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 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 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 approved outline planning permissions 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 Infrastructure Delivery Plan and Phasing Plan have been submitted to South Ribble Borough Council, in order to discharge relevant obligations and conditions attached to the outline planning approval.

The Infrastructure Delivery Plan, which sets out how key infrastructure such as roads, services, open spaces and other supporting infrastructure will be coordinated and delivered alongside future development, has now been approved. 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.

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 Phasing Plan has been approved by the Local Planning Authority on the 19th October 2026 and full details 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: 07/2026/00707/DIS

Application B: 07/2026/00708/DIS

---

5. 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.

---

6. What is happening now?

Homes England, Taylor Wimpey and the wider project team are progressing plans for the first Reserved Matters applications, and it is these proposals that we are currently seeking your views on.

The first Reserved Matters applications will seek planning approval for details of appearance, landscaping, layout and scale (the reserved matters) for key infrastructure on both Application A and Application B. As there are two outline planning applications that cover the Site, two separate Reserved Matters applications are to be submitted. The focus for both applications is on the groundwork needed to support future development,

such as roads, sustainable travel routes and other infrastructure before bringing plans forward for the new homes, shops or community facilities in later Reserved Matters applications.

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

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 planting.

---

7. Why is the spine road coming forward first?

The spine road is the critical piece of infrastructure required to unlock the wider Site. Delivering it early allows future phases of housing, the local centre, school provision and other supporting infrastructure to come forward in a coordinated manner.

---

8. How many homes will be built overall?

The land within control of Homes England and Taylor Wimpey has outline planning 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 forthcoming first infrastructure Reserved Matters applications. Those proposals will come forward through later Reserved Matters applications.

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

---

9. How will the Site be delivered?

The Site will come forward on a phased 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.

---

10. How have highway concerns been addressed?

The impact of the development on local roads was carefully assessed as part of the outline planning applications. Independent review of this work concluded that the development would not have a significant impact on the surrounding highway network.

The main access points to the development from Penwortham Way and Bee Lane have already been approved through the outline planning process.

The proposed road network within the development has been designed in line with the approved plans and will include dedicated walking and cycling routes, helping to create safe and convenient travel options for both new and existing residents.

As the detailed design progresses, we will continue to work closely with Lancashire County Council, as the local highway authority, to ensure the road network is appropriate, safe and well connected to the surrounding area.

---

11. Why is the Cross Borough Link Road (CBLR) not included in these proposals?

The Cross Borough Link Road (CBLR) is not part of these proposals because it is not required under the planning permissions already granted for the development.

However, the approved access junctions and main road through the Site have been designed so they could connect into the CBLR in the future if the scheme is taken forward. Space has also been safeguarded within the development to ensure that the possibility of a future CBLR is not prevented by the homes and infrastructure being delivered now.

This approach means the development can proceed in line with the approved planning permissions, while still keeping open the option for Lancashire County Council to deliver the CBLR at a later date, should it decide to do so.

---

12. 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.

The current Phase 1 Reserved Matters proposals include the provision of dedicated walking and cycling routes to encourage safer and more sustainable travel.

---

13. What about biodiversity and green space?

Creating a green, attractive neighbourhood is an important part of the plans for the Site. The current Phase 1 Reserved Matters proposals 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.

14. What about school provision?

Plans for the development include land for a new two-form entry primary school, which was secured as part of the planning permissions and legal agreements for the site.

Homes England and Taylor Wimpey will provide Lancashire County Council with a serviced parcel of land for the school. This means the site will be prepared and ready for development, with road access, utility connections and a level development platform provided to support future construction.

Lancashire County Council, as the local education authority, will decide when the school is needed and will lead on its delivery. The land has been safeguarded to ensure a new primary school can be provided as the community grows.

15. When could work start on site?

This engagement relates to the first phase of Reserved Matters applications for key infrastructure on the site, and closes on the 8th November 2026.

Following this date, Homes England, Taylor Wimpey and their project team will collate and review the comments received and amend the proposal, where relevant before submitting the Reserved Matters applications to South Ribble Borough Council.

Once the Reserved Matters applications 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.

Future Reserved Matters applications focusing on the detailed design of new homes and community facilities will then 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.

16. Will I be consulted again when the application is submitted?

Depending on your address, South Ribble Borough Council will write to you directly to make you aware of the application proposals and details of how to comment on the application. The Applicants do not have a say on the extent to which South Ribble Borough Council consult on the application when submitted. However, all information will be available on South Ribble Borough Council's planning website for you to view and provide comments on.

17. Does anything change with the outline applications?

The outline consents will remain in place and the conditions will continue to guide future Reserved Matters applications. There will be no direct change to the outline planning permissions as a result of these Reserved Matters applications.