



Beaumont Green, Warton

Issue 4 | Winter 2026



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

The development will provide:

- 345 new build properties.
- 5 attenuation basins, adding and expanding on existing ponds.
- New releases have photovoltaic panels.
- Play area and neighbouring recreation ground.

Site Activity

- Recently completed on the 240th occupation of the development.
- Following consultation with Lancashire County Council the proposed spine road retaining wall works have a potential spring 2026 start date.
- Highway improvement works to Lytham Road (A584) agreed with Lancashire County Council, due to complete January 2026.
- **NHBC Pride in the job award winner 2024.**

Drainage

- The surface water discharges into the rerouted open watercourse, which runs parallel to the spine road and connects into the existing surface water network.
- Foul water discharges into the existing United Utilities network via the on-site pump station, which is to be adopted by IWNL (Independent Water Network Limited).

Timeline

- Additional works to be completed to the retaining wall on Nectar Drive in the spring, as approved by Lancashire County Council (Highways Authority).
- The above-mentioned works will be coordinated to give as little disruption to residents as possible, with dates to be confirmed via a letter drop.
- Due to the delays in the above works, the area of POS on Nectar Drive is to be stripped back again to allow the above-mentioned works to take place. Following completion, the area will be made good in line with the approved landscaping scheme and handed over to TrustGreen for adoption and maintenance.
- Highway improvement works to Lytham Road, to provide a toucan crossing for pedestrians and bicycles, as well as extending the 30mph limit in line with LCC requirements, is due to complete by the end of January 2026.

Managing agent

- TrustGreen have been appointed on behalf of Countryside Homes to maintain the soft landscaped/POS areas of the Beaumont Green development.
- First 2no. attenuation basin/POS areas have been adopted by TrustGreen.
- Future areas of POS will be adopted by TrustGreen following spring planting.

Ecology

- Specified plots will be fitted with bat, swallow, house martin and swift boxes.
- The development will also have hedgehog and nest boxes, as well as brush piles in the enhanced woodland area (located where the compound is currently situated along the Northern boundary).

Development layout plan



How will the development benefit the local community?

Beaumont Green will also support the local community by contributing over £1,247,000 towards:

- S106 contributions, comprising of:
- £649,000 contribution to local education.
- £24,000 contribution to sustainable travel.
- Travel contributions to be distributed to residents of Beaumont Green.
- £375,000 contribution to public transport.
- £126,000 contribution to the public realm.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

beaumontgreen@countrysidehomes.com



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