

The Lanes Penwortham: FAQ

1. Where is The Lanes, Penwortham

The Lanes is located to the south of Penwortham as shown in the aerial image.

The Sites comprise land bound by Chain House Lane / Coote Lane to the south and Penwortham Way to the west. To the east the Sites are bordered by the West Coast mainline railway and Lostock Hall. Immediately to the north of both Sites lies the community of Kingsfold comprising existing residential development to the south of Kingsfold Drive.



2. Has planning permission already been granted?

Yes, outline planning permission was granted on 2nd January 2024 for the development of The Lanes, across two planning applications (Application A and Application B). Together, these permissions allow for a residential-led mixed-use development of up to 1,100 homes, alongside a local centre, land for a primary school, green infrastructure and associated infrastructure.

The outline planning permissions established the principle of development and the overall parameters within which it will be delivered. The principal means of access to the site from Penwortham Way was also approved in detail.

The detailed design of the proposed homes, streets, landscaping and public spaces will be brought forward through subsequent Reserved Matters applications.

Full details of the outline planning applications can be viewed on South Ribble Borough Council's planning portal using the following link and reference numbers:

<https://publicaccess.southribble.gov.uk/online-applications/>

Application A: 07/2021/00886/ORM

Application B: 07/2021/00887/ORM

3. Who is delivering The Lanes?

The Lanes is 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.

The vision for The Lanes is to create a sustainable, active and attractive residential led development with a distinctive character that offers a choice of high-quality new homes that integrate with existing communities through the creation of green lanes and to meet local needs.

4. What has been happening since the outline planning applications were approved?

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.

An important part of this work has been considering how different parts of the site will come forward over time and how the infrastructure needed to support the development will be coordinated within those phases.

As part of this process, a Phasing Plan and Infrastructure Delivery Plan have now been submitted to South Ribble Borough Council. These documents are subject to approval by South Ribble Borough Council and therefore these plans may be subject to changes.

5. What is a Phasing Plan?

The Phasing Plan sets out how the approved development is expected to come forward over time. It identifies how the development is divided into phases and details the

approximate number of homes within each phase. The detailed design of each individual phase will be brought forward separately through future Reserved Matters applications.

The Phasing Plan has now been submitted to South Ribble Borough Council and is awaiting approval by the Local Planning Authority. The plan currently available therefore represents the proposed approach to phasing at this stage and may be subject to change as part of the approval process or as the detailed proposals for individual phases develop.

6. What is an Infrastructure Delivery Plan?

The Infrastructure Delivery Plan (IDP) sets out how key infrastructure such as roads, services, open spaces and other supporting infrastructure will be coordinated and delivered alongside future development.

The IDP has been submitted alongside the Phasing Plan and is also awaiting approval by the Local Planning Authority. It is intended to be a live document that will be reviewed and updated as the development progresses alongside each Reserved Matters Application to reflect the latest position on infrastructure delivery and the requirements of each phase.

7. What is happening now?

The proposed Phasing Plan and Infrastructure Delivery Plan (IDP) have now been submitted to South Ribble Borough Council for approval as part of the next stage in progressing The Lanes.

These documents set out the proposed approach to phasing the development and coordinating the infrastructure needed to support it as different parts of the site come forward. Both documents may be subject to change as the detailed proposals for The Lanes progresses.

At this stage, we are providing an update on this work and the proposed approach to delivering the site. More detailed proposals for individual elements of the development will follow through subsequent Reserved Matters applications.

8. What happens next?

The next step will be to bring forward the first Reserved Matters applications. Homes England, Taylor Wimpey and the wider project team are progressing these plans.

The Reserved Matters applications will provide more detail about the first phase of development and will be in line with the parameters set out in the outline planning permissions. These will focus on the groundwork needed to support future development, such as roads, sustainable travel routes and other infrastructure.

The proposals are still being developed and we will share more detailed information about the spine road and associated infrastructure in the coming weeks, ahead of the Reserved Matters application being submitted.

We recognise the value of local knowledge and are committed to keeping residents informed as plans progress. There will be opportunities to learn more about the proposals and share your views before our detailed planning applications are submitted. We will provide further updates in the coming months, including information about the first phase proposals and how you can get involved.

Following the submission of the first stage of Reserved Matters applications, future subsequent applications will provide detailed proposals for new homes, shops or community facilities, which will be shared and consulted on at a later date.

9. What is a Reserved Matters application?

The outline planning permissions have already established the principle of developing The Lanes and the broad parameters within which development can take place.

A Reserved Matters application is the next stage of the planning process and provides the more detailed proposals for a particular part or phase of the development.

Rather than bringing forward all of The Lanes in a single detailed application, a number of Reserved Matters applications will be submitted over time as different phases of the development progress. As each Reserved Matters application comes forward, the Infrastructure Delivery Plan will be reviewed and updated as appropriate, helping to ensure that infrastructure delivery remains coordinated with the development as it progresses.

10. How many homes will be built overall?

The land within control of Homes England and Taylor Wimpey has permission for 1,100 homes. The current Phasing Plan and Infrastructure Delivery Plan help to establish how the development and supporting infrastructure can be coordinated over time.

The detailed design of the new homes does not form part of the current update or the forthcoming first infrastructure Reserved Matters application. Those proposals will come forward through later Reserved Matters applications.

There is further land outside of Homes England and Taylor Wimpey control for an additional 250 homes identified within the wider allocation in the adopted and emerging Local Plan.

11. How will the site be delivered?

The site will come forward on a phase-by-phase basis. It is proposed that the first phase of development will be focused on delivering key enabling infrastructure, including the initial section of the spine road, drainage infrastructure and associated earthworks.

12. How have highway concerns been addressed?

The transport impacts associated with the overall development were considered as part of the outline planning applications, and the principle of the main access to the development off Penwortham Way has already been approved. The Drawing which show the approved access can be downloaded from our website.

As part of the outline planning applications, a Highways Assessment was prepared and endorsed by an independent Inspector, who agreed that the proposed development would not result in any significantly adverse impacts on the existing highway network.

We are committed to working with the Local Highway Authority (Lancashire County Council) to ensure that the proposed internal road layout is acceptable to them.

13. Why is the CBLR not included in these proposals?

As confirmed through the outline planning applications, there is no requirement for the Cross Borough Link Road (CBLR) to be delivered as part of this scheme.

Notwithstanding this, the approved junction and internal spine road has been designed to a standard to ensure that they could form part of the wider CBLR, if it was to come forward at a future date. Land has also been safeguarded within the site, as shown on the approved parameter plans, to ensure that the proposed development does not prevent the CBLR from coming forward.

14. How will walking and cycling be promoted?

The development includes a significant package of active travel improvements, including upgraded public rights of way, wider routes, improved surfacing, lighting and connections to surrounding communities. These improvements will be delivered through the various phases of development. The detailed design of walking and cycling routes will be provided through the relevant Reserved Matters applications.

15. What about biodiversity and green space?

The outline permissions established the strategic framework for green infrastructure across the site. Any future Reserved Matters applications must demonstrate how landscaping, public open space, drainage and ecological measures will be delivered in accordance with the approved parameters and planning conditions. A site wide BNG strategy will be submitted alongside the first Reserved Matters application and will demonstrate how the site can deliver a 10% biodiversity net gain, as required by national policy and the approved outline applications.

More information about landscaping, open space, drainage and ecological measures will therefore be provided through the relevant Reserved Matters applications.

16. What about school provision?

The outline permissions and associated Section 106 agreement secured the safeguarding of land for the provision of a two-form entry primary school. Homes England and Taylor Wimpey will provide a serviced parcel for Lancashire County Council (LCC), as the education provider in the area, for a 2-form entry primary school and timescales for on-site delivery will be led by LCC.

17. When could work start on site?

It is currently anticipated, subject to 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. Following implementation of the infrastructure phases, the remainder of the site will come forward in phases through further Reserved Matters applications and subsequent delivery.

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.
