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Infrastructure Delivery Plan

September 2026

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Application A & B
Introduction

This Infrastructure Development Plan (IDP) has been prepared on behalf of Homes England and Taylor Wimpey (the Applicants), to identify the provision of key infrastructure required to facilitate the development of The Lanes, Penwortham site. It builds on the previously approved Framework IDP and seeks to address the requirements set out in Schedule 6 of the S106 and Schedule 5 of the Unilateral Undertaking attached to the site.

Background

Outline planning permission was granted on 2nd January 2024 which approved the principle of development for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Class E and Sui Generis), a two-form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings. All matters were reserved (appearance, landscaping, layout and scale) except for access on to Penwortham Way. Following the receipt of the approved decision notice the Applicants have prepared the first Reserved Matters application for Phase 1 of the development.

The IDP is intended to function as a live and evolving document throughout the delivery of the wider development. Recognising that the site will be brought forward through a series of phases over an extended period, the IDP will be subject to regular review and update as further details of phasing, infrastructure requirements, technical assessments and delivery mechanisms become available. Each subsequent Reserved Matters application will provide an opportunity to refine and update the IDP, ensuring that it remains accurate, reflects the latest available information, and continues to demonstrate how the necessary infrastructure will be delivered in a coordinated and timely manner to support the proposed development. It is noted at this stage of the design evolution, that further information on heights, location of key place making features and utilities infrastructure, beyond what is controlled through the approved parameter plans, is not available but that information will be provided as part of the subsequent iterations of the IDP.

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Application A



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Proposed Phasing Introduction

The Proposed Phasing – Application A

The following section sets out the proposed phasing for Application A, detailing the type and extent of development that will be delivered in each Phase and the associated infrastructure and facilities.

The Phases

Phase 1 will deliver essential infrastructure, including a road, drainage, footpaths and cycleways. By securing early approval and delivery of key infrastructure, it establishes the necessary framework to unlock subsequent phases of development.

The application includes part of the spine road. The remaining land required to deliver the rest of the spine road, which is within the applicant's ownership, will be safeguarded for future phases of development. From the outset, land will be safeguarded for the primary school until occupation of the 600th dwelling. If the County Council gives notice that it requires the land, the safeguarded land will be serviced and handed over in accordance with the obligations agreed within the S106 agreement.

Phases 2-5 will each deliver a mix of homes as well as any additional infrastructure that each phase requires (i.e. plot specific infrastructure such as utilities and earth works that are not already delivered as part of Phase 1).

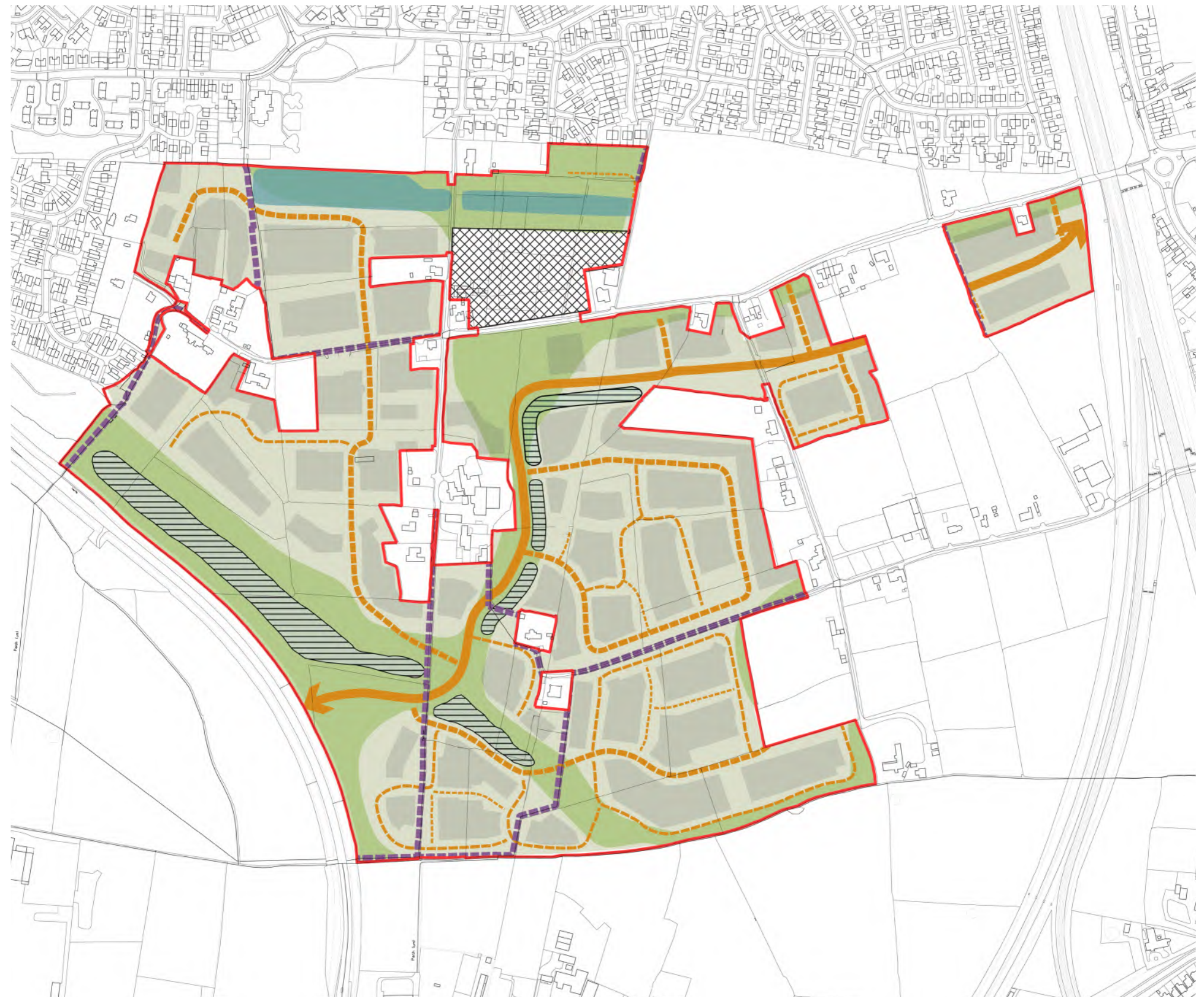
Delivery

Following the grant of Reserved Matters Planning Permission for each phase, there will be a lead-in period where Taylor Wimpey and Homes England are seeking approvals for Reserved Matters, discharging relevant Planning Conditions, securing technical approvals and seeking to prepare the site for construction.

Further Reserved Matters applications for other parcels in subsequent phases will be programmed to ensure that the development is built out in a seamless and continuous manner. It is envisaged that the development will progress in five phases.

It is likely that the site will have 4 sales outlets delivering approximately 120 dwellings per annum.

For each phase, we summarise below expected key infrastructure, quantum of development and estimated timescales. It is anticipated that some of the below workstreams will run in parallel rather than in sequence.



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Infrastructure Delivery Plans
Phase 01

Phase 1
Timescales: November 2027 – October 2029

As shown on the phasing plan, Phase 1 of Application A will deliver the following type and extent of key infrastructure:

- Spine road junction with Penwortham Way
- First phase of internal spine road (627 m), design in accordance with the Spine Road Criteria set out in approved S106.
- Phase 1 surface water attenuation basin adjacent to Penwortham Way to cater for road drainage. NB: extent of basin to be agreed during detailed design stage
- Provision of 4.5ha of open space, broken down into the following typologies:
 - 2.4ha of amenity green space
 - 2.1ha of natural and semi natural green space
- Phase- Specific Highways and Pedestrian and Cycle Improvements, as detailed below

Hatched Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road
- C. Indicative location of Land safeguarded for Permanent Village Centre
- D. Indicative location of Land Safeguarded for Interim Village Centre and Marketing/Sales Centre

Key

- Application Boundary A

Network of Public Open Space

Illustrative Development Parcel

Flood Basin Area
- Attenuation Basin/ Swale

Public Rights of Way

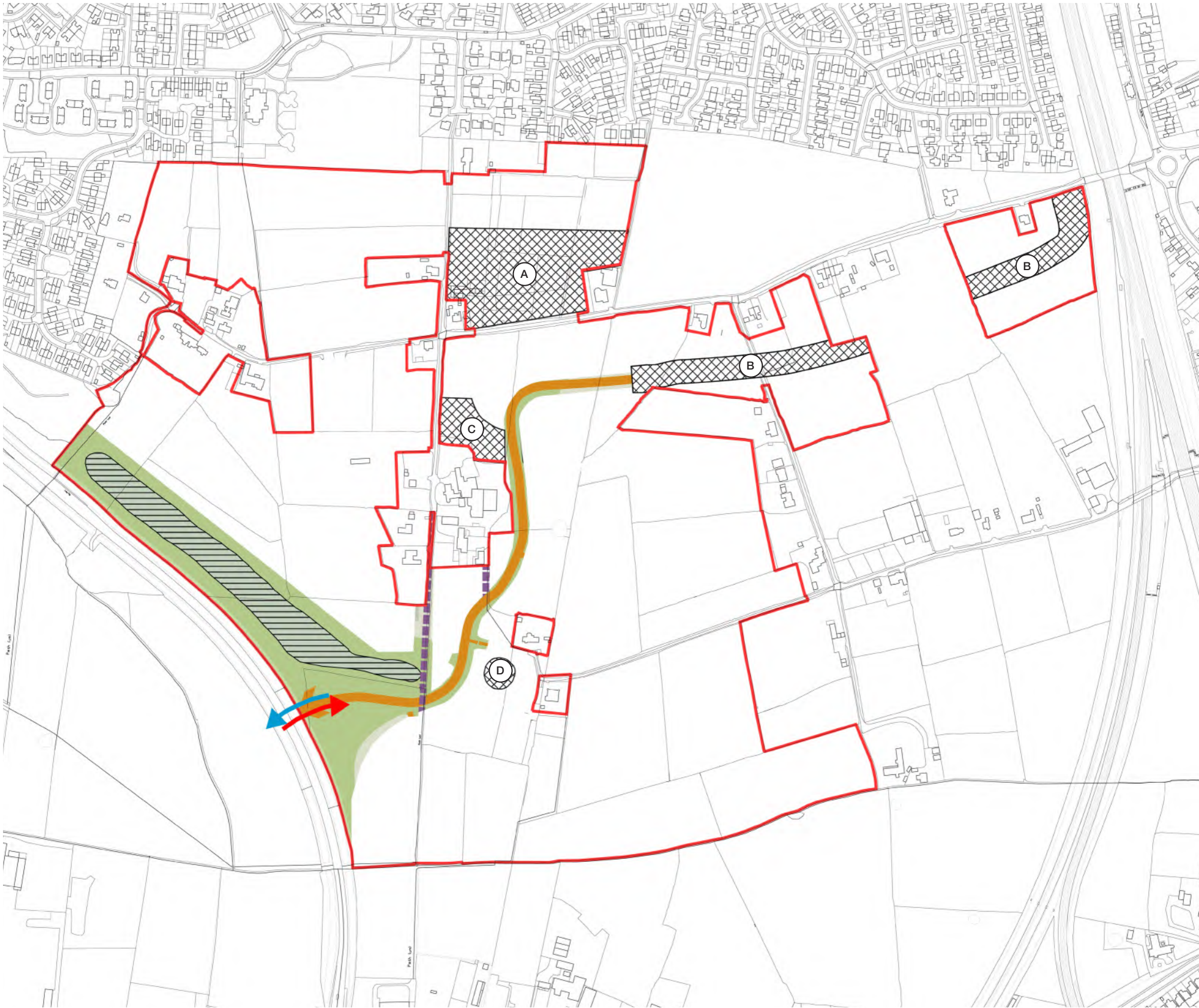
Spine Road

Primary Roads
- Development Land

Secondary Roads

Pedestrian connections into the existing network

Site Entrance

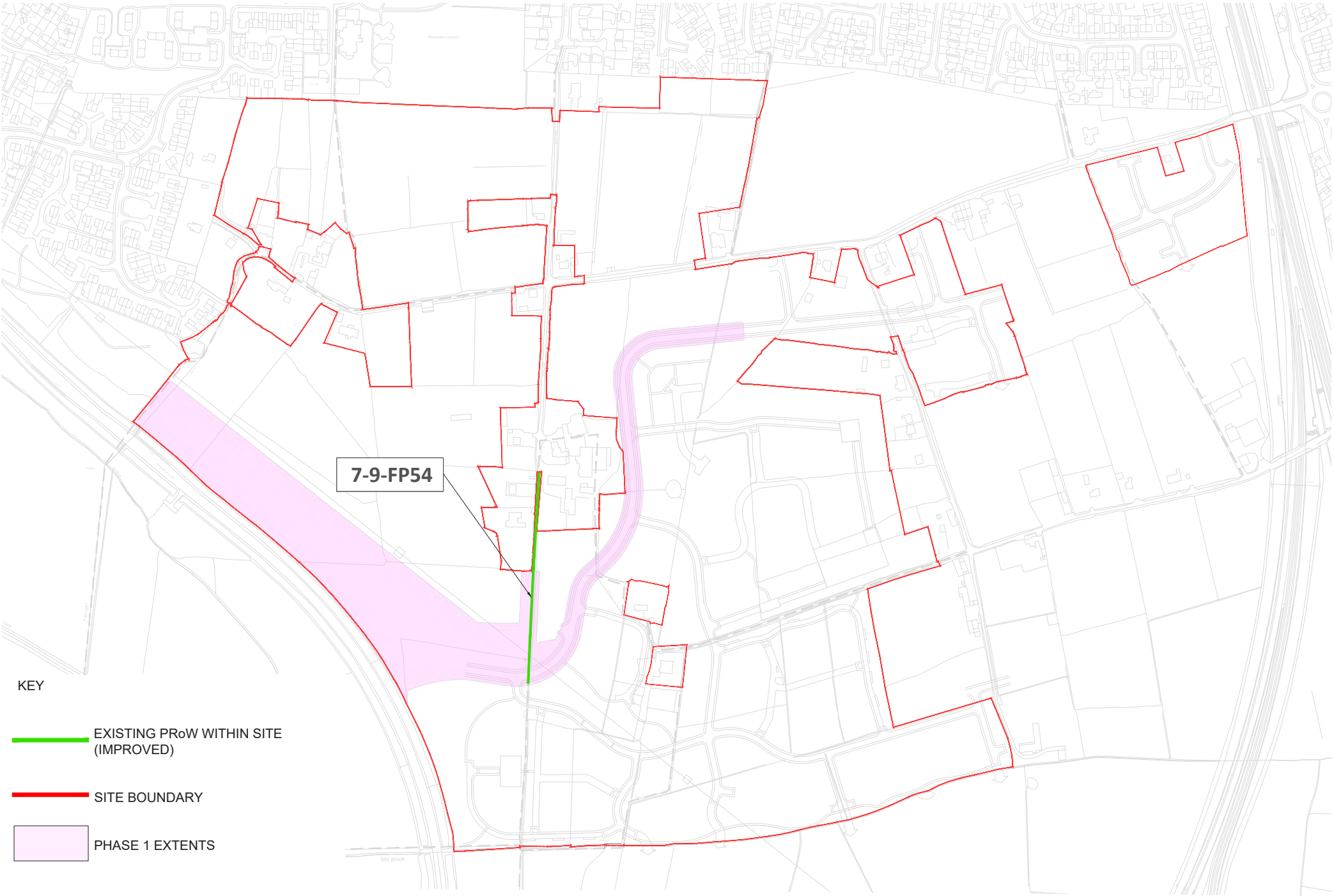


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Infrastructure Delivery Plans
Phase 01

Phase 1 - Specific Highways and Pedestrian and Cycle Improvements:

Description of works	Collate Design Package	Technical Approvals and Consents	Construction Phase
Pedestrian and Cycle Routes Improvements			
Improvements to footpath 7-9-FP54 to provide improved width, surfacing and lighting for 218m	1 month	4-6 months	2 months



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Infrastructure Delivery Plans Phase 02

Phase 2

Timescales: April 2029 – March 2038

As shown on the phasing plan, Phase 2 of Application A will deliver the following key infrastructure:

- Flood basin to the north and north west of the school land
- Swale system alongside spine road
- Phase 2 Surface water attenuation basin adjacent to Penwortham Way
- Foul and surface water connection to Penwortham Way Culvert
- Offsite foul and surface water connection to Pope Lane
- Continue to safeguard land for spine road in future phases
- Continue to safeguard land for primary school if not required by County Council/ Prepare serviced primary school site should appropriate notices be served by County Council
- Interim Village Centre and Mobility Hub (Location D). Additional information provided on page 9.
- Phase specific landscaping
- Waste management and recycling for interim village centre and housing
- Bus only link between the spine road and the interim village centre
- Road / footway and cycleway infrastructure from spine road into development parcels to east and west of spine road
- Road / footway and cycleway connections between the east and west development parcels and adjoining networks and green infrastructure delivered as part of Phase 1
- Phase- Specific Highways and Pedestrian and Cycle Improvements, as detailed below

Phase 2 will deliver the following type and quantum of development:

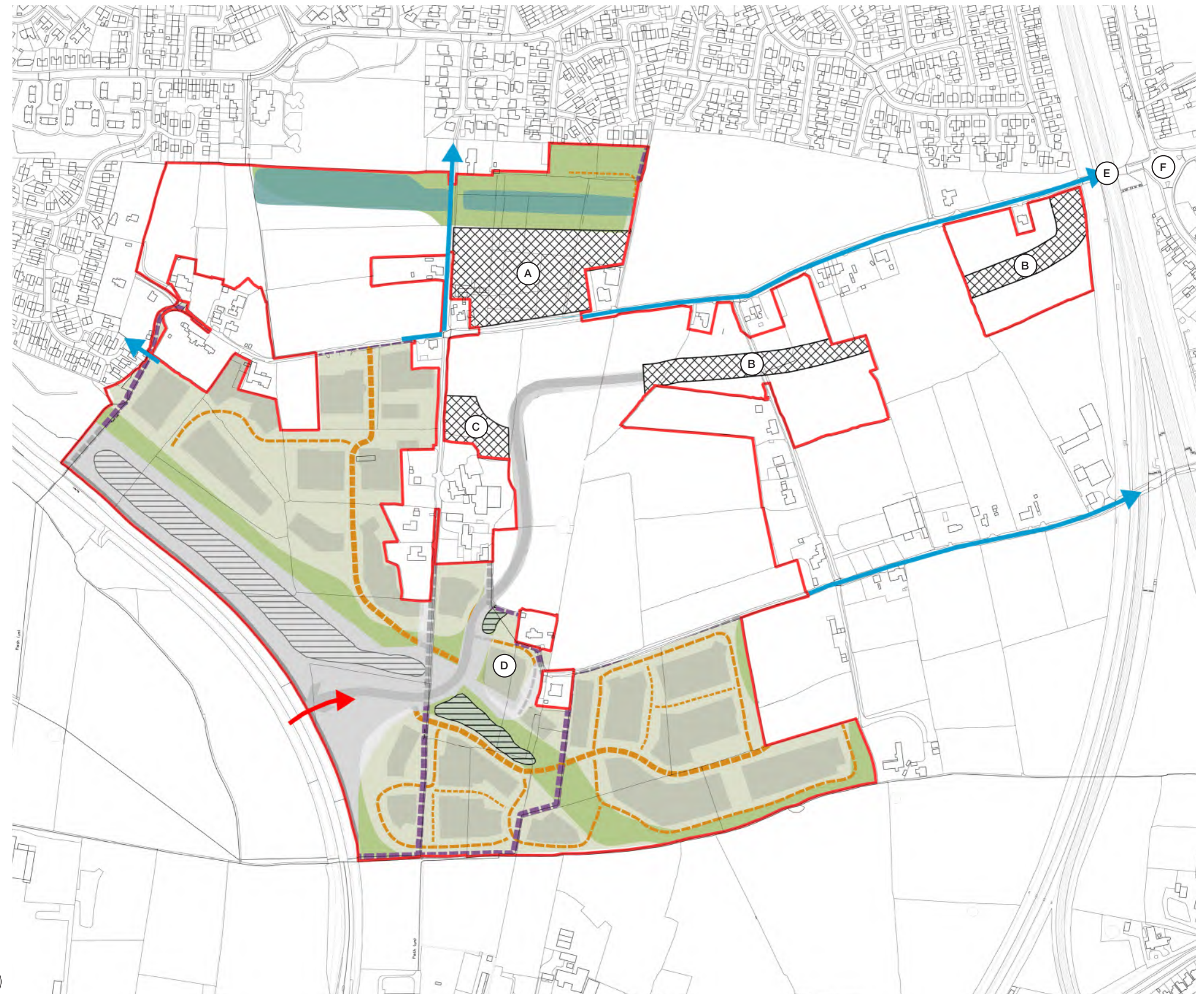
- Approximately 453 homes
- 5.9ha of open space, broken down into the following typologies:
 - 1.4ha of amenity green space
 - 4.5ha of natural and semi natural green space

Hatched Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road
- C. Indicative location of Land safeguarded for Permanent Village Centre
- D. Interim Village Centre and Marketing/Sales Centre
- E. Pedestrian Safety Improvements
- F. New signalised junction & pedestrian crossing at Bee Lane/ Leyland Road to be provided in Phase 01

Key

- | | |
|--|--|
|  Application Boundary A |  Development Land |
|  Network of Public Open Space |  Attenuation Basin/ Swale |
|  Illustrative Development Parcel |  Public Rights of Way |
|  Flood Basin Area |  Spine Road |
| |  Primary Roads |
| |  Secondary Roads |
| |  Pedestrian connections into the existing network |
| |  Site Entrance |

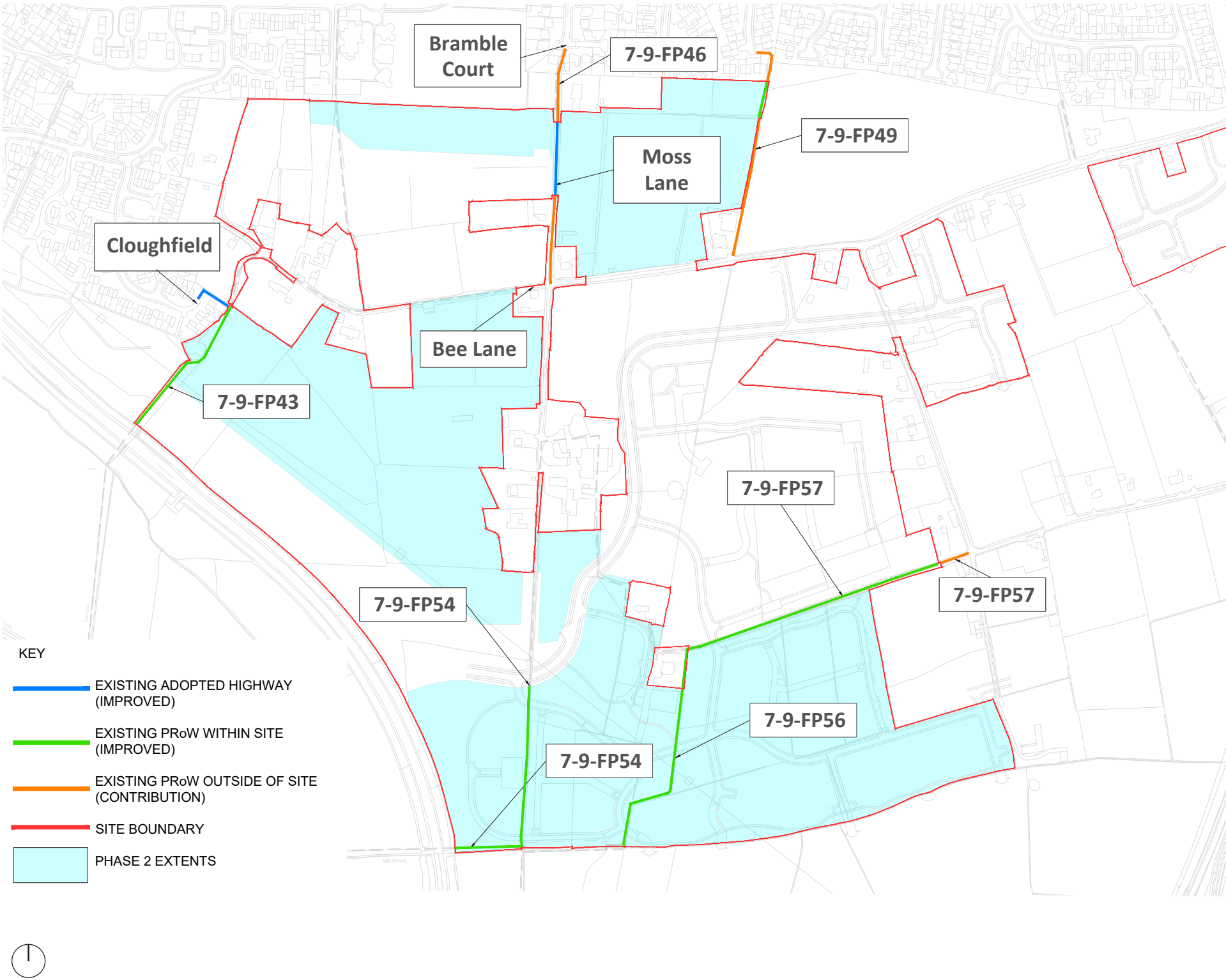


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Infrastructure Delivery Plans
Phase 02

Phase 2 - Specific Highways and Pedestrian and Cycle Improvements:

Description of works	Collate Design Package	Technical Approvals and Consents	Construction Phase
Highways Improvements- Off Site			
Improvements to the Bee Lane/ Leyland Road Junction. See location E on the above plan.	3 months	6 months	3-4 months
Pedestrian Safety Improvements to Bee Lane Bridge. See location F on the above plan.	1 month	3 months	1-2 months
Pedestrian and Cycle Routes Improvements- On Site			
Improvements to part of footpath 7-9-FP43 linking to the adopted highway at Cloughfield to provide improved width, surfacing and lighting, extending for a length of 160m between the eastern side of the A582 and adopted highway connection to Cloughfold	1 month	4-6 months	2 months
Improvements to the retained Moss Lane adopted highway linking to the residential area of Kingsfold providing active travel access to the north of the site including facilities in Kingsfold, as shown by a blue line extending north for a length of 180m from Bee Lane	1 month	4-6 months	2 months
Improvements to footpath 7-9-FP54 to provide improved width, surfacing and lighting, as shown by a green line extending east from the eastern side of the A582 for a length of 75m	1 month	4-6 months	1 month
Improvements to footpath 7-9-FP54 to provide improved width, surfacing and lighting, extending east from the eastern side of the A582 for a length of 162m	1 month	4-6 months	2 months
Improvements to footpath 7-9-FP56 to provide improved width, surfacing and lighting, extending east then north from footpath 7-9-FP54 for a length of 330m	1 month	4-6 months	2 months
Improvements to footpath 7-9-FP57 to provide improved width, surfacing and lighting, as shown by a green line extending east along Nib Lane from Footpath 7-9FP56 for a length of 270m.	1 month	4-6 months	2 months
Pedestrian and Cycle Routes Improvements- Off Site			
Improvements to the retained adopted highway linking to the residential area of Cloughfield providing active travel access to the west of the site including facilities in Penwortham, extending west for a length of 40m between footpath 7-9-FP43 and Cloughfield	1 month	4-6 months	1 month
Improvements to footpath 7-9-FP46 connection to be retained between Bramble Court and Moss Lane to facilitate active travel links to the Kingsfold community, as shown by a red line extending north for a length of 65m from Moss Lane	1 month	4-6 months	2 months
Improvements to footpath 7-9-FP57 connection along Nib Lane to facilitate active travel links to the Tardy Gate community, as shown by a red line extending west from Flag Lane for a length of 30m	1 month	4-6 months	1 month
Improvements to footpath 7-9-FP49 connection retained between Queens Court Avenue and Bee Lane to facilitate pedestrian links to the Kingsfold community	1 month	4-6 months	2 months



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Infrastructure Delivery Plans Phase 02

Interim Village Centre Details

The Interim Village Centre will be delivered as an early component of the wider development and will comprise, as a minimum, the uses secured through the Section 106 Agreement, including

- local needs convenience retail/services;
- the Interim Mobility Hub;
- employment and community uses, and
- dedicated co-working space

The purpose of the interim village centre is to establish an active community focus from the outset, providing facilities and services that support the day-to-day needs of residents while helping to foster a sense of place and community identity.

The location of the interim village centre is shown in the adjacent figure. The precise siting and arrangement of uses will be subject to future design development, although an example scheme is shown below.

In accordance with the Section 106 requirements, the Interim Village Centre will be provided and open to the public prior to occupation of the 50th dwelling, and it is therefore anticipated that delivery will occur during Phase 2 of the development.

The detailed design, layout and composition of both the Interim Village Centre and the future Permanent Village Centre will be refined through future Reserved Matters applications. These applications will be informed by a clear set of placemaking objectives and will broadly accord with the principles set out in Homes England's Delivering Quality: Local Centres guidance, ensuring that the centres are accessible, attractive, flexible and capable of supporting a vibrant community life.

The Applicants are committed to embedding well-designed village centres at the heart of the development, recognising their importance in creating sustainable, connected communities and establishing the foundations for a successful and vibrant long-term village centre.



Example of Interim Village Centre:
Springstead Community Living Room, Cherry Hinton on the outskirts of Cambridge



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Infrastructure Delivery Plans
Phase 03

Phase 3
Timescales: November 2032 – January 2038

As shown on the phasing plan, Phase 3 of Application A will deliver the following key infrastructure:

- Foul and surface water pumping stations to facilitate drainage of land parcels to the north of the spine road and to the immediate south in the vicinity of the Local Centre with connections to culvert and sewer system to north respectively
- Village green (see total quantum and breakdown of open space for this Phase below)
- Waste management and recycling for permanent village centre and housing
- Phase specific landscaping
- Permanent Village Centre and Mobility Hub (Location C)

Phase 3 will deliver the following type and quantum of development:

- Approximately 197 homes
- 3.6ha of open space, broken down into the following typologies:
 - 2.1ha of amenity green space
 - 1.4ha of natural and semi natural green space
 - 0.1ha of equipped play areas
- Up to 2,500 sqm Permanent Village Centre, comprising of the following uses in accordance with S106 requirements:
 - Local needs convenience retail/ services
 - Mobility hub - which is a space that will offer information on sustainable travel such as personal travel planning, bike sharing, bike repairs, car clubs and car sharing etc
 - Employment and community use
 - Dedicated co-working space

Hatched Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road
- C. Indicative location of Permanent Village Centre

Key

Application Boundary A

Network of Public Open Space

Illustrative Development Parcel

Flood Basin Area

Attenuation Basin/ Swale

Public Rights of Way

Spine Road

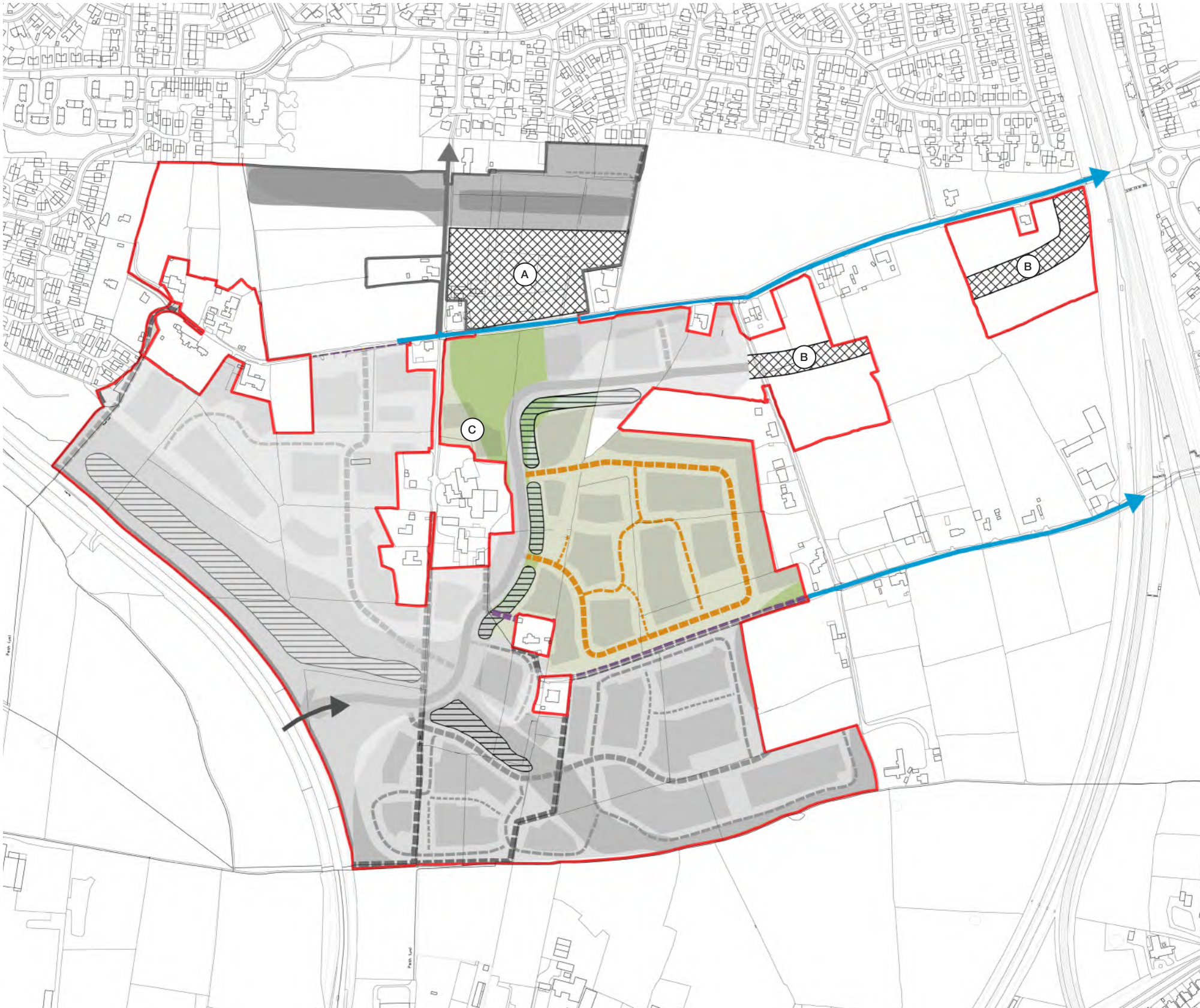
Primary Roads

Development Land

Secondary Roads

Pedestrian connections into the existing network

Site Entrance



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Infrastructure Delivery Plans Phase 04

Phase 4

Timescales: April 2037 – June 2044

As shown on the phasing plan, Phase 4 of Application A will deliver the following key infrastructure:

- Additional length of spine road and road / footpath / cycleway connections between existing and Phase 4 development parcels (312m²)
- Phase specific landscaping
- Waste management and recycling for housing
- Road / footway and cycleway infrastructure from existing phases of development and spine road into development parcels
- Phase- Specific Highways and Pedestrian and Cycle Improvements, as detailed below

Phase 4 will deliver the following type and quantum of development:

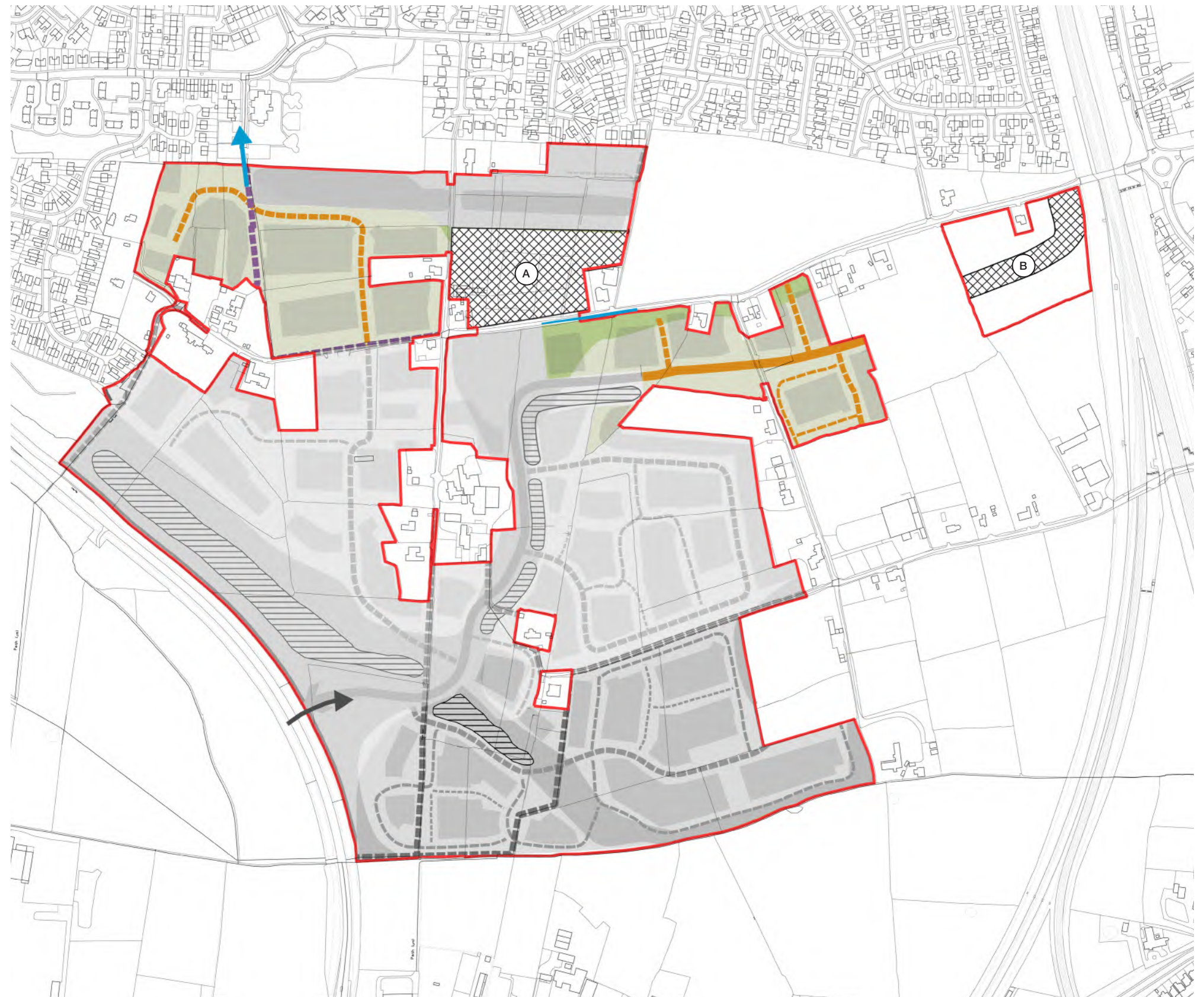
- Approximately 201 homes
- 0.3ha of natural and semi natural green space

Hatched Key

- A. Land safeguarded for Primary School
- B. Land safeguarded for future phases of the Spine Road

Key

- | | | |
|--|--|---|
|  Application Boundary A |  Development Land |  Secondary Roads |
|  Network of Public Open Space |  Attenuation Basin/ Swale |  Pedestrian/ cycle connections into the existing network |
|  Illustrative Development Parcel |  Public Rights of Way |  Site Entrance |
|  Flood Basin Area |  Spine Road | |
| |  Primary Roads | |

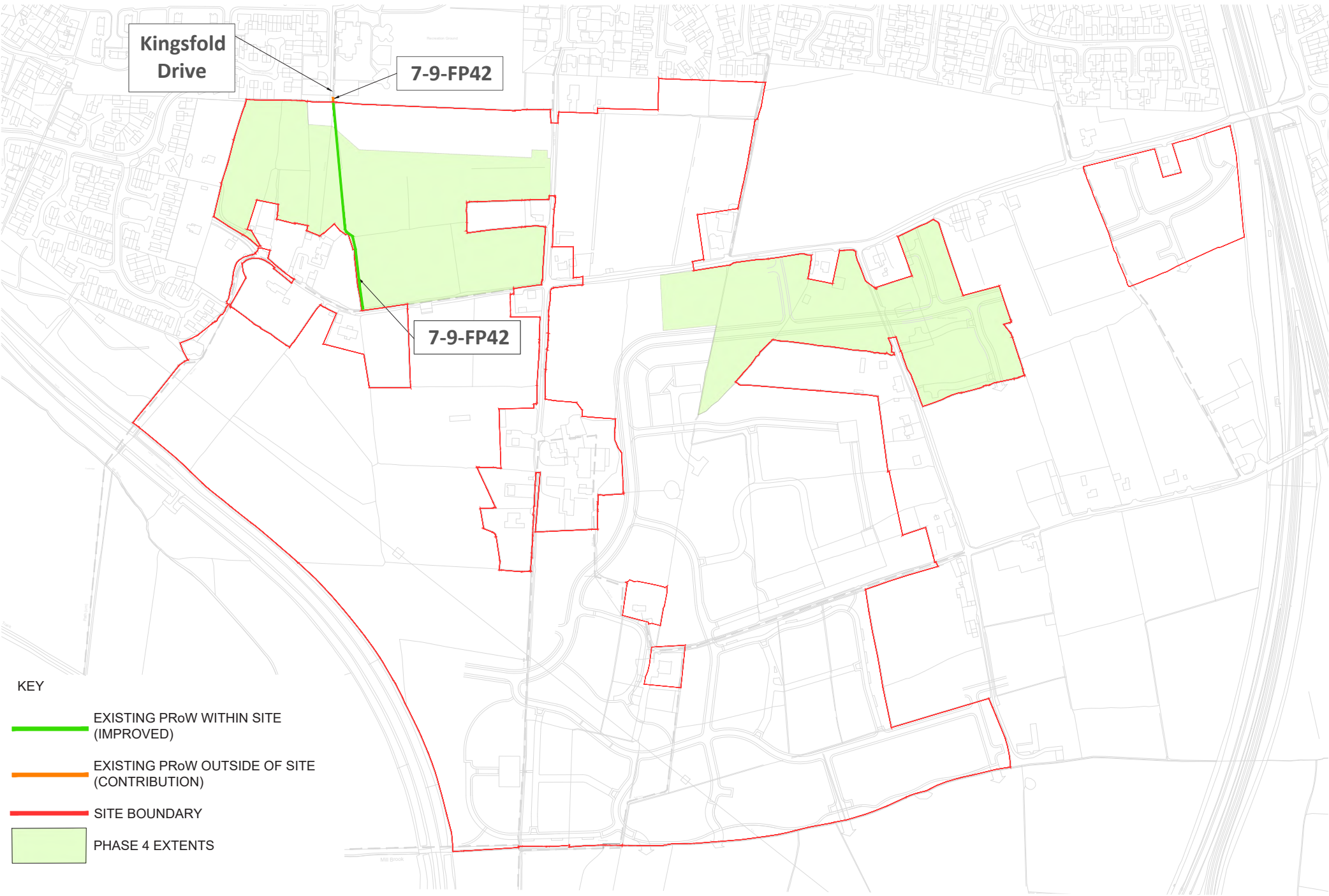


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Infrastructure Delivery Plans
Phase 04

Phase 4 - Specific Highways and Pedestrian and Cycle Improvements:

Description of works	Collate Design Package	Technical Approvals and Consents	Construction Phase
Pedestrian and Cycle Routes Improvements- On Site			
Improvements to part of footpath 7-9-FP42 connection towards Kingsfold Drive to the north to provide improved width, surfacing and lighting to facilitate active travel links to the existing Kingsfold community, as shown by a green line extending north for a length of 215m	1 month	4-6 months	2 months
Pedestrian and Cycle Routes Improvements- Off Site			
Improvements to part of footpath 7-9-FP42 connection towards Kingsfold Drive to the north to provide improved width, surfacing and lighting to facilitate active travel links to the existing Kingsfold community, as shown by a red line extending south for a length of 5m from Kingsfold Drive car park. Please refer to Plan H from the approved UU for location of improvement	1 month	4-6 months	2 months



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Infrastructure Delivery Plans Phase 05

Phase 5

Timescales: April 2037 – January 2039

As shown on the phasing plan, Phase 5 of Application A will deliver the following type and quantum of development:

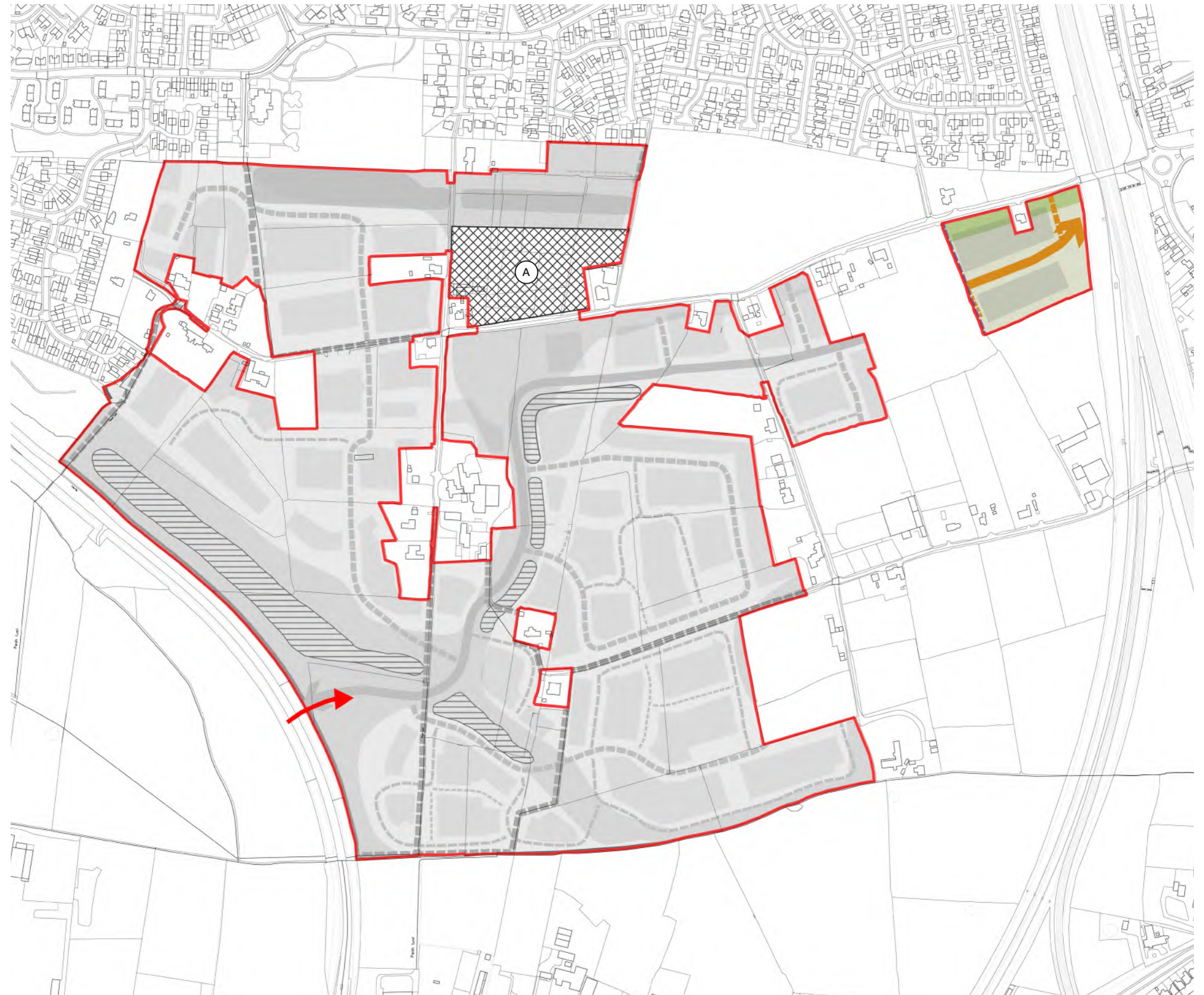
- Phase specific landscaping
- Waste management and recycling for housing
- Phase- Specific Highways and Pedestrian and Cycle Improvements, as detailed below
- Approximately 39 homes
- 0.3 ha of open space, broken down into the following typologies:
 - 0.1ha of amenity green space
 - 0.2ha of natural and semi natural

Hatched Key 

A. Land safeguarded for Primary School

Key

	Application Boundary A		Development Land
	Network of Public Open Space		Attenuation Basin/ Swale
	Illustrative Development Parcel		Public Rights of Way
	Flood Basin Area		Spine Road
			Primary Roads
			Secondary Roads
			Pedestrian/ cycle connections into the existing network
			Site Entrance

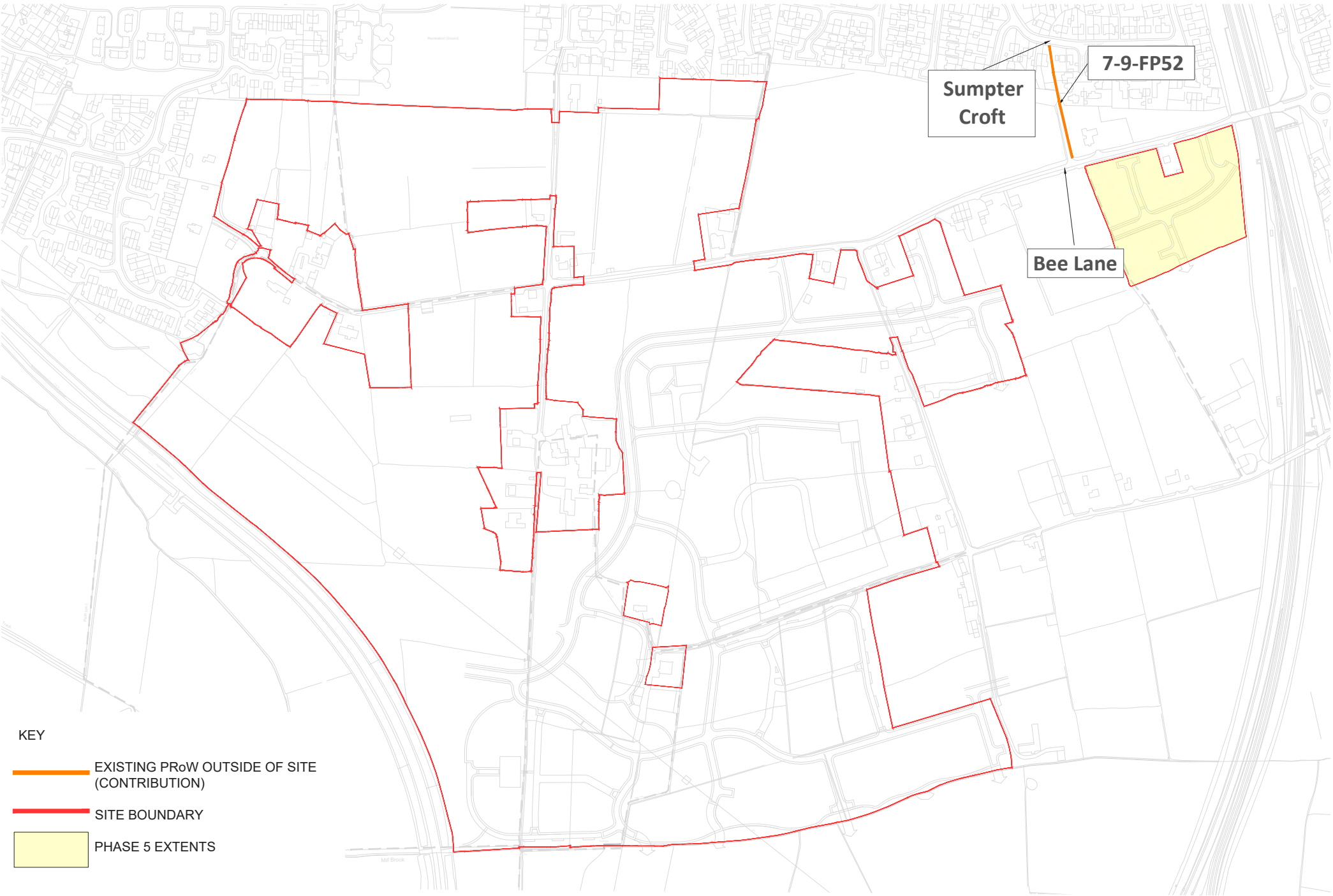


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Infrastructure Delivery Plans
Phase 05

Phase 5 - Specific Highways and Pedestrian and Cycle Improvements:

Description of works	Collate Design Package	Technical Approvals and Consents	Construction Phase
Pedestrian and Cycle Routes Improvements- Off Site			
Improvements to footpath 7-9-FP52 connection to be retained between Sumpter Croft and Bee Lane to facilitate active travel links to the Kingsfold community, as shown by a red line extending north from Bee Lane for a length of 122m	1 month	4-6 months	1 month
A contribution towards the provision and improvement of a sustainable travel route comprising the Council's Central Green Space scheme including Preston Junction and links to Avenham Park, Guild Wheel and Preston City Centre and Preston Railway Station including access to University of Lancashire and links to BAE systems, on occupation of 39th dwelling in phase 5	NA	NA	NA



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Application B



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Proposed Phasing Introduction

The Proposed Phasing – Application B

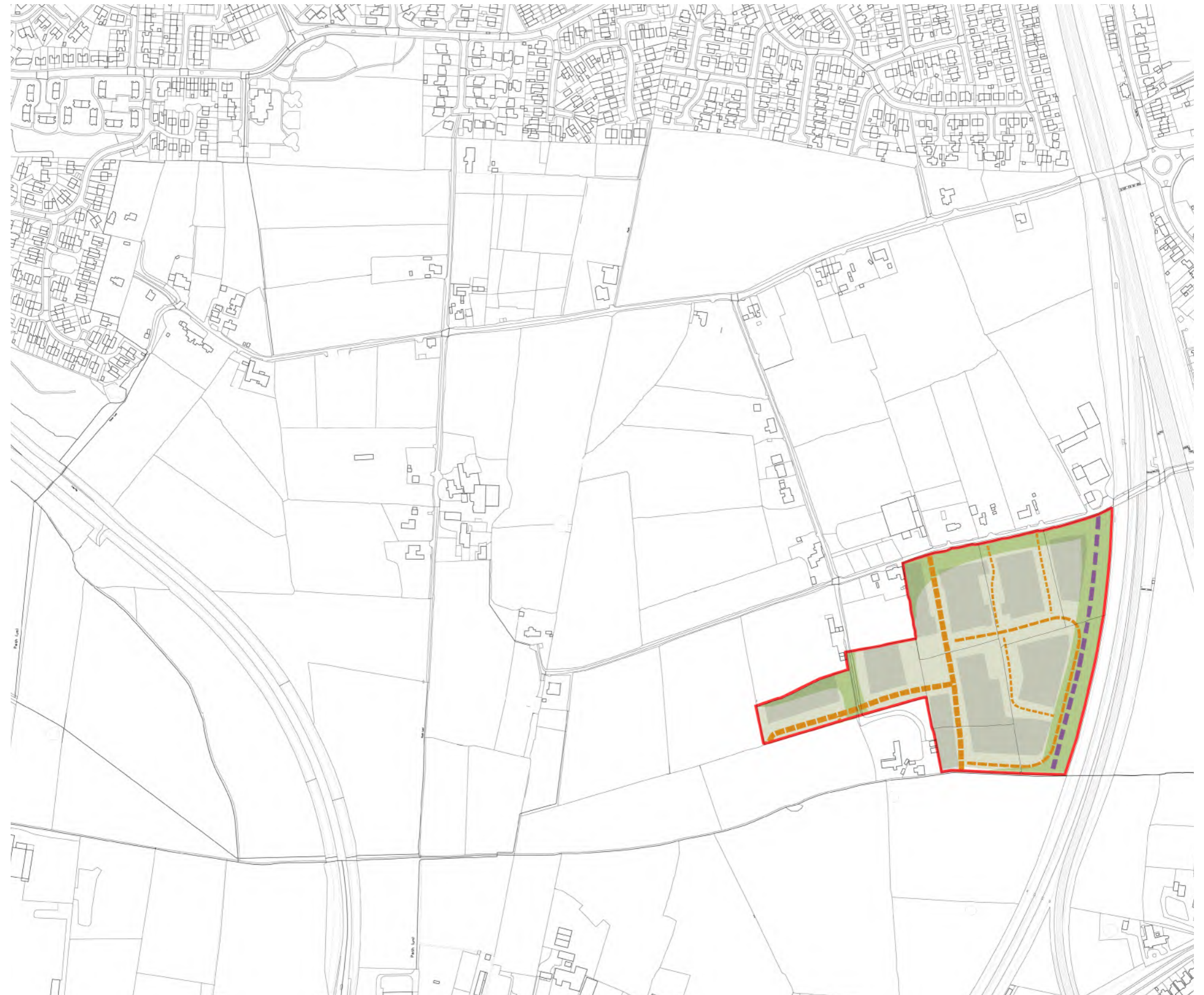
The following section sets out the proposed phasing for Application B, detailing the type and extent of development that will be delivered in each Phase and the associated infrastructure and facilities.

The Phases

Following the grant of outline planning permission, there will be a lead-in period where Taylor Wimpey and Homes England are seeking approvals for Reserved Matters, discharging relevant planning conditions, securing technical approvals and seeking to prepare the site for construction.

Further Reserved Matters applications (as required) will be programmed to ensure that the development is build out in a seamless and continuous manner.

It is envisaged that the development will proceed in two phases.



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Infrastructure Delivery Plans Phase 01

Phase 1

Timescales: November 2027 – November 2028

As shown on the phasing plan, Phase 1 will deliver the following key infrastructure

- Provision of footpath and cycle link
- Provision of 0.35ha of amenity space, natural and semi natural green space and play area.

This ensures that the Phase 1 for Application B, does not impede the future design for the residential development on this site and the wider phases to the west, whilst ensuring an element of the pedestrian and cycle movement framework is delivered at an early stage of development.

Key

Application Boundary B

Network of Public Open Space

Development Land

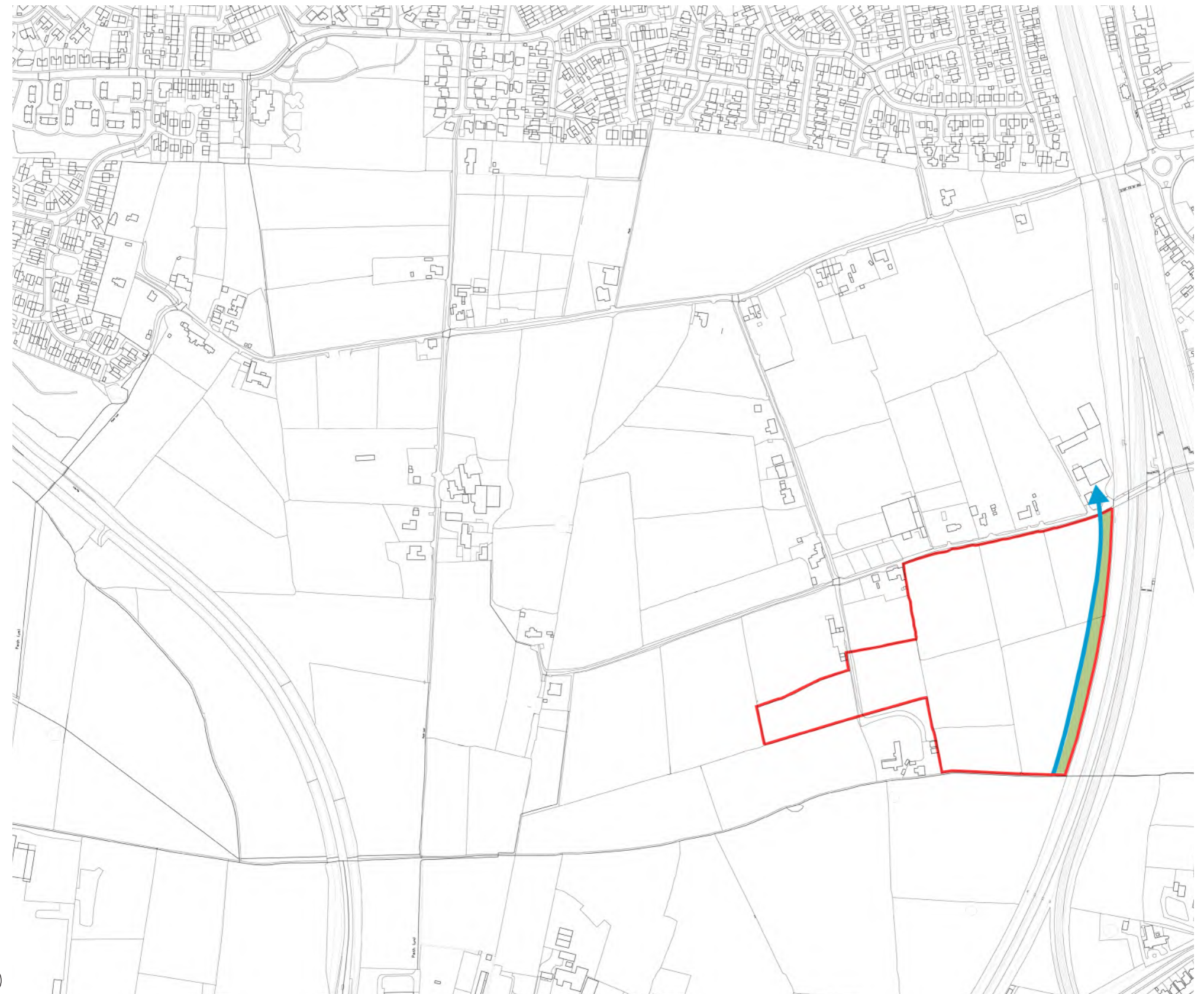
Illustrative Development Parcel

Primary Roads

Secondary Roads



Pedestrian/ cycle connections into the existing network



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Infrastructure Delivery Plans Phase 02

Phase 2

Highways infrastructure required to access this phase is delivered from Application A. Consequently Phase 2 of Application B cannot commence until Phase 2 of Application A has sufficiently progressed.

Timescales: February 2037 – February 2043

As shown on the phasing plan, Phase 2 of Application B will deliver the following type and quantum of development:

- Approximately 180 homes
- 0.83ha of open space, broken down into the following typologies:
 - 0.33ha of amenity green space
 - 0.38ha of natural and semi natural green space
 - 0.12ha of play areas

Key

Application Boundary B

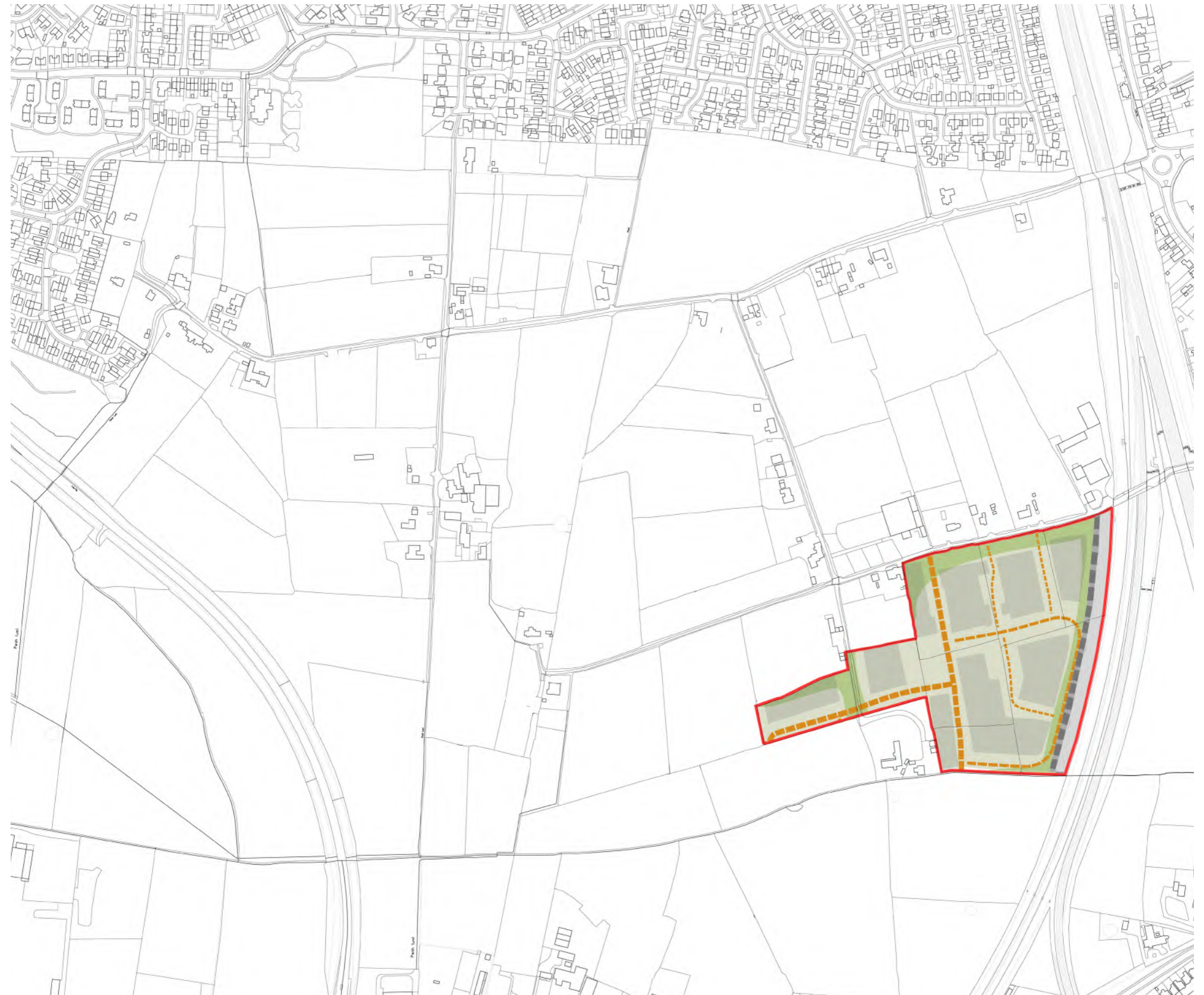
Network of Public Open Space

Development Land

Illustrative Development Parcel

Primary Roads

Secondary Roads



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THE
LANES

PENWORTHAM

Taylor
Wimpey

