THE LANES, PENWORTHAM
Reserved Matters Engagement

Homes England | Taylor Wimpey

Welcome

Thank you for taking the time to visit our website regarding the first phase Reserved Matters applications for The Lanes, Penwortham.

Here you'll find information about what the Reserved Matters applications are and the opportunity to provide any comments. Once you've had chance to review the information, we'd be grateful if you could please fill out a **feedback form** and provide any comments by **8th November 2026.**

We want to create a high-quality new neighbourhood that benefits both new and existing residents. We are committed to listening to local people throughout the process, and you can find out more about our ongoing engagement, alongside our work to date on this website.

About The Development

The development involves creating a new neighbourhood, capable of delivering up to 1,100 homes, alongside a new local centre, land for a primary school, green infrastructure and associated infrastructure. These plans are being brought forward jointly by Homes England and Taylor Wimpey, supported by a professional team led by Avison Young.

Homes England is the Government's housing and regeneration agency and is working in partnership with Taylor Wimpey, one of the UK's largest national housebuilders.

Where is The Lanes?

The Lanes is located to the south of Penwortham as shown in the aerial image below. The Site comprises land bound by Chain House Lane / Coote Lane to the south and Penwortham Way to the west. To the east the Site is bordered by the West Coast mainline railway and Lostock Hall. Immediately to the north lies the community of Kingsfold, which comprises existing residential development to the



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What has already been approved?

In January 2024, outline planning permission was granted for two applications (Application A and Application B) at The Lanes.

Outline planning permission establishes the principle of development and sets the overall vision for the Site, including key access routes, open spaces, green infrastructure and connections across the development. The detailed design of homes, streets, landscaping and public spaces will be considered through future planning applications, known as Reserved Matters applications.

It is these "Reserved Matters" which form part of the next phase of works. We are now looking to bring these forward, but not without the input of local residents and community partners through this community engagement exercise.

OUTLINE APPLICATION A

- Up to 920 homes including affordable homes;
- A new access from Penwortham Way;
- Land for a two-form entry primary school;
- A new local centre including retail, employment, co-working & community uses
- Flood basin to manage existing surface water; and
- Green infrastructure and associated works.

OUTLINE APPLICATION B

- Up to 180 homes including affordable homes;
- Green infrastructure & associated works.



Outline Permission — Illustrative Masterplan for Application A and Application B

www.avisonyoung.co.uk/planning-consultations/thelanes

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The Reserved Matters Applications

Since the outline planning permissions were approved, Homes England and Taylor Wimpey have been working with a range of technical specialists and service providers to plan how The Lanes will be delivered. The team are developing plans for the first Reserved Matters applications and are seeking feedback from local residents to help shape the plans before they are submitted to South Ribble Borough Council for determination.

The Reserved Matters applications being prepared will provide further details of appearance, landscaping, layout and scale (the reserved matters) for part of the initial infrastructure for both Application A and Application B.

As there are two outline planning applications that cover the two areas of the Site, two separate Reserved Matters applications are to be submitted. These will incorporate details on highways, drainage, landscaping, ecology and trees in line with the conditions of the outline planning permissions.

The focus for both applications is for the initial infrastructure work needed to support future development, such as roads, sustainable travel routes and other infrastructure. At a later date, detailed plans for the new homes, shops and community facilities will be brought forward.

The Reserved Matters applications are not required to re-assess the principle of development, as this has been approved at the outline stage. The Reserved Matters applications instead include a suite of plans that illustrate the appearance, landscaping, layout and scale (the reserved matters) of the proposed works and a number of technical assessments. The scope of these assessments have been approved with Planning Officers at South Ribble Borough Council with input from consultees including the Lead Local Flood Authority and Local Highways Authority.











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Phase 1 Reserved Matters — Application A

The first phase Reserved Matters application for Application A seeks permission for:

- Internal primary spine road. The design accords with the approved outline planning parameters, including the provision of segregated pedestrian and cycle corridors.
- Associated earthworks.
- Drainage and Sustainable Urban Drainage System (SUDS) infrastructure for the Spine Road. SUDS are nature-based approaches to managing surface water and stormwater runoff.
- Landscaping, including the planting of new woodland, wildflower meadow and native scrub planting to provide a landscape gateway entrance to the development.
- Upgrades to two existing public footpaths to provide 3m wide footpaths.

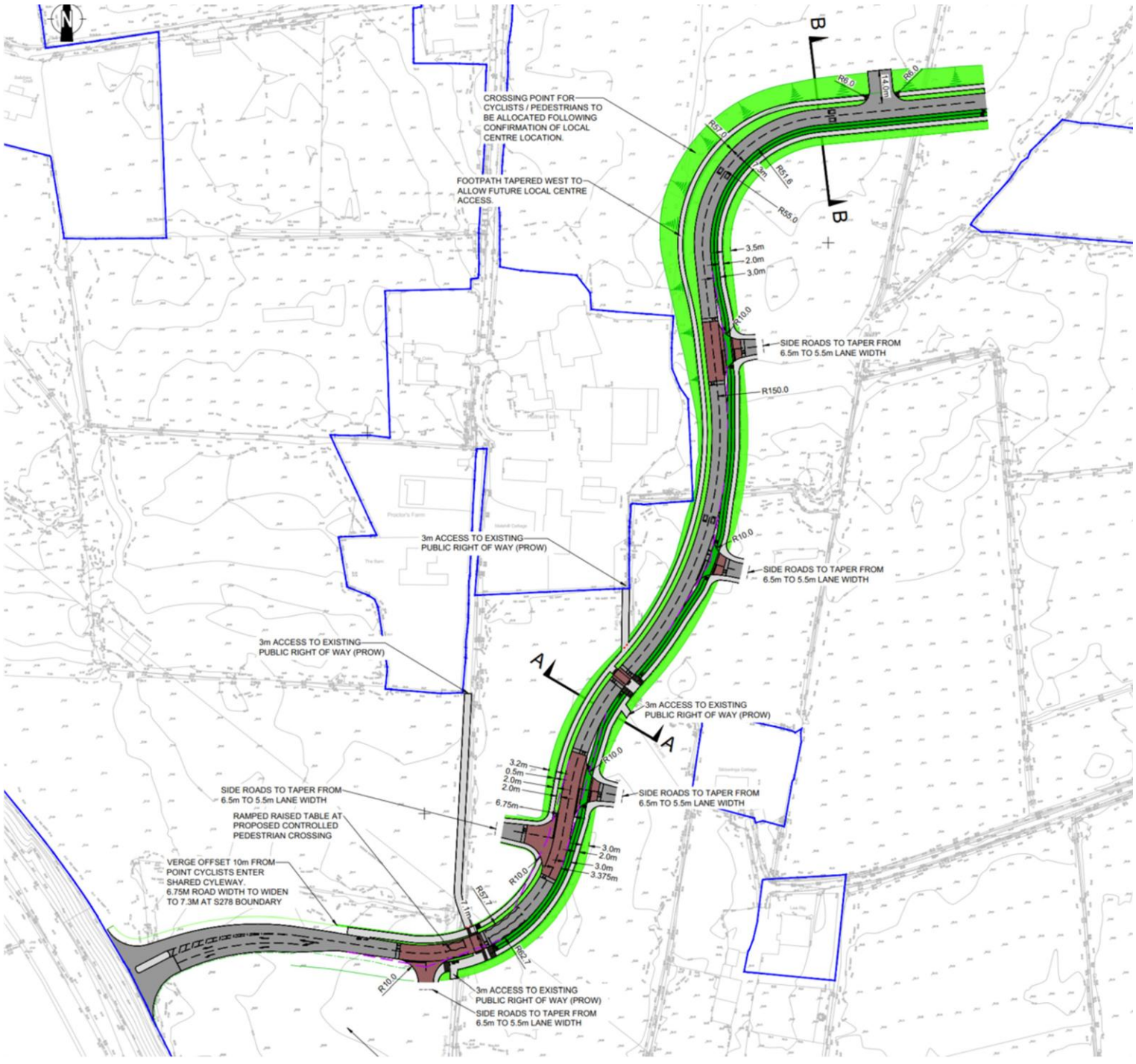


Phase 1 Reserved Matters — Application A Landscape Masterplan

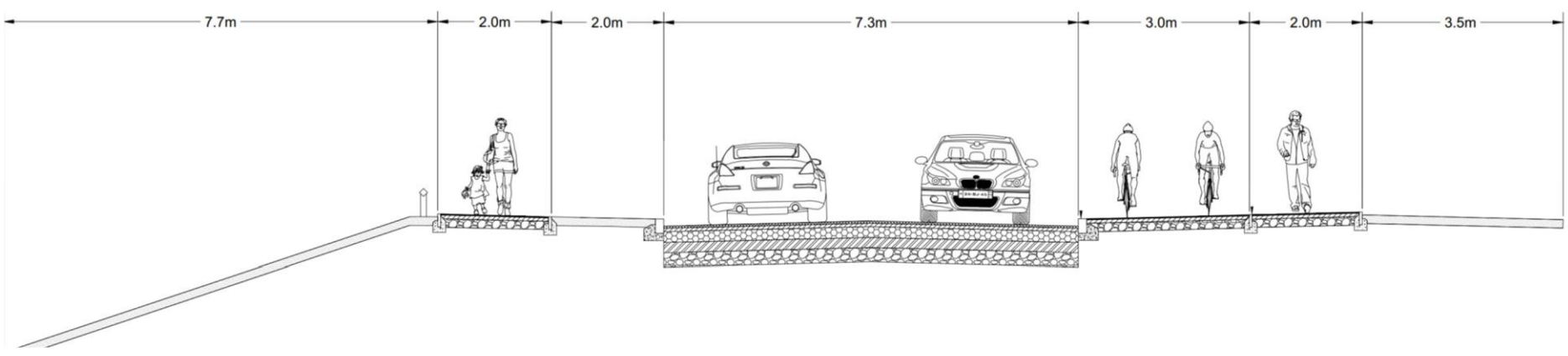
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Phase 1 Reserved Matters — Application A Highway Plans



CROSS SECTION B-B - TYPICAL CARRAIGEWAY



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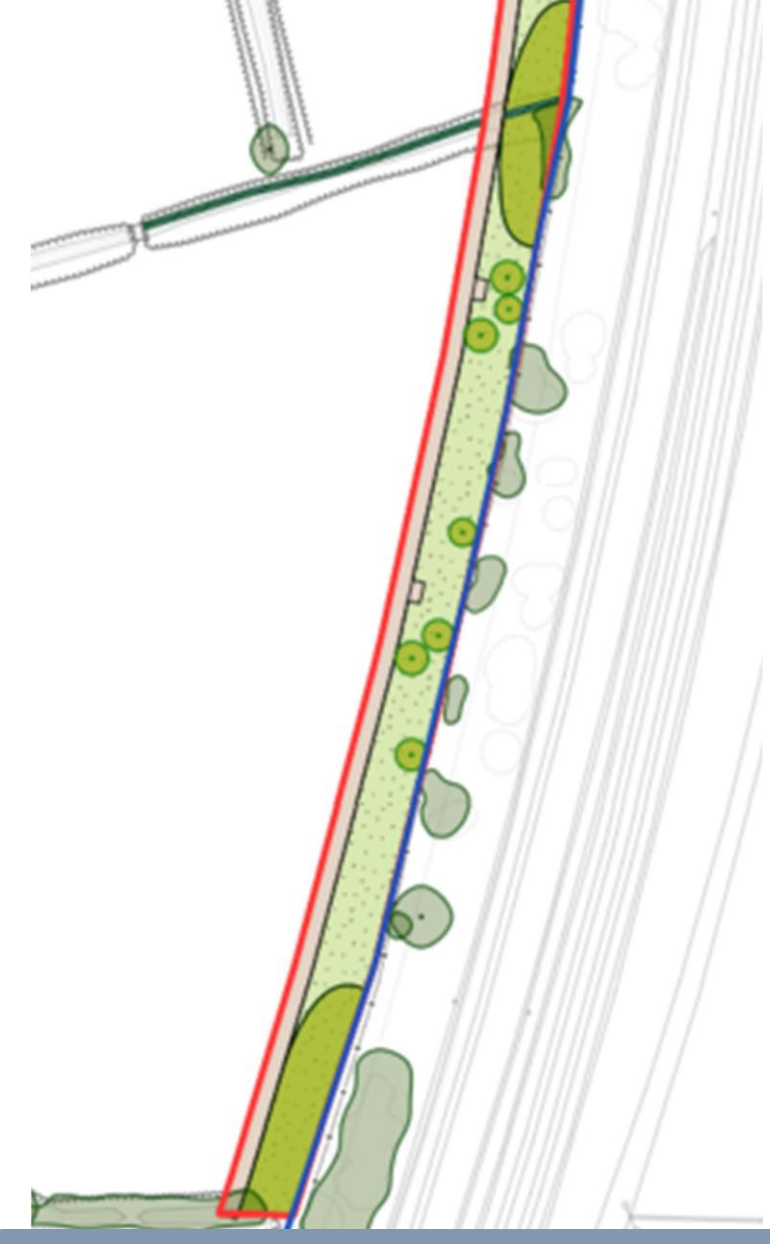
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Phase 1 Reserved Matters — Application B

The first phase Reserved Matters application for Application B seeks permission for:

- 3m wide pedestrian and cycle track
- Associated earthworks
- Landscaping, including the provision of play space, and new woodland, wildflower meadow and native scrub





Phase 1 Reserved Matters — Application B
Landscape Masterplan

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Technical Assessments

Homes England and Taylor Wimpey's project team has undertaken a comprehensive suite of technical work to develop the Reserved Matters proposals, ensuring that they comply with the parameters and obligations set out through the outline planning applications. A summary of the key technical considerations is set out below.

Highways

The impact of the development on local roads was assessed as part of the planning process and independently reviewed, with no significant adverse impacts identified.

Access from Penwortham Way and Bee Lane has already been approved through the outline planning permissions.

The proposed road network for the Reserved Matters applications has been designed in line with these approved plans and standards and will include dedicated walking and cycling routes to encourage safer and more sustainable travel.

While the Cross Borough Link Road (CBLR) is not required as part of this development, the approved access junctions and main road through the site have been designed so they could connect to a future CBLR if Lancashire County Council chooses to progress it. Land has also been safeguarded to ensure the option for a future link road remains available.

Drainage/ Flooding

Managing flood risk has been an important part of the planning process. A site-wide drainage strategy was approved as part of the outline planning permissions to ensure the development does not increase flood risk on or around the site.

We have worked with our consultants to develop these principles into designs. For the proposed roads and infrastructure, this will include landscaped drainage features and a water storage basin to help control runoff during periods of heavy rainfall. In other areas of the site, rainwater will be allowed to soak naturally into green spaces where appropriate.

The proposed drainage arrangements have been reviewed with Lancashire County Council in its role as the Lead Local Flood Authority, and are consistent with the drainage principles already approved for the site.

Landscaping, Ecology, Trees & Biodiversity

Creating a green, attractive neighbourhood is an important part of the plans for the site. We have worked with our Landscape Architects to develop proposals that include new planting, green spaces and walking routes, while retaining and enhancing existing trees and habitats where possible.

Detailed ecology and tree surveys have helped shape the design, and the plans will deliver a 10% increase in biodiversity, providing more opportunities for wildlife and creating a greener environment for residents.







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Your Views

Homes England and Taylor Wimpey are committed to ensuring that The Lanes reflects the feedback provided by local people. As such we would be very grateful for any feedback you're willing to give via the feedback form link on our webpage, available **here**.

This stage of consultation on the first phase Reserved Matters applications will close on **8 November 2026.** We will then review all feedback received before taking the proposals forward. We will continue to keep local people updated and welcome feedback as plans for future phases of the development progress.

What happens next

We recognise the value of local knowledge and are committed to keeping residents informed as plans develop. After the consultation period ends, we will carefully review the comments and feedback received from local people and stakeholders. This feedback will help inform the final proposals before the Reserved Matters applications are submitted to South Ribble Borough Council.

Once the Reserved Matters are submitted to South Ribble Borough Council there will be a statutory consultation period run by the Councill, where local residents will have another opportunity to comment on the proposals.

It is currently anticipated, subject to securing Reserved Matters and other necessary approvals, that the first phase of development will commence in late 2027 or early 2028. The initial phases will focus on delivering some of the key infrastructure needed to support the wider development of The Lanes.

Future Reserved Matters applications focusing on the detailed design of new homes and community facilities will be prepared and consulted on at the appropriate time in the future. The current programme anticipates the first phase of residential development starting on site in early 2029. The wider development is expected to be delivered over approximately 15 years, with completion currently anticipated in 2044.

As the development progresses, the programme will continue to be reviewed alongside the Phasing Plan, Infrastructure Delivery Plan and future Reserved Matters applications.

Contact Us

If you have any questions on the information presented on the website, please do not hesitate to contact us on the details below:

Email: planningconsultations.uk@avisonyoung.com

Telephone: **0161 228 1001**