

Photo 10 – view northwards close to Bank Bridge (traffic on A59 noted). Details as above Photos 6 and 7.



Photo 10



Photo 11



Photo 12

PHOTOS 11 – 13 RIVER PATH (North – Centre)

Photo 11 – view northwards towards Bank Bridge : narrow path between cropping area and the transition slope to the lower berm. Bank Hall woodland (W1) prominent on east bank, screens view of Bank Hall.

Photo 12 – view northwards along path : wider easement for path between cropping area and berm, thus route less worn : individual trees on river bank (west): rougher vegetation on the lower berm : screen woodland (W2) on right side (east)

Photo 13 – view northwards from southern end of river walk : details as above, more open aspect to the east



Photo 13



Photo 14



Photo 15

PHOTOS 14 – 16 RIVER PATH (Centre - South)

Photo 14 – view south along drainage channel which forms the south/east boundary : trees in foreground part of W6 : Asland Walks site landform higher than field between Eyes Lane and River Douglas (see Photo 2). Red Bridge Farm in background.

Photo 15 – access ramp between upper level / flood bank (to left, west side) and lower berm, at this point grazed. Trees in background part of W6

Photo 16 – view northwards from south end of river walk :stile marks the point at which Site boundary turns away from river : trees in background part of W6 : shadow on grass on right (east) side marks ramp access (as Photo 13)

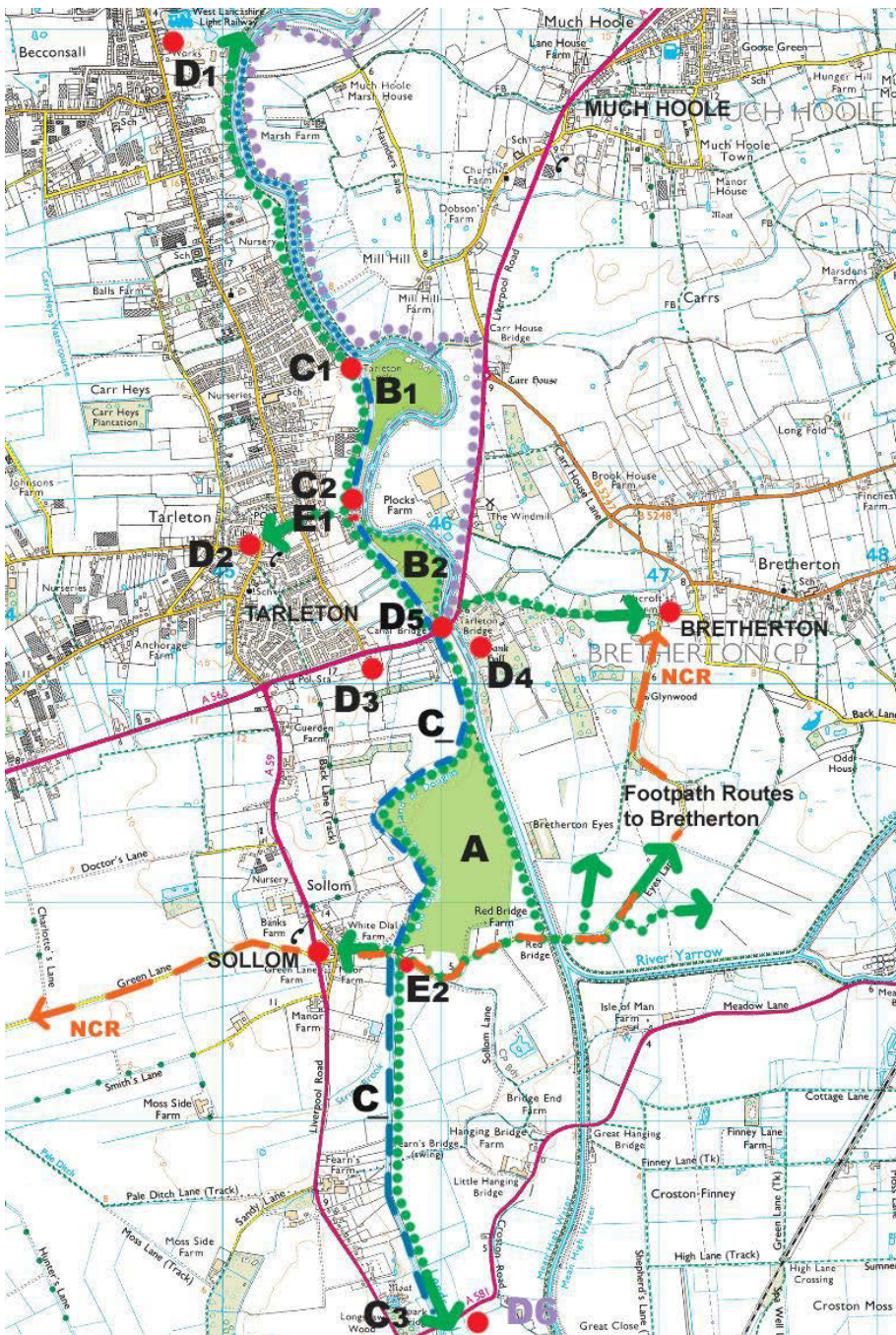
Asland Walks – RECREATION CONTEXT

EXISTING RECREATION WITHIN RIVER VALLEY –

- A** - **Asland Walks** – enhancement of existing routes and new infrastructure to form ‘country park’ – see ‘Recreation Strategy’
- B** - **Linear Park** : land designated as ‘Linear Park’ in the West Lancashire Local Plan 2012-27 Local Plan (Policy Ref IF2.1(b)(ix). Land currently in use as grazing (B1, accessed at Tarleton Lock) and arable (B2, access to river bank at Plox Brow and Bank Bridge)
- C** - **Leeds-Liverpool Canal (Rufford Branch)** – fully navigable from Wigan – Tarleton : canal enters the R. Douglas at Tarleton Lock (D) north of which the R Douglas provides the route to the River Ribble, thence potentially via the Ribble Link to access the Lancaster Canal and Glasson Dock
 - C1 – Tarleton Lock
 - C2 – Moorings at Plox Brow
 - C3 – Route to Rufford (moorings also at Rufford Marina)
- D** - **Local Attractions** – existing features potentially providing points of interest, interpretation, or destinations –
 - D1 – West Lancashire Light Railway, Hesketh Bank
 - D2 – Tarleton Village Centre
 - D3 – St Mary’s Church Tarleton
 - D4 – Bank Hall
 - D5 – Bank Bridge
 - D6 – Rufford Old Hall (National Trust) 2 miles to south
- E** - **Existing Public Car Parking** –
 - E1 – Plox Brow
 - E2 – Strand Bridge (Sollom Lane)

KEY :

- **Designated Path** - England Coastal Path (Cleveleys – Liverpool Pier Head Section) – east bank of River Douglas to Bank Bridge, from there to Tarleton Lock
- **Other Footpaths** : main paths (incl canal towpath) and links to locality noted
- NCR **National Cycle Route 91**



Asland Walks – LANDSCAPE APPRAISAL

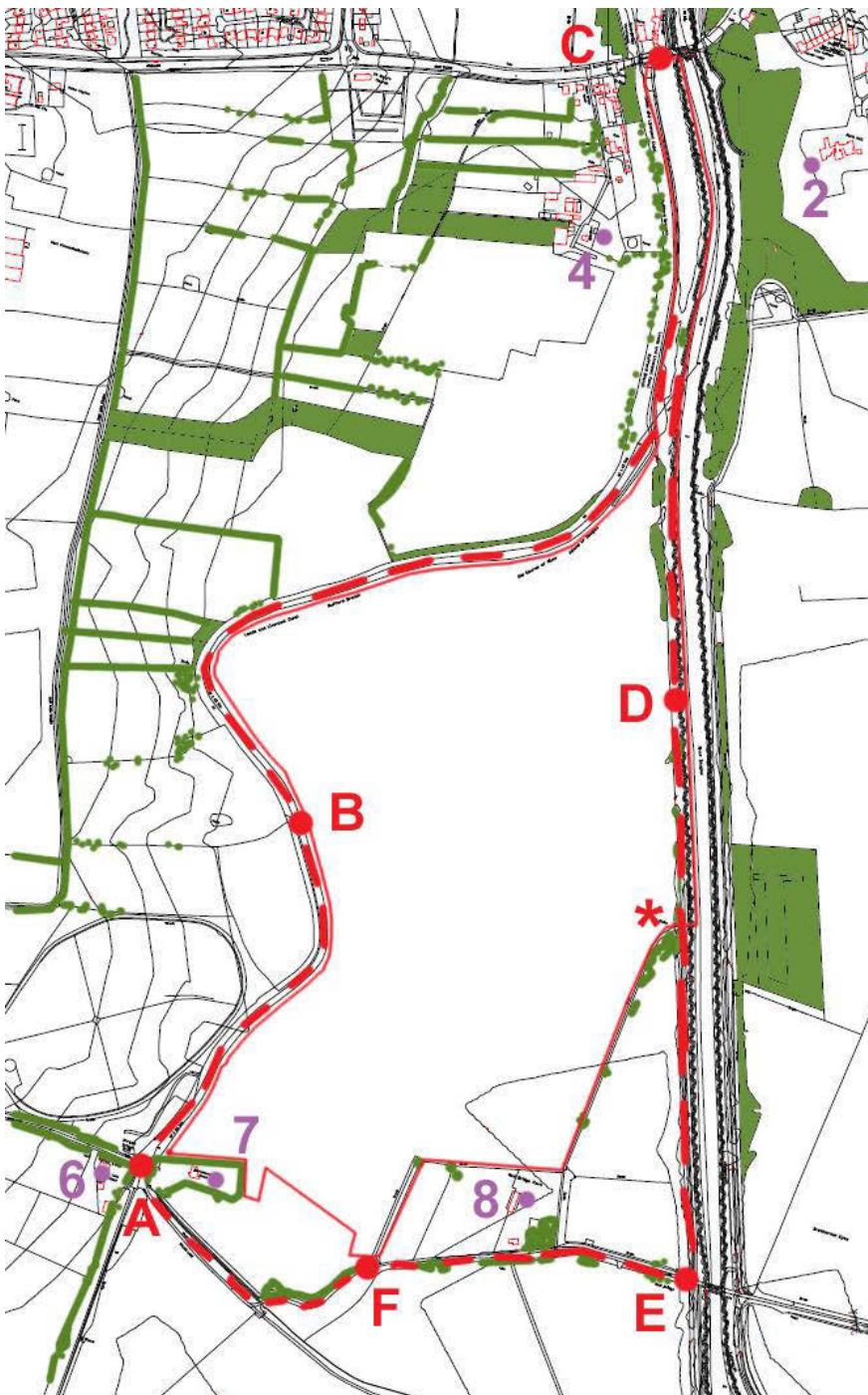
Preliminary visibility appraisal relate to the visibility of the site area ie the current cropping area and the potential visibility of the solar arrays (assumed height TBA)

NOTES –

- A** - **Elevated viewpoint from Strand Bridge (see Photo 1)** – well used location due to car park, and start of walks along the canal and Sollom Lane / Eyes Lane. View is channelled by landform / hedges on west side of canal and by the hedgerow around Barrowford house (W9)
- B** - **Canal Path** – open uninterrupted views over full length of Canal Path
- C** - **Bank Bridge** – lateral views, mainly from moving traffic thus site area is not prominent
- D** - **River Walk** – open uninterrupted view from full length of River Path ; path and land are approximately level from Bank Bridge as far as the stile (marked *) south of which viewpoints from the path are relatively higher and the site more open to view. Screening effect of the trees / scrub along the drain is noted (W6). Nb – EA requirement for an 8m wide easement for maintenance access along the river.
- E** - **Red Bridge** – similar effect to note 'D' ; tree group W8 helps to filter views of the main site ; trees around Red Bridge Farm (W7) helps to filter views to north west. Potential development of hedge on north side of Eyes Lane through laying / thickening, and the addition of trees is noted
- F** - **Eyes Lane** – the Lane is generally at the same level of the site, thus screening effect of intermittent hedge and trees is enhanced

DWELLINGS –

- 2** - **Bank Hall** – site is screened by woodland W1 – W2 : potential views from upper floors
- 4** - **'Longlands' and houses around Banks Bridge House** – views to site screened by intervening hedgerows and trees.
- 6** - **Lock House** – boundary contains mature hedgrow and trees, thus potential views of site mainly from upper floor windows (house front faces north to Lock Lane)
- 7** - **Barrowford House** – boundary hedge (W9) is mature and screens site, thus potential views are mainly from upper floor windows from rear (house front faces west Lane)
- 8** - **Red Bridge Farm** – open views to north from rear of house (house is nearing the end of a complete re-build, plans for garden areas and curtilage unknown)



ASLAND WALKS : Preliminary Landscape Strategy (v4 - June 2022)

B C A LANDSCAPE

Asland Walks – LANDSCAPE STRATEGY (PLANTING)

Strategy responds to visual appraisal : focus is on screening the extent of the solar arrays through woodland, shelterbelt, and hedgerow planting.

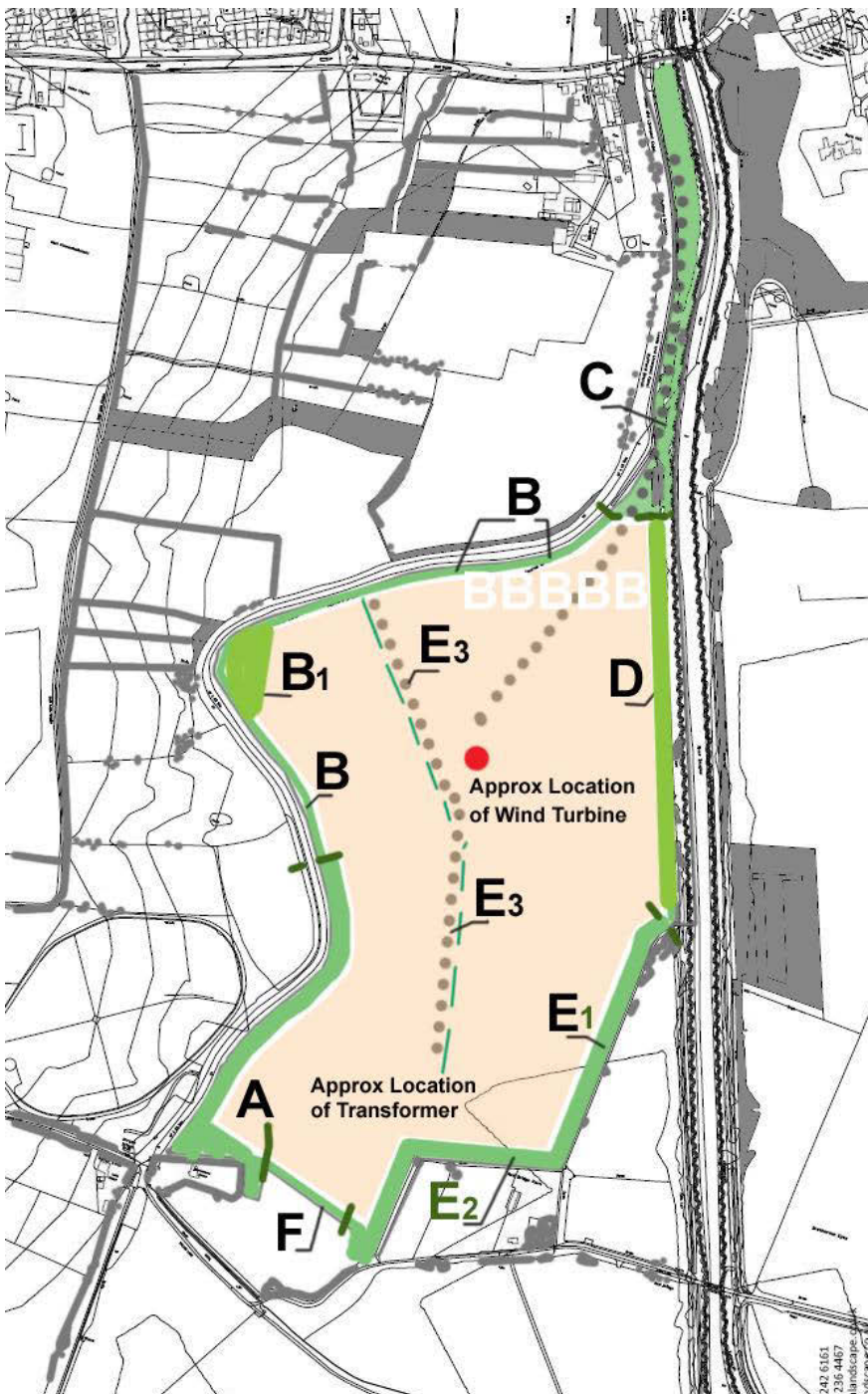
Wind turbine – proposal (June 2022) is for a single turbine (hub height 131m / max (blade tip) height 199.76m. Location of infrastructure as per SolarSW plan 1810.05 / 102-001

Ground area of pv arrays / turbine – restoration as species-rich grassland to enhance biodiversity

NOTES –

- A** - **Shelterbelt / Screen (15m wide)** – linear woodland along Canal boundary – focusses view from the popular car park along the canal and screens the foreground solar arrays : extending the plantation around the western bend will help screen the turbine base. Boundary detail to include hedgerow on east side of planting, thus allowing the wood to be used for informal recreation.
- B** - **Canal Towpath** – hedgerow along east side of path to screen solar arrays. Detail to include occasional trees, with a concentration at the sharp turn eastwards to match the existing copse W11 on the west bank. June 2022 Amnd – add copse as noted B1
- C** - **Linear woodland in narrow land to Bank Bridge** – natural woodland /understorey planting similar to Bank Hall (oak, lime pine) : detail to accommodate easement for access road and service route to Plocks Farm. Suggest routing of riverside path across the neck of the land to join Canal Path. Hedgerow planting as 'B' continues along west side to reach Bank Bridge.
- D** - **River Walk** – hedgerow and shelterbelt along west side of path to screen solar arrays : 8m wide, to include poplar.
- E** - **Planting associated with open drainage ditch (8m wide)** – similar linear woodland along the ditches : poplar / willow in south/east boundary (E1) (possibly lombardy poplar), with addition of oak, hazel, alder by south boundary (E2). Ditches along internal access roads – intermittent trees and development of ditch as habitat (E3)
- F** - **Boundary hedgerow (South)** – 10m wide hedgerow /trees along west side of path to screen solar arrays

Option – potential for north-south hedgerows / trees to divide site (along the line of the access tracks) – note E3



ASLAND WALKS : Preliminary Landscape Strategy (v4 - June 2022)

B C A LANDSCAPE

Asland Walks –LANDSCAPE STRATEGY (RECREATION & ACCESS)

Strategy to develop the recreational potential of Asland Walks for the enjoyment of residents and visitors. Links to adjacent areas as per 'Context' plan above

Community involvement – in the selection of themes / research for interpretation

POTENTIAL ENHANCEMENTS –

- **Access** - general principle of maintaining the existing routes, with potential for localised improvement to drainage, surfacing, access points (gates / stiles) : shared use with cyclists.

A Canal Towpath – 3.5m wide (footpath / cycle route) along canal bank (See section A-A')

B Riverside Walk – 3.5m wide (footpath / cycle route) following the EA maintenance easement, link from Cycle Route 91 (Eyes Lane / Sollom Lane to the A59 at Bank Bridge)

..... **Internal routes** – allow use of internal access tracks for walking / cycling

C1 Construction /Service Access – route from Eyes Lane

C2 Service Access / Infrastructure route – route to Bank Bridge

C3 Maintenance access – route along existing drainage ditch to the Canal

C4 Route along south boundary as alternative . circular walk

- **Interpretation (Heritage)** : topics include – creation of current landscape - construction of the Leeds-Liverpool Canal Rufford Branch : River Asland diversion : flood banks : Bank Hall

- **Interpretation (Natural Environment)** : topics include – flora and fauna : existing habitats : new landscape establishment – process, habitat creation

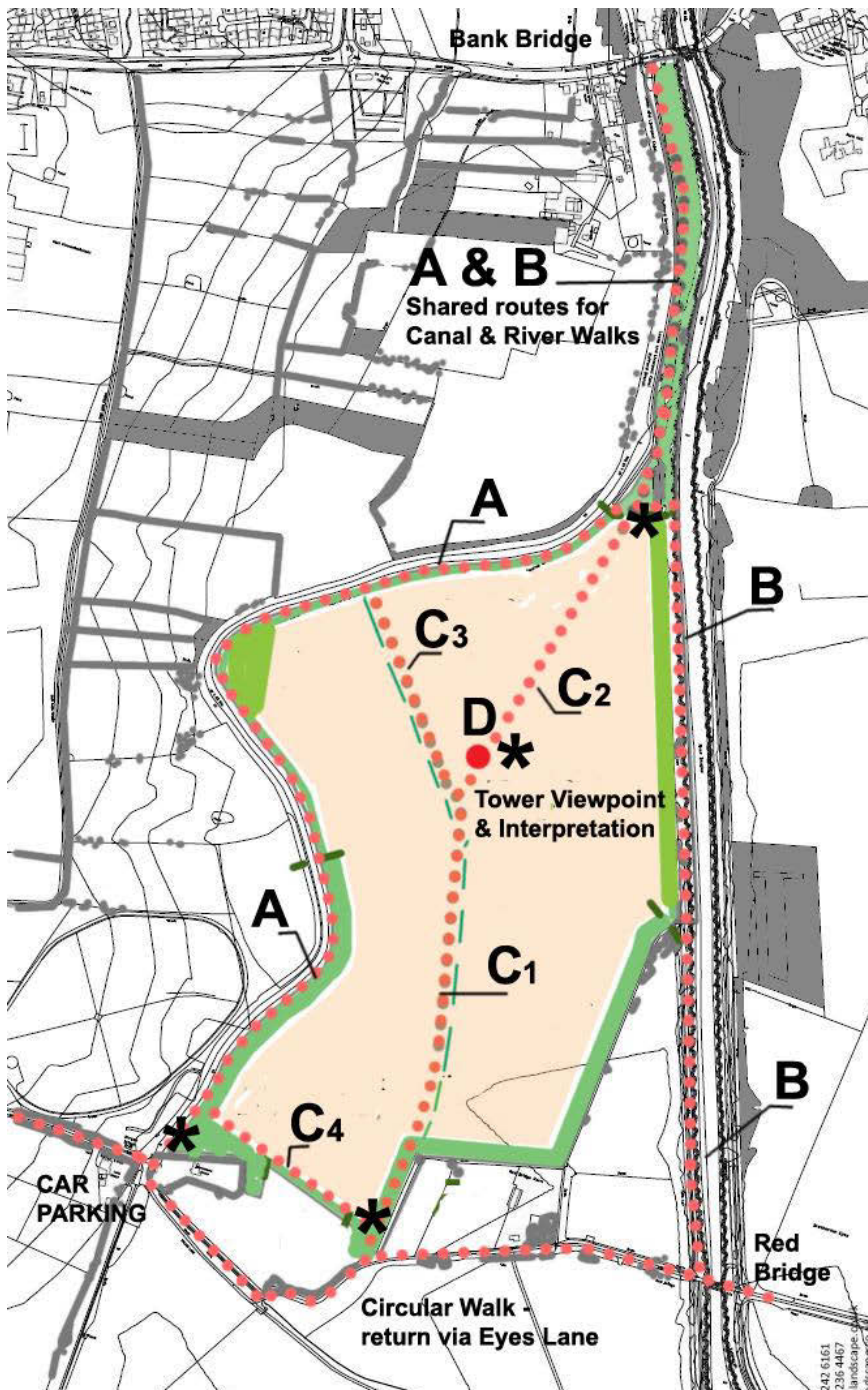
- **Interpretation (Explanation and Display)** : **contemporary issues** – purpose of green energy infrastructure : display points showing performance / energy outputs as digital information

D Tower Viewpoint – display point at base of turbine - CCTV camera on top of tower providing 360° coverage of the surrounding area, viewed on screen at ground level along with digital display of energy output

- **Education** – potential destination for school trips – site visit linked to display material and presentations hosted by the proposed Visitor Centre at Plocks Farm

- **Benches, signage** – included as general facility along towpath / footpaths / cycleway

* **Key Points** – for interpretation, Explanation and Display



ASLAND WALKS : Preliminary Landscape Strategy (v4 - June 2022)

B C A LANDSCAPE

**LEEDS=LIVERPOOL CANAL
RUFFORD BRANCH**

CANAL TOWPATH WALK

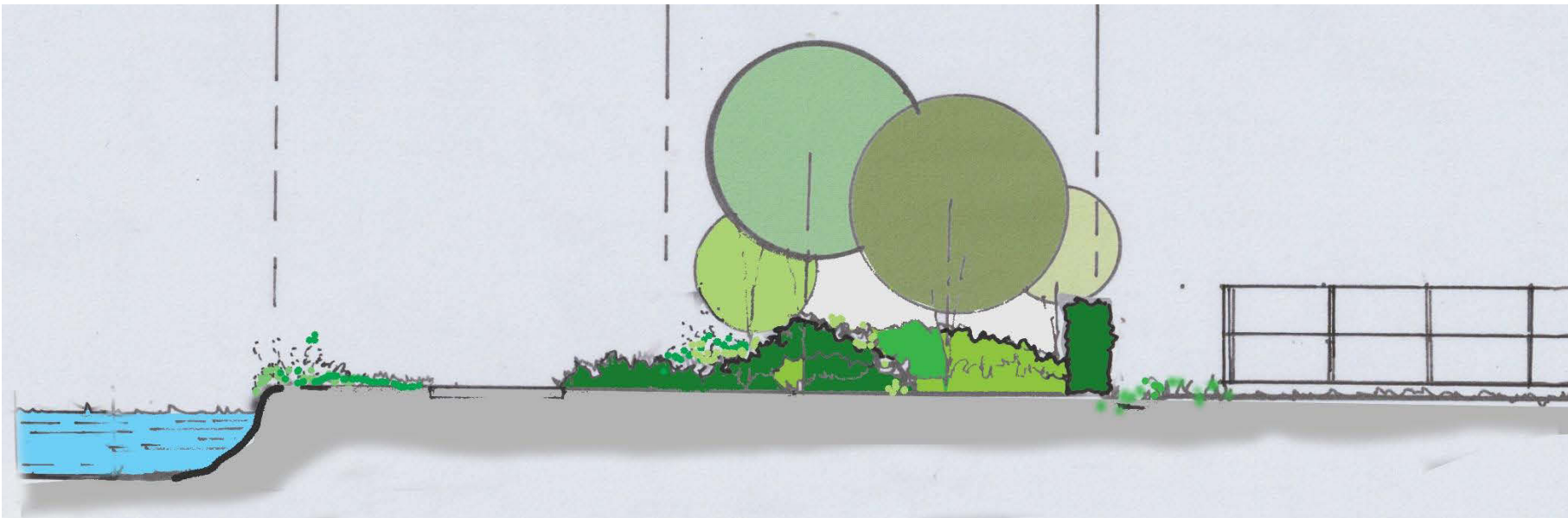
Existing towpath developed as 3.5m wide footpath & cycleway (shared) : addition of interpretation, benches etc. Site woodland accessible for berry picking, nature study etc

**ASLAND WALKS –
WOODLAND EDGE**

15m wide linear woodland (oak, alder, hazel with understorey, providing screening of pv panels. Hedgeow planting on east side, allowing access to woodland from Canal Path

**ASLAND WALKS –
SOLAR ENERGY (PV ARRAYS)**

Ground area under solar arrays to be developed for biodiversity (species-rich grassland, margins of drainage channels etc)



SCHEMATIC SECTION (WEST) : CANAL BANK – LINEAR WOODLAND – ASLAND WALKS (as note 'A' p.17)
(Section looking northwards)

**ASLAND WALKS –
SOLAR ENERGY (PV ARRAYS)**

Ground area under solar arrays to be developed for biodiversity (species-rich grassland, margins of drainage channels etc)

**ASLAND WALKS –
WOODLAND EDGE**

8m wide linear woodland (poplar, alder with understorey, providing screening of pv panels. Hedgerow planting on east side, to restrict access to energy site.

**EA MAINTENANCE
EASEMENT & RIVER WALK**

Existing footpath route developed as 3.5m wide footpath & cycleway (shared), also allowing maintenance access to flood bund (EA requirement)

RIVER DOUGLAS -

Straightened course of river channel



SCHEMATIC SECTION (EAST) : RIVER BANK – LINEAR WOODLAND – ASLAND WALKS (as note 'B' p.17)
(Section looking northwards)



Photo 17 – Local Precedent : Mawdesley Moss Turbines from Eyes Lane



Photo 18 – Local Precedent : Mawdesley Moss Turbines from Hunters Hill, Wroughtington

