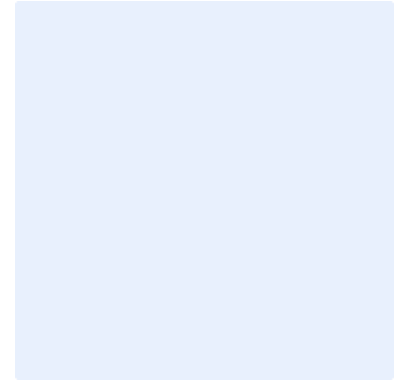




Statement of Community Involvement

August 2021



Statement of Community Involvement

The Lanes, Penwortham

August 2021

Contents

1.	Introduction	3
2.	Background to the Application.....	5
3.	Planning Policy and Guidance	7
4.	The Consultation Approach	10
5.	Response to Consultation Feedback	13
6.	Summary and Conclusions	14

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Status: Draft

Draft Date: August 2021

For and on behalf of Avison Young (UK) Limited

Appendices

Appendix I	Site Red Edge Plans (Applications A and B)
Appendix II	Statement of Community Involvement (2019) prepared by Lexington Communications
Appendix III	Supporting Documents
Appendix IV	Awareness Leaflet
Appendix V	Consultation Boundary
Appendix VI	Masterplan Feedback / Responses table

1. Introduction

1.1 This Statement of Community Involvement ('SCI') has been prepared in support of two outline planning applications ('the applications') which have been submitted by Avison Young ('AY') to South Ribble Borough Council ('SRBC') on behalf of Taylor Wimpey and Homes England ('the Developers'). The applications relate to two adjoining land parcels at Penwortham known as The Lanes and collectively referred to as 'the Sites'. The red edge boundaries for the applications, referred to within supporting documentation as 'Application A' and 'Application B' can be found at **Appendix I**.

1.2 The applications propose the following development in outline with all matters reserved save for access:

Application A:

"Outline planning application for all matters reserved for the principal means of access proposing the demolition of certain existing buildings and a residential-led mixed-use development (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two-form entry primary school (Use Class F), green infrastructure, and associated infrastructure."

Application B:

"Outline with all matters reserved except for the principal means of access proposing residential development (Use Classes C3 and C2), green infrastructure and associated infrastructure."

1.3 This SCI is supplementary to, and should be read alongside, the SCI which was submitted in support of a previous outline application for residential led mixed-use development on the Sites which was withdrawn by the Developers in March 2021. This SCI details the consultation which has been undertaken by the Developers in preparing their revised outline applications. It also sets out the changes which have been made to the scheme proposals in response to the feedback received on the previous outline application from both stakeholders and local residents as well as the Council's detailed feedback on the Masterplan for the wider allocated site, which was provided to the Developers following the Council's Planning Committee meeting in September 2020 at which the Developers' former Masterplan was considered by members.

1.4 This SCI should therefore be read in conjunction with the previous SCI prepared by Lexington Communications which can be found at **Appendix II** and all other supporting application documents, a list of which can be found at **Appendix III**.

1.5 The structure of the remainder of this Statement is as follows:

- **Section 2:** Background to the applications;
- **Section 3:** Planning Policy and Guidance;
- **Section 4:** The Consultation Approach;
- **Section 5:** Consultation Responses Analysis;
- **Section 6:** Summary and Conclusions.

2. Background to the Application

- 2.1 The Sites occupy the majority of the Major Development Site allocation (designated in the Local Plan as 'site EE') under Policy C1 of the adopted South Ribble Local Plan 2015 ('SRLP'). The allocation site, which is approximately 78 hectares in size, is allocated for a range of land uses, including residential, employment and commercial uses, green infrastructure and community facilities. Policy D1 'Allocation of Housing Land' in the SRLP allocates the entire Major Development Site for an estimated 1,350 dwellings.
- 2.2 The Developers control approximately two thirds of the wider allocation site and previously prepared a detailed Masterplan and an outline residential-led application for c. 1,100 residential dwellings (ref. 07/2020/00015/ORM) which was submitted to SRBC in December 2019. However, as referred to above, following the rejection of the Masterplan at SRBC's Planning Committee in September 2020 the previous applications were withdrawn by the Developers on 31st March 2021.
- 2.3 In preparing the previous Masterplan and previous outline application, the Developers carried out a full consultation exercise spanning a period of 15 months. This included several meetings with SRBC and Lancashire County Council ('LCC') Highway Officers, as well as meetings with political stakeholders and residents living on the allocation site. In addition, an extensive public consultation exercise was undertaken in the form of two consultation events, the first of which was an informal 'visioning' consultation which took place in June 2018, where participants were asked to give their views on future uses to inform the initial draft Masterplan. The second was a formal public consultation which ran from November 2018 to January 2019, following the endorsement of the draft Masterplan at Planning Committee in November 2018. Full details of the previous consultation can be found in the previous SCI at **Appendix II**.
- 2.4 Since the previous Masterplan was rejected by Members at the September 2020 Planning Committee, the Developers have withdrawn the earlier planning applications and have subsequently prepared two fresh outline applications on adjoining land parcels of land which they control within the Policy C1 allocation. A 'revised' Masterplan has also been prepared which addresses, where possible, the comments of Members and SRBC Officers at the September 2020 Planning Committee. It also addresses comments from other stakeholders such as LCC which fed into the feedback provided to the Developers by SRBC. The revised Masterplan is submitted as a supporting document to both of the new applications (A and B).

2.5 In preparing their new outline applications, the Developers have carried out a further and more focussed consultation exercise with SRBC, LCC and local residents, the details of which can be found at Section 4 of this SCI.

3. Planning Policy and Guidance

3.1 This section provides an overview of local and national planning policy which promotes community involvement in the preparation of planning applications. In particular, the following policy guidance is considered:

- South Ribble Statement of Community Involvement (March 2006);
- The Localism Act (November 2011);
- Housing White Paper: Fixing Our Broken Housing Market (February 2017);
- The National Planning Policy Framework (NPPF) (July 2021);
- National Planning Practice Guidance (NPPG)
- Planning for the Future White Paper (August 2020).

South Ribble Statement of Community Involvement (December 2013)

3.2 SRBC's SCI adopted in December 2013 details the methods of consultation that should be engaged by both the Council and developers throughout the preparation of both Local Plans and planning applications to ensure maximum levels of transparency throughout the process.

3.3 Chapter 3 of the SCI sets out how developers should involve the community in the preparation of planning applications. Paragraph 3.6 states that '*Development Management officers will give advice on the most appropriate methods, who to consult in the local area and where to hold a public exhibition.*'

The Localism Act (November 2011)

3.4 The Localism Act 2011 was the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.

3.5 Paragraph 122 of the Localism Act requires developers to consult local communities on a wide range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications.

Housing White Paper (February 2017)

3.6 The 'Fixing Our Broken Housing Market' White Paper (Housing White Paper 2017) was published in February 2017 by the Department for Communities and Local Government and sets out how the

Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.

- 3.7 The Housing White Paper states that the Government proposes to amend the NPPF to *"strengthen the importance of early pre-application discussions between Applicants, authorities and the local community about design and the types of homes to be provided"*.

National Planning Policy Framework (NPPF) (July 2021)

- 3.8 The NPPF was first published on 27th March 2012. This document consolidated national planning policy guidance (including all previous Planning Policy Statements and Planning Policy Guidance). A key aim of this new concise and accessible document was to put greater power in the hands of local communities directly affected by development.
- 3.9 In July 2021, the Government published an updated NPPF[NPPF IS POLICY NOT GUIDANCE]. The NPPF is a material consideration in both plan-making and decision-taking and has been amended to reflect important political and economic changes which have occurred since the NPPF was first published in 2012.
- 3.10 Paragraph 39 sets out how early engagement in the planning process has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, therefore enabling better coordination between public and private resources and improved outcomes for the community.
- 3.11 Paragraph 40 goes on to state that Local Planning Authorities should also, where they think this would be beneficial, encourage any Applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications. Paragraph 41 sets out how this is intended to ensure that any issues are resolved as early as possible and avoid unnecessary delays.

National Planning Practice Guidance (NPPG)

- 3.12 NPPG notes that *'pre-application engagement with the community is encouraged where it will add value to the process and the outcome'*. NPPG also states that *'it is recognised that the parties involved at the pre-application stage will vary on a case by case basis, and the level of engagement needs to be proportionate to the nature and scale of a proposed development'*.

Planning for the Future White Paper (August 2020)

3.13 The 'Planning for the Future' White Paper (Planning White Paper) was published in August 2020 and proposes reforms of the planning system to streamline and modernise the planning process. It seeks to enhance community engagement around plan-making and decision-taking with scope for digital innovation to promote engagement.

Summary

3.14 In advance of the submission of these planning applications, and adding to the extensive consultation undertaken for the earlier planning applications, the Developers have completed a focussed consultation programme with the Local Planning Authority and the relevant stakeholders in accordance with the local and national policy guidance described above. The following sections of this Statement describe this consultation process in detail.

4. The Consultation Approach

- 4.1 Since the withdrawal of the previous applications, the Developers have undertaken a tailored and focussed consultation exercise in preparing their revised applications. The Developers had the advantage that the views of the Council, key stakeholders and the community were known, as their views were formally recorded within their responses to the previous Masterplan and outline application. As detailed at Section 5 of this statement, the new proposals are therefore informed by both the recent focussed consultation and by the views expressed in relation to the previous proposals for the site.
- 4.2 The more recent consultation which has been undertaken by the Developers is as follows:

Consultation with SRBC

- 4.3 Following the rejection of the Masterplan at Planning Committee in September 2020, a feedback meeting was held with SRBC Officers on 23rd February 2021 to discuss the amendments that they considered should be made to the Masterplan. Agreement was reached with Officers on the majority of such further work on the Masterplan. Officers also accepted that some of the information that members required had in fact already been provided within the original Masterplan. The detailed changes which have been made to the 'revised' Masterplan in response to the Officers' comments can be found at Section 3 of the Supporting Planning Statement and at **Appendix VI**.
- 4.4 Contact was made with SRBC on 2nd June 2021 in the form of a request for Officers to confirm a suggested list of application validation requirements. Following a series of email exchanges, SRBC agreed to a pre-application meeting with the Developers which took place on 19th July 2021. This meeting was attended by the Developers, AY and Vectos (Transport Consultants), as well as Jonathan Noad, Janice Crook and Steve Brown of SRBC.
- 4.5 At the pre-application meeting AY outlined the revised approach to be adopted by the Developers, which would include the submission of two outline applications on adjoining land parcels under their control, both of which would be supported by a revised Masterplan document. AY also provided Officers with a concise overview of the key changes which have been made to the scheme in response to the previous feedback received.
- 4.6 One particularly important change includes the aspiration to Policy compliant 30% affordable housing to be secured by the s106 agreement, subject to getting clarity and agreement over the necessary s106 obligations and CIL being in line with feedback from consultees in respect of the previous application. Confirmation of S106 Heads of Terms was also requested by the Developers.

- 4.7 Vectos attended the meeting and outlined the revised highways and transport strategy for the proposed developments, which embraces the 'vision and validate' approach in line with DfT guidance in order to maximise sustainable movements across new build development sites.
- 4.8 Following the pre-application meeting, SRBC confirmed its agreement to the list of application validation documents by email on 20th July. SRBC also followed up the meeting with further feedback on the Developers' approach to their new applications and revised highways strategy, to which AY subsequently provided a written response.

Consultation with LCC and Highways England

- 4.9 Discussions with LCC Highways regarding the local highway network have continued, building upon the discussions during the preparation and consideration of the previous outline applications and Masterplan submission. The Developers maintained contact with LCC Highways following the rejection of the Masterplan in September 2020, with Highways Officers clearly setting out their position in relation to the Developers previous highways strategy by email in January 2021.
- 4.10 Initial contact with regards to the revised Masterplan and new outline proposals was made with LCC in June with subsequent meetings held in July 2021. The meetings provided the opportunity to introduce Vectos as part of the design team, consider the previous comments LCC had provided in relation to the Masterplan and outline applications, and present the revised transport strategy focussing on vision and validate approach as opposed to predict and provide. There were also opportunities to present key principles of the emerging Masterplan which focus on local living and virtual mobility, active travel, shared travel and then private car usage, whilst encouraging input from LCC regarding their visions for the site Masterplan.
- 4.11 In addition, discussions have continued with Highways England regarding the strategic highway network, building upon the discussions held during the previous outline applications. Again, the initial meeting in July 2021 provided the opportunity to introduce Vectos, understand better the previous comments provided by Highways England to the outline applications and present the opportunity to consider a vision and validate approach to development.

Discussions with Penwortham Town Council

- 4.12 The Developers and AY met with Steve Caswell of Penwortham Town Council (PTC) on 19th February 2021 to discuss progress made on the Masterplan since its rejection at Planning Committee in September 2020. PTC confirmed that their preference is for an extension to the existing centre at Kingsfold to be built, as opposed to a new centre on the Masterplan site. PTC also confirmed that the

3G sports pitch could be built on the land adjacent to the community centre which is currently used for recreational purposes.

Awareness Leaflet Drop

- 4.13 The Developers have prepared an Awareness Leaflet to inform local residents and stakeholders of the application submissions. A copy of the leaflet can be found at **Appendix IV**. The purpose of the awareness leaflet is to inform the local community of the key changes which have been made to the applications from that which was previously submitted and withdrawn. The leaflet was distributed on 10th August to all properties within the consultation boundary presented at **Appendix V** to coincide with the submission of the outline application.
- 4.14 A copy of the leaflet has also been issued to Ward Members and Penwortham Town Council, with an offer to meet with AY and the Developers to explain the new proposals.

Summary

- 4.15 As demonstrated above, the Developers have undertaken an appropriately tailored and focussed consultation exercise in accordance with local and national policy guidance ahead of the submission of their applications. The applications also benefit from the extensive consultation and feedback associated with the original application and masterplan. SRBC, LCC, Highways England, the local community and key stakeholders have therefore been fully consulted on the proposals, and their views considered and, where possible, acted upon.

5. Response to Consultation Feedback

- 5.1 Since the previous application was withdrawn in March 2021, the Developers and their professional team have carefully considered the responses from the local community, SRBC/LCC and consultees to that application. This has resulted in a series of changes which are reflected in their new applications and most notably within the revised Masterplan which is submitted as a supporting document.
- 5.2 AY have prepared a detailed table setting out a response to each of SRBC's comments and where amendments have been made throughout the application documents. This table is contained within Section 3 of the Supporting Planning Statement and can also be found at **Appendix VI** of this SCI. In summary, the key changes are as follows:
- i) **Affordable Housing** - The Developers propose affordable housing at 30% which is compliant with Policy 7 of the Central Lancashire Core Strategy (2012);
 - ii) **Retention of the Orchards** – The revised Masterplan notes that both of the Orchards should be retained and protected from any form of development. The applications exclude the orchard land; and
 - iii) **Removal of 4 storey development** – The Building Heights Parameter Plans do not permit any 4 storey development. Development on the site will be a maximum of 3 storeys in appropriate locations, with a maximum of 2.5 storey within more sensitive locations such as adjacent to existing properties.

Summary

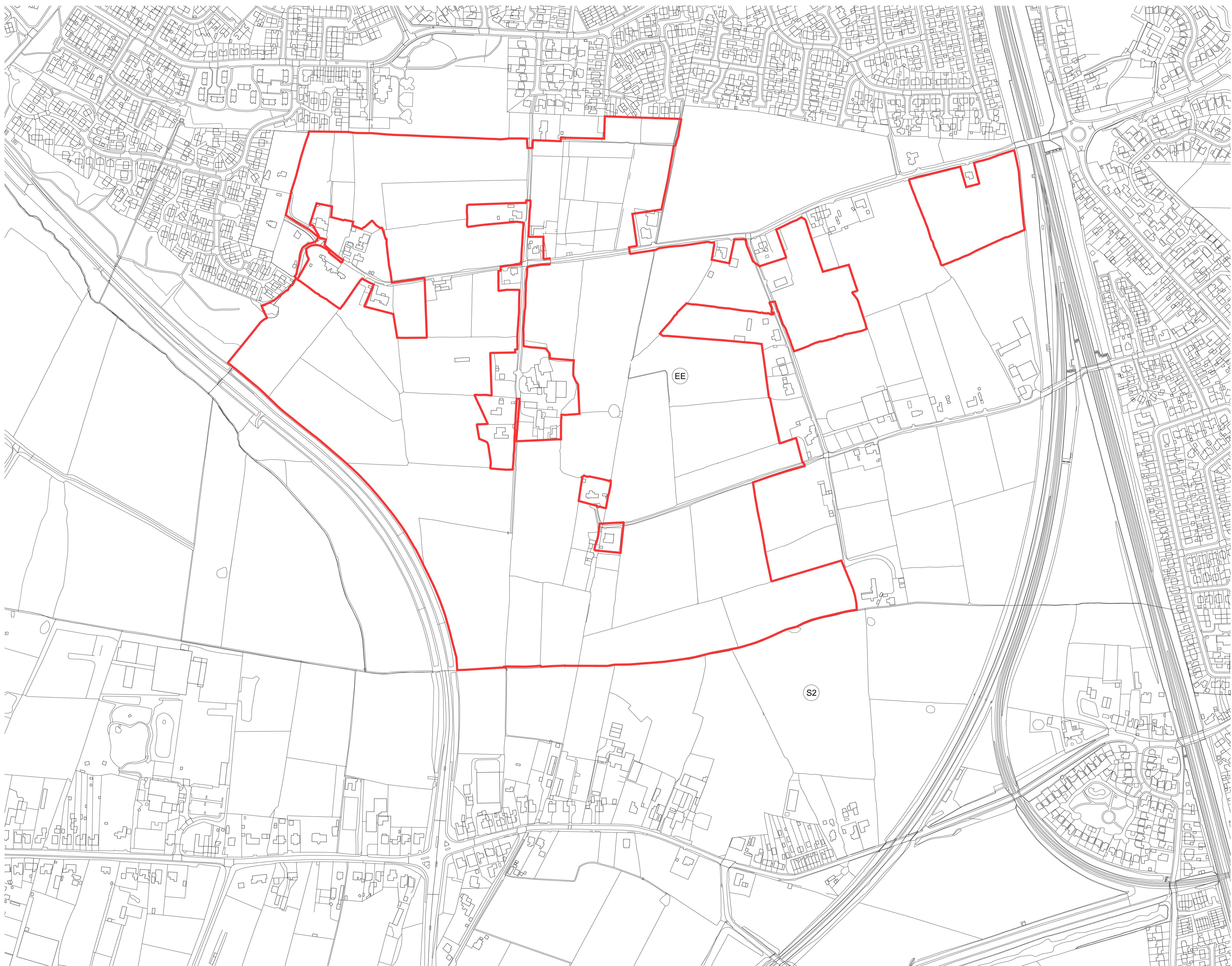
- 5.3 This section has summarised the main changes made to the application proposals from the previous scheme as a result of the comments received from SRBC, stakeholders and local residents.

6. Summary and Conclusions

- 6.1 This SCI has provided an explanation of the consultation approach which has been followed by the Developers in preparing their outline applications for the Site, which includes the preparation of a revised Masterplan. The consultation builds on that carried out in relation to the submission of the previous outline application, which is detailed within the SCI prepared by Lexington Communications at **Appendix II**.
- 6.2 The Developers have carried out a more focussed approach to consultation in preparing their new applications, which has included meetings and exchanges with SRBC, LCC and Highways England as well as an awareness leaflet drop to the local community to inform them of the format and content of the applications as well as guidance on how further comments can be submitted to SRBC.
- 6.3 The Developers have used the feedback received on the previous application and Masterplan to make a series of substantial changes to these latest proposals. This includes the provision of 30% affordable housing, the retention of the Orchards and the omission of any 4 storey development.
- 6.4 The Developers are committed to delivering a high-quality scheme that respects the views of the local community and have sought to take into account comments made by key stakeholders, which have helped shaped the revised proposals, wherever possible.

Appendix I

Site Red Edge Plans (Applications A and B)



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 This drawing is a preliminary drawing and should not be used for construction purposes. All dimensions and levels shall be based on the datum shown on the drawing.
 CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and no such or unusual hazards have been identified, other to relevant Risk Assessment/Design/Work Assessment.
 KEY PLAN:
 Application Site Boundary

101	03/08/21	Issued for Planning
100	04/06/21	Issued for information
REV:	DATE:	DETAILS:

5plus architects
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 Fourth Floor, The Hive, 47 Lever Street,
 Manchester M1 1FN
 London, 0207 253 7644
 The Leather Market, Weston Street,
 London SE1 3ER
 5plusarchitects.com

PROJECT:
**The Lanes,
 Penwortham**
 TITLE:
**Application A
 Parameter Plan - Red Line**
 SCALE: 1:2500 @ A1
 ORIGIN DATE: 05/12/18
 DRAWN: OR
 CHECKED: AT
 STATUS:
 PROJECT: 05745
 DRAWING NO: MP_00_1000
 REV: 101



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 The design of this drawing is based on the site and must not be interpreted as a guarantee of performance. All dimensions and levels shall be based on the datum of the Ordnance Survey Mean Sea Level.
 CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and no work is considered to have been identified, other than what is shown on this drawing. 5plus Architects will not be responsible for any errors or omissions on this drawing.

- KEY PLAN:**
- Application Site Boundary
 - Spine Road
 - Enhanced Streets
 - Informal Streets
 - Pedestrian Prioritised Streets
 - Exercise Track
 - Bus Route
 - Public Rights of Way
 - Dwelling Frontages
 - Development Parcels
 - LEAP
 - Network of Public Open Space
 - Flood Basin Area
 - Attenuation Basin/ Swale
- 1 New Primary School
 - 2 Pedestrian/ cycle link to Kingsfold
 - 3 Entrance Gateway - a new route from Penwortham Way direct to the heart of the new community
 - 4 Area to manage and contain existing surface water
 - 5 New local facilities including employment and community uses
 - 6 Sustainable Urban Drainage
 - 7 Children's Play Areas (LEAP)
 - 8 Allotments
 - 9 Potential extension to existing Community Centre
 - 10 The Village Green
 - 11 Entrance Gateway and initial sales centre for Phase One

100 03/08/21 Issued for information
 REV: DATE: DETAILS:

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PROJECT: The Lanes, Penwortham
 TITLE: Application A Illustrative Masterplan
 SCALE: 1:2500@A1
 ORIGIN DATE: 27/07/21
 DRAWN: AB
 CHECKED: AT
 STATUS:

PROJECT: 05745
 DRAWING NO: MP_00_1004
 REV: 100

Appendix II

Statement of Community

Involvement (2019) prepared by

Lexington Communications

Taylor
Wimpey



Homes
England

THE LANES, PENWORTHAM

STATEMENT OF COMMUNITY
CONSULTATION

TAYLOR WIMPEY AND HOMES ENGLAND

CONTENTS

Section	Page
1.0 Overview	3
2.0 Planning Policy and Guidance	6
3.0 Consultation Programme: Visioning Consultation	10
3.1 Feedback received to Visioning Consultation	15
4.0 Consultation Programme: Draft Masterplan	32
4.1 Feedback received to Draft Masterplan	37
4.2 Response to feedback	60
5.0 Conclusions	72
6.0 Appendix	73
Appendix A: Letter to residents Visioning Consultation	74
Appendix B: Leaflet Visioning Consultation	75
Appendix C: Distribution Area	76
Appendix D: Letters to stakeholders Visioning Consultation	77
Appendix E: Press Coverage Visioning Consultation	78
Appendix F: Exhibition Boards Visioning Consultation	81
Appendix G: Leaflet Draft Masterplan Consultation	91
Appendix H: Letter to stakeholders Draft Masterplan Consultation	92
Appendix I: Press Coverage Draft Masterplan Consultation	93
Appendix J: Exhibition Boards Draft Masterplan Consultation	95

1.0 OVERVIEW


Taylor Wimpey one of the UK's leading builder of communities, alongside Homes England, the Government's housing delivery organisation, has prepared a Masterplan and outline planning application for a residential-led, mixed-use development at The Lanes, Penwortham.

The site sits within the Major Development Site allocation (designated in the Local Plan as 'site EE') under Policy CI of the adopted South Ribble Local Plan 2015 ('the Local Plan'). It is allocated for a range of land uses, including residential, employment and commercial uses, green infrastructure and community facilities. Policy DI 'Allocation of Housing Land' in the Local Plan allocates the entire Major Development Site for an estimated 1,350 dwellings.

In line with Policy CI of the Local Plan, a Masterplan for the Major Development Site and the safeguarded land to Coote Lane to the south (designated in the Local Plan as 'Site S2') has been prepared by The Developers. The purpose of the Masterplan is to guide future development to ensure it is brought forwards in a comprehensive and logical manner. Once approved by SRBC, the Masterplan will become a material consideration in the determination of all future planning applications relevant to the Major Development Site and safeguarded land.

The planning application is submitted in outline, with all matters reserved (including scale, layout, appearance and landscaping, except for the principal means of access. It proposes the demolition of certain existing buildings and a residential led mixed-use development comprising:

- Up to 1,100 dwellings (use class C3 and C2);
- A local centre including retail, employment and community uses (use classes A1, A2, A3, A4, A5, B1, and D1);
- A primary school (use class D1);
- A community building (use class D2) to be used initially as an Apprenticeship and Skills Training Centre (use class D1);
- Green infrastructure;
- The Cross Borough Link Road 'CBLR' extension; and
- Associated infrastructure.




A separate full application relating to the Cross Borough Link Road (CBLR) will also be submitted by Taylor Wimpey and Homes England to South Ribble Borough Council in due course.

As part of their commitment to meaningful pre-application public consultation, Taylor Wimpey and Homes England have carried out an extensive consultation programme on the proposals ahead of the submission of the Masterplan and outline planning application. This has included two rounds of consultation on the Masterplan; a visioning consultation in summer 2018 and a consultation on the draft Masterplan in November 2018. A significant amount of engagement with residents, politicians and stakeholders has also taken place, providing an opportunity for the local community to help shape what The Lanes will look like.

This Statement of Community Consultation sets out the consultation undertaken, the feedback received and the response from the development team in relation to these comments. A summary of some of the activities undertaken across the full consultation programme is outlined below:

- Over 13,000 leaflets have been distributed, advising local residents and stakeholders of the proposals and ways to get involved in the various public consultations.
- A series of meetings have been held with key political stakeholders including the local ward members, local Authority Cabinet members, county councillors and Parish/Town Councils. This included via an established Steering Group, which provided councillors with an opportunity to share their thoughts on the plans as they progressed.
- Several press releases were issued to the Lancashire Evening Post, South Ribble Borough Council and Blog Preston at key junctures to advise of the consultations and ways to provide feedback.
- A project website detailing information about The Lanes has been active throughout the preparation of the Masterplan and planning applications. The website included mechanisms to provide feedback during each phase of consultation.
- A dedicated Facebook page has also been available providing key updates about the proposals. During the initial visioning consultation, a series of Facebook adverts encouraging people to visit the project website and find out more about the plans were distributed across Penwortham.

- 
- Four public exhibitions were held, two in July relating to the visioning consultation and two in November relating to the draft Masterplan. The events took place at Kingsfold Methodist Church, Leyland Market and Penwortham Community Centre respectively. This was an opportunity for local people to view and comment on the proposals, as well as talk to members of the development team who were on hand throughout the day.
 - A Community Information Line and dedicated email address were established to deal with any enquiries relating to the scheme and to meet requests for further information.
 - Meetings with residents living within the site boundaries also took place in August 2018, and again in November 2018. This allowed residents the opportunity to have focused conversations regarding the development in the context of their existing properties.
 - A series of pre-application meetings with SRBC to discuss the outline application proposals have also taken place between March and July 2019.

A full breakdown of the feedback gathered during both phases of consultation is outlined in Sections 3.1 and 4.1 of this document. Section 4.2 subsequently provides a response to this feedback.

Effective community consultation lies at the heart of the planning system and this consultation has been undertaken in accordance with South Ribble Borough Council's Statement of Community Consultation, the Localism Act 2011 and adhering to the National Planning Policy Framework and National Planning Practise Guidance. More information about this can be found in Section 2.0 of this report, 'Planning Policy and Guidance: Role of Community Involvement'. The objectives of this consultation were to (i) make the local community aware of the proposals; (ii) identify potential changes to the scheme where possible and accompanying reports in response to concerns or issues raised by the local community; and (iii) gauge the level of interest in these proposals. Taylor Wimpey and Homes England are confident that the feedback received has been addressed in both this report and the Masterplan and outline planning application submitted to South Ribble Borough Council.

2.0 PLANNING POLICY AND GUIDANCE: ROLE OF COMMUNITY INVOLVEMENT


Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, the developers have sought to consult with interested parties in accordance with policy and guidance in relation to community involvement in the planning system.

2.1 South Ribble Borough Council's Statement of Community Involvement (2013)

South Ribble Borough Council's Statement of Community Involvement (SCI) provides recommendations for engagement with the local community and stakeholders. The document suggests that *"the earlier consultation takes place when proposals are being formulated, the better"* and suggests that such a consultation can *"highlight issues that may be resolved prior to submitting the application"*.

The Authority's SCI outlines a number of techniques that those bringing forward any type of development can employ as part of the consultation programme, including:

- Providing neighbours with a draft plan and inviting comments and ideas for improving the plans;
- Requesting feedback within a specific timescale and making it clear that this is the best time to make their comments, ahead of the plans being finalised;
- Checking with infrastructure providers and key consultation bodies that their requirements are satisfied, for example, ensuring that the development will not build over or near to service cables or pipes; and
- Having pre-application discussions with development management officers, in the form of meetings and/or site visits, as the Council actively encourages.



For major development – defined as involving 10 or more dwellings – the SCI encourages developers to consider a range of methods for engagement, including:

- Making detailed proposals available for public view at the site, e.g. draft layout plans, drawings etc;
- Public exhibitions / community engagement events / interactive workshops;
- Circulating a leaflet or letter outlining the proposals within the vicinity to both residents and ward councillors.

Developers are also encouraged to submit a consultation statement with their planning application. This should include:

- The techniques employed to gain feedback;
- A summary of the responses received;
- A list of the main objections that have been raised;
- Any other matters raised;
- The developer's comments on the responses; and
- The amendments made to the proposals as a result of the comments.

The Lanes is allocated within South Ribble Council's Local Plan as a Major Site for Development and a Masterplan is required by Policy CI of the South Ribble Local Plan. The purpose of this Masterplan is to set out the vision for the site and the strategy for implementing that vision.

The Council's SCI therefore identifies that the Masterplan itself should be the subject of consultation with all stakeholders and interested parties using similar methods detailed above. Following this consultation, the Masterplan shall be agreed with the Council and thereafter shall be a material consideration in the determination of future planning applications at the site.

2.2 Government Planning Policy

2.2.1 The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities and Local Government's paper, Decentralisation and Localism Bill: an essential guide. Section 122 of this act outlines one of the Act's principles as:

“Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community.”

Elaborating on this, the Localism Act outlines that applicants must notify the local community about their proposals to *“bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.”* It goes on to state that the publicity must explain how the applicant can be contacted by those *“wishing to comment on, or collaborate...on the design of, the proposed development”* and that applicants must consider the feedback received by having *“regard to any responses to the consultation.”*

2.2.2 National Planning Policy Framework

In February 2019, the Ministry of Housing, Communities and Local Government released its updated National Planning Policy Framework (NPPF). The document seeks to achieve sustainable development with three overarching objectives: an economic objective; a social objective; and an environmental objective.

Section four of the updated NPPF (2019), 'Decision-making', sets out guidance in relation to pre-application engagement and front-loading. The guidance emphasises early engagement and suggests that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits”*.



2.2.3 National Planning Practice Guidance

The National Planning Practice Guidance 2014 (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. With regard to consultation and community engagement, the guidance within the ‘Before submitting an application’ section notes:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.”

The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

2.2.4 Taylor Wimpey and Homes England’s Approach

Against the background of South Ribble Borough Council and the Government’s guidance, Taylor Wimpey and Homes England have sought to ensure that the consultation programme regarding the Masterplan has adhered to the advice provided where appropriate.

In particular, the development team has sought to undertake early engagement with the local community and stakeholders via the form of a comprehensive visioning consultation ahead of a Masterplan being established. This visioning consultation provided an opportunity for members of the local community to get involved with the plans from the very beginning and help to shape the future of the new neighbourhood. A further consultation also took place once the draft Masterplan had been established, allowing feedback on the draft proposals for the community. These consultations were compliant with the recommendations and guidance as outlined within the Borough Council’s SCI and the Government’s Planning Policy.

3.0 CONSULTATION PROGRAMME: VISIONING CONSULTATION

The visioning consultation, relating to both the Masterplan and planning application, formed the first phase of public consultation on the proposals. The purpose of this exercise was to understand the ambitions for the site held by the local community. To ensure that the visioning consultation process was accessible to all interested parties and groups in the area, a number of methodologies were employed. These included:

■ Meeting with Cabinet Member for Strategic Planning, Housing and Economic Growth

Ahead of launching the consultation, representatives from Taylor Wimpey, Homes England, GVA HOW Planning and Lexington Communications met with Councillor Cliff Hughes, Cabinet Member for Strategic Planning, Housing and Planning at South Ribble Borough Council. The meeting, which took place at the Council on Tuesday, 19th June, was also attended by Jonathan Noad, Director of Planning and Property and two other planning officers.

During the meeting, representatives from the development team provided attendees with an update on the application's progress and outlined the forthcoming consultation programme. Councillor Hughes subsequently requested that a separate briefing session took place with Cabinet and ward members ahead of the public exhibitions. This was subsequently arranged by Lexington Communications and is detailed under the sub-heading "Meeting's Programme".

■ Engagement with residents within the site's boundaries

Households located within the boundaries of the site (approximately 70 properties) were advised of the consultation on Monday, 25th June; one day before the official launch. Two representatives from Lexington Communications undertook a door knocking exercise to inform residents of the consultation and answer any questions they may have about the plans. Residents were also provided with a letter from the project team, alongside a copy of the consultation leaflet, on this day. A copy of this letter can be found in Appendix A, whilst the leaflet can be found in Appendix B. Representatives from Lexington Communications spoke to nine households during the exercise, with the majority advising that they were already aware of the intention to develop on this site owing to the Local Plan allocation.



■ Leaflet to residents and businesses

On Tuesday, 26th June, approximately 6,500 leaflets were distributed to local residents across the Penwortham area. The distribution area was bespoke in order to include a series of communities that the proposals are most likely to impact. A copy of this distribution area, is provided in Appendix C.

The leaflet contained information regarding the forthcoming visioning exercise and examples of the types of questions that would be asked during this phase of the consultation. Details of the ways to provide feedback, including the dedicated website, Community Information Line, email address and social media pages were provided. Information about the proposed public exhibitions was also detailed. A copy of this leaflet can be found in Appendix B.

■ Letters to politicians and stakeholders

Key politicians and stakeholders, outlined below, were also provided with a copy of this leaflet and an accompanying letter at the start of the consultation:

- All Cabinet Members on South Ribble Borough Council;
- Representatives for the Charnock, Farington West and Lostock Hall wards on the Borough Council;
- Representatives for the Penwortham East & Walton-le-Dale and Moss Side & Farington divisions on Lancashire County Council;
- Members of Parliament for South Ribble and Ribble Valley;
- Penwortham Town Council;
- Farington Parish Council;
- Primary Care Contracts Manager, Lancashire Area NHS;
- Lancashire Enterprise Partnership Ltd;
- North & Western Lancashire Chamber of Commerce;
- Construction & the Built Environment, Preston's College.

Within the accompanying letter, politicians and stakeholders were invited to meet with representatives from the development team to discuss the proposals in more detail. Politicians were also provided with an opportunity to attend a preview session ahead of the exhibition scheduled for Tuesday, 10th July. A copy of this letter can be found in Appendix D.



- **Press release**

In addition to the leaflets, a press release was issued to the Lancashire Evening Post (LEP), Blog Preston and South Ribble Borough Council's press team, with journalists contacted about the plans following the submission of the release. Copies of the featured stories can be found at Appendix E.

- **Website**

Upon the launch of the public consultation, a dedicated project website was established, providing more information about the visioning exercise, an online feedback form and contact details for those wishing to ask any further questions. The project website comprised 9 pages, including pages on the following aspects of the site: the types of homes that should be delivered; the related infrastructure; and the types of jobs needed. Visitors were also provided with an overview of the site's history and an opportunity to take part in a competition to name the new neighbourhood.

In total, there were 2,850 visitors to the website during the course of the visioning consultation.

- **Social media channels**

Running parallel to the project website, a Facebook page was launched to reach a wider audience than those who had received the leaflet. A Facebook advert advising of the launch of the consultation was issued to residents living within a 3km radius of the site, reaching a total of 25,106 people. This resulted in 1,101 link clicks to the project website.

A number of posts were published on the page throughout the consultation, which each received between 100 – 600 views, plus multiple likes and comments.

- **Community Information Line**

Throughout the course of the consultation, those interested in the plans were able to call the Community Information Line, which operated Monday – Friday, 9:00am – 5:30pm. The number was provided on the leaflet, on all letters issued, on the Facebook page and was also available on the project website. In total, two people called the Community Information Line during the visioning consultation.

- **Dedicated email address**

A dedicated email address was also established for the project. This was published on Facebook and on all written correspondence, including the leaflet. In total, two individuals emailed this address during the visioning consultation.

■ Public Exhibitions

Two public exhibitions were held during the visioning consultation. The first, on Tuesday 10th July, took place at Kingsfold Methodist Church, which is located approximately 0.3 miles away from the site. The exhibition took place between 2:00pm and 8:00pm, with a preview session for councillors between 12:00pm and 1:00pm and a further session for site residents between 1:00pm and 2:00pm.

The exhibition provided an opportunity for local people to share their thoughts on the vision for the site, meet members of the project team and ask any questions. A series of exhibition boards were displayed, illustrating the visionary topics that attendees were invited to consider and provide their thoughts on.

Feedback forms were also provided and could be returned on the day via a comments box or by post to Lexington Communications following the event.

In total, 146 people attended the first exhibition including two County councillors, a Borough councillor and representatives from Penwortham Town Council. The exhibition boards and images from the event can be viewed in Appendix F.

A second public exhibition took place at Leyland Market on Friday, 13th July. The purpose of this event was to introduce the proposals to a wider audience within South Ribble. Leyland Market was chosen due to its footfall and location in a major service centre within the Borough.

The exhibition boards were displayed during this event and attendees were invited to speak to a member of the development team and fill out feedback forms. In total, 21 people attended this event, including two Borough councillors.

■ Further engagement with local schools

During the Penwortham exhibition a game of 'MasterCraft' took place. Ten pieces of a 'MasterCraft' puzzle were hidden around the local community, whilst ten further pieces were provided to local schools. The purpose of this game was to encourage a younger audience to engage with the consultation process, in particular, young families who are often not represented at such events.

A series of Facebook posts accompanied the missing pieces, providing clues as to where each piece was located. In total, 11 pieces of the puzzle were returned, including one piece by Kingsfold Primary School and another by Whitefield Primary School.



■ Meeting Programme

Taylor Wimpey and Homes England sought to brief politicians and stakeholders on the proposals and public consultation to understand their thoughts on the plans.

During a briefing with the Cabinet Member for Strategic Planning, Housing and Economic Growth, Councillor Cliff Hughes, on Tuesday, 19th June, it was suggested that the Cabinet and ward members for Charnock, Farington West and Lostock Hall should be invited to two specific meetings of the respective parties ahead of the launch of the consultation.

A meeting with Cabinet members, and a further meeting with ward members, was subsequently organised by Lexington Communications for Friday, 6th July. A meeting with members of the Cabinet took place between 12:00pm and 1:00pm and was attended by Councillor Susan Snape, Cabinet Member for Finance, and Councillor Karen Walton, Cabinet Member for Public Health, Leisure and Well-Being. Topics discussed during this meeting include the New Homes Bonus, air quality, the Cross Borough Link Road and the establishment of a Steering Group.

A meeting with ward members took place between 1:00pm and 2:00pm and was attended by Councillor Renee Blow (Lib, Lostock Hall), Councillor Jacqui Mort (Con, Lostock Hall) and Councillor Karen Walton (Con, Farington West). Topics discussed during the meeting included school places, green spaces and the proposed public transport provision.

On Tuesday, 10th July, ahead of the public exhibition, representatives from Taylor Wimpey, Homes England, Lexington Communications and GVA HOW Planning (now Avison Young) met with Penwortham Town Council to discuss the forthcoming public consultation. The meeting was attended by Councillor David Howarth, Councillor Jim Patten and Steve Caswell, Penwortham Town Manager. Topics raised include the Cross Borough Link Road, accommodation types and the prospect of a community hub being delivered.

3.1 FEEDBACK RECEIVED TO VISIONING CONSULTATION

This section contains a breakdown of the feedback received during the visioning consultation.

■ Community Information Line

The Community Information Line, 0844 556 3002, was established at the beginning of the consultation and provided an opportunity for residents and stakeholders to speak to a member of the development team directly. The number was publicised in correspondence with residents and stakeholders and was provided on the project website. In total, two calls were made to the line, as set out in the table below. Any personal details have been removed.

Details of enquiry	Response
Enquirer queried the logistics of the consultation and asked whether a Masterplan is available.	Advised enquirer of the details of the exhibitions and alternative ways to provide feedback. Further advised that a Masterplan was not available at this stage, as the purpose of the visioning exercise was to feed into the creation of a Masterplan.
Enquirer suggested that there were not enough jobs to support the homes and suggested there may be issues regarding food supply. Enquirer raised further concerns relating to existing wildlife and whether the development would feel like a community.	Advised enquirer that these issues would be resolved by the Masterplan and encouraged enquirer to provide this feedback via online feedback form or attend public consultation to speak to a member of the development team.

■ Written correspondence

A postal address was also provided on correspondence with local residents. Two people provided their feedback this way, as set out in the below table:

Date	Details of enquiry	Response
Tuesday 26 th July	Individual wrote a satire piece regarding the development, advising of their overarching opposition, suggesting there is no need for new homes locally.	No response required. Housing need is addressed in Section 4.2 of this document Response to Feedback.
Thursday 19 th July	Individual advised they are opposed to the development, suggesting there is no need for new homes locally.	No response required. Housing need is addressed in Section 4.2 of this document Response to Feedback.

■ Email correspondence

Local residents and stakeholders were also invited to contact the development team via email, with a project email address visionforpickeringsfarm@lexcomm.co.uk established. Two individuals contacted the project team in this way, as outlined below:

Date	Details of enquiry	Response
Thursday 5 th July	Enquirer queried the site's boundary in relation to his property.	Called enquirer and encouraged him to attend the public exhibition to discuss land ownership with the development team.
Friday 20 th July	Individual provided a summary of thoughts in relation to the opportunities to discuss the application.	Thanked individual for their comments and provided enquirer with summary of ways to provide feedback.

■ Feedback forms

In total, 53 individuals made submissions during the consultation, either by filling in a feedback form available at the exhibition, or via the project website.



- **Comments**

A summary of the responses to the visioning consultation has been provided below:

- ❖ **Question one: What should the new, emerging neighbourhood be called?**

The name ‘Pickering’s Farm’ was used by the development team during the visioning consultation due to this being the name of the site in its allocation within the South Ribble Borough Council Local Plan.

As part of the consultation, Taylor Wimpey and Homes England asked residents to provide ideas for a new name for the site. The names outlined below are those suggested by the local community. Due to the decision to retain the lanes which run through the site, the name ‘The Lanes’ was eventually chosen.

Pickering’s Farm

Balshaw Lane

Kings
Fields

Golden Hall

Pickering’s
Green

The
Pickering’s

Pickering’s
Gardens

Lords Green

Pickering’s Place

Pear Tree Park

Hartley Park

Balshaw
Bridge

Lostock Green

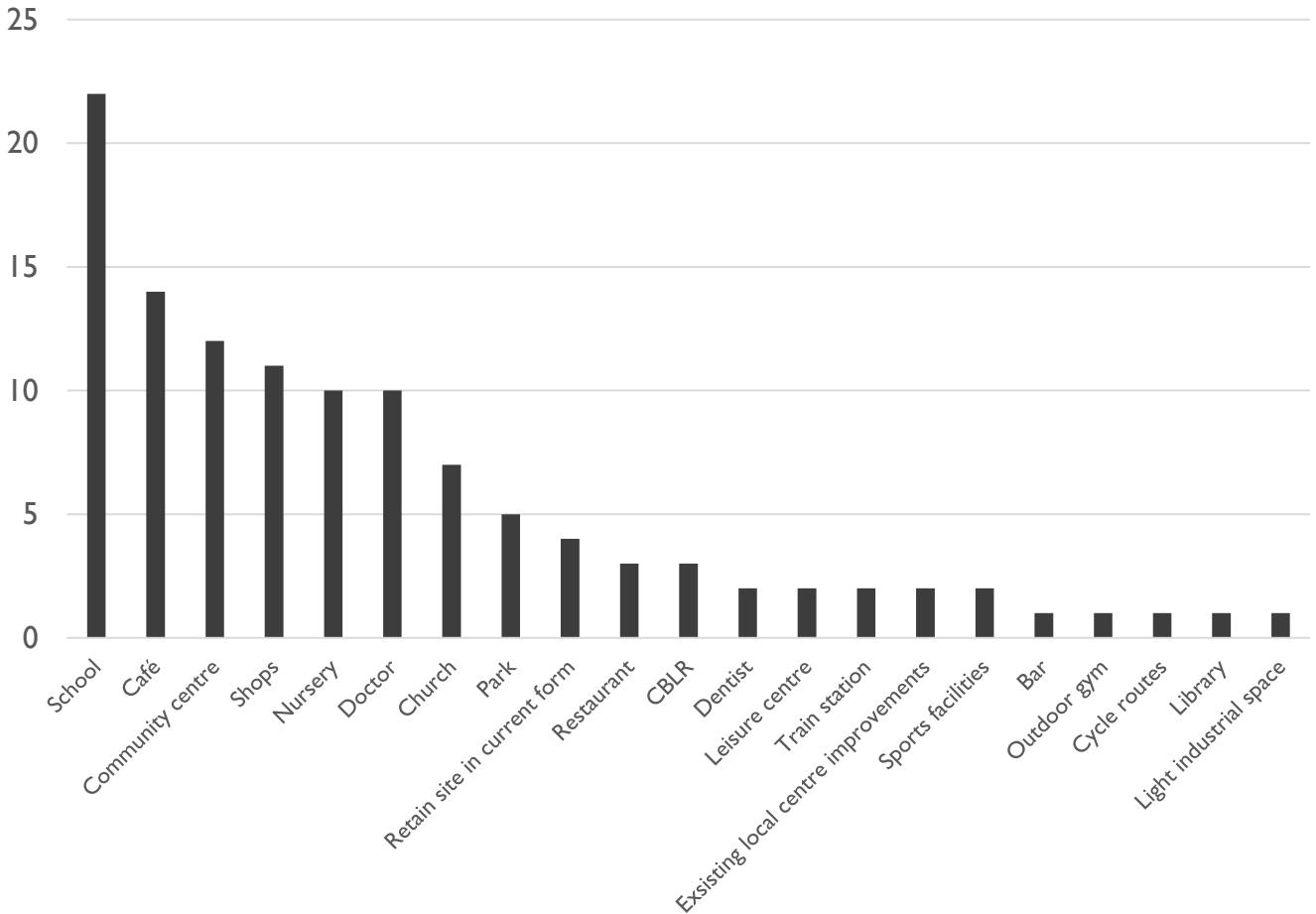
Shepherds
Gate

The Hive

White
Fields

Kingsfold Park

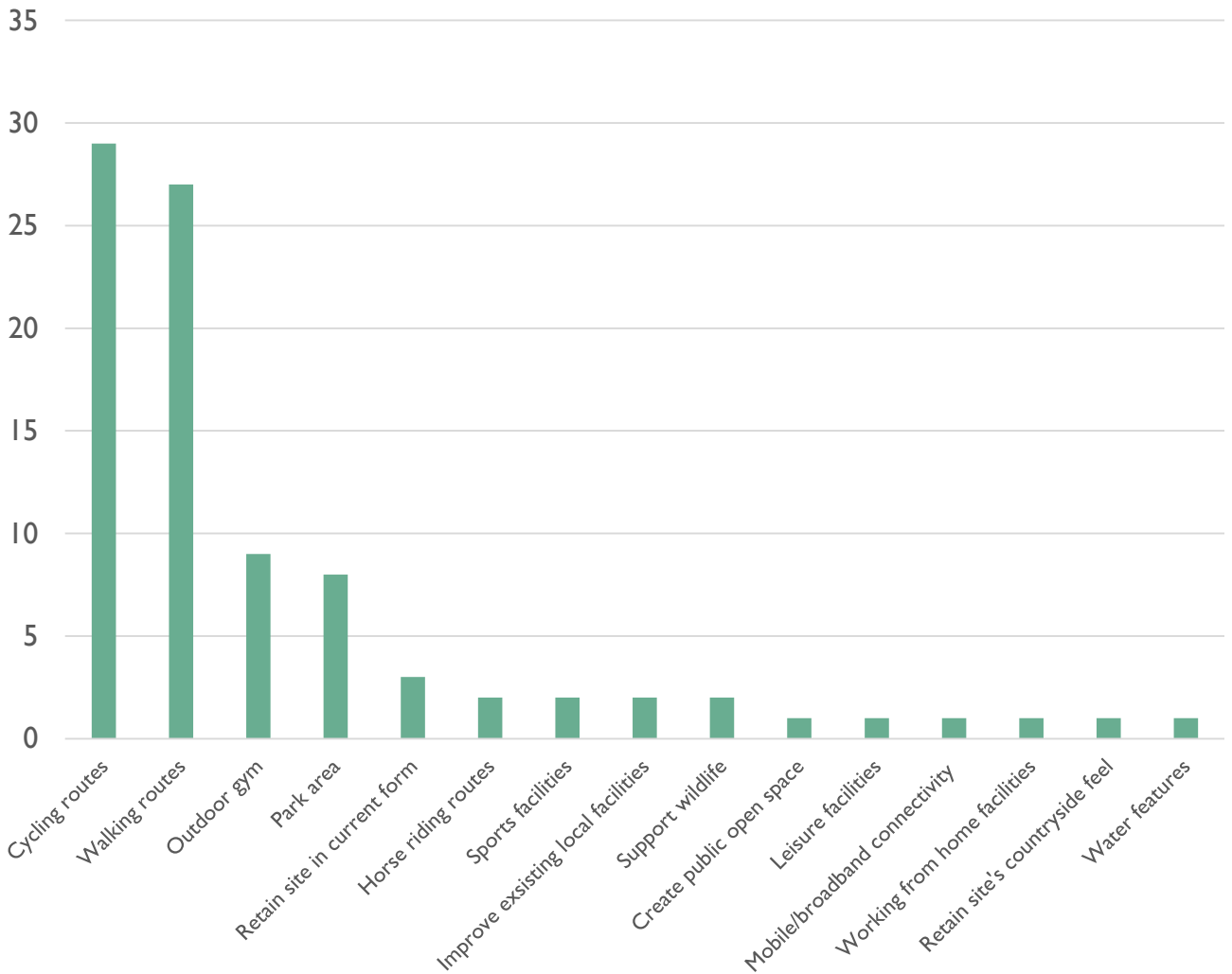
❖ Question two: What kinds of community services would you like to see delivered on site? Does Penwortham need a new school, a nursery, community centre or café? Or should the focus be on helping to improve existing local services?



Of the 53 respondents to this phase of consultation, 22 people indicated that a school was the community service they would most like to see delivered on site. The second most popular choice was a café, chosen by 14 individuals, whilst the third most popular was a community centre, chosen by 12 respondents. Only two individuals suggested they would like to see the existing local centre improved, which illustrated that the focus for the development team should be on delivering a new local centre to support the delivery of new homes within the Masterplan.

The Masterplan and outline planning application submitted responds to the majority of these comments and proposes to deliver the following services: primary school; café; community centre following the construction phase and once the training and skills centre has been converted; shops; community uses within the local centre which could be used for medical services; extensive open space, including a village green; a restaurant; the Cross Borough Link Road; a dentist; an outdoor gym/trim trail; bar and cycle routes.

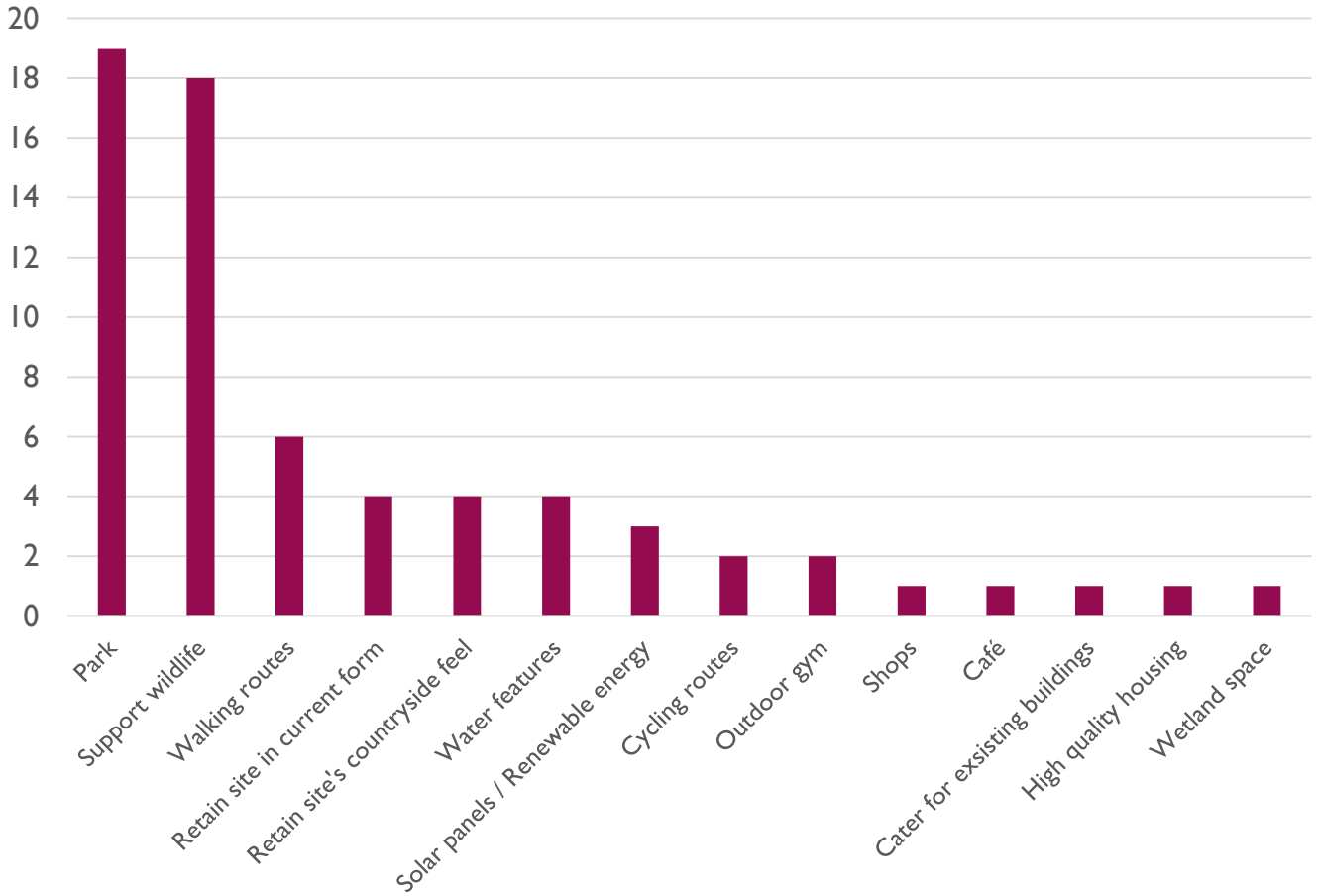
❖ Question three: A key focus for the development team will be to create spaces that promote health and well-being. How do you think we can do this?



The majority of respondents suggested that new cycling and walking routes should be implemented to promote health and well-being on the site. Other spaces such as an outdoor gym and a park area were also raised in response to this question.

As identified in response to question two, the Masterplan and outline planning application responds to this feedback by delivering: cycling routes; walking routes; an outdoor gym/trim trail; public open space including a village green; horse riding routes; wildlife areas; water features including sustainable drainage systems; and homes that will be equipped with broadband connectivity to allow working from home. More information about the walking and cycling routes proposed can be found in section 4.2 Response to Feedback.

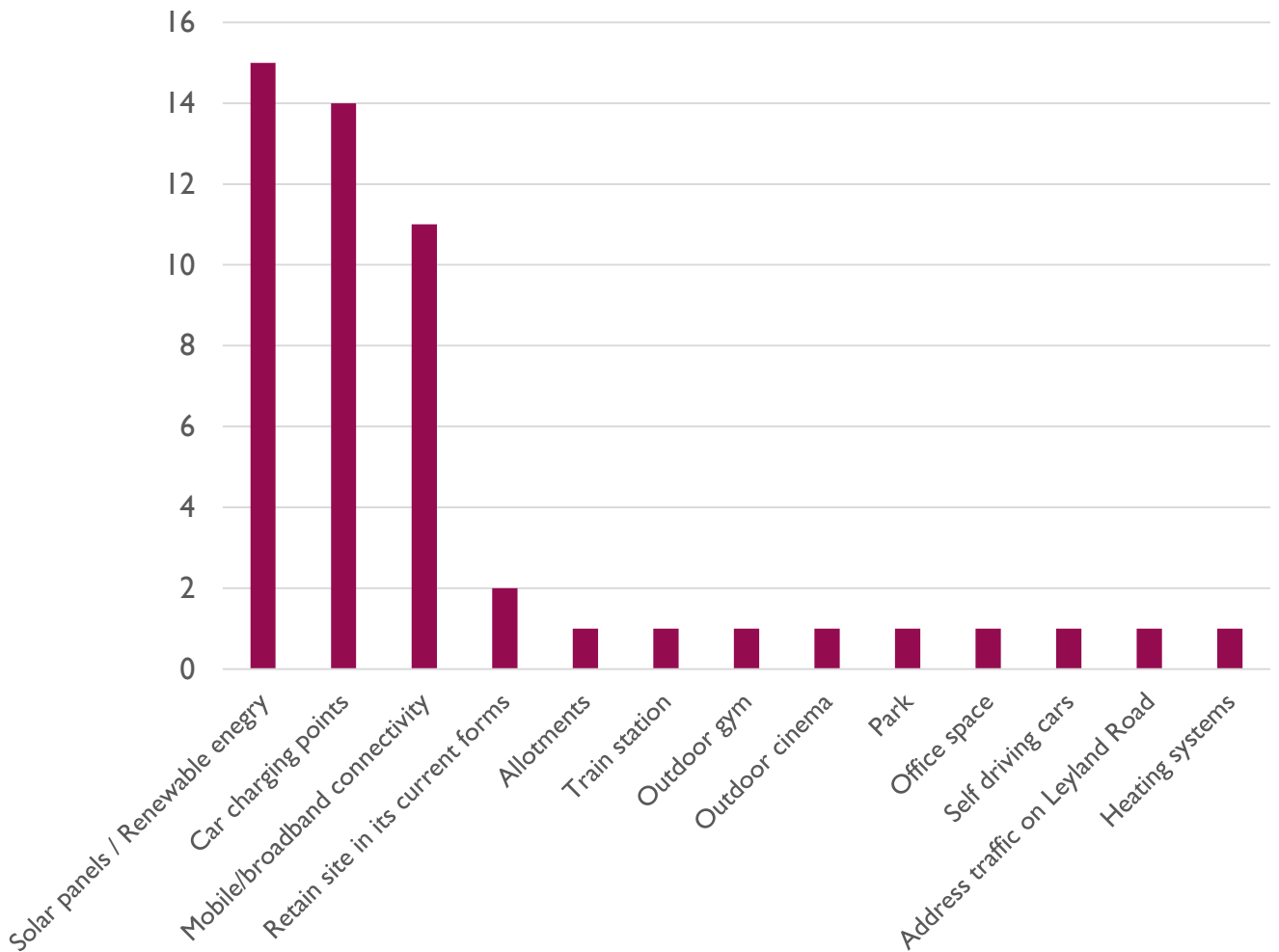
❖ Question four: There are significant opportunities to protect and enhance the environment at the site. How can we enhance the site's ecology? What kinds of green infrastructure would you like to see? Would you like to see a community woodland delivered?



In response to question four, residents indicated that their main priorities for protecting and enhancing the environment were the delivery of parkland and supporting wildlife. The establishment of walking routes, water features and opportunities to retain the site's countryside feel were also popular answers.

Again, the submitted Masterplan and outline planning application reflects this feedback and includes the following: public open space including a village green; wildlife areas; walking routes; water features including sustainable drainage systems; opportunities for the homes to feature solar panels; cycling routes; and an outdoor gym/trim trail.

❖ Question five: Think ahead 20 years. How will new technologies change the way we live and what would you like to see incorporated into the development to future proof it for technological advances?

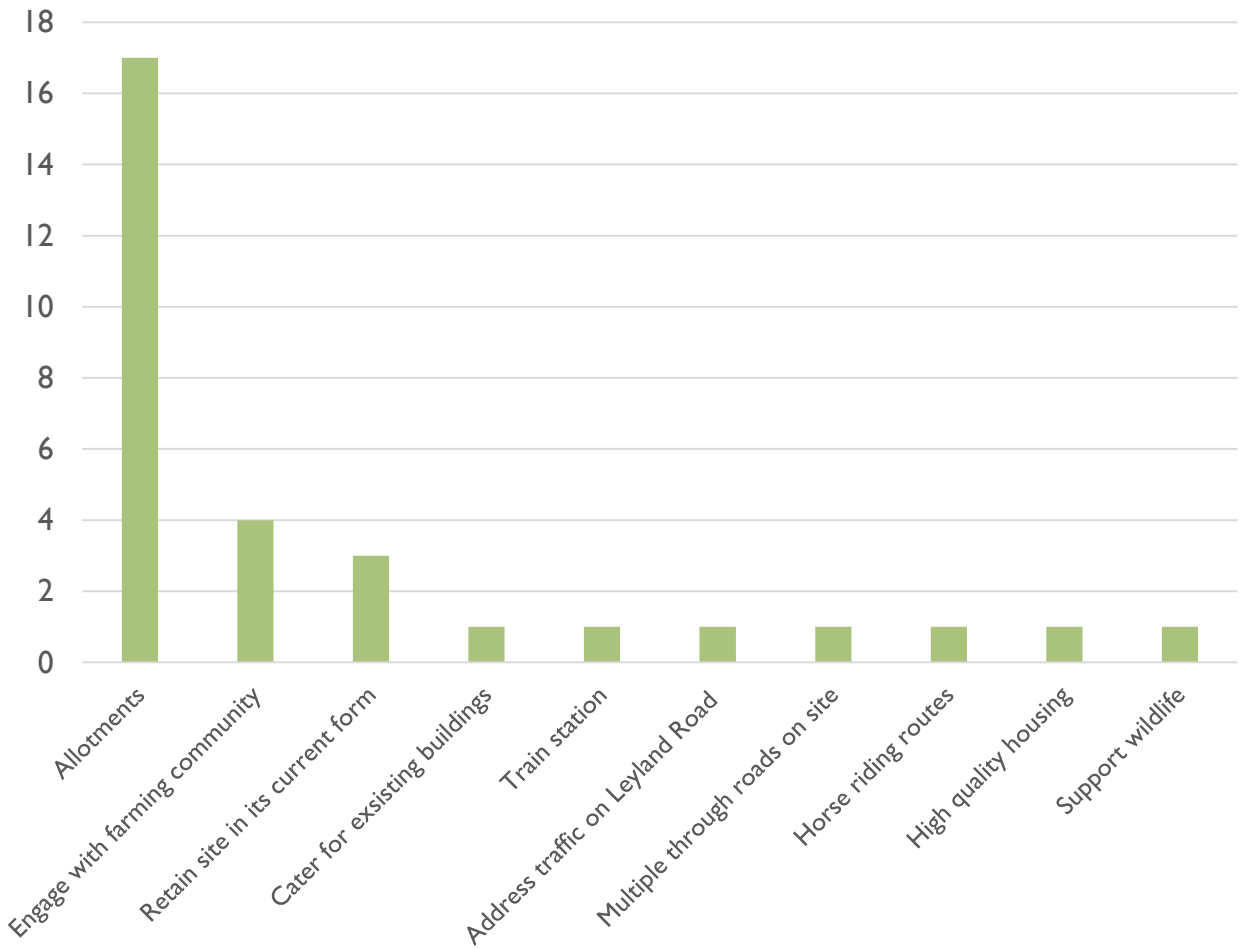


The Lanes provides an opportunity to deliver a neighbourhood that is equipped for modern living. Against this background, the development team was eager to understand the types of technologies that local people would like to see incorporated into the site to futureproof it for technological advances.

The most popular response to question five, chosen by 15 individuals, was the inclusion of solar panels on homes / opportunities to use renewable energy sources. The second most popular answer, chosen by 14 respondents, was the inclusion of car charging points.

The development as proposed within the Masterplan and outline planning application will be futureproofed for generations to come and there is an opportunity to integrate digital and Smart Technology, whilst future energy requirements can also be helped with appropriately placed solar panels and car charging points.

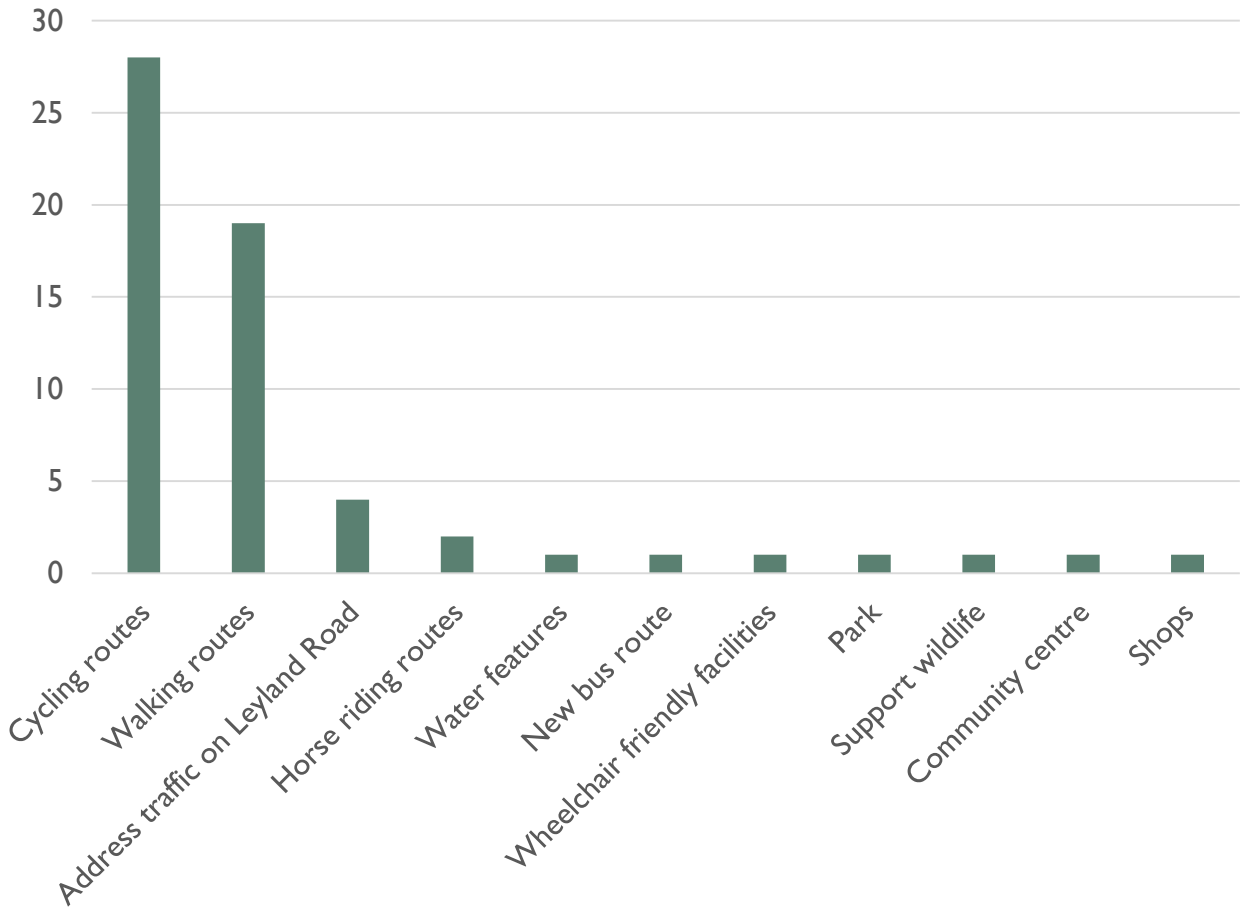
❖ **Question six: Pickering’s Farm has the potential to deliver Garden Village style principles - sustainable communities with a focus on green spaces. Is there an appetite for allotments locally? Are there opportunities to work with surrounding farming communities?**



Of the 53 individuals that completed a feedback form, 17 advised that they would like to see allotments delivered on site, indicating that there is an appetite for this locally.

Alongside other community facilities outlined in response to previous questions, new allotments and opportunities for the existing active dairy are proposed within the submitted Masterplan and outline planning application.

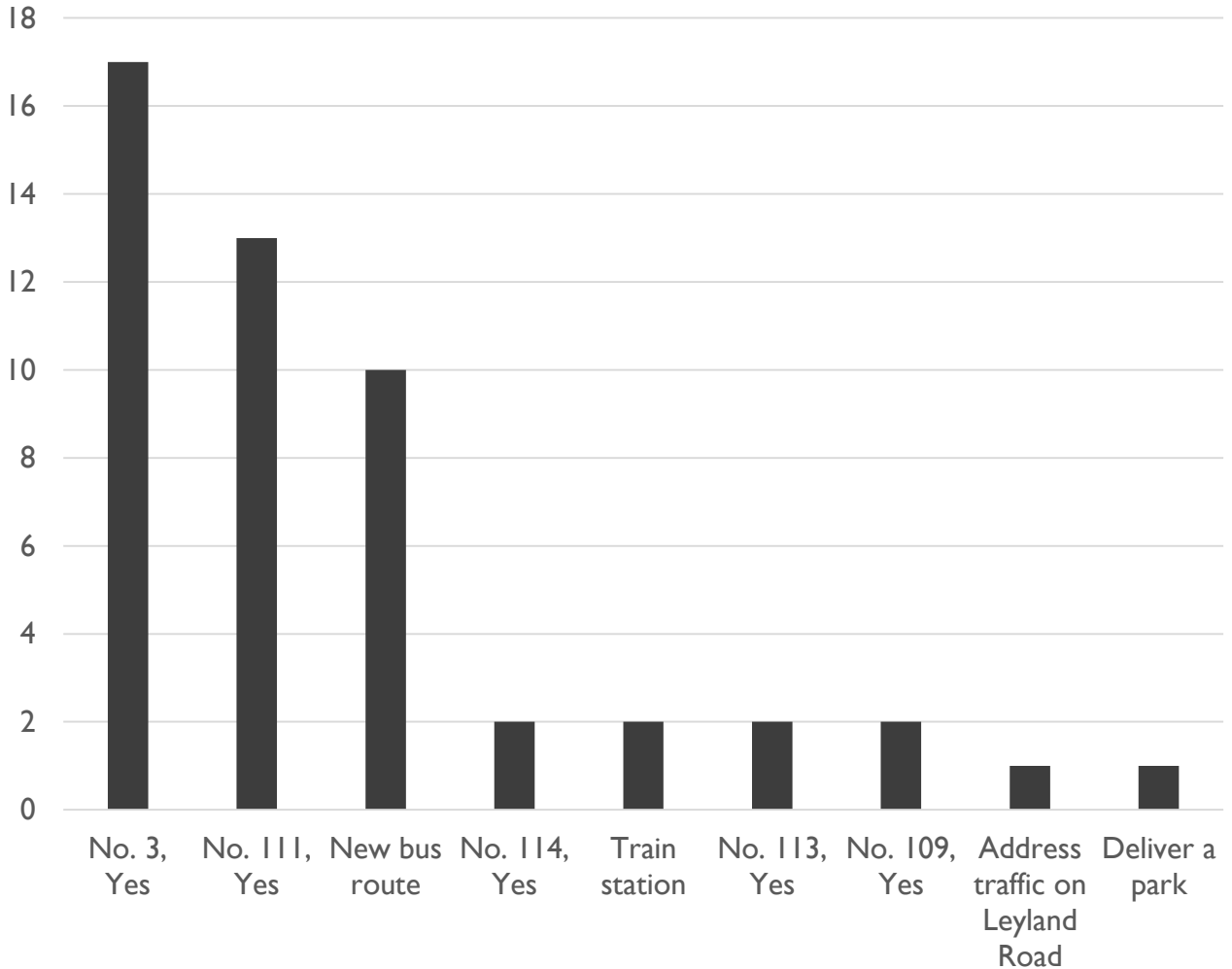
❖ Question seven: We want to ensure Pickering’s Farm promotes sustainable travel, such as cycling and walking, alongside public transport. What would encourage you to walk and cycle between the site and Penwortham / Tardy Gate?



The response to question seven builds upon the feedback provided in question three, with the majority of respondents wishing to see cycling routes and walking routes established on the site to promote sustainable travel.

Dedicated pedestrian and cycle routes, both as part of the internal road network and via segregated routes, will connect the site to the surrounding pedestrian and cycle network. These will include connections to Bee Lane and Flag Lane and the northern section of Moss Lane towards Kingsfold More information about this can be found in Section 4.2 Response to Feedback.

❖ Question eight: Which bus routes do you currently use? Would you like to see them integrated into the site?

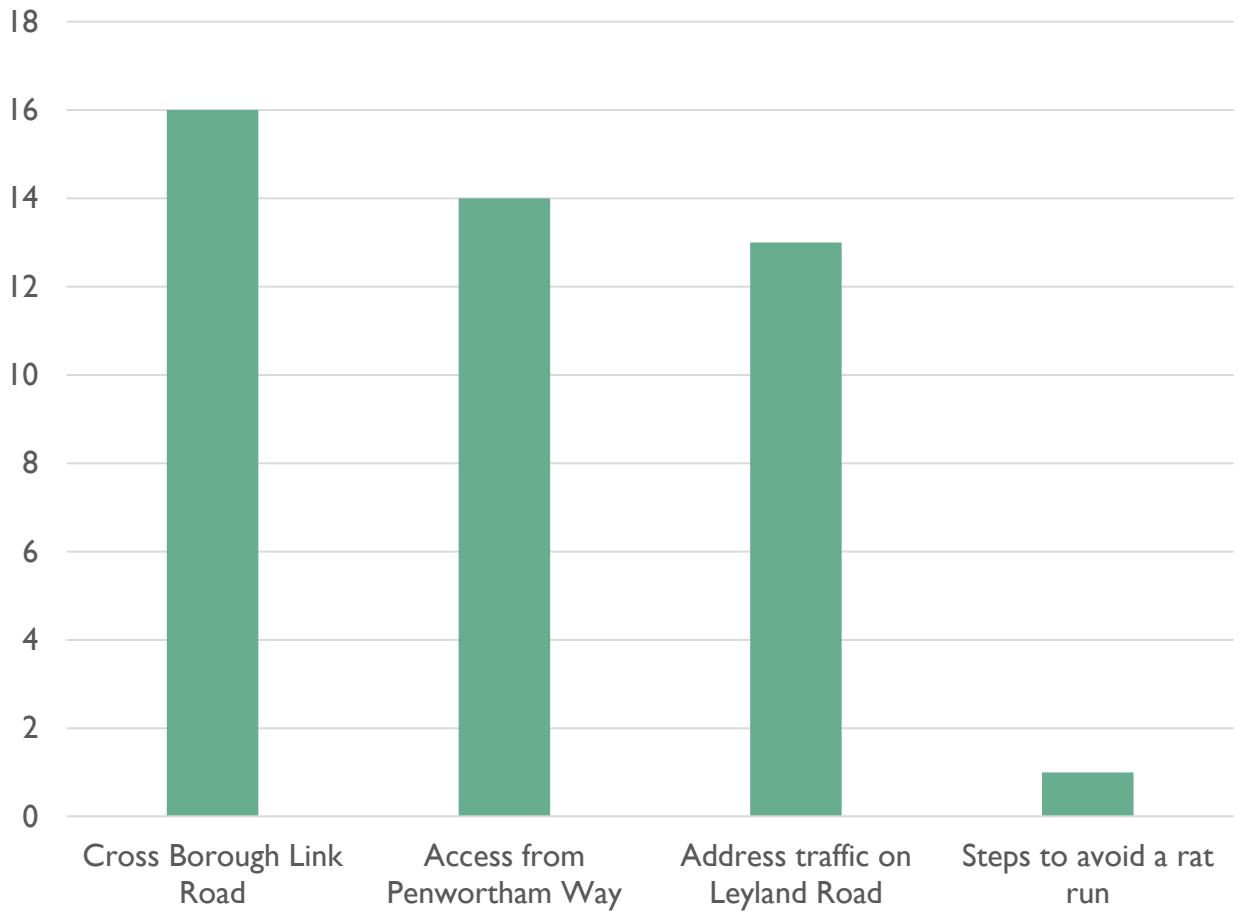


The most popular bus services used by respondents was the Number 3, operating between lower Penwortham and Preston, and the Number 111, which operates between Leyland to Preston via Lostock Hall.

Respondents (17 individuals and 13 individuals respectively) suggested that these buses should be rerouted to service the new development once established. A further 10 individuals suggested that a new bus route should be established entirely.

A bus route is set to be delivered as part of the development and discussions with bus operators are ongoing.

❖ Question nine: There are many opportunities in relation to access to the site and the road’s internal network. Where do you think access should be taken from and what are your thoughts on the road hierarchy?



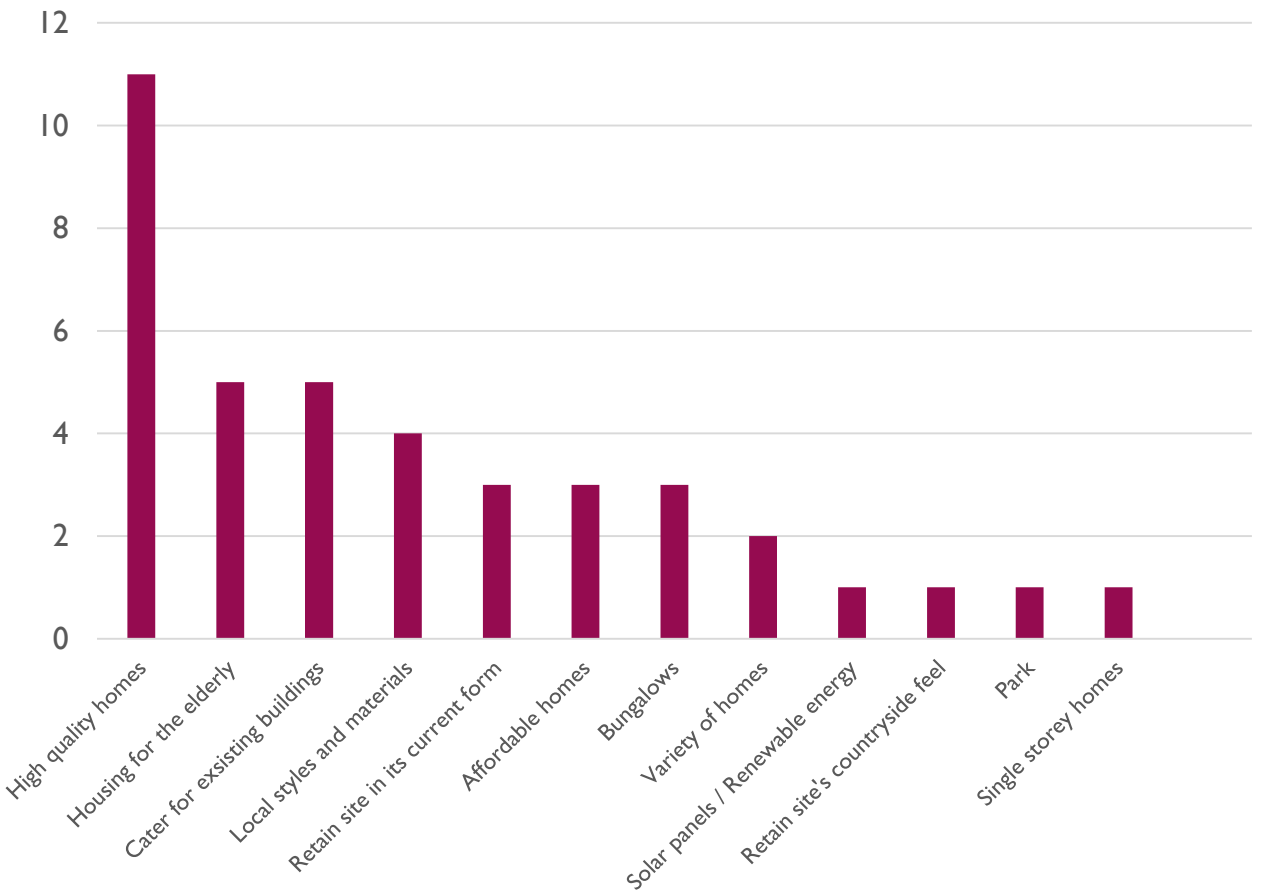
Taylor Wimpey and Homes England are aware that traffic and road networks are of concern to many residents living within the Penwortham and Lostock Hall areas.

Of the respondents to the visioning consultation, 16 noted a desire to see the Cross Borough Link Road delivered, whilst a further 14 identified that access to the site should be taken from the Penwortham Way.

Vehicular access to the site is proposed in the Masterplan and outline planning application to be off Penwortham Way and will be a signalised controlled junction that will form part of a package of highway improvements as a component of the CBLR.

A separate but interrelated full planning application for the CBLR will be submitted to SRBC by The Developers.

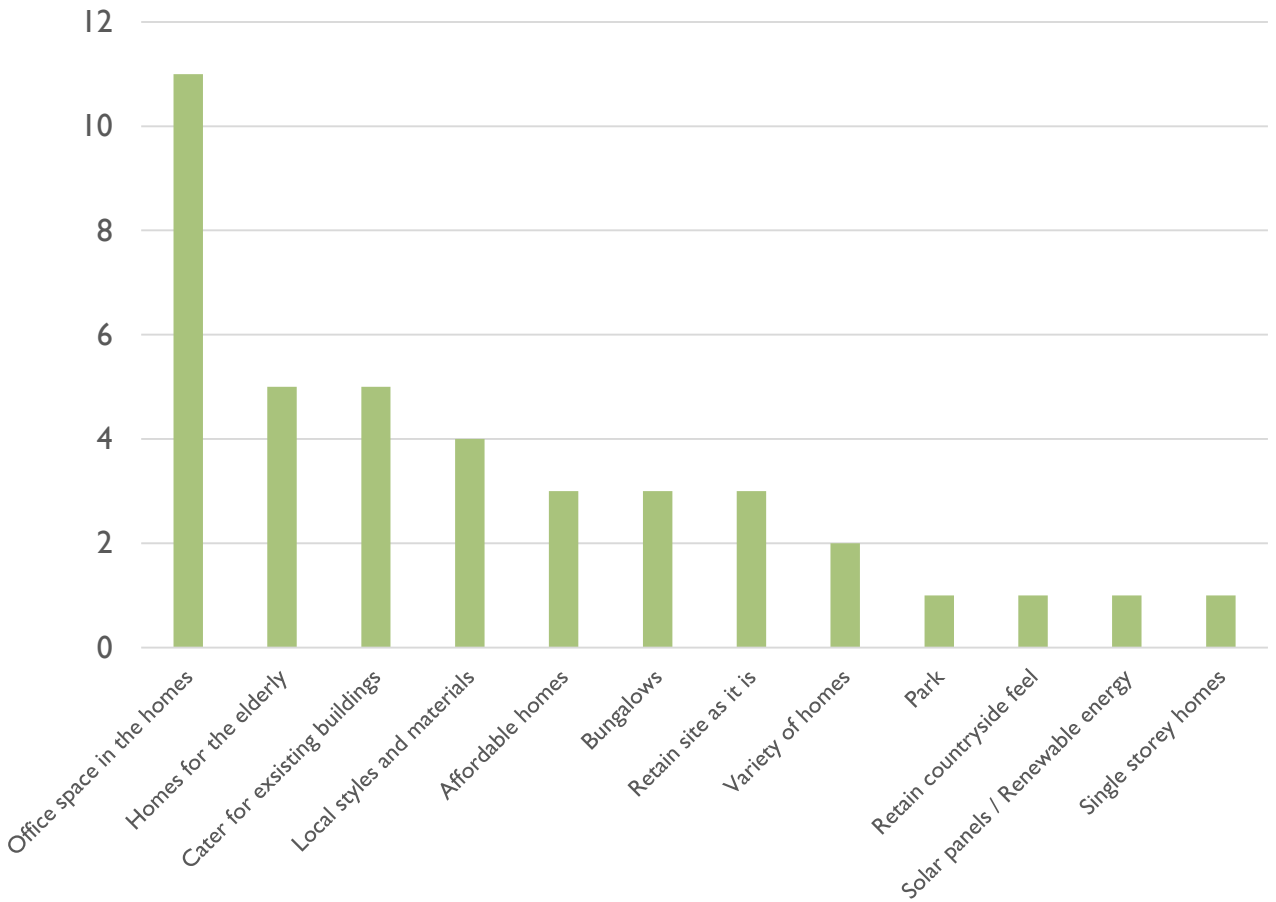
❖ **Question ten: How can we create a place inspired by the local area? What should the new homes look like – should they incorporate local styles and materials?**



Responses to question ten of the feedback form suggest that residents are eager to see the delivery of high quality homes on site. This was by far the most frequently cited response, followed by an identified need to deliver housing for the elderly and opportunities to cater for existing buildings, such as homes and businesses, within the site.

A variety of house types are proposed to be delivered by the Masterplan and outline planning application, with a focus on high quality development. The proposed development will comprise a mix of detached, semi-detached, mews and apartment properties, ranging from 1 – 5 bedroomed dwellings in size. More information about house types can be found in Section 4.2 Response to Feedback.

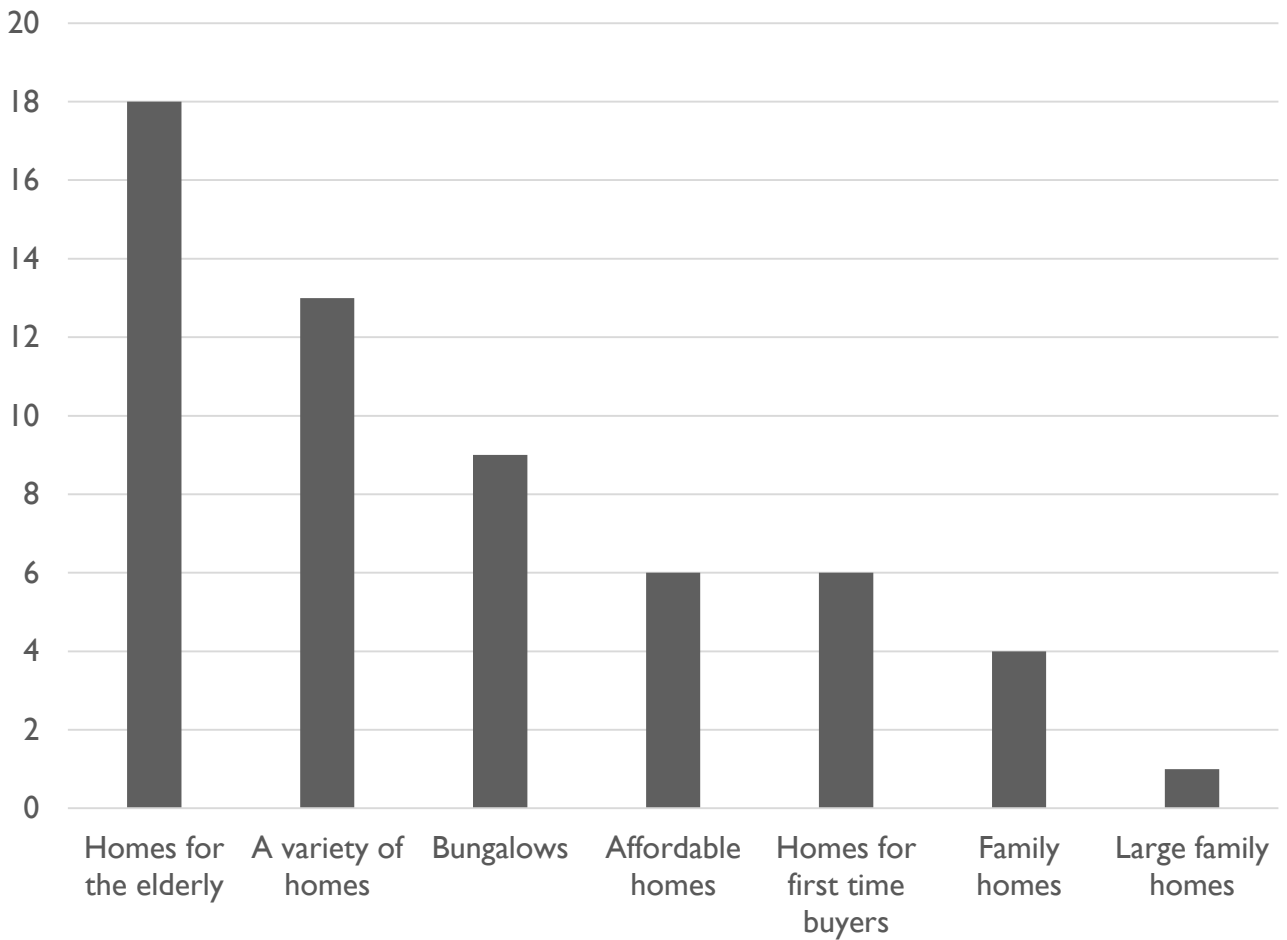
❖ Question eleven: How can we ensure that the homes are fit for 2030? Should we look towards future trends, such as increasing levels of working from home?



Respondents to question eleven suggested that their top three priorities for ensuring that all of the homes delivered are fit for 2030 were: office space within homes (11 respondents); homes for the elderly (5 respondents); and opportunities to cater for existing buildings within the site (5 respondents).

As referenced in response to Question 5, there is an opportunity to integrate digital and Smart Technology within the development, thus ensuring that there is suitable space to create small home office's within these homes. Further information about house types can be found in Section 4.2 Response to Feedback.

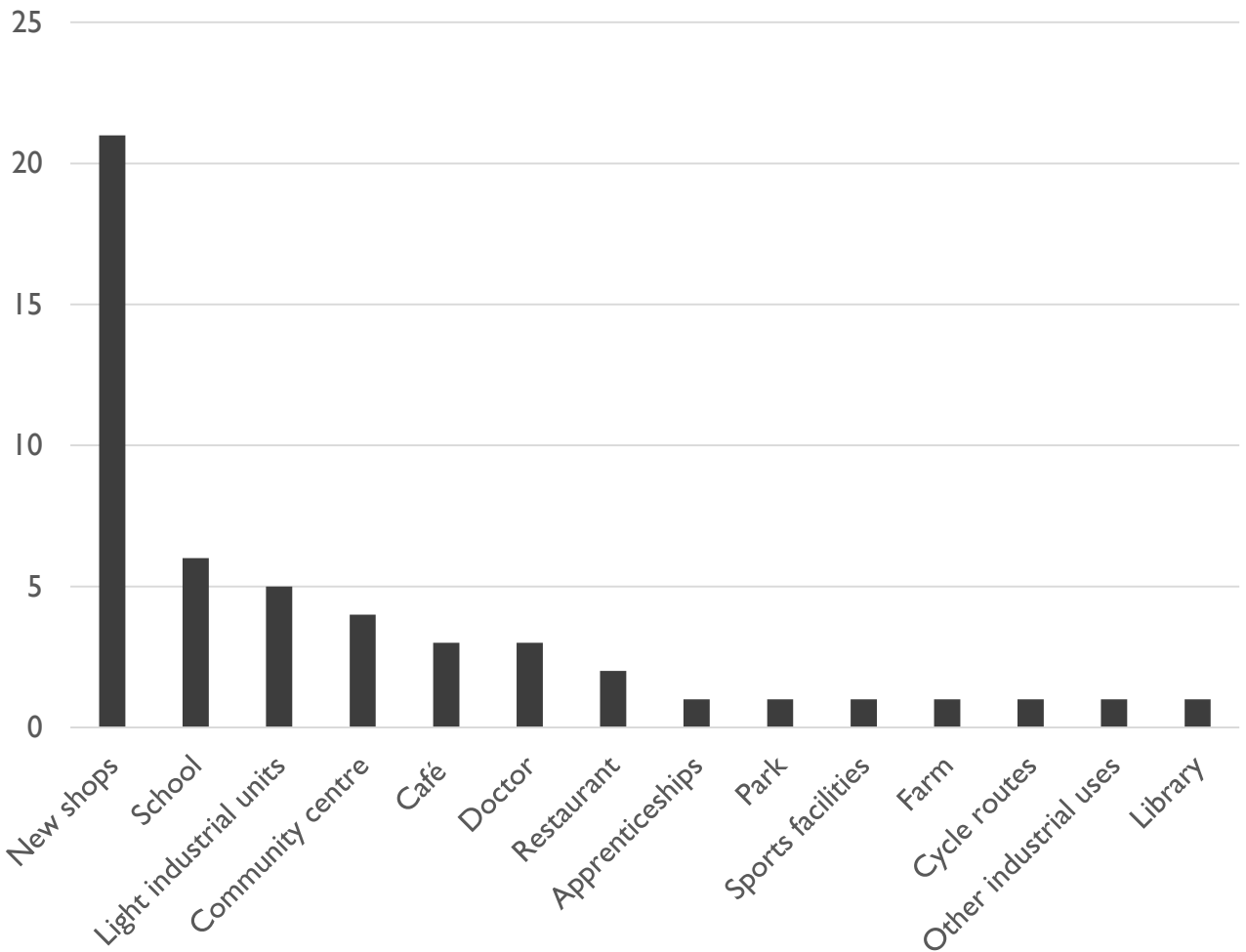
❖ Question twelve: What types of homes do you think should be delivered? What kinds of homes are needed now? How can we provide for future generations, and should we cater for the aging population?



Taylor Wimpey and Homes England were eager to understand the types of homes that should be delivered during the visioning exercise.


Of those that responded to this question, 18 individuals noted a preference for homes suitable for the elderly, whilst 13 identified a preference for a variety of housing types and 9 advised a preference for bungalows. Other housing types indicated included affordable homes, homes for first time buyers and family homes. Information about the house types set to be delivered can be found in Section 4.2 Response to Feedback.

❖ **Question thirteen: New construction jobs will be delivered on site, but there are also opportunities for other jobs, for example via the delivery of shops and schools. What kind of jobs would you like to see created? Would you like more local shops and businesses?**



Of those that responded to this question, 21 advised that they would like to see the establishment of new shops on site. Other employment opportunities identified, included: within local schools; the delivery of light industrial units; and within a Community Centre.

There will be a variety of opportunities for the delivery of new jobs on site, with the Masterplan and outline planning application proposing to deliver the following: shops; a new primary school; a community centre; café; restaurant; and public open space, including a Village Green. The Developers also propose the introduction of an Apprenticeship and Skills Programme and Centre throughout the build phase of the development. The building will be transferred to the community after the construction phase and could be used as a community building or other appropriate use. More information about this can be found in Section 4.2 Response to Feedback.



Following the completion of the visioning consultation, representatives from the development team held a series of further meetings with site residents and stakeholders. These sessions are detailed below:

■ **Focused masterplanning sessions**

Building upon the feedback received during the consultation, the development team held a series of focused masterplanning sessions at Penwortham Community Centre for residents living within the site's boundaries. These sessions provided an opportunity for those most directly impacted by the plans to speak to the masterplanner on a one-to-one basis regarding the homes and services that would be delivered close to their properties.

The first, session which took place on Tuesday, 14th August, focused on residents living within the Local Plan allocation boundaries, whilst the second, which took place on Tuesday, 21st August covered the wider site including the safeguarded land. Residents were advised of these sessions via two addressed letters and both meetings were well attended. A further session for land owners was subsequently organised and took place on Tuesday, 28th August.

■ **Meeting programme**

Meetings with political stakeholders also continued post-visioning consultation.

On Friday, 10th August, representatives from Taylor Wimpey, Homes England and Lexington Communications met with members representing Charnock ward and Middleforth ward: Councillor Ian Watkinson, Councillor Elizabeth Mawson and Councillor David Wooldridge. During the meeting, attendees discussed the bridge connecting Bee Lane and Leyland Road, drainage and cycle routes.

A further meeting was organised with Councillor David Bennett, member of Penwortham Town Council on Wednesday, 29th August. Topics covered within this meeting, included the delivery of the Cross Borough Link Road.

On Thursday, 6th September, representatives from Homes England and Croft Transport Solutions met with Councillor Keith Iddon, Cabinet Member for Highways on Lancashire County Council, and Neil Stevens, a Highways Officer, to discuss the development and, in particular, highways.



■ Steering Group

A Steering Group was established to allow senior local representatives the opportunity to comment on the plans as they progressed. The following individuals were invited to sit on the Steering Group:

- Cabinet members at South Ribble Borough Council;
- Borough ward members representing Charnock and Farington West, and site adjacent members representing Lostock Hall;
- County division representatives and the relevant County Cabinet members;
- Representatives from Penwortham Town Council;
- Planning officers at South Ribble Borough Council;
- Highways officers at Lancashire County Council.

An initial Steering Group meeting took place on Tuesday, 21st August at the Hallmark Hotel, Leyland. Attendees included representatives from South Ribble Borough Council, Lancashire County Council and Penwortham Town Council. Attendees discussed the following: the community consultation; the initial pre-submission draft Masterplan; highways; the services that would be delivered on site; and the development programme.

A second Steering Group meeting took place on Monday, 10th September at the Wellington Park, Leyland. During this session, attendees were presented with an updated draft of the pre-submission Masterplan. This included changes in line with feedback received during the previous Steering Group. Particular attention was also given to highways and, in particular, the Cross Borough Link Road.

The feedback provided throughout each stage of the visioning phase of the consultation helped the development team to establish a draft Masterplan. The desire from local people to see a new school, local centre, the delivery of the Cross Borough Link Road, alongside walkways and cycleways, all fed into the delivery of this Masterplan.

4.0 CONSULTATION PROGRAMME: DRAFT MASTERPLAN

Following the initial ‘visioning’ consultation, the draft Masterplan was submitted to SRBC on 28th September 2018 and was endorsed for further consultation by South Ribble’s Planning Committee on 7th November 2018. The consultation on the draft Masterplan ran from 9th November 2018 to 4th January 2019, following which the feedback received was collated and changes made to the Masterplan.

To once again ensure that this consultation was accessible to all interested parties, a number of methodologies were agreed with the Borough Council including:

■ Leaflet to residents and businesses

On Friday 9th November, approximately 6,500 leaflets were distributed to local residents across the Penwortham area. The distribution area was agreed as part of the initial visioning consultation and can be found in Appendix C.

The leaflet contained a copy of the draft Masterplan and explained other ways that local residents and stakeholders could view the Masterplan document either online or at a civic space. It also provided information about the forthcoming public exhibitions, the dedicated project website, ways to provide feedback on the proposals and opportunities to get in touch directly with the development team. A copy of this leaflet can be found in Appendix G.

The consultation was originally proposed for a period of six weeks, between Friday 9th November and Friday 21st December. Following feedback from the local community, the development team agreed to extend the consultation period for a further two weeks, ending on Friday 4th January. In total, the consultation period lasted eight weeks.

■ Engagement with residents within the site’s boundaries

As those most likely to be impacted by the development, Taylor Wimpey and Homes England have always placed residents living within the site’s boundaries at the heart of the consultation. Against this background, an additional letter was issued to all residents within the boundaries of the site, providing more detail about the consultation and ways to provide feedback. Residents were encouraged to attend the public exhibitions scheduled, or call the dedicated Community Information Line should they have any questions about the consultation or the draft Masterplan.



■ Letters to politicians and stakeholders

Key politicians and stakeholders were also provided with a copy of the leaflet advertising the draft Masterplan consultation and an accompanying letter. These individuals were as follows:

- All Cabinet Members at South Ribble Borough Council;
- Representatives for the Charnock, Farington West and Lostock Hall wards on the Borough Council;
- Representatives for the Penwortham East & Walton-le-Dale and Moss Side & Farington divisions on Lancashire County Council;
- The Cabinet Member for Highways and Transport on Lancashire County Council;
- Members of South Ribble Borough Council's Planning Committee;
- The Members of Parliament for South Ribble and Ribble Valley;
- Labour's Parliamentary Candidate for South Ribble;
- Penwortham Town Council;
- Farington Parish Council;
- Primary Care Contracts Manager, Lancashire Area NHS;
- Lancashire Enterprise Partnership Ltd;
- North & Western Lancashire Chamber of Commerce;
- Construction & the Built Environment, Preston's College.

Within the accompanying letter, politicians and stakeholders were invited to attend one of the public exhibitions scheduled for 20th and 27th November, with a special preview session organised ahead of the event on 20th November. A copy of this letter can be found in Appendix H.

■ Press release

In addition to the leaflets, a press release was issued to the Lancashire Evening Post (LEP), Blog Preston, Place North West and South Ribble Borough Council's press team. Copies of the featured stories can be found at Appendix I.

■ Website

The dedicated project website was updated ahead of the second tranche consultation. The updated website comprised eight pages and included information about the draft Masterplan, ways to provide feedback and ways to contact the development team. A copy of the draft Masterplan, as well as a series of technical documents such as the EIA Scoping Report were available to download from the site.

In total, there were 2,850 visitors to the consultation website during the course of the draft Masterplan consultation. The busiest period for the website was between Friday 9th November, when the consultation launched, and Friday 16th November. In total, 1,618 users accessed the website during this period, over half of all visitors in total.

■ Community Information Line

Throughout the course of the consultation, those interested in the plans were able to call the Community Information Line, which operated Monday – Friday, 9:00am – 5:30pm. The number was provided on the leaflet, on all letters issued and was also available on the project website. In total, four individuals called the Community Information Line during the draft Masterplan consultation period. More information about this can be found in Section 4.1 Feedback Received.

■ Dedicated email address

A dedicated email address was also established for the project. This was published on all written correspondence, including the leaflet. More information about this can be found in Section 4.1 Feedback Received.

■ Civic displays of information

Ahead of the consultation, it was agreed with the Borough Council that a number of steps would be taken to advertise the consultation in civic areas linked to the area. Information boards and copies of the draft Masterplan were subsequently displayed in the lobby of the Civic Centre in Leyland, whilst copies of the draft Masterplan were also available at Kingsfold Library and Lostock Hall Library. During the consultation, a dedicated page was also established on the Borough Council's website, displaying key information about the proposals and opportunities to provide feedback.

■ Public Exhibitions

Two public exhibitions were held at Penwortham Community Centre during the course of the consultation. The first event took place between 3pm and 7:30pm on Tuesday 20th November, with a preview session for councillors scheduled between 2pm and 3pm. A second event took place between 4pm and 7:30pm on Tuesday 27th November. In total, approximately 200 attendees visited one the public exhibition, including Borough, County and Town Council representatives.

A series of exhibition boards displaying key information about the proposals were on show during the events. This included the draft Masterplan image, a large map of site's red line boundary, information about transport, ecology, noise and flooding and ways to provide feedback. Copies of these exhibition boards can be found in Appendix J.

Members of the development team were on hand during both exhibitions, including specialists in planning, transport and drainage. The architect with responsibility for the Masterplan was also in attendance at both sessions and residents living within the site boundaries were invited to discuss their properties in a private session with the Masterplanner if this was of interest. These private sessions built upon similar one-to-one sessions held with site residents in Summer 2018.


Feedback forms were on hand during both exhibitions. A breakdown of the feedback provided can be found in Section 4.1 Feedback Received.

■ Meetings

Throughout the promotion of this site, Taylor Wimpey and Homes England have remained committed to engaging with stakeholders, including briefings at key junctures and organised Steering Group meetings.

Following the completion of the draft Masterplan consultation, a further Steering Group meeting took place with representatives at Borough, County and Town Council level. This meeting, which took place on Thursday 17th January provided the development team with an opportunity to discuss the Masterplan following a review of the feedback submitted during the Masterplan consultation. During this meeting, a number of topics were discussed including drainage and the Cross Borough Link Road.

Since this time, a further two pre-application meetings have taken place with officers at South Ribble Borough Council, whilst a Council-run workshop has also been organised. These meetings, took place on 31st January, 5th March and 12th April. During these meetings, several topics were discussed including the adoption of an agreed Masterplan, the provision of the CBLR, the provision of policy compliant affordable housing and the provision of policy compliant Public Open Space.



SRBC also organised a workshop in early May which was attended by Statutory Consultees from SRBC and LCC. During this meeting, several topics were discussed, including: sustainability; planning policy; public consultation; access and movement; physical and social infrastructure; development parameters; the Masterplan; phasing and implementation; SUDs; Public Open Space and Trees; biodiversity; access; traffic; parking; health; and education.

Whilst extensive dialogue has been held with officers and previously elected Members for over 12 months, the May 2019 local election has seen a change in leadership with the Council changing from a Conservative led Authority to a coalition between Labour and the Liberal Democrats.

Prior to the submission of this application, the Developers presented the outline proposals to Councillor Evans, Planning Portfolio Holder on 2 August 2019. An informal meeting to discuss the strategy and timescales for bringing the site forwards between Paul Foster (leader of the Council) and Homes England also took place on 16 August 2019.

4.1 FEEDBACK RECEIVED TO DRAFT MASTERPLAN CONSULTATION

This section contains a breakdown of the feedback received during the draft Masterplan consultation.

■ Community Information Line

The Community Information Line, 0844 556 3002, was active during all eight weeks of the public consultation and provided an opportunity for residents and stakeholders to speak to a member of the development team directly. The number was publicised in correspondence with residents and stakeholders and was provided on the project website. In total, four calls were made to the line, as set out in the table below. Any personal details have been removed.

Details of enquiry	Response
Enquirer asked a number of questions in relation to the map provided on the leaflet and queried whether apprenticeships would be provided.	Provided enquirer with answers to questions and provided information relating to apprenticeships. More information about the apprenticeship and skills programme proposed can be found in Section 4.2 Response to Feedback.
Enquirer advised he was supportive of the plans but could not access the website.	Provided correct address for the project website.
Enquirer was supportive of the development and advised he would like to see bungalows delivered.	Advised caller that a planning application would follow by submitted by the Developer, setting out the types of homes to be built.
Enquirer questioned whether their property was included within the site boundaries.	Advised caller that their property falls within the Masterplan red line boundary which relates to the allocated site and the safeguarded land designated by the Borough Council in the Local Plan.

■ **Written correspondence**

A postal address was also provided on correspondence with local residents and three people provided their feedback this way, as set out in the below table:

Details of enquiry	Response
Individual wrote a satire piece regarding the development, advising of their opposition to the delivery of new homes in general.	More information about housing need can be found in Section 4.2 Response to Feedback.
Individual advised they support the general principle of development at this location but considered a number of concerns, namely: traffic on Leyland Road; the delivery of the Cross Borough Link Road; and potential traffic on Bee Lane.	Responses to these concerns can be found in Section 4.2 Response to Feedback.
Individual wrote with a variety of concerns relating to the Masterplan, including: traffic; air quality; flooding; amenities; and wildlife.	Responses to these concerns can be found in Section 4.2 Response to Feedback.

■ **Email correspondence**

Local residents and stakeholders were also invited to contact the development team via email, with a project email address landsouthofpenwortham@lexcomm.co.uk established.

A total of 97 individuals contacted the project team in this way to provide their feedback. This feedback has been recorded and acknowledged within the summary of feedback provided overleaf, as well as in Section 4.1 Feedback Received.

Of note, Penwortham Town Council provided a written response to the consultation via email, following an internal meeting. The issues raised by the Town Council included: the access to the development via Kingsfold Drive and the increased traffic this would create; the delivery of a new Community Centre close to the existing Centre; the capacity of existing primary schools against the background of a new school; the delivery of the Cross Borough Link Road in the fashion proposed in the draft Masterplan; the impact of traffic more generally stemming from the development; and flooding. A meeting with the Town Council to discuss these concerns in more detail took place on Monday 14th January.



- **Feedback forms**

In total, 53 individuals filled in a feedback form either at the exhibition, or via the form available online. The feedback gathered is outlined overleaf, with responses provided in Section 4.1 Feedback Received.

- **Pro forma objection forms**

Towards the end of the consultation period, a pro forma objection form was established by a campaign group against the proposals. The form was available via an online and paper format. In total, 492 individual responses were received in this manner via email and 401 responses were received via post.

Individual responses are classified as responses which include a set of contact details, including a unique email address. Blank responses, responses from residents living outside of the County of Lancashire, or responses submitted twice, including from individuals using the same email address, have not been counted in this exercise.

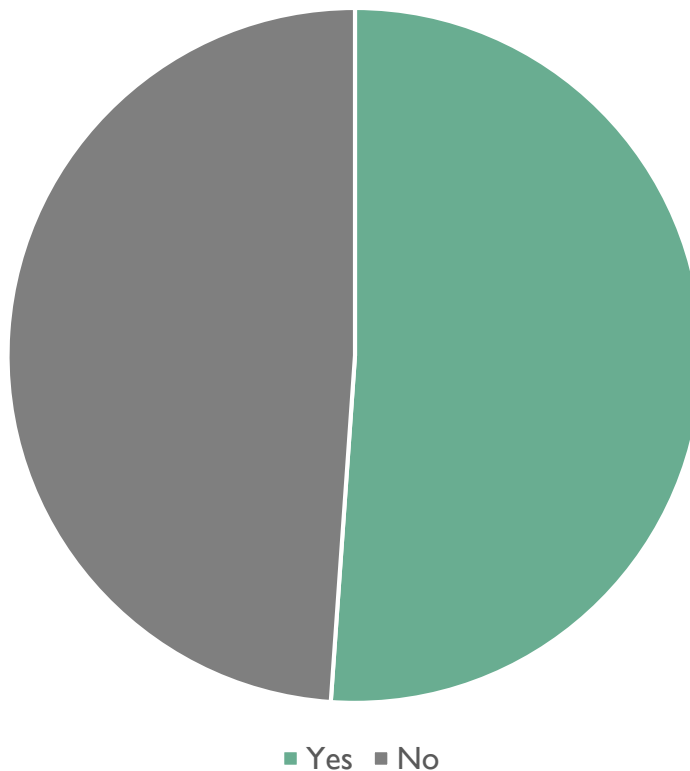
Both the pro forma emails and letters provided a number of objections to the proposals. This includes with regards to: traffic; air quality; cars using existing lanes such as Bee Lane and the Bee Lane bridge; impact on wildlife; impact on infrastructure; the alleged absence of local employment opportunities; high school places; the capacity of local primary schools; the connecting of Penwortham and Lostock Hall; flooding; the character of the development; the impact on existing properties; anti-social behaviour; the impact on local sewerage systems and landfill; traffic; noise and vibration; development credentials; control of the land; sustainable transport; the inclusion of specific parcels of land; sustainability; viability; and the development's relationship with planning policy.

Responses to the questions raised within this feedback have been addressed in Section 4.2 Response to Feedback and within the Masterplan, accompanying technical documents that have been submitted to South Ribble Borough Council, the Design Code, the Infrastructure Delivery Schedule and outline planning application.

■ Comments

In total 150 responses to the consultation were received via either the feedback form or the dedicated project email address. A breakdown of these responses is provided below:

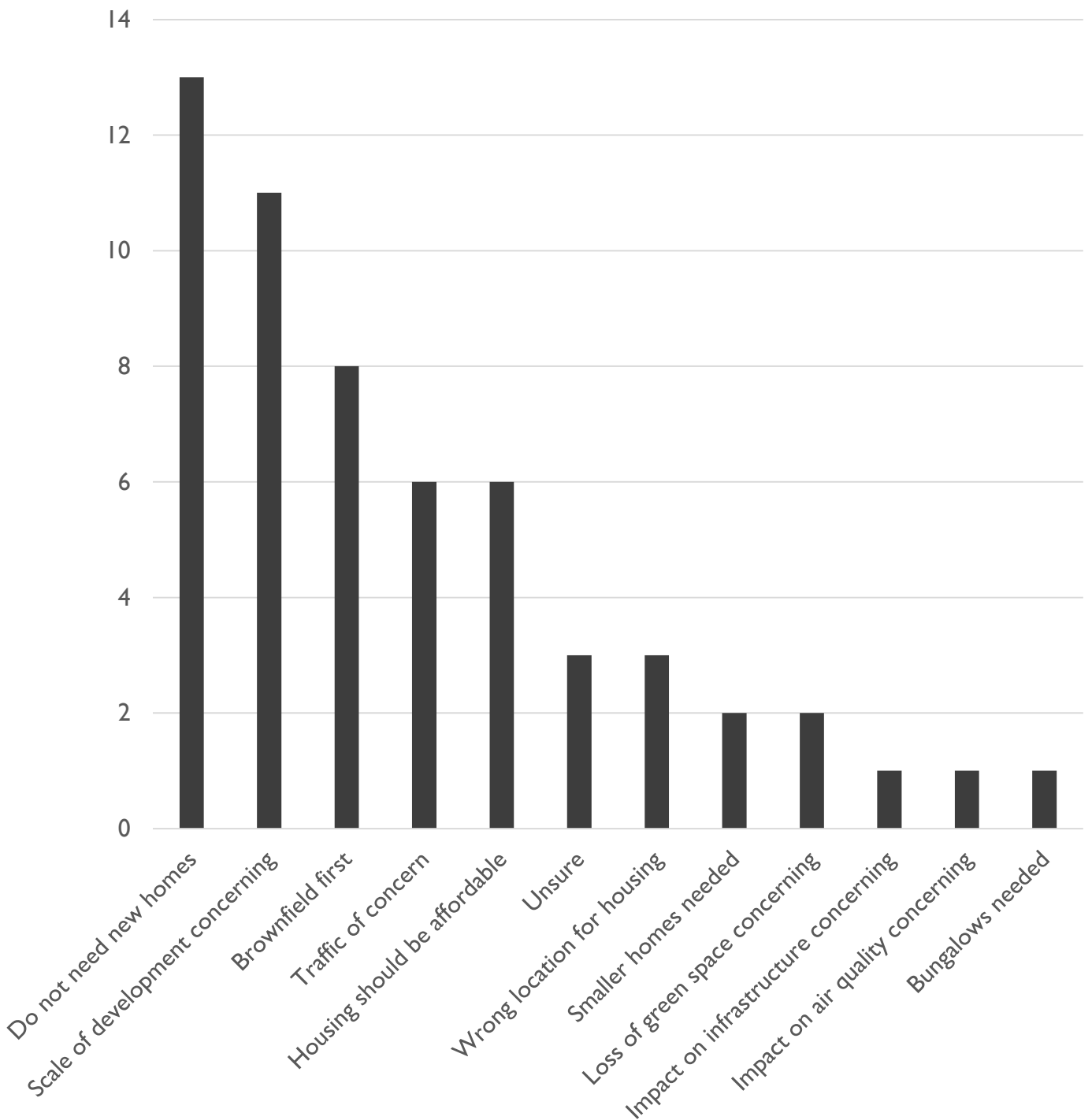
❖ Question one: Do you recognise the need for new homes in South Ribble?



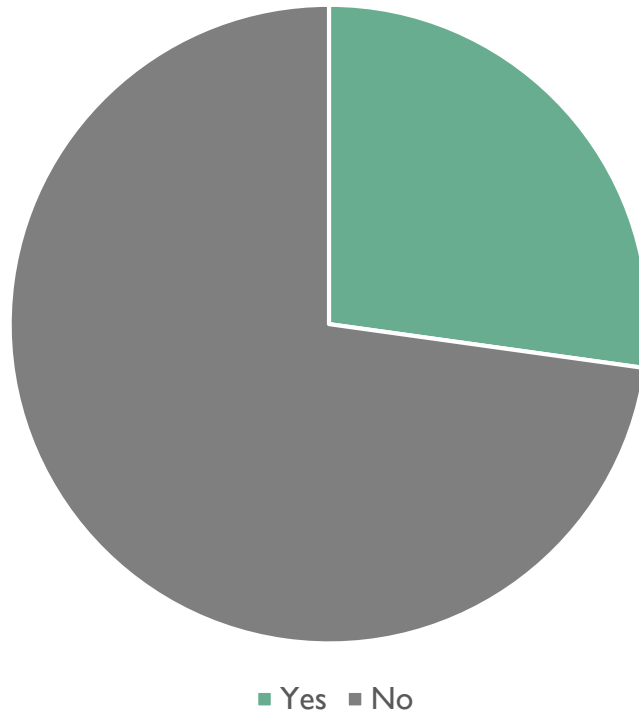
The first question asked respondents whether they agreed with the need for new homes in South Ribble. The proposals for The Lanes are being brought forward to positively contribute towards housing requirements both locally and nationally and the development team wanted to understand whether respondents recognised this need.

The response was mixed, with 69 respondents suggesting they did recognise a need for new homes in South Ribble and a further 66 suggested they did not. Many of those that did not agree new homes were needed objected to the delivery of new homes throughout the entire feedback form.

Respondents were provided with the option of 'Other' and encouraged to explain their reason for doing so. A breakdown of the most frequently cited comments is provided below:



❖ Question two: Do you support the delivery of new homes at sites allocated within South Ribble Borough Council's Local Plan, such as at this site?



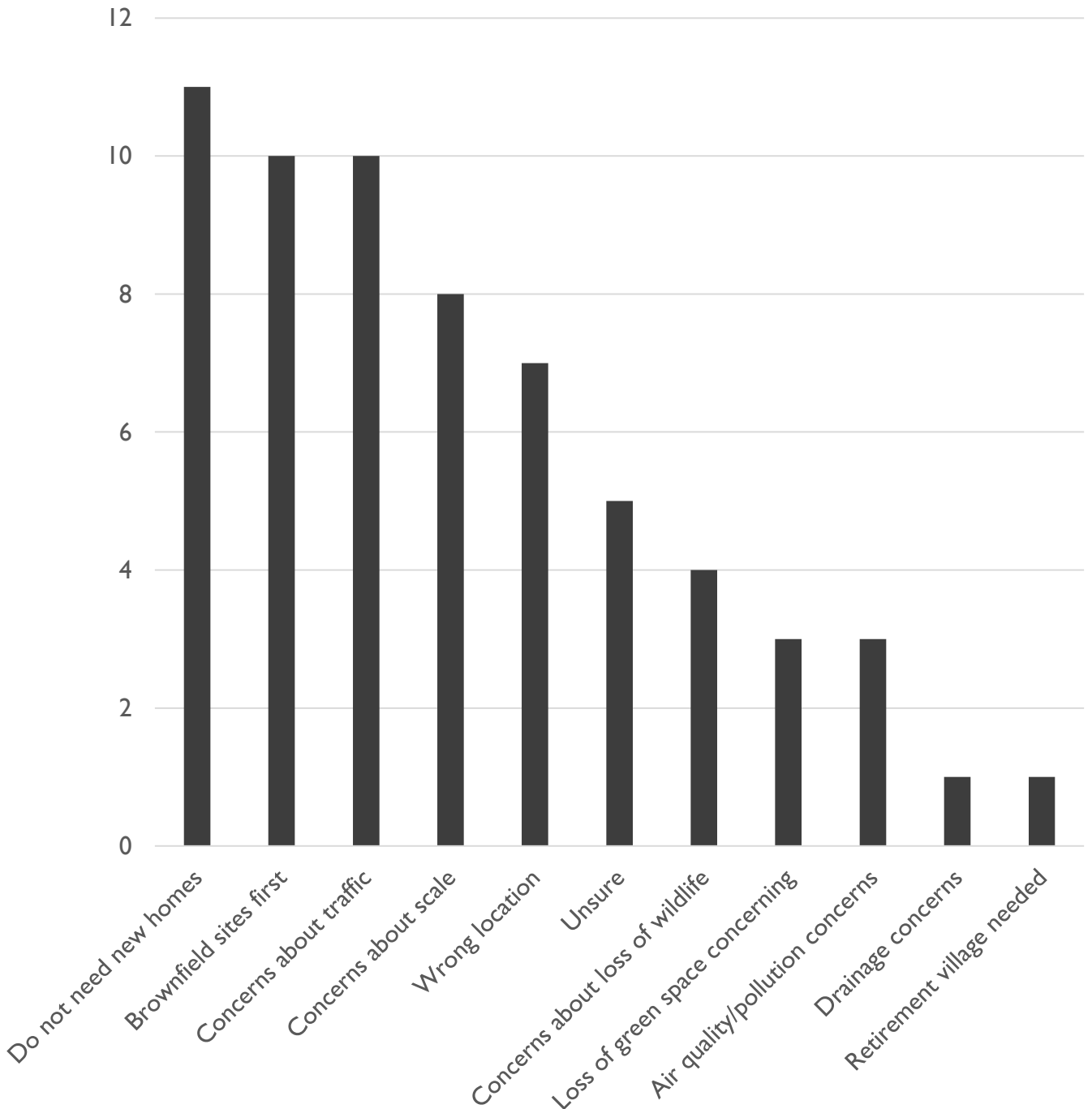
As a responsible Authority, South Ribble Borough Council adopted its Local Plan in 2015. The Plan, which guides future development in the Borough and sets out where new homes and businesses should be delivered and builds upon the Preston, South Ribble and Lancashire City Deal.

The Lanes is allocated for development within the Local Plan and is also identified as a key spoke of the City Deal. Against this background, it has already been established by South Ribble Borough Council that The Lanes is a sustainable location to deliver new homes and services.

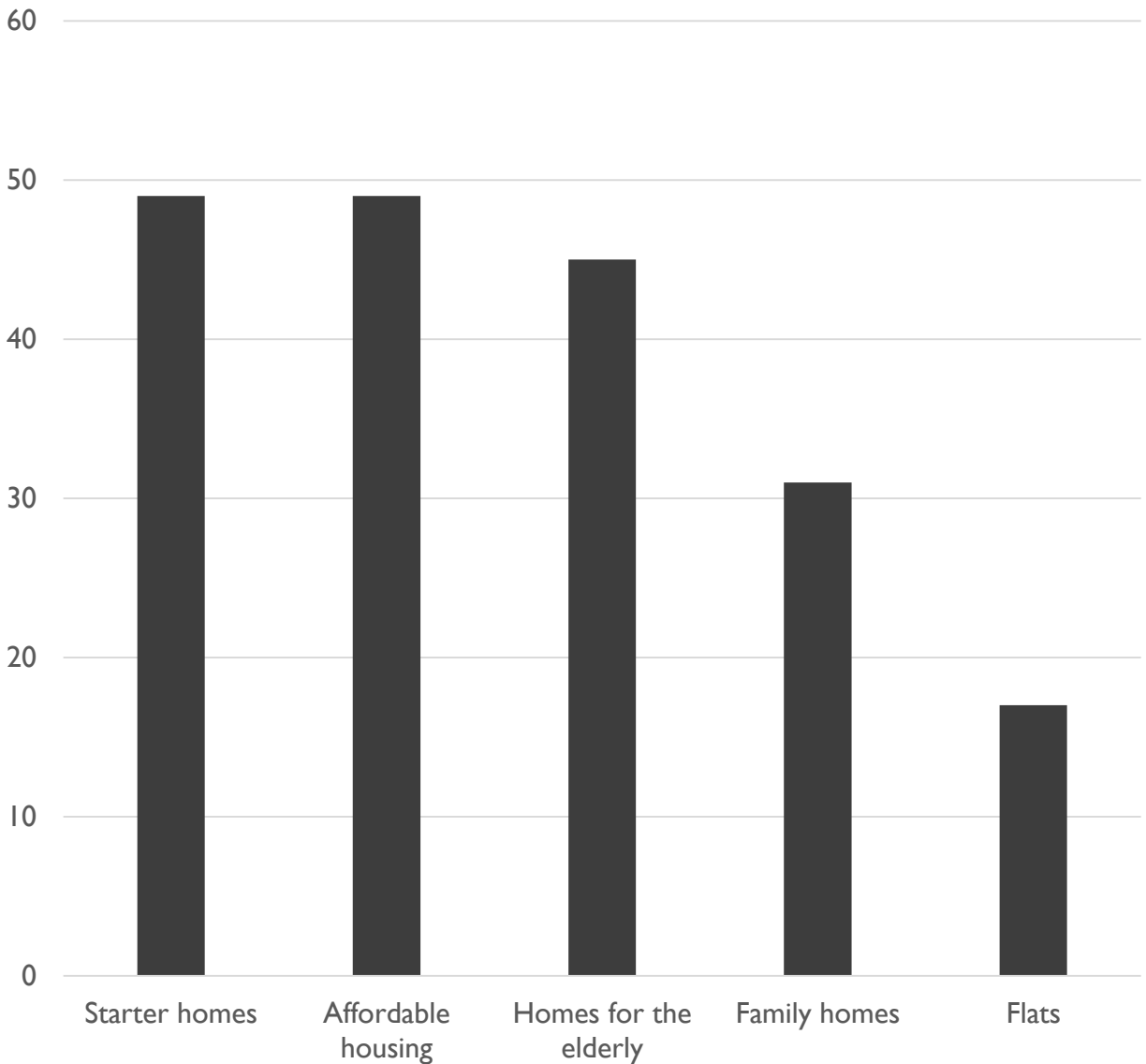
Building upon question one, question two sought to understand whether respondents recognised and supported the site's allocation.

Whilst over half of residents did support new homes in South Ribble in response to question one, only 34 agreed that they should be delivered at sites allocated within South Ribble Borough Council's Local Plan. As per question one, an 'other' box was provided for respondents to expand on their answers.

Most respondents used the text box provided in question two to expand on their objections to development more generally, as per question one.

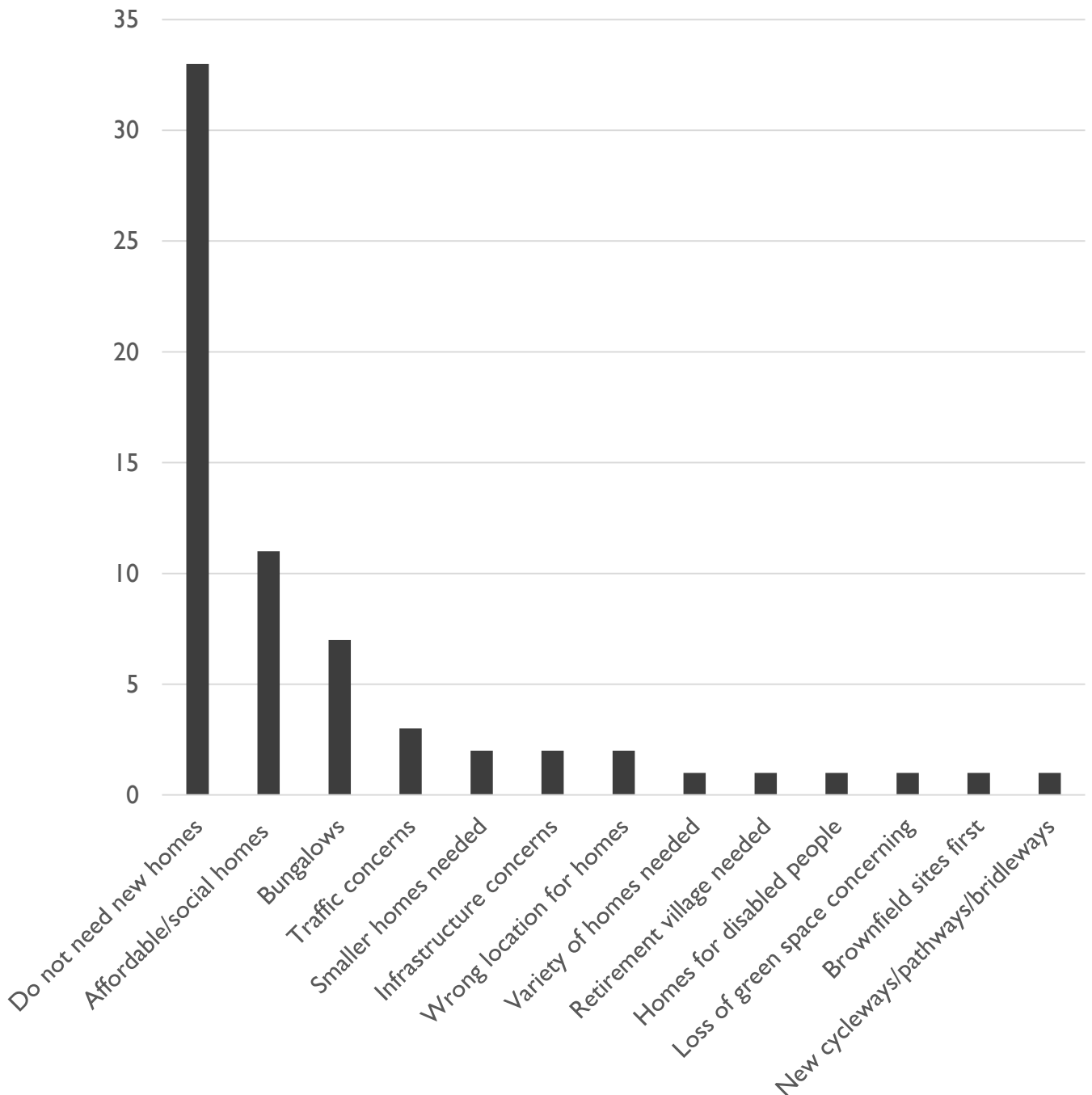


❖ Question three: Our proposals will deliver homes in a variety of sizes and styles. What kinds of homes do you think are needed locally?

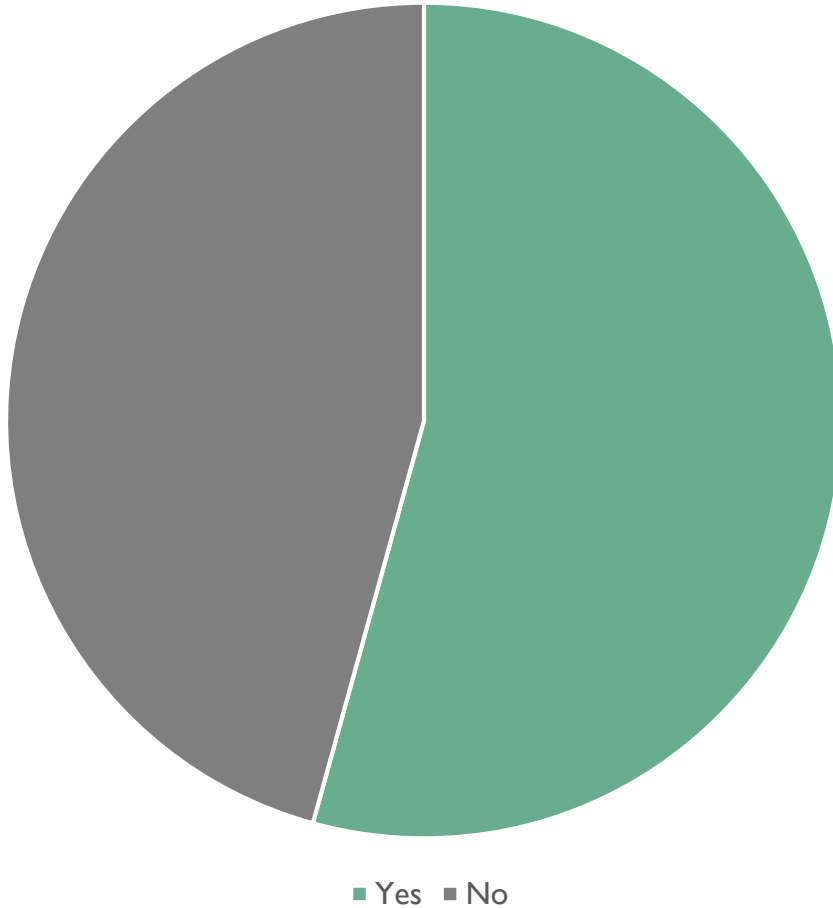


Question three asked respondents about the types of homes they believed were needed in the area. Starter homes and affordable homes were the most popular answers, with each chosen by 49 individuals.

Again, the option to suggest 'other' was provided as part of this question, Once again, those against the development used this box to illustrate their objections to the proposals in general. Therefore, that new homes are not needed was the most popular answer. For the remaining responses to this section, respondents used the 'other' box as an opportunity to either further reiterate their choice, provide commentary on the alternative types of homes they believed were needed, or a more generalised comment about the scheme.

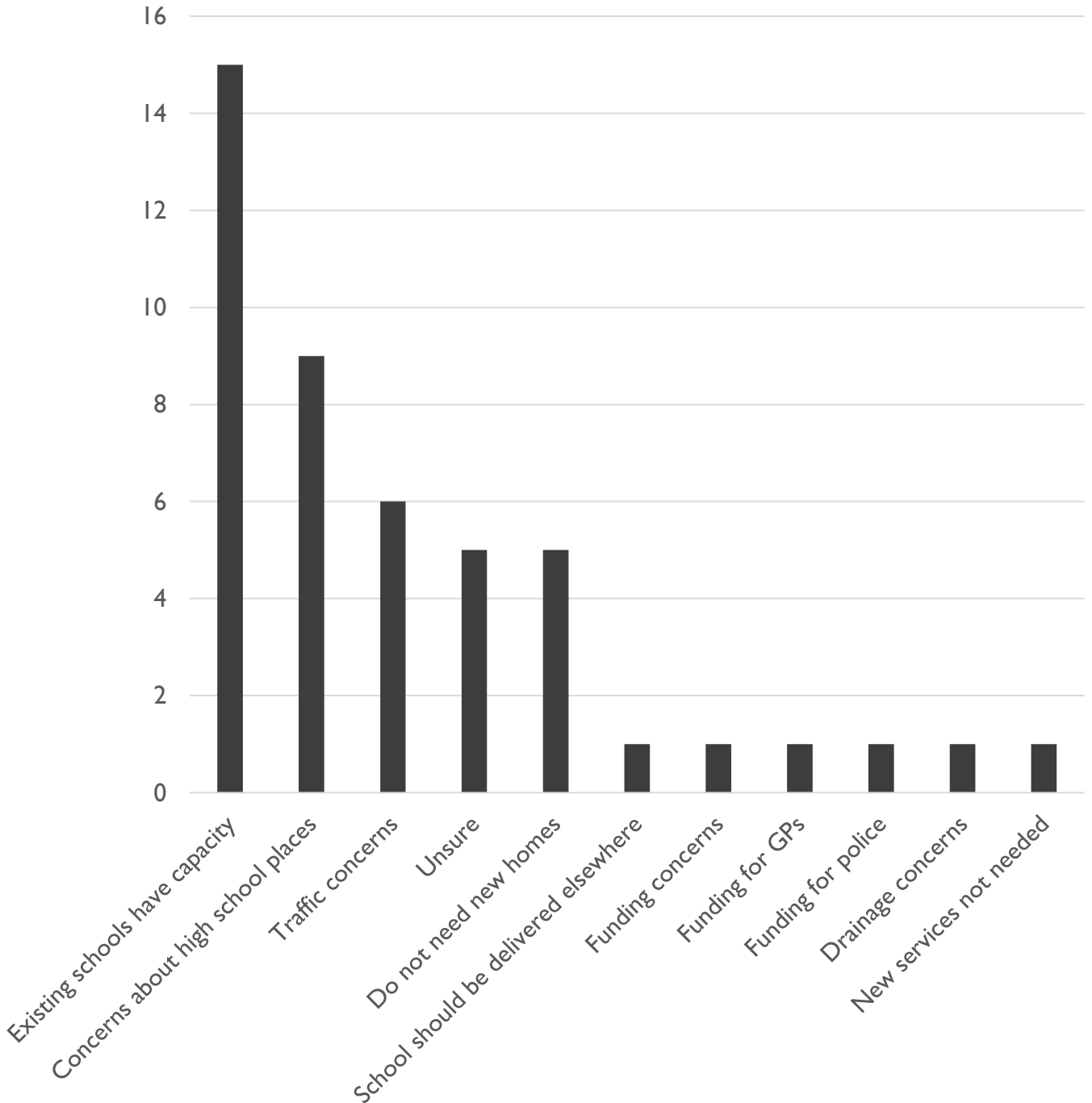


❖ Question four: We are proposing to deliver a primary school within the neighbourhood. Do you support the delivery of a new school?

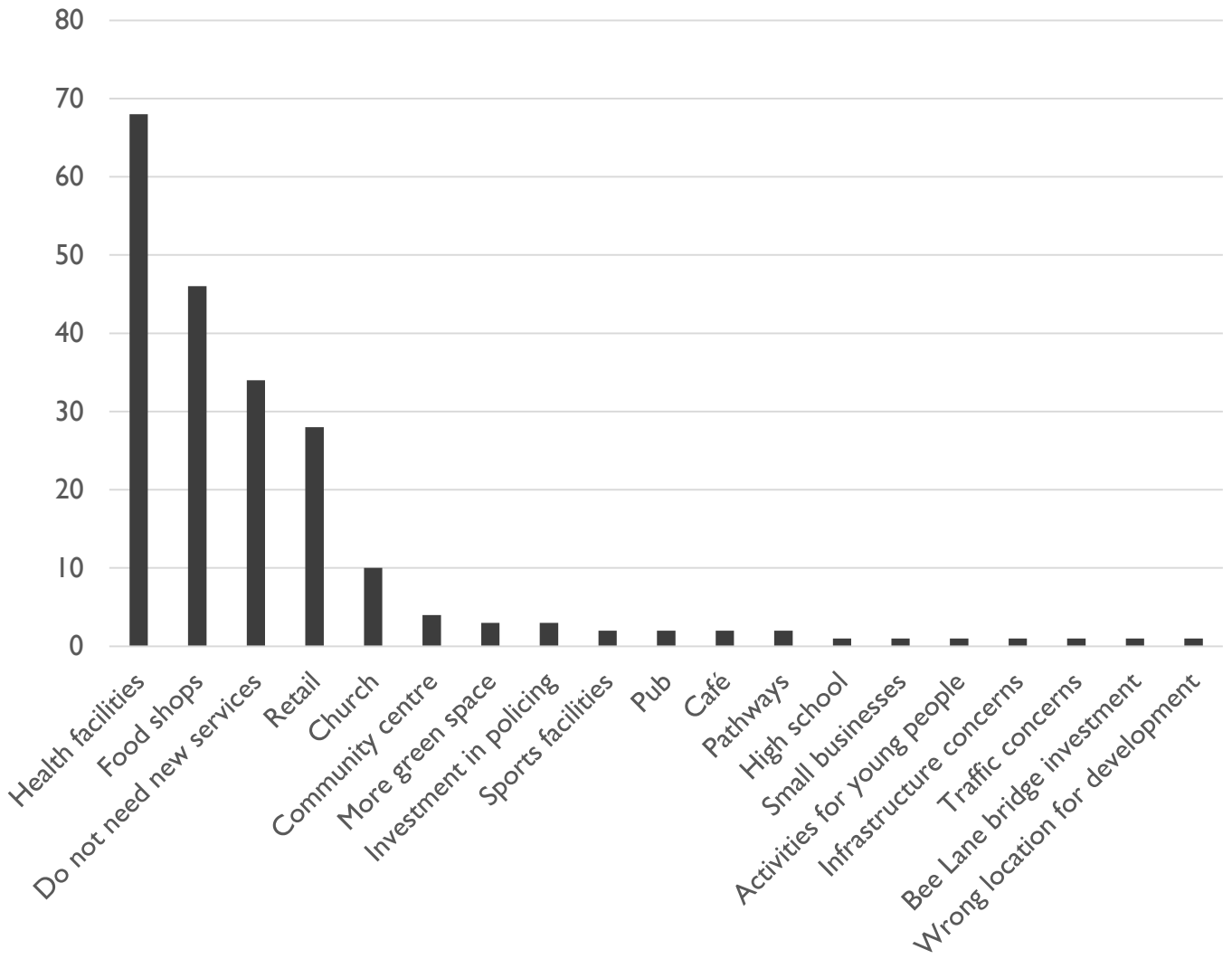


To accommodate an increase in the number of children living within the Penwortham, a new primary school is proposed as part of the development. In question four, respondents were asked whether they agreed with this as a priority, with over half – 57 people – suggesting they did. This compared to 48 people that suggested they did not support the delivery of a new primary school.

Respondents were also asked to expand on their choice or provide an alternative viewpoint. Of the 48 respondents that did not agree with a new school being delivered, 15 explained that this was due to existing schools in the local area having capacity at the time of writing.



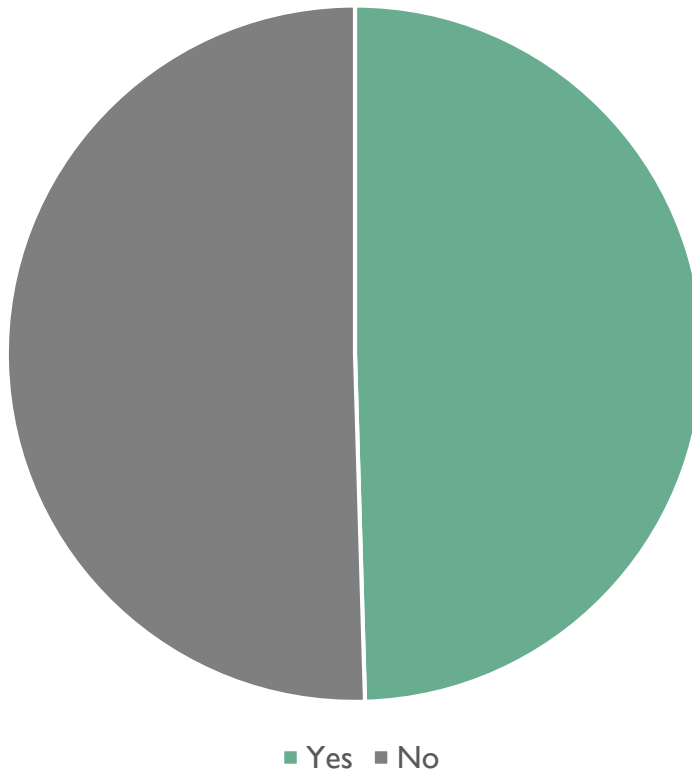
❖ Question five: As well as new homes, new services such as shops and other community uses could be delivered within a local centre. What kind of services would you like to see?



Question five asked residents what kinds of services they would like to see delivered on site, with three already identified options available via tick box (food shops, retail and health facilities), alongside a comments box for further suggestions.

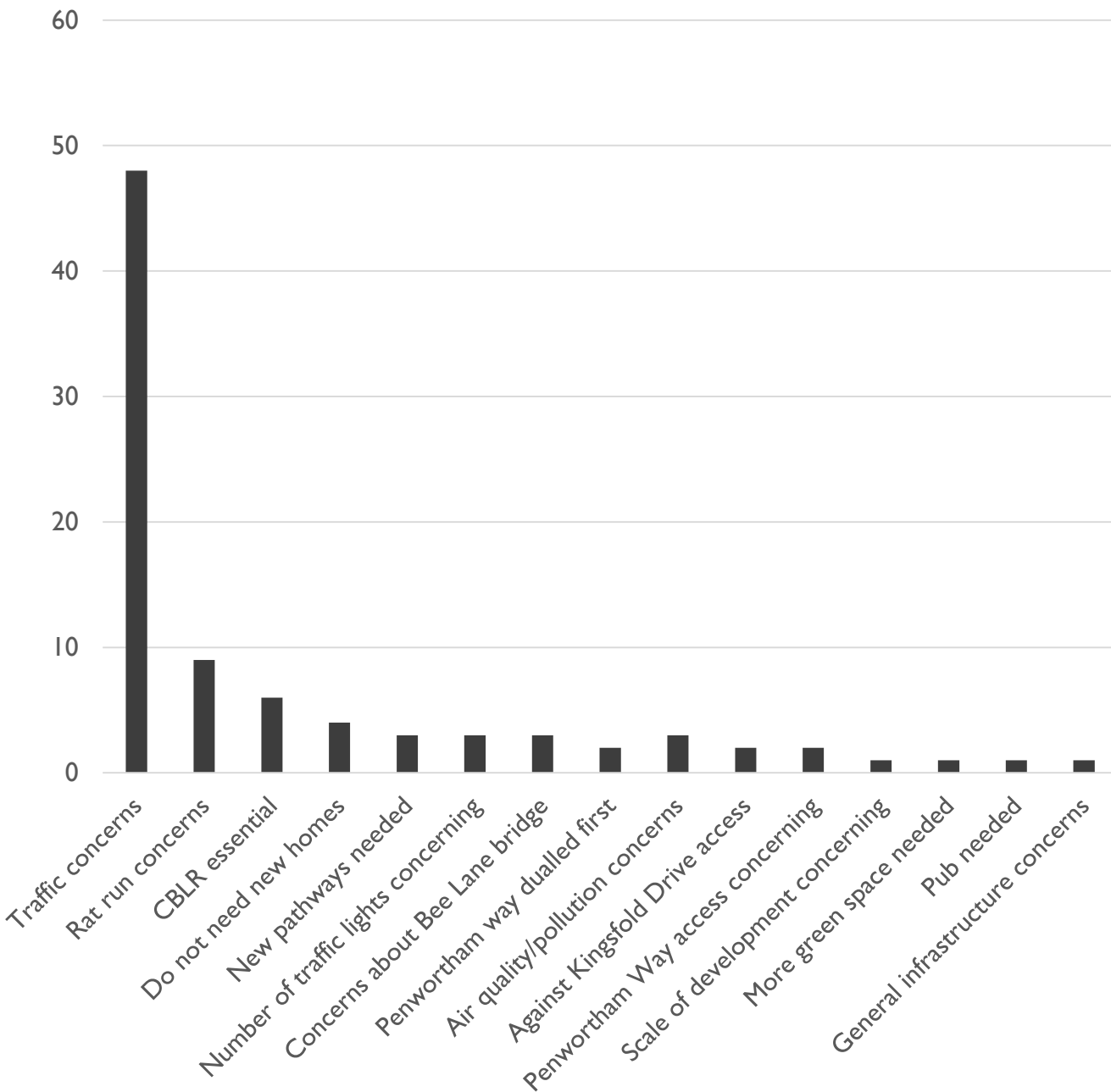
By far the most popular answer was the delivery of health facilities, which was chosen by 68 people. Food shops were also popular, chosen by 46 respondents. As with other questions, some respondents chose to use the feedback box to suggest no new homes or services were needed in the area due to their opposition to the entire development.

❖ Question six: The primary access to the site will be taken from Penwortham Way. Do you agree with this access point and do you have any further comments on our transport strategy?



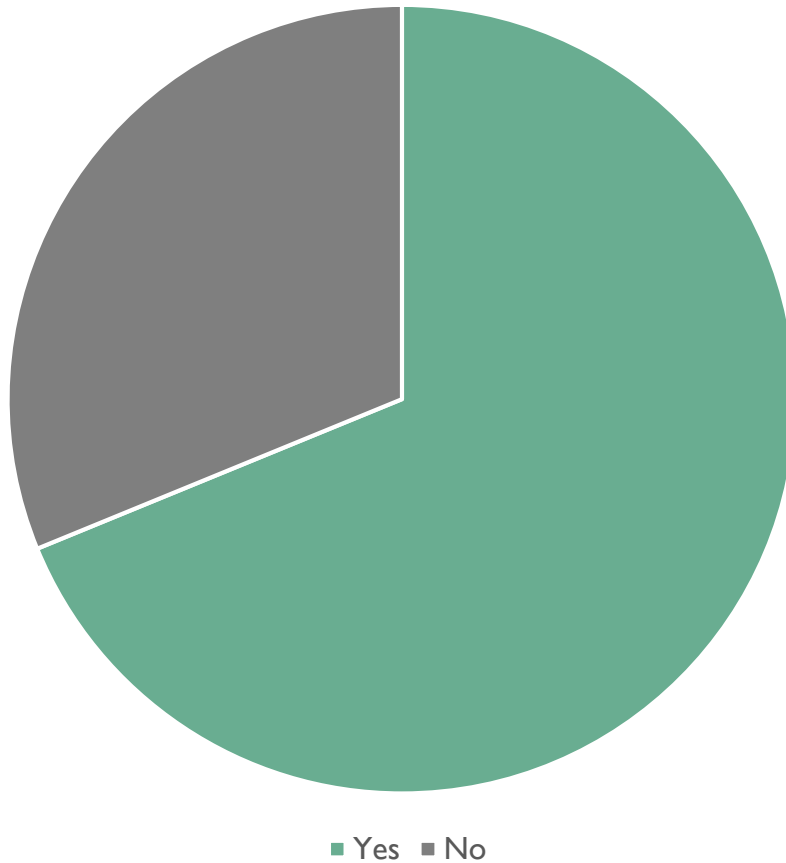
Whilst the existing lanes within the site will be retained, a new road network will be delivered to service the new neighbourhood. Access to this network will be taken from Penwortham Way, which is scheduled to be duelled before works on The Lanes begins.

Respondents were asked whether they agreed with Penwortham Way being the main access to the site and encouraged further comments via a text box should respondents disagree. In total, 55 respondents did not agree with this access point, whilst 54 did. Of the 55 individuals that opposed the access point, no alternative solution was provided, with the majority of these residents using the text box to explain their objections to the scheme.

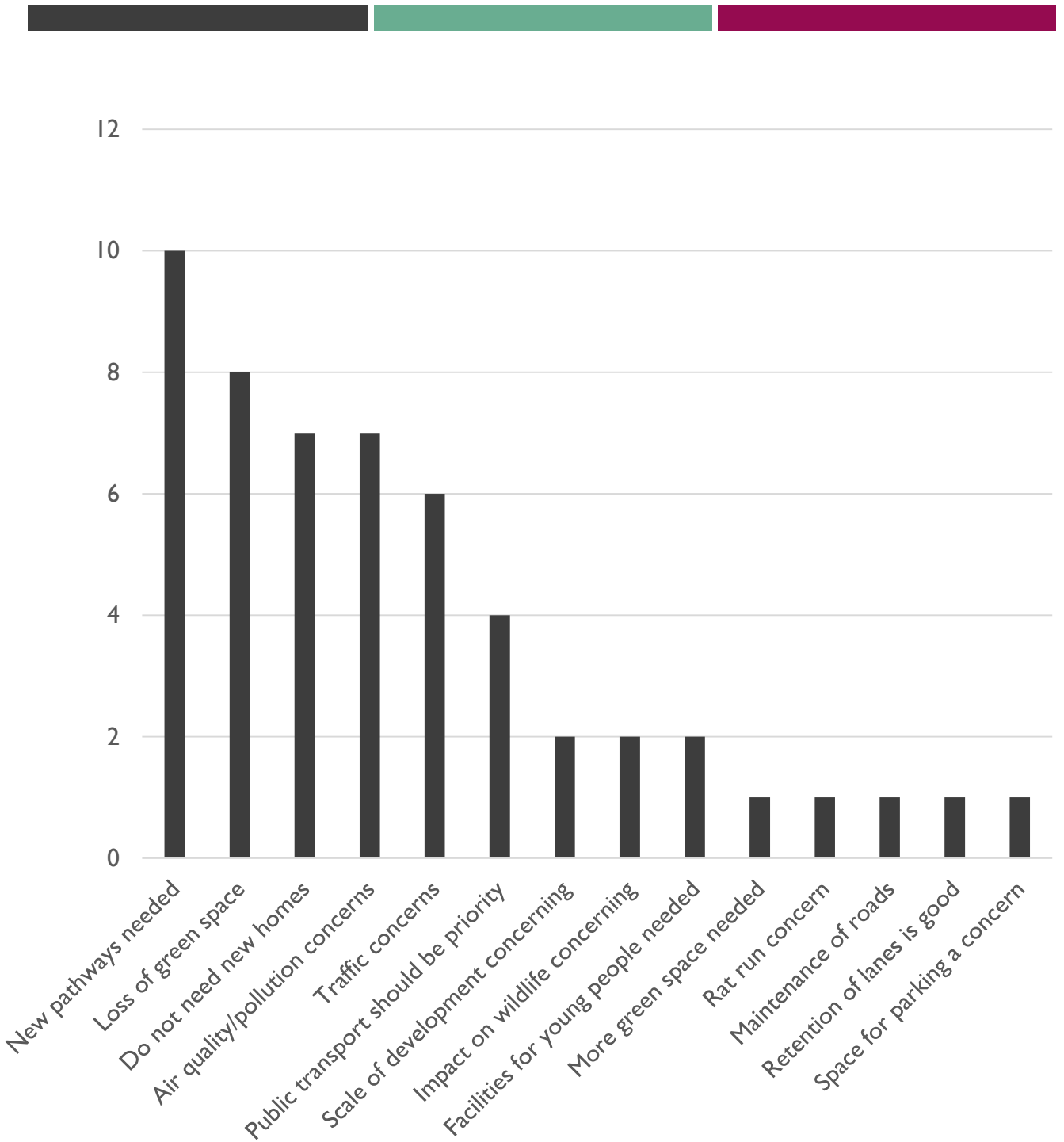


Traffic was the most frequently cited concern, with 48 respondents referencing this topic. Of the remaining responses, nine individuals suggested that the creation of a rat run was of concern. A further six people suggested that the delivery of the Cross Borough Link Road is essential.

❖ Question seven: The sustainability of the site is important to the development team. Walkways, cycle routes and bridleways are retained and incorporated within the Masterplan to encourage active and healthy lifestyles where possible. Do you agree with these priorities and do you have any further thoughts on this?

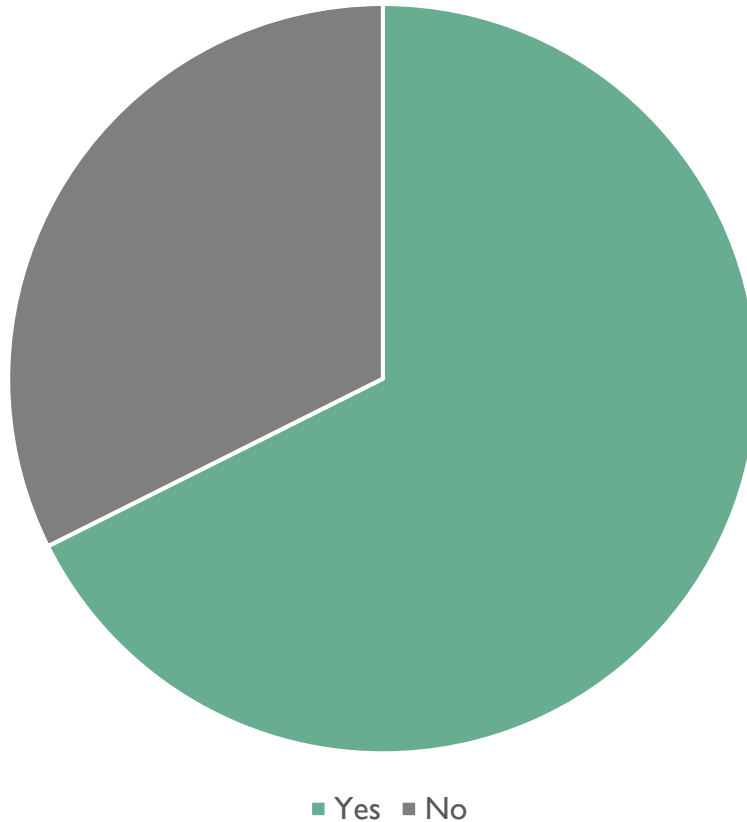


In question seven, respondents were asked whether they agreed with the development’s sustainability priorities, with approximately 2/3 of individuals suggested that they did. In total, 75 people did agree, whilst 34 did not.

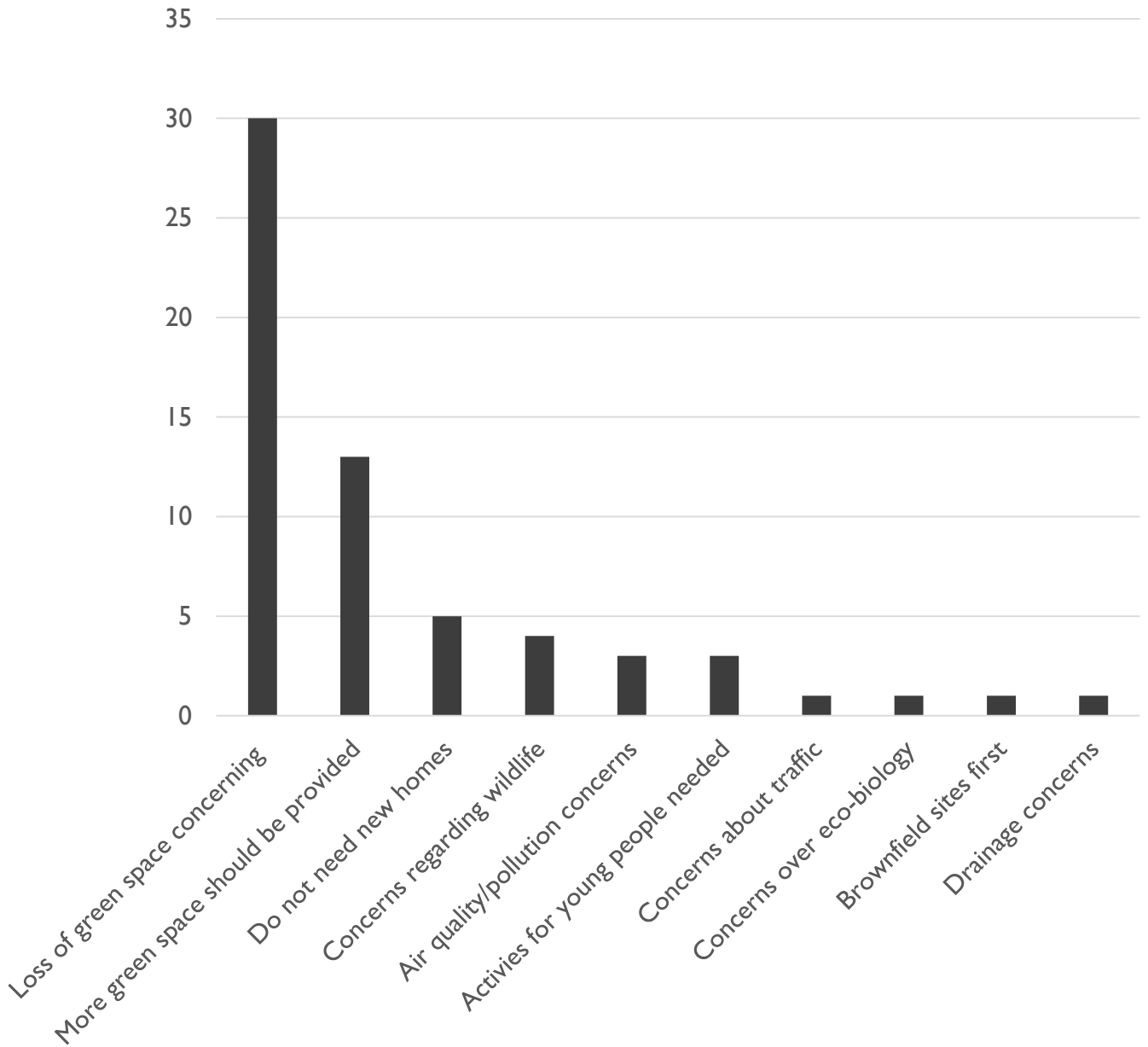


Respondents were also encouraged to provide additional commentary on the sustainability priorities via a text box. Using this space, ten individuals suggested that new pathways, such as cycleways and walkways, should be a priority for the development, making this the most popular response.

- ❖ Question eight: A number of dedicated green, open spaces have been proposed within the Masterplan. Do you support the allocation of this land and do you have any further comments on these areas?



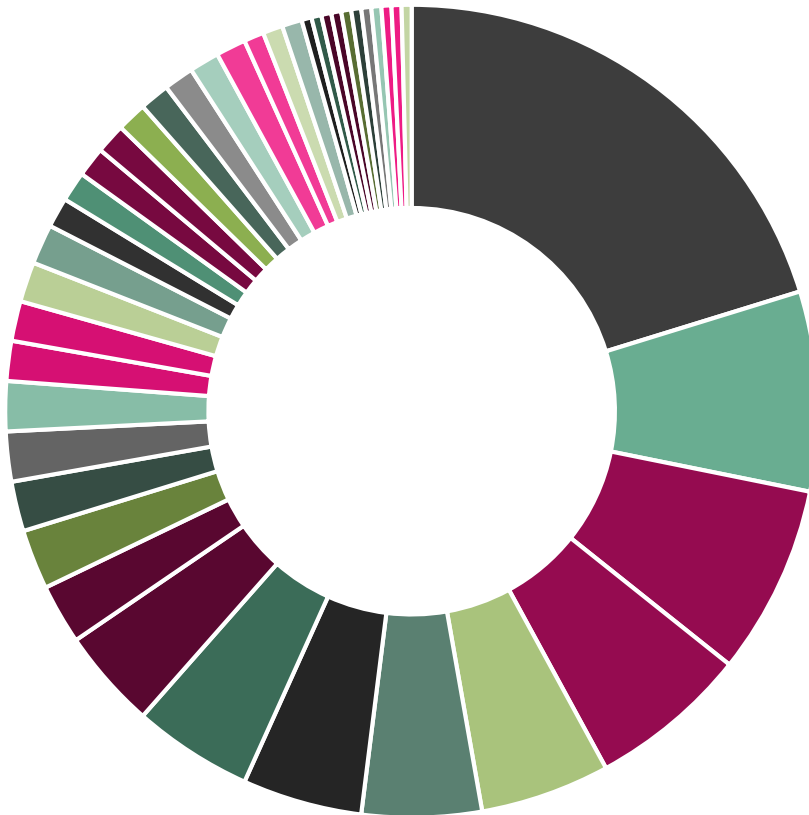
Expanding on the sustainability priorities, question eight asked respondents whether they were in support of the green spaces allocated within the draft Masterplan. Reflecting the response to the sustainability question, approximately 2/3 of respondents suggested they did support the allocation of the green spaces, with 71 people suggesting so, as opposed to 34 who did not.



Using the textbox provided as part of question eight, respondents expanded on their choices. The majority of residents that responded via this manner were those who opposed the delivery of new homes. Against this background, concern about the loss of green space, the desire to see more green space and objection to new homes were the most frequently cited answers.

❖ Question nine: Do you have any other comments on the proposals?

Due to the variety of responses provided, the feedback in this section has been illustrated in a pie chart, with the number of respondents citing the topic in brackets below. Any miscellaneous feedback provided via email has also been included within this section. The feedback provided to this question, alongside all other questions, has been addressed in Section 4.2 Response to Feedback.



- Traffic concerns (51)
- Loss of green space concerning (19)
- Air quality/pollution levels (20)
- Scale of development concerning (16)
- Concerns about wildlife (13)
- Do not need new homes (12)
- Infrastructure concerns (12)
- Drainage/flooding concerns (12)
- Concerns about rat runs (10)
- Brownfield sites first (6)
- Support for bridleways (6)
- Doctors needed (5)
- Public transport should be priority (5)
- CBLR needed (5)
- Wrong location for homes (4)
- Homes should be affordable (4)
- Concerns about impact on Kingsfold Drive (4)
- Local school has capacity (4)
- General supportive comments (3)
- More green space needed (3)
- Community feel needed (3)
- Parking spaces concerning (3)
- Site not sustainable (3)
- Community centre / church needed (3)
- High school needed (3)
- Plans don't meet planning policy (3)
- More money for police needed (3)
- Unsure about development (2)
- Concern over impact of construction (2)
- Concerns about density (2)
- Loss of privacy concerning (1)
- Concerns regarding specific plots (1)
- Noise concerns (1)
- Concerns about funding of services (1)
- Concerns about anti-social behaviour (1)
- Support for employment space (1)
- Volume of traffic lights concerning (1)
- Impact on property prices (1)
- Train station would be useful (1)
- Need for more public services (1)
- Cyclepaths needed (1)

■ Summary of Technical Consultation Responses

In addition to the consultation undertaken with local people, politicians and stakeholders, the applicants have also engaged with statutory and non-statutory technical consultees, such as the local highways authority and the Environment Agency.

These consultees were informed of the plans and feedback on the proposals requested. In addition, members of the technical team have engaged with the relevant disciplines throughout the development of the plans, which will continue throughout the planning process.

A list of the technical consultees that the applicants have engaged with, as well as a summary of the responses provided is outlined below.

Consultee	Summary of Response	Response to Feedback
Wildlife Trust	Consultee advised that the content of the Masterplan is acceptable and identified several areas where more detail could be provided on the on the ecological strategy.	An Ecological Impact Assessment (EclA) has been undertaken which assesses the potential impacts of ecological receptors including ecologically designated sites, habitats and / or species, and local wildlife and recommends appropriate mitigation where required. The assessment is supported by a suite of ecological surveys.
Lancashire Constabulary	Consultee provided opportunities to address security issues to enable crime prevention strategies to be effectively integrated into the development to keep people safe.	The response has been reviewed ahead of the submission of the Masterplan and outline planning application.
Cadent Gas	Consultee identified two apparatus within the vicinity of the proposed works and requested adequate notice where diversions of apparatus are required to facilitate the scheme.	The EIA includes an assessment on the potential impacts on utilities within the site including gas mains. Appropriate easements have been recommended which will be factored into the proposed development at the detailed design stage.

Consultee	Summary of Response	Response to Feedback
Environmental Health	<p>Consultee suggested a re-think on the layout of the site to prevent congestion and its impact on the declared AQMA within Lostock Hall. Consultee also considered the noise impacts from community facilities and the density of the development.</p>	<p>Detailed air quality and noise assessments have been prepared as part of the EIA. A road traffic emissions assessment was undertaken to consider the impact of operational phase development-generated vehicles on identified existing receptor locations within the study area. Annual mean concentrations of NO₂, PM₁₀ and PM_{2.5} were predicted to be below the relevant Air Quality Objectives ('AQOs') at all locations, both 'without' and 'with' the proposed development. No exceedances of the short-term Objectives were predicted at any receptors without or with the development in place. The impact of road traffic emissions generated by the proposed development on local air quality was predicted to be not significant in accordance with IAQM and EPUK guidance AQMA 3 Lostock Hall – Junction of Leyland Lane, Watkin Lane and Browndedge Road, Lostock Hall is located approximately 400m east of the site. The assessment concludes that there is anticipated to be a negligible impact on the AQMA as a result of the proposed development.</p>

Consultee	Summary of Response	Response to Feedback
National Grid	Consultee advised of no objections.	The response has been reviewed ahead of the submission of the Masterplan and outline planning application.
Network Rail	<p>Consultee requested further early consultation on plans to alter any bridges over the railway to access the site and cited reservations relating to the use of existing Network Rail assets. Consultee encouraged the promoter to produce a study evaluating the estimated impact of the increased traffic and the source of funding for the works required. Consultee encouraged developer to consider public safety in the delivery of the site and requested that the Masterplan takes into consideration the impact of increased traffic on the nearby Lodge Lane and Four Lane Ends level crossing and that this may mask the sound of approaching trains. Consultee further encouraged developer to assess the impact of the development on the volume of users at level crossings in the area.</p>	<p>No works to bridges are proposed as part of the development. A full Transport Assessment has been prepared which quantifies the traffic generated by the proposed development and the routes the traffic will use.</p>
United Utilities	Consultee expressed a desire to be involved in any conversations around providing assets required to support the planned growth at an early stage.	The response has been reviewed ahead of the submission of the Masterplan and outline planning application. Consultee will be informed at the early stages of any conversations.

Consultee	Summary of Response	Response to Feedback
<p>Highways – Lancashire County Council</p>	<p>Consultee outlined matters deemed, in general, acceptable to LCC Highways, including the layout of the main access and associated roads. A series of highways and transportation matters identified as potentially significant are identified and the applicant is encouraged to consider these in more detail.</p>	<p>The proposed access strategy, which takes into account the phasing of development, is fully set out in the Transport Assessment</p> <p>The ES includes an assessment of the potential transport impacts with cumulative developments which have been agreed with SRBC and LCC.</p> <p>The completion of completion of the Penwortham Bypass, A582 Dualling, and Cross Borough Link Road (CBLR) have also been assessed within the Transport Assessment.</p> <p>Potential impacts on the PRoW network on site and in the surrounding areas have been included within the ES.</p>
<p>Planning – Lancashire County Council</p>	<p>Consultee provided a series of recommendations in relation to flooding, school planning and public rights of way.</p>	<p>Conversations with LCC are ongoing and the issues raised have been addressed in Section 4.2 Response to Feedback.</p>

4.2 RESPONSE TO FEEDBACK

Taylor Wimpey and Homes England would like to thank everyone that has taken the time to respond to our public consultation on the delivery of a new neighbourhood at The Lanes. The feedback collected, combined with the feedback from the visioning consultation, has allowed the development team to develop a Masterplan and subsequently a planning application that the whole community can be proud of and responds to local need.

During the consultation, a number of issues were raised by respondents and the development team has sought to respond to these comments within this section of the document.


■ Housing Need / Scale of Development

The most frequently cited responses to the draft Masterplan consultation related to housing need both locally and nationally, alongside the scale of the proposed development. Many respondents disagreed with the principle of development in general, particularly with regards to the scale, and advised they did not believe there was a need for new homes in South Ribble.

The application site has been identified as a suitable location for major residential led mixed use development for a number of years.

The Central Lancashire Core Strategy was adopted in July 2012 and sets out the Central Lancashire Authority spatial planning proposals for the combined area of Preston, South Ribble and Chorley. The purpose of the Core Strategy is to set the strategy direction for planning in the area over the period of 2010-2026.

The Lanes is identified within as a strategic location within the Core Strategy and is described as *“of strategic significance by virtue of its ability to significantly contribute to South Ribble’s infrastructure and housing requirements. This strategic location would result in the rounding off of the Preston and South Ribble urban area as defined in Policy 1 of the Core Strategy.”*




The site is also allocated within the South Ribble Local Plan, which was adopted in July 2015 and covers the period 2012-2026. The Local Plan sets out the vision for the Borough and the Councils interpretation of the Central Lancashire Core Strategy including development management policies. The application site sits within a major site for Development allocation. Local Plan Policy CI relates to Pickering's Farm, Penwortham.

The development being brought forward by Taylor Wimpey and Homes England is in response to a chronic need for new housing nationally. Whilst Taylor Wimpey will build and sell the homes it delivers, Homes England's role in the development team is to unlock land in this location for the delivery of new homes in line with the Government's ambition to deliver up to 300,000 homes a year by the mid-2020s. Homes England is the Government's housing accelerator and is therefore responsible for increasing the number of new homes in England, including by increasing the supply of public land and speeding up the rate that it can be built on.

Whilst some respondents suggested that enough homes had been built in the Borough in recent years, [analysis](#) from the Centre for Policy Studies shows that the 2010s will see the fewest new homes built since the Second World War. Despite the Government's ambitions to continue to accelerate the number of homes delivered, new-build housing completions in England are expected to be 130,000 per year – half of the level in the 1960s and 1970s.

Failure to deliver the number of homes needed has a direct, negative impact on the younger generation. In an [article](#) published in The Independent, it was revealed that the average age of a first time buyer had risen by seven years since the 1960s – a direct impact of the slowing down of housing delivery despite population increases. Against this background, it is widely accepted that the Government, supported by the development industry, must continue to push forward with the delivery of new homes across the UK.

This housing need is recognised by South Ribble Borough Council within its Local Plan, which was adopted by the Authority in July 2015. This Plan identifies that up to 7,000 new homes will be needed in the Borough before 2026 in order to meet existing requirements. It subsequently sets out areas identified as suitable for these properties to be delivered. The Lanes – or Pickering's Farm, as it is identified in the Local Plan – is one of the sites identified, capable of delivering up to 2,000 new homes, alongside a range of social and physical infrastructure.



The Government regularly reviews Local Authority's projected housing delivery and it is therefore crucial that South Ribble allows development on land allocated in its Local Plan. If this does not happen, speculative development will be brought forward in other parts of the Borough. Therefore, if new homes are not delivered at The Lanes, new homes will be delivered unplanned elsewhere in the Borough, with no guarantees regarding the social and physical infrastructure which is currently proposed at this location.

The purpose consulting on the proposals was not to debate the merits of The Lanes as an area for new homes. This principle of development in this location has already been established by South Ribble Borough Council Local Plan at the time of its adoption. Instead, the purpose of the consultation was to understand the types of homes and infrastructure local residents consider is needed in the area. Against this background, any changes to the Masterplan based on the feedback received has been in response to constructive feedback, as opposed to opposition to the development.

■ Housing Delivery

Respondents were asked about the types of home they believed were needed during both phases of consultation. In response to these questions, a variety of house types were referenced, including high quality housing, homes for the elderly, starter homes and affordable housing.

As a result of this feedback and in accordance with Policy CI of the South Ribble Local Plan, the proposed mix of residential properties on the development includes detached, semi-detached, mews and apartment properties. The homes will range from 1 to 5 bedrooomed in size and, where viable taking into consideration scheme viability and the need to deliver the required physical and social infrastructure, the development will also include affordable homes and specialist housing for elderly persons.

Furthermore, in the draft Masterplan a small number of large apartment clusters were shown. This did not allow for a phased release of apartments. The Masterplan which has been submitted alongside this document seeks to distribute a larger number of smaller apartment blocks across the whole site, allowing a smaller number of apartments to come forwards as part of each phase of development.



■ Education provision

In response to question four of the draft Masterplan consultation, it was clear that some residents did not believe a new school was needed, due to existing capacity in other local schools. This is despite the majority of respondents to the visioning consultation suggesting that a new school is the community service they would most like to see on site.

Section 14 of the Education Act 1996 dictates that Lancashire County Council's statutory obligation is to ensure that every child living in Lancashire is able to access a mainstream school place. Against this background, when new homes are proposed in the County, it is the Authority's job to produce modelling on school places to ensure that children living in the new development have a place available to them.

The Developers have undertaken consultation with LCC Education who have confirmed that a Two-Form Entry Primary School is required to meet existing need as well as the need of the proposed development.

LCC has advised that a two form Primary School is required to accommodate 420 pupils and that the school should be designed to meet the requirements of Building Bulletin 103 area guidelines for mainstream schools published in June 2014. LCC has stated that the primary school site should have a minimum recommended area of 15,986sqm which should accommodate a building with a minimum gross internal floor area 2,072sqm. The planning application proposes a primary school site extending to approximately 2.2 hectares and therefore the planning application fully accords with the requirements of the Local Plan Policy CI and Core Strategy Policy I4.

The Infrastructure Delivery Schedule submitted alongside the Masterplan and outline planning application describes the funding/delivery mechanism and timing/phasing for the delivery of the Primary School.

With regards to secondary school provision, the Developers have discussed this with LCC Education and it has been agreed that an financial contribution will be provided to mitigate the full impact of the development on secondary school places.



■ Community Infrastructure


The delivery of community infrastructure more generally was one of the most frequently referenced topics throughout both phases of public consultation. In order to deliver a community, as opposed to a housing estate, it is therefore important to the development team that community infrastructure is delivered.

Regarding concerns about the impact of the development on existing infrastructure more generally, the Developer recognises that major developments of the scale proposed by this planning application require significant infrastructure provision. The Infrastructure Delivery Schedule, which has been submitted to SRBC, sets out the need for significant infrastructure to be delivered as part of the Masterplan. The cost of delivering the infrastructure is significant and therefore a pragmatic approach is required to ensure that a high-quality development can be brought forwards in a comprehensive and viable way.

The Developers will enter into a Section 106 Legal Agreement with SRBC to secure the delivery of certain components of the proposed infrastructure and more information about this can be found in Chapter 10 Infrastructure Delivery of the Supporting Planning Statement.

Using the feedback provided during both phases of consultation, the development team sought to embed a number of community facilities within the Masterplan. This includes: a school; café; community centre following the construction phase and once the training and skills centre has been converted; shops; community uses in the local centre which could be used for medical services; extensive open space, including a Village Green; restaurant; dentist; outdoor gym/trim trail; bar; and cycle routes.

Furthermore, the Developers propose the introduction of an Apprenticeship and Skills Programme and Centre throughout the build phase of the development. The building will be transferred to the community after the construction phase and could be used as a community building or other appropriate use. The Developers are committed to strengthening the region's business, economic and employment landscape by nurturing local talent and the next generation of construction workers. Alongside local education institutions, the Skills Training Scheme will offer onsite training, work experience and employment opportunities during of the construction of the proposed development.



Open to all, the Skills Training Scheme will be designed to help provide people with the skills needed to those wanting to pursue a career in construction. Tuition will be provided in various areas of construction, including groundworks, roofing, carpentry, plastering, plumbing and bricklaying. Trainees will also gain practical experience knowledge of health and safety, large scale development processes and on-site communication.

With regards to changes to community infrastructure following feedback on the draft Masterplan, the commercial units for the District Centre have moved onto the CBLR to give maximum commercial viability. A clear strong walking route has been provided to the central green space; the central green space is located off a primary road.

In the draft Masterplan, a space along the frontage of Penwortham Way was also reserved for future commercial development. This has now been removed from the scheme. This area will now be used for SUDs and Swales as shown on the Masterplan.


■ Air Quality

Air quality, particularly in relation to an increased level of traffic, was the second most popular concern raised by respondents as part of the draft Masterplan consultation. Most comments considered the site's proximity to nearby arterial roads within the Borough, including Leyland Road.

An Air Quality Assessment has been undertaken to establish the baseline conditions currently existing at the site and surrounding area, the potential direct and indirect impacts of the development arising from construction and operation, the mitigation measures required to prevent, reduce, or offset the impacts and the residual impacts on air quality.

The air quality assessment considered the potential for the proposed development to impact on local air quality at identified existing receptor locations, during its construction and operation, and the exposure of future occupants of the development to pollutant concentrations.

The impact of the construction of the proposed development was considered in accordance with the latest Defra guidance. The assessment defined the sensitivity of the area and the risk of the construction of the development to cause dust impacts. Site specific dust mitigation measures have been recommended which will be incorporated into the CEMP. With the implementation of these measures the residual impacts from construction activities were considered to be not significant in accordance with IAQM guidance (IAQM, 2014).



A road traffic emissions assessment was undertaken to consider the impact of operational phase development-generated vehicles on identified existing receptor locations within the study area. Annual mean concentrations of NO₂, PM₁₀ and PM_{2.5} were predicted to be below the relevant Air Quality Objectives ('AQOs') at all locations, both 'without' and 'with' the proposed development. No exceedances of the short-term Objectives were predicted at any receptors without or with the development in place. The impact of road traffic emissions generated by the proposed development on local air quality was predicted to be not significant in accordance with IAQM and EPUK guidance (IAQM and EPUK, 2017).

The suitability of the site for the proposed use was also considered. Proposed receptor locations were included in the dispersion model at locations representative of potential future exposure. Pollutant concentrations are predicted to be below the AQOs across the site and therefore mitigation measures are not required.

There is one Air Quality Management Area ('AQMA') in close proximity to the proposed development. This is AQMA 3 Lostock Hall – Junction of Leyland Lane, Watkin Lane and Brownedge Road, Lostock Hall, located approximately 400m east of the site. There is anticipated to be a negligible impact on the AQMA as a result of the proposed development.



■ Drainage and Flooding

A drainage and flood risk assessment has been undertaken which seeks to establish the baseline conditions currently existing at the site and surroundings, the potential direct and indirect impacts of the development arising from changes to the existing drainage regime at the site, the mitigation measures required to prevent, reduce, or offset the impacts and the residual impacts. The assessment has been undertaken by Lees Roxburgh.

The site is located in entirely within Flood Zone I which is defined as a site having less than a 1 in 1,000 (0.1%) annual probability of river or coastal flooding.

In terms of surface water flooding across the site, there are isolated areas of low medium and high risk within the site. Areas at risk become more concentrated to the west adjacent to Penwortham Way and, more significantly, extending centrally north towards and beyond the northern boundary of the site. Hydraulic modelling has been undertaken to inform a Surface Water Drainage Strategy which will incorporate a variety of SuDS features which will include an extensive basin and swale system. The dimensions, volumes and extent of the SuDS features will need to be adjusted as the masterplan develops and during the detailed planning stage.

The proposed drainage strategy for the site will provide a betterment to the current situation and alleviate the surface water flooding issues which have been experienced at the site.

As part of the technical studies, and through discussions at the public consultation events, careful consideration of the surface water drainage has led to a solution of swales to be implemented across the site. A number of catchment areas have been determined and the quantity and location of these have been integrated into the Masterplan.

■ Economic Impact

Across a number of questions, respondents raised feedback relating to investment and local employment within the development. The Lanes is one of the sites allocated within the Central Lancashire City Deal, a funding programme that will increase the size of the local economy by £1 billion.

Delivering new homes at this location will complement ongoing investment in the Borough, including the upgrading of the South Ribble Western Distributor and Penwortham bypass, alongside Penwortham Town Centre improvements. Furthermore, the Cross Borough Link Road will help to ease congestion in the area and will help to stimulate growth. You can find out more about the Central Lancashire City Deal [here](#).

Furthermore, a significant number of new jobs will be created by the development throughout its lifespan. For example, during the construction phase, construction-related employment will be created. This will have a knock on impact across the wider community, including via the indirect effects associated with the supply chain and the impact of construction worker spend on local goods and services.

The commercial and office elements of the scheme will deliver new jobs, as will the social infrastructure, such as the new school. A full breakdown of the socioeconomic benefits of the development carried out by Hatch Regeneris is provided in the Environmental Statement.

■ Ecology

As a greenfield site, some respondents queried the impact the development would have on the local ecology, largely in relation to existing wildlife. In the preparation of the Masterplan, Taylor Wimpey and Homes England instructed The Environment Partnership to undertake an ecological assessment of the site.

A series of ecological surveys have found that no evidence of the great crested newts, badgers or water voles are located on the site. It was further considered that the site is considered unsuitable for reptiles. There are significant opportunities to enhance the site for low wildlife through the delivery of 'bio corridors' throughout.

Within the natural and semi natural greenspace on the site, an ecology wildlife area will be created. This could include habitat areas, woodlands, educational boards, seating and footways etc. This facility will be for the use of the existing community, the new residents of the scheme and local schools. The precise locations of the wildlife area will be confirmed at reserved matters stage.

A strong landscape framework is also proposed including the creation of an ecological and wildlife area as well as the planting of 1,100 new trees. Detailed tree surveys have also identified the quality of the various Category A Trees across the site. The areas of development and highways infrastructure have been altered to ensure that all Category A trees are retained and preserved.

Furthermore, the proposed green space to the south of Nib Lane in the draft Masterplan was not well connected to the proposed Local Centre. As the character of the Local Centre has developed and the detail of the local facilities to be provided has evolved, the green space has moved further to the north west. This will allow for better walking connections between this great space and the heart of the development. More information about this can be found in the Masterplan.

A full assessment of Ecology and Nature Conservation is available in the Environmental Statement.

■ Public Open Space

Alongside concerns about ecology, respondents considered that green spaces should be a priority for the development team and should look to be extended whether possible.

The planning application proposes extensive green infrastructure which exceeds the Council's green infrastructure requirements. The extent of green infrastructure proposed is set out in the table below:

POS Typology	Policy requirement (based upon 1,100 dwellings)	Total Contribution Proposed	Surplus
Amenity Greenspace	3.51ha	6.9ha	+3.39ha
Equipped Play Areas	0.21ha	0.34ha	+0.13ha
Parks & Gardens	n/a	n/a	n/a
Natural/semi-natural	5.05ha	14.07ha	+9.02ha
Allotments	0.2ha	0.267ha	+0.067ha
TOTAL	8.97ha	15.44ha	+6.47ha

New amenity green space will be delivered as part of the development and will include community facilities such as equipped play areas and orchards. In particular a Village Green at the centre of the scheme will provide a high-quality flexible space for community space in close proximity to the Local Centre. A strong green infrastructure network will be provided across the site. The green infrastructure will have differing forms, functions and uses and will be connected by the extensive network of green links across the site.

■ Transport

Throughout the consultation, concerns relating to the transport strategy and an increased volume of traffic stemming from the development were frequently cited.

Section 6.0 of the Masterplan 'Access and Movement' addresses the movement strategy for the site and is based on detailed consultation with South Ribble Borough Council and Lancashire County Council. The below section of this document also address a number of the concerns raised in more detail.

• Access

Primary access to the development will be taken from Penwortham Way. This access has moved approximately 50m from its location shown on the draft Masterplan. This allows the natural hedge features to dominant the vista approaching the new development and reduces the impact of the pylons at the entrance and on the approach to the development.


Whilst some respondents suggested that access being taken from Penwortham Way is of concern during the consultations, more raised concerns regarding the potential for access to be taken from an alternative road, such as Bee Lane and Kingsfold Drive. Penwortham Way will be duelled as part of the Central Lancashire City Deal and the development team is therefore confident that it will be able to cope with an increased volume of traffic.

Furthermore, in order to reduce traffic onto Chain House Lane, the vehicle links between the allocated and safeguarded land off Chain House Lane have been replaced by pedestrian and cycle routes. This will result in a smaller number of dwellings (up to 250 dwellings) being accessed off Chain House Lane once this part of the site is developed.

• Cycleways / Bridleways / Footpaths

Many respondents cited a desire to see cycleways, bridleways and footpaths embedded within the development, as part of an overarching sustainability narrative.

Dedicated pedestrian and cycle routes, both as part of the internal road network and via segregated routes will connect the site to the surrounding pedestrian and cycle network. Each of the pedestrian and cycle routes across the site will be lit, surfaced, be generally overlooked and be of good quality to ensure access on foot and by cycle is maximised.



The proposed development will provide a shared pedestrian/cycleway as part of the CBLR. The design of these facilities will be addressed through the full planning application for the CBLR. A shared pedestrian/cycleway is also to be provided along the northern/eastern side of the A582 Penwortham Way as part of the forthcoming Penwortham Way dualling scheme, currently being progressed by LCC. This pedestrian / cycleway will link into the site at the proposed principal access from Penwortham Way and the proposed TOUCAN crossing across the site access arm of the junction.

- **Cross Borough Link Road Extension**

Many respondents to the consultation suggested that they would like to see the Cross Borough Link Road Extension (CBLR) delivered as part of the development.

The CBLR is to be constructed between Penwortham Way and The Cawsey and will link up to Leyland Road to the east of the site. It will be a primary route through the site and will be delivered in phases from west to east across the site. The Masterplan demonstrates that the proposals at the site will not prejudice the completion of the new West Cost Main Line Bridge and consultation with South Ribble Borough Council and Lancashire County Council on the alignment of the Cross Borough Link Road will continue to ensure it will not preclude connection to cross the line in the longer term. This strategy has been agreed with Lancashire County Council.

- **Bee Lane Bridge Improvements**

The transport assessment concludes that there is no requirement as part of this application to provide improvements to the Bee Lane Bridge.

- **Public transport**

The site's connection to existing public transport routes was raised by a handful of individuals, particularly in relation to bus routes servicing Preston.

There are a number of opportunities to deliver public transport service improvements in the area. Wider proposals for Bus Priority on the Leyland Road corridor are under consideration by Lancashire County Council.

The Masterplan will allow for the potential future operation of bus services through and/or around the site and will provide high quality pedestrian linkages to ensure public transport facilities and services provision are within appropriate walking distances of properties. Discussions are also underway with local bus operators to establish the potential for diversity an existing bus service to serve the site. More information about public transport opportunities is included within Section 6.0 of the Masterplan 'Access and Movement'.

5.0 CONCLUSIONS

Taylor Wimpey and Homes England are proud to have undertaken a comprehensive programme of consultation ahead of submitting the Masterplan and an outline planning application for residential-led development at The Lanes, Penwortham. The consultation undertaken was significant and goes beyond the requirements set out within the Council's SCI, the NPPF and the Localism Act.

The visioning consultation helped the development team understand the overarching ambitions for the new neighbourhood and provided an opportunity for focused engagement with site residents. The draft Masterplan consultation built upon this, allowing residents and stakeholders a chance to comment on the detail of the proposals, before it is determined by the Local Authority.

The development team has found this engagement extremely beneficial in the development of the Masterplan and the preparation of the outline planning application.

The end of this consultation period does not mark the end of engagement, and Taylor Wimpey and Homes England will continue to engage with stakeholders and local residents at key junctures of the planning process.

Further updates about the planning process will be communicated via the project website, which is available at www.taylorwimpey.co.uk/proposed-developments/england/lancashire/penwortham/the-lanes the Local Authority's website and the local press.



6.0 APPENDIX



Appendix A: Letter to residents | Visioning Consultation



25 June 2025

Dear Resident

Pickering's Farm, Penwortham | Launch of public consultation

We are writing to you to let you know that Taylor Wimpey and Homes England are actively promoting plans for a new neighbourhood at Pickering's Farm, Penwortham. Our appointed community engagement team visited your property today to speak to you about our plans ahead of launching our public consultation.

As you may already be aware, Pickering's Farm is allocated as a Major Site for Development in South Ribble Borough Council's Local Plan. The site has been identified for residential led development to deliver new housing, which will contribute some way towards the Council's identified need of approximately 7,000 new homes between now and 2026. It also forms a part of the Central Lancashire City Deal, a 10 year infrastructure delivery programme which aims to increase the size of the economy by £1 billion.

One of the UK's largest housebuilders, Taylor Wimpey, and the Government's housing delivery organisation, Homes England, have land and development interest in Pickering's Farm and are working in partnership to bring forward plans for the site. As part of this, we will begin comprehensive public engagement with political and community stakeholders on a masterplan for the site, which will be followed by the submission of a number of planning applications for the scheme. This important part of the project will open with a visioning event in July. The visioning event is our opportunity to work alongside the local community from the outset to achieve a neighbourhood that delivers the homes, facilities and infrastructure that local people and new residents will need.

As part of the first round of consultation, there is an opportunity for key stakeholders and the local community to feed back their ideas on the future vision for the site. Alongside naming the new neighbourhood, local people will also be invited to contribute ideas towards how our scheme can help cater for an aging population, the digital world and issues including health and wellbeing amongst other areas.

To confirm, at this stage, we do not intend on presenting people with a pre-prepared masterplan but rather encourage them to help shape our vision for the neighbourhood. The combination of Taylor Wimpey's experience in delivering new communities in the North West, and Homes England's remit to respond to the UK's long-term housing challenges, will ensure that Pickering's Farm becomes a neighbourhood that South Ribble and its local community can be proud of.

This initial round of consultation will begin on Tuesday, 26th June, when approximately 6,500 leaflets will be distributed to those living closest to the site, detailing how to participate in our consultation. A copy of this leaflet is enclosed and has been distributed to those living within the site's boundaries today ahead of the public consultation launch. More information about the site can be found on the dedicated project website, www.visionforpickingsfarm.co.uk.

A visioning event with a focus on the site's masterplan has also been scheduled for **Tuesday, 10th July, between 2pm and 8pm, at Kingsfold Methodist Church in Penwortham**. This event will be attended by members of the development team who will be on-hand to discuss the proposals and invite people to provide feedback. We would like to invite you to a special preview for residents living within the site's boundaries between 1:00pm and 2:00pm. A further drop in event will take place at Leyland Market between 12pm and 5pm on Friday, 13th July. In the meantime, should you have any questions, please do not hesitate to get in touch by contacting us via the dedicated Community Information Line on 0844 556 3002.

Yours sincerely,

pp.

Kate McClean
Taylor Wimpey

Mark Phillips
Homes England

Appendix B: Leaflet | Visioning Consultation



Get involved

You can provide your thoughts on how to help us deliver a thriving community between Monday 25th June and Friday, 20th July. During this time, a dedicated project website, community information line and email address will be available for residents to provide their feedback.

Visit our website at:
www.visionforpickeringfarm.co.uk
Phone us on: **0844 556 3002**

Email us:
visionforpickeringfarm@lexcomm.co.uk

Write to us at:

Vision for Pickering's Farm
c/o Lexington Communications
Third Floor, Queens House
Queen Street, Manchester
M2 5HT

We will also be **hosting a public exhibition** and would encourage residents to attend this event and provide feedback this way. The event will be held on:

Tuesday, 10th July 2018

Kingsford Methodist Church
Between 2pm and 8pm

A further event will also be held at
Layland Market between 2pm and 5pm on:

Friday, 13th July.



We look forward to welcoming you to our exhibition and hearing your thoughts on the delivery of new community in South Ribble.



Help us to shape our vision for a new neighbourhood in South Ribble

Contribute to our consultation on plans for new homes at Pickering's Farm, Penwortham.

Taylor Wimpey, one of the largest housebuilders in the UK, and Homes England, the Government's housing delivery organisation, are inviting local people to be involved in shaping the delivery of a new neighbourhood from the very start.

The development team is inviting feedback from local people ahead of the preparation of a masterplan, a blueprint document that will establish the makeup of the development. We want you to help us by providing your thoughts on dozens of aspects related to the neighbourhood, including its name, the types of homes delivered, green infrastructure and services.

An initial visioning exercise will be held in Penwortham on Tuesday, 10th July and more information about this, alongside how to provide your feedback, can be found on the back page of this leaflet.



www.visionforpickeringfarm.co.uk

Our vision *is your vision*



Delivering new homes to support South Ribble's *growing population*

Live

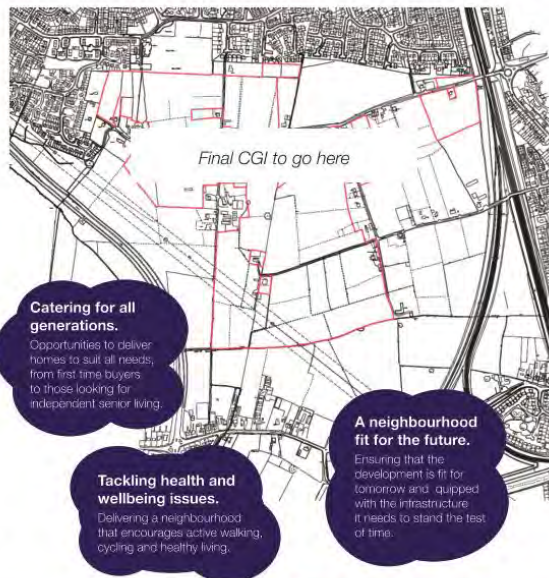
The character of the new neighbourhood is important to us and we want to deliver a safe, exciting and desirable settlement that residents enjoy being a part of. What kind of settlement would you be proud to live in?

Work

There are opportunities to create new jobs within the development, including during the construction phase and through opportunities for small local businesses. However, we believe that job creation should reflect the needs of the existing employment landscape. What kind of jobs do you believe should be created?

Play

It's not all about what we can build, it's also about what we can create. Green spaces such as community gardens, allotments, green walkways and play areas are important additions to any community, as are pubs, cafes, shops and libraries. What kinds of green spaces and community assets would you like to discover?



Catering for all generations.

Opportunities to deliver homes to suit all needs; from first time buyers to those looking for independent senior living.

Tackling health and wellbeing issues.

Delivering a neighbourhood that encourages active walking, cycling and healthy living.

A neighbourhood fit for the future.

Ensuring that the development is fit for tomorrow and equipped with the infrastructure it needs to stand the test of time.

Benefiting from key strategic road and rail connections, Pickering's Farm has been identified by South Ribble Council as an ideal location to help meet the Local Authority's housing needs.

Both Taylor Wimpey and Homes England are committed to delivering a neighbourhood that South Ribble can be proud of and one that is sensitively delivered to complement the character of the local area. That is why we are presenting you with a blank canvass for Pickering's Farm and asking for your views.

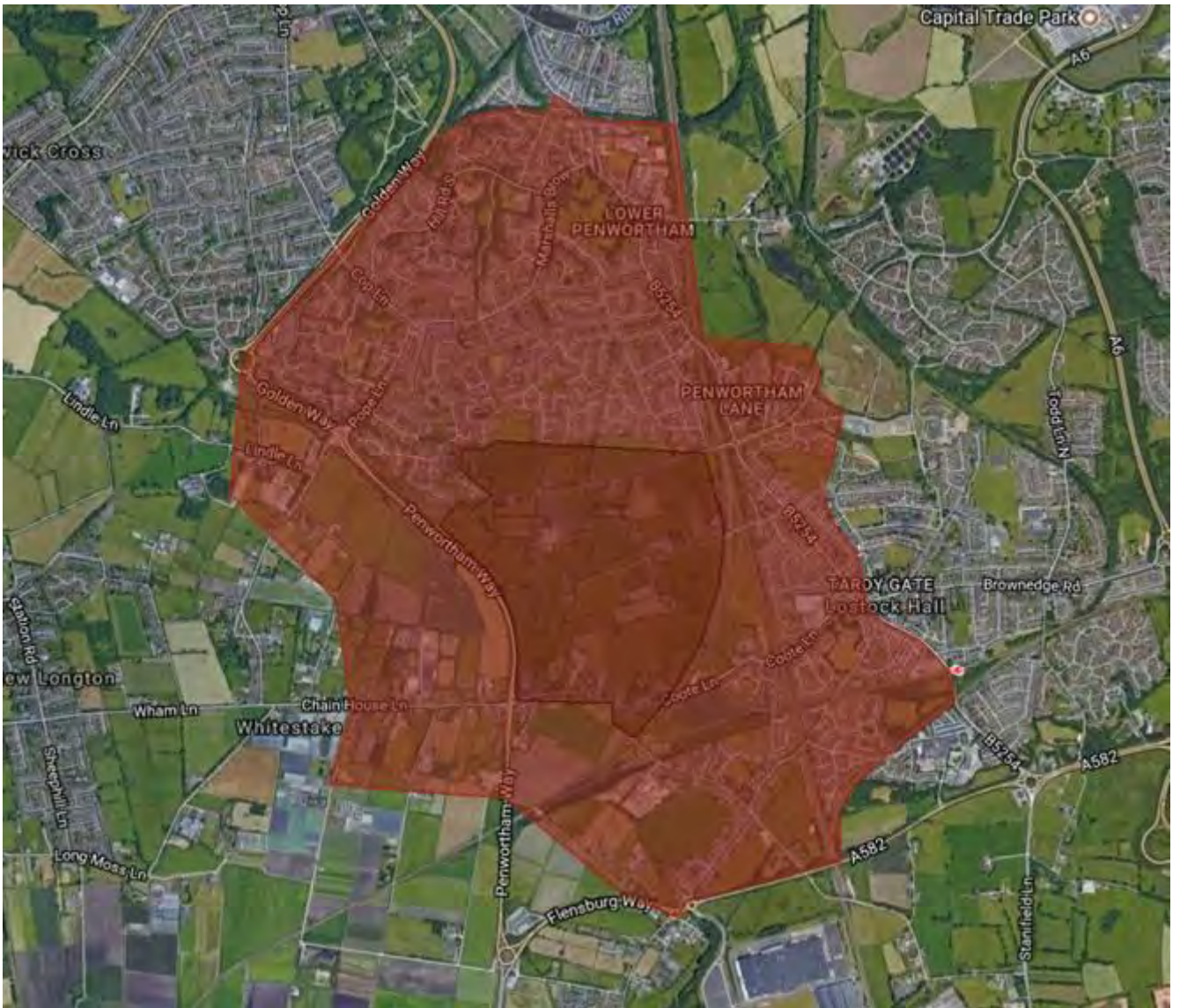
This consultation is an opportunity to tell us about the types of homes that you, or members of your family, want to see delivered in the area, alongside how the new neighbourhood should look and feel. The feedback that you provide, as part of our consultation will be considered by the development team and will be used to prepare a masterplan that positively responds to local needs.



Pickering's Farm | Penwortham.

www.visionforpickeringfarm.co.uk

Appendix C: Distribution Area



Appendix D: Letters to stakeholders | Visioning Consultation



26 June 2018

Dear [Redacted]

Pickering's Farm, Penwortham | Invitation to meet

We are writing to you to let you know that Taylor Wimpey and Homes England are promoting plans for a new neighbourhood at Pickering's Farm, Penwortham.

As you may already be aware, Pickering's Farm is allocated as a Major Site for Development in South Ribble Borough Council's Local Plan. The site has been identified for residential led development to deliver new housing, which will contribute some way towards the Council's identified need of approximately 7,000 new homes between now and 2026. It also forms a part of the Central Lancashire City Deal, a 10 year infrastructure delivery programme which aims to increase the size of the economy by £1 billion.

One of the UK's largest housebuilders, Taylor Wimpey, and the Government's housing delivery organisation, Homes England, have land and development interest in Pickering's Farm and are working in partnership to bring forward plans for the site. As part of this, we will begin comprehensive public engagement with political and community stakeholders on a masterplan for the site, which will be followed by the submission of a number of planning applications for the scheme. This important part of the project will open with a visioning event in July. The visioning event is our opportunity to work alongside the local community from the outset to achieve a neighbourhood that delivers the homes, facilities and infrastructure that local people and new residents will need.

As part of the first round of consultation, there is an opportunity for the key stakeholders and the local community to feedback their ideas on the future vision for the site. Alongside naming the new neighbourhood, local people will also be invited to contribute ideas towards how our scheme can help cater for an aging population, the digital world and issues including health and wellbeing amongst other areas.

To confirm, at this stage, we do not intend to present a pre-prepared masterplan but rather encourage them to help shape our vision for the neighbourhood. The combination of Taylor Wimpey's experience in delivering new communities in the North West, and Homes England's remit to respond to the UK's long-term housing challenges, will ensure that Pickering's Farm becomes a neighbourhood that South Ribble and its local community can be proud of.

This initial round of consultation will begin on Tuesday, 26th June, when approximately 6,500 leaflets will be distributed to those living closest to the site, detailing how to participate in our consultation. A copy of this leaflet is enclosed and has also been distributed to the residents living within the site's boundaries to ensure they have first awareness of the consultation. More information about the site can be found on the dedicated project website, www.visionforpickeringfarm.co.uk.

A visioning event for the site's masterplan has been scheduled for **Tuesday, 10th July, between 2pm and 8pm, at Kingsfold Methodist Church in Penwortham**. This event will be attended by members of the development team who will be on-hand to discuss the vision and invite people to provide feedback. In your capacity as a local councillor we would like to invite you to a special preview session between 12.00pm and 1:00pm. Residents living within the site are invited between 1:00pm and 2:00pm. A further drop in event will take place at Leyland Market between 12pm and 5pm on Friday, 13th July.

As a responsible development team, Taylor Wimpey and Homes England would welcome the opportunity to meet with you to discuss any issues you may have in advance of the consultation event. A representative from Lexington Communications, who are managing the consultation, will shortly be in touch to see if this would be of interest, however, in the interim, please do not hesitate to get in touch via the dedicated Community Information Line on 0844 556 3002 if you have any questions.

Yours sincerely,

pp.

Kate McClean
Taylor Wimpey

Mark Phillips
Homes England

Appendix E: Press Coverage | Visioning Consultation


Blog Preston
Categories About Contact Advertise

Chance to see proposals for thousands of new Penwortham homes

Posted on 27th June 2019 7:00pm | Author: [Gemma Powell](#) | [Business](#), [Housing](#), [Regeneration](#), [Public](#), [Preston](#)

Share


1
1 Like
G+



How a part of the Pickering's Farm neighbourhood may look

Anyone living near the proposed building of 3,000 new homes in Penwortham is being asked

Preston in pictures



View more

Pickering's Farm, off Bee Lane, will see nearly half of South Ribble's new homes built on it in the next decade.


Taylor Wimpey and Homes England are preparing plans for the site, to the East of Penwortham Way, and is holding a consultation event.

Early-stage plans will be available to view online and an event runs at Kingsfold Methodist Church on Tuesday 10 July from 2pm to 8pm.


A drop-in session is also taking place at Leyland Market from 12noon to 5pm on Friday 13 July.

Read more: [How the Penwortham Bypass is progressing](#)

No planning applications have been submitted for the site and Taylor Wimpey say they want to talk to homeowners, councillors and businesses in the area before submitting their masterplan.



Where the proposed Pickering's Farm site would be



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Sign up below to receive Blog Preston's weekly newsletter. It wings its way into inboxes every Sunday rounding up our best content from the last week and a look ahead to what's happening

Email address*

Subscribe

Senior strategic land and planning manager Kate McClean said: "Working with the local community is extremely important to us and we will be engaging with a wide range of stakeholders, including local people, throughout the course of this consultation.

"We want to hear feedback on a range of different topics related to the vision for the site, including the homes and services people want to see delivered, green spaces and ecology, connectivity and opportunities for the development to cater for the new digital world.

"We would encourage everyone who has a vision for what Pickering's Farm should look like to come forward and provide their feedback so that we can create a neighbourhood that South Ribble can be proud of."

Read more: [New affordable homes built in Penwortham](#)

The land was first identified in 2000 as being suitable for housing. In 2015 the Pickering's Farm site was allocated in the South Ribble Local Plan for new homes.


Head of public sector land at Homes England Nicola Elsworth said: "We are excited about the opportunities available at Pickering's Farm and the potential to help South Ribble plan for the future. Delivering a neighbourhood that local people can be proud of is important to us and we want to fully engage with local people to understand their views and to help deliver a masterplan to cater for South Ribble's needs.

"We look forward to engaging with local residents during the course our consultation, including at the forthcoming visioning event in Penwortham."

You can see the consultation for Pickering's Farm on the [website](#) and their [Facebook page](#).

What do you think about the Pickering's Farm development proposal? Do you live in the area? Let us know in the comments below

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News by location

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2,000 homes plan is 'blank canvas' for a new community



Planning has begun on a major new development near Preston that is set to be home to up to 2,000 families.

A public consultation has begun on plans for the major new greenfield site development.

Developers Taylor Wimpey and Homes England began a joint public consultation exercise yesterday for the mammoth Pickering's Farm site off Bee Lane between Penwortham and Lostock Hall.

The partnership has invited locals to get involved in shaping the development from the start on a 'blank canvas' for a new community.

PEUGEOT 2008 SUV

Strong SUV styling, practical & spacious, an intuitive drive & excellent specification.



The public will be able to influence what goes on the site, what type of homes should be built, what it will all look like - and even its name.

A six-hour public event was held at the Kingsfold Methodist Church in Penwortham to seek the views of would-be residents.

And more are expected to attend a second "visioning exercise" at Leyland Market between noon and 5pm on Friday to gather comments and ideas.

"Pickering's Farm has been identified by South Ribble Council as an ideal location to help meet the local authority's housing needs," said a leaflet circulated across the borough.

"Both Taylor Wimpey and Homes England are committed to delivering a neighbourhood that South Ribble can be proud of and one that is sensitively delivered to complement the character of the area.

"That is why we are presenting you with a blank canvas for Pickering's Farm and asking your views.

"This consultation is an opportunity to tell us about types of homes that you want to see us deliver in the area, alongside how the new neighbourhood should look and feel."

Taylor Wimpey and Homes England, the Government's housing delivery agency, are looking to prepare a blueprint for the make-up of the neighbourhood which has been in the planning stage for at least five years. The flagship project is seen as a residential-led mixed use development.



"In 2015 South Ribble Council allocated Pickering's Farm as a major site for development in its local plan," said a statement announcing the public consultation.

"As part of the City Deal, Pickering's Farm has been identified as a preferred site and will help deliver the 7,000 new homes required by South Ribble Council between now and 2026.

"Homes England and Taylor Wimpey have challenged their masterplanning team to work closely with the local community to create a blueprint of excellence to guide the future development of the neighbourhood."

The initial round of consultation is running for a five-week period. It started on June 26 and will end on July 20. Local people will be able to give their thoughts and ideas on a dedicated website:

www.visitorforpickeringfarm.co.uk.

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Bike club cancelled after travellers pitch up at Moor Park in Preston

Teenager sought after stabbing in Preston city centre

PEUGEOT DRIVE

DISCOVER MORE

"We will be engaging with a wide range of stakeholders, including local people. We want to hear feedback on a range of different topics related to the vision for this site so that we can create a neighbourhood that South Ribble can be proud of."

Nicola Elsworth, head of public sector land at Homes England, added: "Delivering a neighbourhood that local people can be proud of is important to us and we want to fully engage with local people to understand their views."

The site, between Penwortham and Lostock Hall, stretches across 222 acres of flat farm land. It is situated immediately to the south of the Kingsfold area of Penwortham and is bounded by the A592, Penwortham Way and the West Coast main rail line.

In a development statement drawn up in 2013 it was said the site could accommodate up to 2,000 homes, including affordable housing.

In addition it could have mixed employment uses and could have a local centre with between five and 10 modern units including a GP surgery, a dentist and a pharmacy, as well as a convenience store.

A primary school is also envisaged in the neighbourhood, along with a nursery and a 70-resident elderly housing facility.

A new road would be built linking Leyland Road and Penwortham Way, with pedestrian and cycling improvements also provided. It may even have its own railway station.

The development would be delivered in a phased way, ensuring the infrastructure network is not over-stretched.

Home

Plans for Pickering's Farm: Have your say today

A consultation has been launched over plans to build up to 1,350 new homes in South Ribble.

National housebuilder, Taylor Wimpey, and the Government's housing delivery organisation, Homes England, are promoting plans for a new neighbourhood at Pickering's Farm, Penwortham.

And now, they are asking residents to make their views known by visiting their website dedicated to the scheme:
www.visionforpickeringfarm.co.uk.

The initial round of public consultation will run for a five-week period: 26 June – 20 July.

Councillor Cliff Hughes, Cabinet Member for Strategic Planning, Housing and Economic Growth at South Ribble Borough Council, said: "It is an incredibly exciting time for

Penwortham, with the prospect of a completely new community that can be planned from start to finish.

"This local centre, complete with great community facilities and much-needed housing, will provide great opportunities for the area: new jobs, new businesses, and new infrastructure – including the completion of the Cross Borough Link Road.

"Once again, the Preston, South Ribble and Lancashire City Deal is pumping the region with more and more jobs, housing, transport links, and opportunities for all. There's never been a better time to live in South Ribble."

During the consultation period, there will be two drop-in sessions where you can find out more:

- Tuesday 10 July @ Kingsfold Methodist Church, 2pm – 8pm
- Friday 13 July @ Leyland Market, 12pm – 5pm

All feedback received will help to shape the proposals and when the masterplan has been developed, a second round of consultation will be announced.

More information about the consultation can also be found on the dedicated Facebook page, www.facebook.com/PickeringsFarmPenwortham where details about interactive competitions relating to the consultation will be announced in due course.



Appendix F: Exhibition Boards | Visioning Consultation



Thank you for taking the time to attend today's public exhibition.

Please spend your time visiting each of the boards we have prepared. We are not presenting a pre-prepared masterplan for Pickering's Farm at this event and instead we are seeking your vision on the type of neighbourhood that should be delivered. Once you've viewed the information on offer today, we'd really like to hear your feedback.

We would love to hear your ideas. You can provide your feedback in the following ways:

- **Talk to a member of the team** on hand today - they can be identified by their name badges;
- **Complete one of our surveys** available at the feedback station;
- **Take part** in our 'Name the Neighbourhood' competition;
- **Film a short video** explaining your vision - speak to a member of the development team to find out how;
- Visit our website visionforpickeringfarm.co.uk.

About Pickering's Farm

Pickering's Farm is a proposed new neighbourhood, capable of delivering some of the new homes that South Ribble needs. The plans are being brought forward by a collaboration between major UK housebuilder, Taylor Wimpey, and the Government's housing delivery organisation, Homes England.

We want to work with local people and community stakeholders to create a masterplan that will act as a blueprint for Pickering's Farm and which will guide all future development. As part of this process, we are asking the local community to provide their thoughts on their vision for the site.

The masterplan will be developed by 5Plus architects, using the feedback you provide both today and during the course of the masterplanning process.

Delivering a new neighbourhood

It's not all about what we can build, **it's about laying the foundations for a new neighbourhood** that will thrive into the future.

We want to hear your views on what brings people together and what you would like to discover at Pickering's Farm. Community events, yoga classes in the park, allotments, schools, green walkways, children's play areas, cafés and shops - **tell us what you'd like to see.**



Neighbourhood services: There will be opportunities for new community services to be provided.

- Does Penwortham need a new school?
- Is there a need for a nursery, a community centre, church or a café? Or should the focus be on helping to improve existing local services?



Health and well-being: A key focus for the development team will be to create places and spaces which encourage health and well-being to counteract health problems caused by issues such as obesity and pollution. We would like to provide a network of cycling and walking routes, for example, and would like to hear your views on this.

- Where would you like to see** cycling and walking routes established?
- Would you use outdoor spaces** designed to improve fitness, for example outdoor gym facilities?
- How can we ensure** that these spaces consider the needs of visually impaired or disabled residents?



Protecting and enhancing the local environment: There are opportunities to not only retain existing trees on the site, but to create new green infrastructure linkages.

- How can we** enhance the site's ecology?
- What kind of** green infrastructure would you like to see?
- Would you like** to see a community woodland delivered?



The new digital world: Think ahead 20 years to a time where there is more home working and technological advancements connect the world even more closely.

- What would you like to see** incorporated into the development to future proof it for technological advancements? Will we need new and different spaces?
- How will** new technologies change the way we live?



Garden communities: Our plans have the potential to deliver Garden Village style principles: communities which are sustainable and which prioritise green spaces that enhance the natural environment.

- Is there** an appetite for allotments locally?
- Are there opportunities** to work with the surrounding farming communities?

Taylor
Wimpey



www.visionforpickeringfarm.co.uk
www.facebook.com/PickeringFarmPenwortham



A well connected neighbourhood

Promoting a **well-connected** and **sustainable** neighbourhood

Ensuring that Pickering's Farm promotes sustainable travel, such as cycling and walking, and is strongly connected to the road and public transport network is key to turning our aspirations for a sustainable development into a reality.

Our plans will complement the ongoing investment into local transport, currently being brought forward as part of the Preston, South Ribble and Lancashire City Deal. This includes the widening of the A582 and the new Penwortham Bypass which will improve travel times to the city centre and motorway, relieving congestion through Penwortham.

- **Which bus routes do you use**, and would you like to see them connected with this development?
- **What would encourage you to walk and cycle** between Pickering's Farm, the shops and facilities at Kingsfold Drive or Tardy Gate?
- **What would encourage you to cycle** into Penwortham?
- **Where would you like access** to the site to be taken from?
- **What are your thoughts** on the road hierarchy of the development?

Plugged into a **sustainable** road network

We understand that local people will be mindful of the potential for our plans for Pickering's Farm to impact on local roads, and will want to be sure that their daily journeys are not unreasonably affected by the scheme.

As part of preparing our plans for Pickering's Farm, we will be undertaking technical highways assessments on the local road network to understand how we can best deliver a smooth and safe flow of traffic to and from the site. These technical highways assessments will feed into the preparation of the masterplan and a full Transport Assessment will be submitted with any future planning applications.

We will work closely with the Council to make sure that any required infrastructure improvements are delivered.



Taylor Wimpey



www.visionforpickeringfarm.co.uk
www.facebook.com/PickeringsFarmPenwortham



Somewhere to settle down

The character of a neighbourhood is important and we want to deliver an exciting, desirable and safe place that new and existing residents are proud to be part of.

There are opportunities to deliver homes to suit all needs, from first time buyers to those looking for independent senior living.



Homes for life: The homes delivered at Pickering's Farm will cater for all members of the local community, including a provision of affordable homes suitable to help first time buyers to get onto the property ladder.

- How can we **create a place inspired by the local area?** What should new homes look like?
- Can we incorporate **local styles and materials** into our designs?



Homes for all: With the right mix of homes, Pickering's Farm could help you and your family to stay together throughout the years. No matter what stage of life, we want to make sure our plans deliver for all. We would like to hear your views on how can we deliver the homes that are needed locally.

- How can we **provide for future generations** such as your children, or grandchildren? **What types of homes** would you like to see built?
- Which types of homes** do you believe we need to deliver locally?



Homes for the future: We want to design a scheme that can support changes to the way we live our lives in the future and we want to understand how you think we can do this.

- How can we ensure** the homes are equipped for life in 2030?
- Should we look to support future ways of working,** such as an increasing level of working from home?



An aging population: The neighbourhood provides opportunities for all, not just first-time buyers and young people. In a world where the average age is increasing we would like to hear your views on how can we build homes for every generation.

- Should a care home, or **opportunities for more independent senior living** be provided on site?
- Should there be **smaller homes** to cater for those wishing to downsize?
- Should these homes** be provided in individually designed communities or integrated into the wider development?

Investing in the **local area**



Delivering economic growth

Pickering's Farm will play a crucial role in delivering new homes and jobs and complementing the ambitions of the Preston, South Ribble and Lancashire City Deal.

During the construction phase alone, new construction and supply chain jobs will be created across South Ribble and central Lancashire, bringing a wealth of employment opportunities, including for young people through apprenticeships and local graduates.

In designing the masterplan we also have the opportunity to design and build other employment opportunities, including new live/work spaces for local startup companies and retail and service jobs. This includes the infrastructure and facilities needed to support future employment, for example a neighbourhood which facilitates those who choose to work from home.

The knock on impact of spending from future residents at Pickering's Farm will benefit existing local businesses, including at Kingsfold and Tardy Gate. Increased Council Tax and the New Homes Bonus will also provide extra money for South Ribble Borough Council, which can be invested into the wider Borough. As identified in the City Deal, Pickering's Farm will help contribute to a growth programme which is set to transform Central Lancashire by approximately £1 billion.



Opportunities for employment:

New construction jobs will be delivered during the build stage of the development, but there may also be opportunities for small business owners, retail workers, public sector workers and more via the potential delivery of shops, schools and community centres.

Which kinds of jobs would you like to see created?

Would you like more local shops and services?

Taylor
Wimpey



www.visionforpickeringfarm.co.uk
www.facebook.com/PickeringsFarmPenwortham

Site history

Pickering's Farm has been earmarked for development since 2000 and is now allocated as a Major Site for Development with South Ribble Borough Council's Local Plan.

February 2000

The site was designated as Safeguarded Land in the South Ribble Local Plan in February 2000. The Local Plan designated Safeguarded Land to meet the longer term development needs of the Borough.

September 2013

City Deal Status is a national initiative introduced by the Government as a way of targeting economic growth in key cities across the country. The Preston, South Ribbles and Lancashire City Deal was agreed and signed in September 2013.

City Deal Key Facts:

- 1. The City Deal Partners are the Lancashire Enterprise Partnership (LEP), Central Government, Lancashire County Council, Preston City Council, South Ribble Borough Council and Homes England.
- 2. The City Deal is a ten year infrastructure delivery programme. It is funded through local and national private and public sector resources. The private sector contributes through Community Infrastructure Levy (CIL) and other developer contributions. The public sector contributes through a number of ways including retaining the value uplift from land sales by Homes England.

The City Deal will generate:

- More than 20,000 new private sector jobs.
- Nearly £1 billion growth in Gross Value Added.
- 17,420 new homes; and
- £2.3 billion in leveraged commercial investment.
- 3. The City Deal will see investment pumped into South Ribble, resulting in new roads, better public transport, improved public spaces and reduced congestion. Required infrastructure to support population growth, such as new schools and health centres, will also be provided.
- 4. A City Deal Infrastructure Delivery Programme and City Deal Investment Fund have been established by the City Deal Partners which together are worth £450m over the lifetime of the Deal.
- 5. A Stewardship Board has been created which oversees assets belonging to Homes England and local Partners which will be sold for inclusion within the Infrastructure Delivery Programme. Pickering's Farm is included as a Homes England asset covered by the Stewardship Board.
- 6. Pickering's Farm has been identified as a preferred site to support the planned economic growth and help deliver the 17,000 new homes.

2018

Taylor Wimpey and Homes England bring forward plans to deliver a new neighbourhood at Pickering's Farm. Local people are invited to have their say on the vision for the future neighbourhood.

July 2012

Land South of Penwortham and North of Farington was identified as a Strategic Location in the Central Lancashire Core Strategy adopted in July 2012. The area was identified as strategic significance by virtue of it's ability to significantly contribute to South Ribbles infrastructure and housing requirements.

July 2015

Pickering's Farm was formally allocated as a Major Site for Development in the South Ribble Local Plan adopted in July 2015.

What is an Allocated Site?

An allocated site confirms that the principle of development for which the land is allocated for is acceptable. Policies are provided in Local Plans which support the future development of the allocated site.

Why is Pickering's Farm allocated for Major New development?

South Ribble Borough Council has identified a requirement for up to 7,000 new homes between now and 2026 across the Borough. Pickering's Farm has been identified as a Major Development Site which can deliver up to 1,260 new homes.

What is Pickering's Farm allocated for?

Pickering's Farm will be a residential led new neighbourhood and will make provision for a range of land uses including employment, commercial, green infrastructure and community uses. An agreed Masterplan is required for the comprehensive development of the site which includes Pickering's Farm and land which is continued to be safeguarded off Coote Lane.

The Future / Next Steps

Later consultations and workshops will be undertaken as the plans develop over 2018, as the team work towards adoption of the Masterplan by South Ribble Borough Council and the submission of planning applications for the new development in early 2019.

We want to help drive the City Deal forward for the benefit of new and existing residents of South Ribble. Pickering's Farm can help turn this vision into a reality by delivering the homes, infrastructure and facilities that are needed.



Taylor Wimpey



Taylor Wimpey is one of the UK's largest residential housebuilders, delivering over 14,000 homes per year. We understand that development is about more than creating homes and we provide millions of pounds worth of infrastructure, for example roads, sewers, landscaping and community facilities, every year across the UK. We aim to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people.

We are a responsible community developer, committed to working with local people, community groups and local authorities and keeping them informed about our work, both before we build and throughout the life of the development. We focus on getting the basics of homebuilding right first time, such as quality, customer service and health and safety, and we aim to continually improve all parts of our business.

Homes England



Homes England is the new housing delivery organisation that has been created to adopt a more commercial approach to respond to the long-term housing challenges facing this country. The new, expanded agency will play a far bigger role in investing in supply and intervening in the market to help deliver 300,000 homes a year by the middle of the next decade.

Homes England will act differently from its predecessor, bringing together money, land, expertise and planning and compulsory purchase powers to accelerate the supply of new homes and address affordability issues in areas of highest demand. For more information visit:

<https://www.gov.uk/government/organisations/homes-england>.



www.visionforpickeringfarm.co.uk
www.facebook.com/PickeringsFarmPenwortham

Naming the neighbourhood

Taylor Wimpey and Homes England are inviting the public to **name the new neighbourhood**, with the **winning entry receiving a brand new iPad!**

At present, the site is referred to as 'Pickering's Farm', however we want you to tell us what the neighbourhood should be called in the future.

The winning entry should:

- **Reflect the locality** of the area, or
- **Make a historical reference** to the area, or
- **Encapsulate the cultural influences** in South Ribble.

To take part, place your chosen community name onto one of the colourful sticky notes available today and put this on the ideas panel. You will also need to register your suggestion, alongside your contact details, at the table next to the board. The winner will be contacted following the close of the consultation.

At the end of the consultation, we'll pick the best name and the person who contributed that suggestion will win the prize. Details of the winning entry will be announced in the local press with the winner contacted via phone.

If you would like more time to think about your suggestion then you can submit your suggestion online via an online feedback form available at

www.visionforpickeringfarm.co.uk





Share your ideas with us

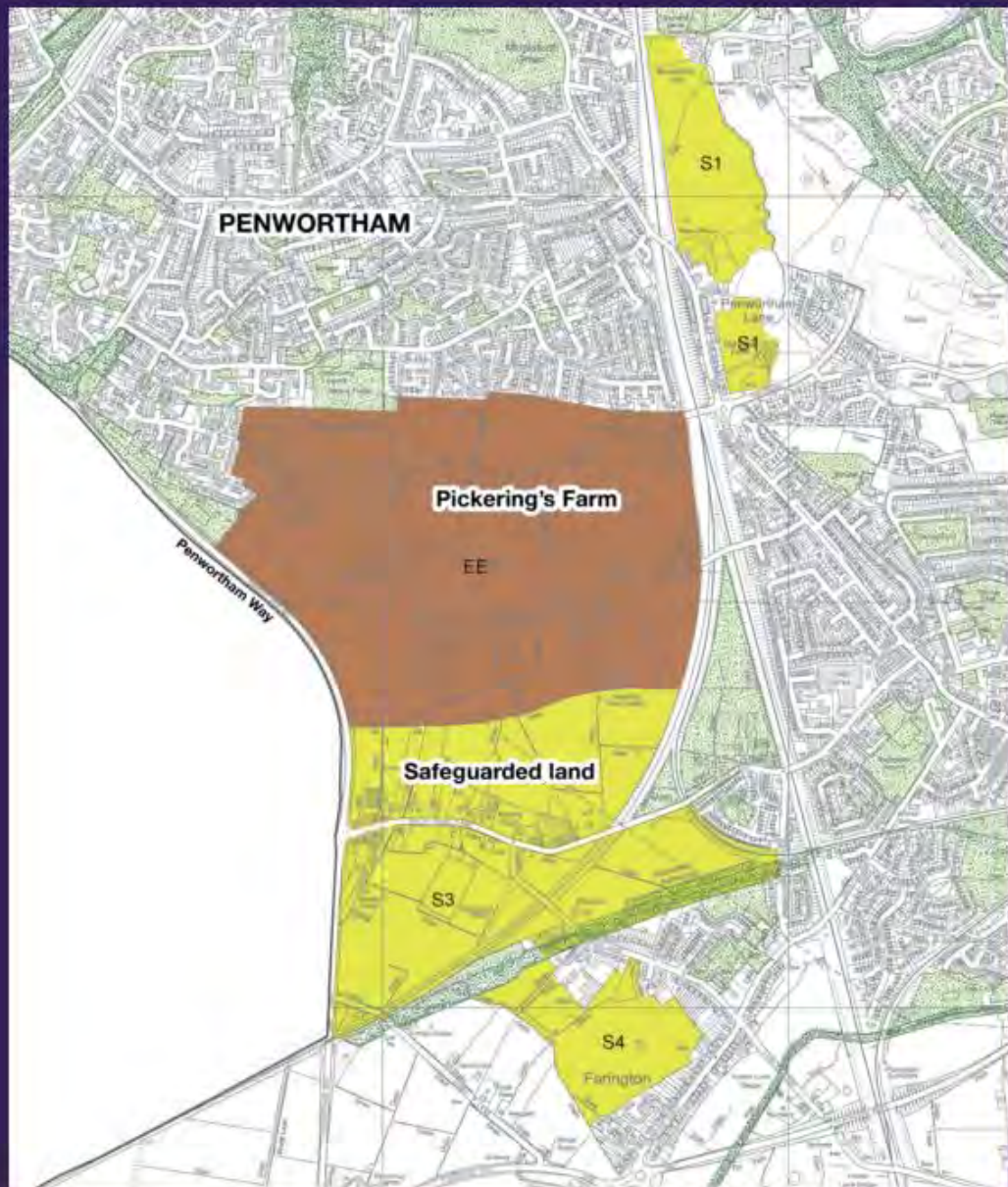
There are a number of **ways to get involved:**

- **Speak to a member of the team** - they are all wearing name badges which show who they are and their involvement in the project;
- Fill out one of our **feedback forms** on hand today;
- Take part in our **'Name the Neighbourhood' competition;**
- **Film a short video** explaining your vision - speak to a member of the development team to find out how;
- Visit our website visionforpickeringfarm.co.uk

Please ensure that all feedback is provided by Friday, 20th July to ensure that your comments can be taken into consideration ahead of the preparation of a masterplan.



The site



Appendix G: Leaflet | Draft Masterplan Consultation



Have Your Say

The second round of public consultation on our draft masterplan, will begin on Friday, 9th November and run for six weeks. Your views are important to us and all feedback will be logged and reviewed before the final draft of the Masterplan is submitted to the Council.

You can view the draft Masterplan, and find out how to provide your feedback, on our dedicated project website www.newhomesforsouthpenwortham.co.uk. Hard copies of the draft Masterplan will also be available at the following locations:

South Ribbles Borough Council, Civic Centre, West Paddock, Layland, PR26 1DH;
Kingsfold Library, Hawesbury Drive, Penwortham, Preston, PR1 9EJ;
Lostock Hall Library, Watsin Lane, Lostock Hall, Preston, PR5 6TU.

Two public exhibitions on the proposals have also been organised, taking place on the following dates:

- Tuesday, 20th November 2018 between 3pm and 7.30pm** at Penwortham Community Centre, Kingsfold Drive, Penwortham, PR1 9EJ
- Tuesday, 27th November 2018 between 4pm and 7.30pm** at Penwortham Community Centre, Kingsfold Drive, Penwortham, PR1 9EJ

There are also a number of alternative ways for you to comment on the proposals:

Phone us on: **0844 556 3002**

Write to us at:

New homes for South Penwortham
c/o Lexington Communications
Third Floor, Queens House
Queen Street, Manchester M2 6HT
Email us:
newhomesforsouthpenwortham@lexcomm.co.uk

We look forward to welcoming you to our exhibitions and hearing your thoughts on the delivery of a new neighbourhood in Penwortham.



Public Consultation Delivering new homes in Penwortham

Taylor Wimpey and Homes England are delighted to announce a public consultation on the draft Masterplan for a new neighbourhood in Penwortham.

This will be the second consultation to take place on our proposals for the site this year, following a successful visioning consultation held in the summer.



Where can I view the plans and provide my thoughts?

The draft Masterplan is included overleaf, with a larger version available on our dedicated project website www.newhomesforsouthpenwortham.co.uk.

We will also be holding two public exhibitions on the proposals at Penwortham Community Centre on Tuesday 20th November and Tuesday 27th November. You can find out more about these events, alongside all of the ways to provide feedback, on the back page of this leaflet.

www.newhomesforsouthpenwortham.co.uk

A neighbourhood that Penwortham can be proud of



Following the extensive public consultation undertaken to date, Taylor Wimpey and Homes England have prepared a draft Masterplan for the new neighbourhood, shaped by stakeholder feedback. This document serves as a blueprint for the development and sets out where the new homes, services and infrastructure will be delivered.

- 1 Primary school - Located adjacent to the new community and Kingsfold
- 2 Allocations - Two locations for allocations for both new and existing residents
- 3 Entrance boulevard - A new route from Penwortham Way direct to the heart of the new community. Also an enabler for the Cross through site Road.
- 4 View to railway from Podingh's Farm - Feedback from consultation has resulted in a viewing corridor to the railway
- 5 Multi-functional Community Centre - Situated near to the central new residential areas
- 6 Local facilities - Location for a selection of local facilities to complement the community
- 7 Elemental landscaping - with good visibility from Penwortham Way
- 8 Sustainable Urban Drainage - Location of pond basins to assist in releasing rainwater into the existing drainage system in a controlled way
- 9 Access to Holmes Farm Dairy - through occupation a direct line from Holmes Farm Dairy to the new road access
- 10 Apartments - Potential for the 5-story, 160 units located in the lower areas of the site
- 11 Links to Kingsfold Community Centre
- 12 A green buffer adjacent to some of the existing businesses



The Proposals:

- A new mixed-use community, delivering approximately 2,000 new homes in a variety of shapes and sizes;
- Homes suitable for first time buyers via the Help to Buy scheme and affordable properties for those struggling to get onto the housing ladder;
- A new primary school to cater for the children of the new neighbourhood;
- A local centre with opportunities for new shops and services;
- An extension of Penwortham Community Centre's existing facilities within the new neighbourhood;
- Public open spaces for both new and existing residents to enjoy, including walkways, cycleways and bridleways linking to Kingsfold;
- New formal signalled vehicular access to the Penwortham Way.

Delivering a new neighbourhood in South Penwortham

www.newhomesforsouthpenwortham.co.uk

Appendix H: Letter to stakeholders | Draft Masterplan Consultation



9th November 2018

Dear [REDACTED]

Taylor Wimpey and Homes England are delighted to announce that today we are launching the second round of public consultations on our proposals for a new community in Penwortham.

Our ambitions for land south of Penwortham (referred to as Pickering's Farm in the South Ribble Local Plan) would establish a new, mixed-use community to the east of Penwortham Way. Alongside the development of in the region of 2,000 homes, the proposals would deliver a new dual form primary school, local centre and extended recreational facilities for Penwortham Community Centre, all accessed via a new signalised junction off the Penwortham Way.

Pickering's Farm is an important site for the South Ribble Borough, as an allocated Major Site for Development within the Authority's Local Plan. The site also forms part of the Central Lancashire City Deal, which aims to increase the size of the local economy by £1 billion. Alongside the new communities and opportunities for local people, the Deal includes some £434 million towards expanding local transport infrastructure.

As you may already be aware, a consultation on the vision for the site took place earlier in the year, with two public events in Penwortham and Leyland. In total, over 200 people attended one of the sessions, whilst a further 25,000 viewed the dedicated project website. A further set of workshops were held with residents living within the site, whilst a Steering Group for local representatives to voice their thoughts was also established.

The feedback provided during the first round of consultation was considered by the development team in the preparation of a draft Masterplan, which was then submitted to South Ribble Borough Council for Officers review. During a meeting of the Authority's Planning Committee on Wednesday, 7th November, local Councillors endorsed the draft Masterplan which will allow the development team to begin a second round of consultation on the draft Masterplan.

The second round of consultation will begin today, Friday 9th November, and will run for a period of six weeks. The draft Masterplan, alongside ways to provide feedback, can be viewed on the dedicated project website, www.newhomesforsouthpenwortham.co.uk and in hard copy format at the Civic Centre in Leyland, Kingsfold Library and Lostock Hall Library. Two public exhibitions will also take place at

Penwortham Community Centre, providing residents with an opportunity to meet the development team and provide their comments. The sessions will take place on Tuesday, 20th November between 3:00pm and 7:30pm and on Tuesday 27th November between 4:00pm and 7:30pm. A **special preview session** has also been arranged for stakeholders interested in finding out more. This will take place on **Tuesday 20th between 2:00pm and 3:00pm**.

Taylor Wimpey and Homes England remain committed to engaging with residents and stakeholders on our plans for this site and this round of consultation is no different. We hope to see you at one of the organised sessions so that we can answer any questions you may have about the Masterplan or consultation. A further Steering Group meeting for stakeholders will also be established in the New Year, once we've received and considered the feedback from this consultation. More details about this will be released in due course. In the meantime, should you have any further questions, please do not hesitate to get back in touch with my colleague, Charlotte Woods, on charlotte.woods@lexcomm.co.uk.

Yours sincerely,

pp.

Appendix I: Press Coverage | Draft Masterplan Consultation

Pickering's Farm in Penwortham to see second consultation

Posted on - 14th November, 2018 - 7:00am | Author - Olivia Bavin | Posted in - Housing, Penwortham, Preston News



Site of the proposed new neighbourhood in Penwortham

Those living near a proposed new neighbourhood in Penwortham for a second time in six months.

Located to the south of Penwortham, the site aims to deliver a new, mixed-use community to the east of Penwortham Way.

Around 2000 new homes, a new dual form primary school, a local centre and extended recreational facilities for Penwortham Community Centre are being proposed.

Read more: [What Lancashire County Council said after Golden Way roadworks delayed](#)

The project is being promoted house builders, Taylor Wimpey, and the Government's housing agency, Homes England and it will all be accessed via a new signalized access off the Penwortham Way.

Two public events of consultation were held earlier this year, with 200 people attended one of the sessions and 25,000 visiting the project website.

A further set of workshops were held with residents living within the site, whilst a Steering Group for local representatives to voice their thoughts was also established.



Site of the proposed new neighbourhood in Penwortham

Feedback provided was considered by the development team and then submitted to South Ribble Borough Council who then provided feedback.

The Authority's Planning Committee endorsed the first round of consultation on Wednesday 7 November, subsequently allowing the development team to begin consulting on the draft Masterplan.

Now the second round of public consultation has commenced, running for a period of six weeks.

Read more: [Inside the first genuine loft apartments in Preston](#)

The Masterplan, alongside ways to provide feedback, can be viewed on the dedicated project website and in hard copy format at the Civic Centre in Leyland, Kingsfold Library and Lostock Hall Library.

Two public exhibitions will also take place at Penwortham Community Centre, where residents can meet the development team and provide comments.

These sessions will take place on Tuesday 20 November between 3pm – 7.30pm and on Tuesday 27 November between 4pm – 7.30pm.

Senior Strategic Land and Planning Manager at Taylor Wimpey, Kate McClean, said: "We are delighted to be launching the second round of consultation on our plans for a new neighbourhood in Penwortham, after a successful first tranche in the summer.

"Working together, Taylor Wimpey and Homes England are committed to engagement with residents and stakeholders to establish a Masterplan that local people can be proud of.

"Pickering's Farm will establish the new homes that South Ribble is identified to need, alongside a range of new community services which can be used by both new and existing residents. The includes the provision of a new local centre, primary school and the extension of community facilities at Penwortham Community Centre."

Do you live in Penwortham? What do you think? Let us know in the comments below



Masterplan out for 2,000 Penwortham homes

12 Nov 2018, 10:15

Taylor Wimpey and Homes England have released a draft masterplan set to guide the development of up to 2,000 homes at Pickering's Farm, Penwortham.

The 244-acre site was allocated in 2015 by South Ribble Council as a major location for residential-led development in its Local Plan, while the site also forms part of the Central Lancashire City Deal.

As part of the City Deal, Pickering's Farm has been identified as a preferred site and could account for a significant chunk of the 7,000 new homes required by South Ribble Council between now and 2026.

Architect 5plus and planner GVA How are working with Taylor Wimpey and Homes England.

The draft plan responds to an early stage consultation which was held between June and September. The document outlines the site's potential for up to 2,000 homes, with "social and physical infrastructure to support the new and existing population" such as a primary school, community centre and park.

The delivery on the homes will be divided between up to four housebuilders, who will deliver between 30 and 150 houses each year.

A consultation on the draft plan will run until 21 December, and [feedback can be given here](#).



Welcome to today's exhibition on the plans for a new neighbourhood in Penwortham, currently being promoted by national housebuilder, Taylor Wimpey, and the Government's housing agency, Homes England.

Today's event forms part of a wider public consultation period on the draft Masterplan for the site, which will run until Friday, 21st December. This consultation follows the 'visioning' consultation that we held in Summer 2018 with the feedback received during this consultation has helped to shape the draft Masterplan available today.

Please take your time to look at the materials available today. There are plenty of ways you can provide your comments, including via a form available on the feedback table. To find out more about how to have your say, please visit the 'Your Views' board.

Timeline of activity

-  Draft Masterplan consultation
NOVEMBER / DECEMBER 2018
-  Masterplan to be submitted to South Ribble Council
JANUARY 2019
-  South Ribble Council to determine Masterplan
FEBRUARY 2019
-  Submission of planning application to South Ribble Borough Council
MARCH 2019
-  Determination of planning application
SUMMER 2019
-  Start on site
LATE 2020

Draft Masterplan

Our proposals will deliver a new, mixed-use community, delivering approximately 2,000 new homes.



- ① Primary school - Located between the new community and Kingstoid.
- ② Allotments - Two locations for allotments for both new and existing residents.
- ③ Entrance Gateway - A new route from Penwortham Way direct to the heart of the new community.
- ④ Multi-functional Community Centre - located near to the most densely developed new residential areas.
- ⑤ Local facilities - Location for a selection of local facilities to complement the community.

- ⑥ Commercial frontage - with good visibility from Penwortham Way.
- ⑦ Sustainable Urban Drainage - Location of pond features to assist in releasing rainwater into the existing drainage system in a controlled way.
- ⑧ Apartments, Potentially for Elderly Care. These buildings located in the lower areas of the site away from existing homes.
- ⑨ Pedestrian and vehicular link to the north.
- ⑩ A green buffer adjacent some of the existing businesses.
- A Bee Lane D Moss Lane
- B Lord's Lane E Rig Lane
- C Nib Lane

Key

Main Road	Water / Pond Feature
Primary/Secondary	Secondary Road Network
New Street Access	Residential
Green	Apartment
Entry/Exit	Commercial
Public Rights of Way	Existing/Proposed to be Closed

The draft Masterplan fully meets the requirements of Policy C1 in the South Ribble Local Plan in terms of extent of site covered and uses proposed.



The Vision

Our draft Masterplan sets out a vision which is sensitively designed with the current area in mind.

This new neighbourhood will be a well-connected place that encourages activity. It needs to be both a place to settle down and raise a family now, alongside a place that caters for the next generation.

A new neighbourhood: One of the key issues raised during our previous consultation was the desire to see a high-quality development delivered. The new urban fabric will take inspiration from Garden Village principles. Our plans include a range of new community facilities and services, which will provide vital connection points to thread together the development and bring social cohesion, including an existing active dairy, allotments, a school, nursery and café.

A place to settle down, a place for the future: We want to deliver a place with all the components needed to create a sustainable community. Taylor Wimpey and Homes England are designing a place not for now, or even ten years' time, but for the future. The residential element of the neighbourhood will deliver a range of high quality homes, including homes suitable for the aging population that integrate digital and Smart Technology.

A well-connected place: Using existing lanes and footpaths, it is possible to create a range of green spaces providing a wealth of different environments. Both new more formal parkland and informal areas for supporting an abundance of wildlife have been integrated into the draft Masterplan.

A place that encourages an active lifestyle: The draft Masterplan places an emphasis on turning the existing lanes into sustainable pedestrian friendly routes. The green spaces and routes could encourage the growth of a community to stay fit and active.

What do you think of our plans?

Do you agree with our priorities?

What else could we deliver?

What are your thoughts on our ambitions?

You can have your say by filling in a feedback form on hand today, or by contacting us via one of the options displayed on the 'Your Views' board.



Physical & Social Infrastructure Requirements

The future **residents of the development** who live and work at the site will increase the demand for and use of:

- **Physical infrastructure requirements**, such as roads and public transport; and
- **Social infrastructure requirements** used by local communities on a day to day basis such as open space, schools and health services.

Green Infrastructure

Extensive green infrastructure will be provided across the site with differing forms and functions. This new infrastructure will be connected via the extensive network of green lanes. Discussions with the Borough Council are ongoing regarding the scope of green infrastructure that will be provided. However, it is envisaged that this could be equipped play areas, playing fields and allotment provision. Through discussions with the Borough and Town Council, an extension to the existing open space off Kingsfold Drive could be delivered.

Education

A new two form entry primary school is proposed as part of the draft Masterplan. The requirement for this infrastructure was confirmed following consultation with Lancashire County Council's School Planning Team.

Commercial, Retail and a New Local Centre

In accordance with the Local Plan, commercial and retail development will be provided. A new Local Centre is also proposed as part of the draft Masterplan, positioned centrally in the development. This could contain a food store, farm shop, community centre, as well as a range of other services and facilities for example a pharmacy, gym, veterinary surgery, dry cleaners and hairdressers.

Health facilities

Consultation is ongoing between the developers and the Clinical Commissioning Group (CCG). The community buildings proposed within the draft Masterplan could accommodate a health care facility should the need arise.

New Digital Technologies

Taylor Wimpey and Homes England recognise that there is an opportunity to integrate digital and Smart Technology within the development to meet the demands of future generations, for example, those that may wish to work from home. The development will aim to incorporate modern methods of construction and the most efficient materials, including timber frame.

Access and Movement



In the preparation of the Masterplan, **a number of surveys have been undertaken on the site.**

Site Access

Access to the site will be taken from Penwortham Way via a new signalised junction. The development will benefit from the forthcoming significant improvements to Penwortham Way in the form of an upgraded dual carriageway. A planning application, brought forward by Lancashire County Council, will be submitted in early 2019 and every effort will be made to ensure that the dualling of the road and the proposed signalised site access will be constructed at the same time to reduce disruption.

Green Lanes

Bee Lane, Flag Lane, Nib Lane, Moss Lane and Lords Lane will be retained as part of the development, allowing for continued vehicular access to existing properties. Where possible, the lanes will be improved to enhance pedestrian and cycle priority to create an enhanced network and preserve the rural character.

Pedestrian and Cycle Access

Our proposals will ensure that the site is permeable in numerous directions to maintain and promote better pedestrian and cycle linkages to the wider area.

Cross Borough Link Road

The developers will deliver the Cross Borough Link Road (CBLR) extension within areas of land they control. The road will commence in the west and will be delivered in phases as development progresses. A signalised junction is proposed from Penwortham Way, which will create a gateway into the development and will be the main vehicular access into the site. To the east, the CBLR extension will connect to The Cawsey. Close consultation with Lancashire County Council on the alignment of the CBLR will continue.

What do you think about our proposals? Do you have any thoughts on our highways strategy?

You can provide your feedback by filling out one of the feedback forms on hand today.

**Taylor
Wimpey**



www.newhomesforsouthpenwortham.co.uk



Site Considerations

In the preparation of the Masterplan, **a number of technical assessments have been undertaken on the site.**

Noise

Noise surveys have been undertaken to predict road and rail traffic noise levels in proposed residential areas. The results show that it will be necessary to incorporate good acoustic design into the design for areas bordering the roads and this will therefore be adopted by those delivering homes on this site.

Ecology and trees

A Phase 1 Habitat Survey, Hedgerow Regulations Assessment and protected species surveys have been undertaken to identify any ecological constraints present on the site. No evidence of Great Crested Newts, badgers or water voles was found during surveys and the site is considered to be unsuitable for reptiles. The remainder of the site is considered to have low ecological value and, therefore there are significant opportunities to enhance the site for local wildlife. This enhancement will be achieved through the delivery of 'biocorridors' throughout. Furthermore, numerous trees within the site have been deemed of such quality that they should retain untouched.

Air Quality

The site is not located within close proximity to an Air Quality Management Area (AQMA); the closest AQMA is located to the east of the site on Leyland Road. As the site is located in proximity to Penwortham Way and adjacent to a railway line there is the potential for elevated pollutant levels as a result of road vehicle exhaust emissions and diesel locomotive emissions. Providing that the proposed residents units are not located immediately adjacent to Penwortham Way and are greater than 30m away from the railway line, it is not anticipated that future site users will be exposed to elevated pollutant concentrations.

Heritage

Heritage surveys have been undertaken and confirm that no Designated Heritage Assets are located on site.



Site Considerations

In the preparation of the Masterplan, **a number of technical assessments have been undertaken on the site.**

Flood Risk and Drainage

The site is in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Data Map. With regards to drainage, restricted rates, attenuation volumes and points of connection will be proposed once the draft Masterplan has been developed further.

Utilities

The Masterplan provides illustrations of the utilities on site. This includes a National Grid pipe line which runs along the northernmost part of the site and continues down Lords Land. A 10m buffer has been included from the pipeline within the Masterplan to prevent any damage or disruption from this pipe. Records obtained by other utility providers, such as Electricity North West, have also been used to inform the Masterplan.

Topography

Topographically, the site is relatively flat and it is unlikely that significant earthworks will be required as part of the development.

Pylons

Due to the restrictions on development underneath pylons, green spaces will be incorporated around the site's pylons to break up and minimize the visual impact of these objects.



**Taylor
Wimpey**


Homes
England

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Your Views

We want to hear your thoughts on our draft Masterplan. Your views are important and will help us refine the Masterplan before a final version is submitted to South Ribble Borough Council early 2019.

There are a number of ways to have your say:

- **Complete a feedback form** on hand today to tell us your views
- **Call the Community Information Line** on 0844 556 3002 (Monday to Friday, 9:00am – 5:30pm)
- **Email us at** newhomesforsouthpenwortham@lexcomm.co.uk
- **Write to us at** New Homes for South Penwortham, c/o Lexington Communications, Queens House, Queen Street, Manchester, M2 5HT
- **Respond via the website at** www.newhomesforsouthpenwortham.co.uk.

We look forward to hearing your feedback in due course. **Please ensure that all feedback is provided by Friday, 21st December** to make sure that your comments can be taken into consideration in the final plans.





Taylor Wimpey



Taylor Wimpey is one of the UK's largest residential housebuilders, delivering approximately 13,000 homes per annum. The developer operates as a network of local business across England, Scotland and Wales, with 24 regional offices. Taylor Wimpey aims to build attractive, high-quality homes with a focus on delivering customer service and working with communities. Over recent years, Taylor Wimpey has delivered thousands of homes across the North West including more recently in Leyland, Cottam, Whittingham and Longridge.

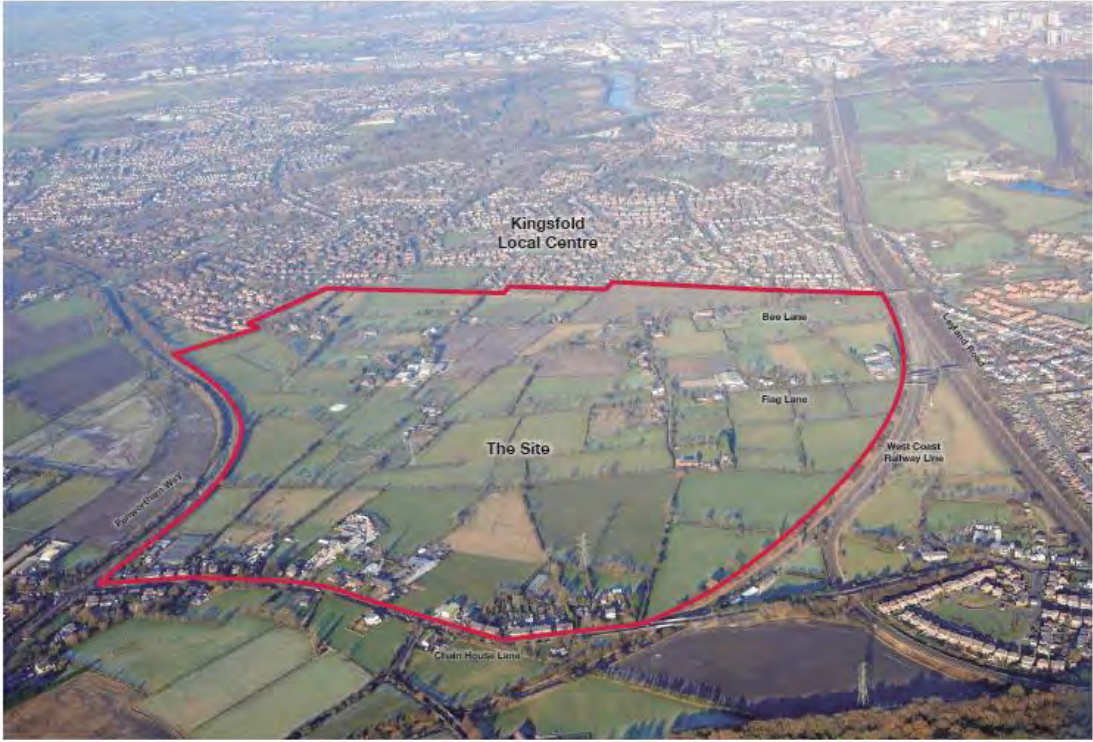
Homes England



In January 2018, the Homes and Communities Agency adopted the new trading name Homes England. The body is responsible for increasing the number of homes built in England, improving existing affordable homes, increasing the supply of public land available and helping to stimulate local economic growth using its land and investment. Homes England brings together land, money, expertise, planning and compulsory purchase powers with a clear remit to facilitate the delivery of new homes where they are most needed.



www.newhomesforsouthpenwortham.co.uk



Taylor Wimpey | Homes England

www.newhomesforsouthpenwortham.co.uk

Draft Masterplan

Our proposals will deliver a new, mixed-use community, delivering approximately 2,000 new homes in a variety of shapes and sizes.



- ① Primary school - Located equidistant between the new community and Kingsfold
- ② Allotments - Two locations for allotments for both new and existing residents
- ③ Entrance Gateway - A new route from Penwortham Way direct to the heart of the new community
- ④ Multi-functional Community Centre - located near to the most densely developed new residential areas
- ⑤ Local facilities - Location for a selection of local facilities to complement the community

- ⑥ Commercial frontage - with good visibility from Penwortham Way
 - ⑦ Sustainable Urban Drainage - Location of pond features to assist in releasing rainwater into the existing drainage system in a controlled way
 - ⑧ Apartments - Potentially for Elderly Care, Taller buildings located in the lower areas of the site
 - ⑨ Pedestrian and vehicular link to the north
 - ⑩ A green buffer adjacent some of the existing businesses
- A** Bee Lane **D** Moss Lane
B Lord's Lane **E** Rag Lane
C Nit Lane

Key

Main Road	Primary Road Extension
Local Greenway	Community Footpath
Newformed Accessible Space	Neighbourhood
Existing Lane	Allotment
Public Right of Way	Primary School
Existing Accessway (to be retained)	

Taylor Wimpey



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Appendix III

Supporting Documents

Document	Author
Application Forms	Avison Young
Application Fee	The Developers
Plans	
Red Line Plans	5Plus
Land Use Parameter Plans	5Plus
Building Heights Parameter Plans	5Plus
Demolition Plans	5Plus
Indicative Masterplan (outline)	5Plus
Indicative POS Plan	XQA
Indicative Phasing Plan	5Plus
Access Plans (Application A)	Vectos
Documents	
Revised Masterplan	5Plus
DAS incorporating Design Code	5Plus
Supporting Planning Statement	Avison Young
IDS (Appendix to SPS)	Avison Young
Affordable Housing Statement	Tetlow King
Employment Skills Report	Avison Young
Waste Management Strategy	Stantech
Biodiversity Net Gain Report and Calculation	TEP
Outline CEMP	DM Safety
Statement of Community Involvement	Avison Young
Environmental Statement	
Chapters 1-6	Avison Young
Chapter 7 Ecology and Nature Conservation	TEP
Chapter 8 Archaeology and Heritage	CgMs
Chapter 9 Landscape and Visual	XQA
Chapter 10 Ground Conditions	RoC
Chapter 11 Drainage and Flood Risk	Lees Roxburgh
Chapter 12 Transport and Mobility	Vectos
Chapter 13 Air Quality and Dust	REC
Chapter 14 Noise and Vibration	REC
Chapter 15 Socioeconomics	Hatch
Chapter 16 Health	Stantech
Chapter 17 Climate Change	Wardell Armstrong
Chapter 18 Cumulative Effects	Avison Young
Chapter 19 Summary of Mitigation and Residual Effects	Avison Young
Summary	Avison Young
Utilities Report (ES Appendix)	TDS

Appendix IV
Awareness Leaflet

The Lanes newsletter



Keeping you up to date with the latest news on our plans

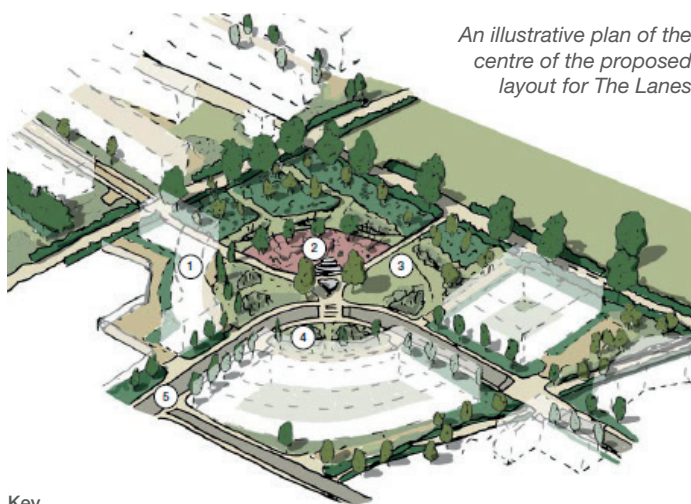


Image shows a typical Taylor Wimpey streetscene

Welcome

Welcome to the latest edition of The Lanes newsletter from Taylor Wimpey and Homes England.

We are committed to continuing to work with the local community as we develop and refine our plans. In this newsletter you will find out more about our revised proposals for a residential led mixed-use development of up to 1,100 new homes, a local centre, a two-form entry primary school and green open space in Penwortham.



An illustrative plan of the centre of the proposed layout for The Lanes

Key

1. Local Centre 2. Children's play area 3. Village Green
4. Sustainable Urban Drainage 5. Spine Road



A little background...

What is 'The Lanes, Penwortham'?

'The Lanes' is the name given to land located to the east of Penwortham Way in Penwortham. The site has been allocated for development and sits within the Major Development Site allocation of South Ribble Council's Local Plan which was adopted in 2015.

The allocation site, which is approximately 78 hectares in size, is earmarked for a range of land uses including residential, employment and commercial, as well as areas of green open space and community facilities. Taylor Wimpey and Homes England are driving the delivery of approximately two thirds of the total allocation site.

History of The Lanes

Since June 2018, we have carried out extensive community consultation on our proposals for this important development. We have consulted with local residents, including those whose homes sit within the boundary of the allocated site, as well as local businesses and political stakeholders. We want to thank everyone for the feedback we have received so far.

Following a period of public consultation, all comments from the local community were considered and we prepared a draft Masterplan and an outline planning application for The Lanes which were submitted to South Ribble Borough Council (SRBC) in December 2019.

In September 2020, the draft Masterplan was rejected at SRBC's Planning Committee. We withdrew our outline planning application in March 2021 so that we could reconsider the proposals and revise our plans.

What's the difference between the Masterplan and outline planning application?

The Masterplan sets out the vision for The Lanes including how the development will look, where new facilities will be located and how it will connect to the local area. The Masterplan will provide a framework for the future development of the whole site, including the area that will be delivered by third parties. The Masterplan also covers an area of "safeguarded land" to the south of the allocated site.

The outline planning application is for the two thirds of The Lanes (the allocated site) that will be delivered by Taylor Wimpey and Homes England and includes our proposals to deliver up to 1,100 new homes and community facilities.



The Lanes will provide cycleways for residents and the wider community

Our updated proposals

In response to feedback on our previous proposals for The Lanes, we have been working closely with South Ribble Borough Council, the local community and other key stakeholders to update our plans.

We have prepared two revised outline planning applications on adjoining land parcels at The Lanes, as well as an updated Masterplan.

The revised Masterplan demonstrates how the wider allocation site and the parcel of safeguarded land could be developed to include all of the necessary infrastructure required by SRBC's planning policy. The revised Masterplan forms a supporting document to the two outline planning applications and addresses comments received from SRBC in September 2020.

The new outline planning applications include our proposals to deliver up to 1,100 new open market and affordable homes, a two-form entry primary school, local shops, flexible workspace, community facilities and extensive areas of open green space at The Lanes.

The outline planning applications are supported by an Environmental Statement which provides sufficient information on the cumulative environmental impacts of the proposed development to enable SRBC to make an informed decision on our plans.

You can find out more by visiting

<https://www.taylorwimpey.co.uk/new-homes/south-ribble/the-lanes>



Proposals for The Lanes include a wealth of green open space and play spaces for families to enjoy

How to have your say

We have now submitted our revised outline planning applications and revised Masterplan to South Ribble Borough Council. South Ribble Borough Council will now formally consult upon the applications before coming to a decision.

Details of the applications and the opportunity to submit comments will soon be available via the council's Public Access Portal search facility:

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

Get in touch

More information about our proposals for The Lanes is available at www.taylorwimpey.co.uk/new-homes/south-ribble/the-lanes

#taylorwimpey

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)



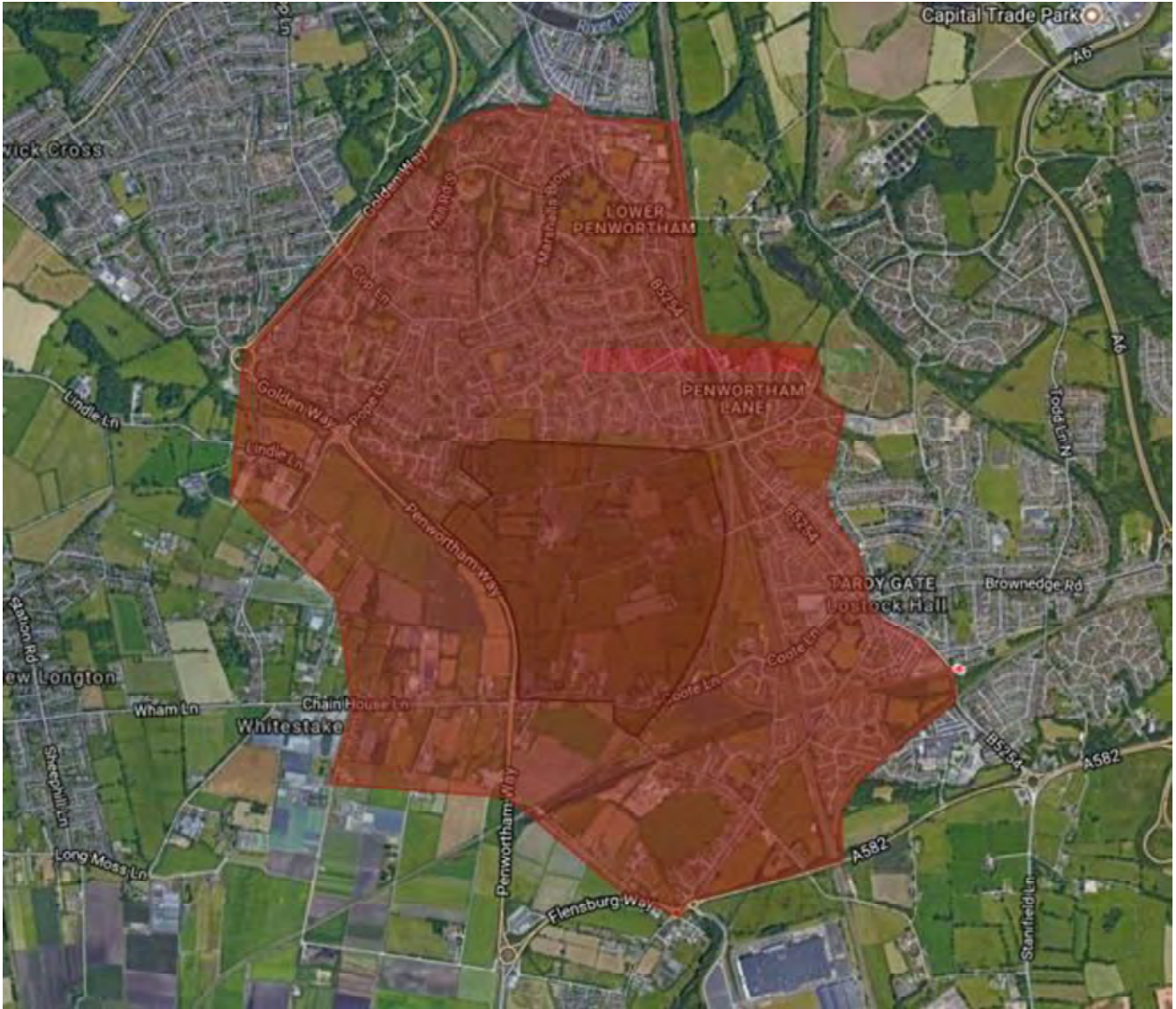
Homes
England

**Taylor
Wimpey**

Appendix V

Consultation Boundary

Appendix C: Distribution Area



Appendix VI

Masterplan Feedback / Responses table

Masterplan Feedback / Responses Table

Comment received on previous Masterplan	Developers Response
<p>The masterplan must consider the potential impact of the development on the Footpath/bridleway network, with particular reference to Level Crossings.</p>	<p>Figure 2.0 on page 9 of the revised Masterplan document shows the location of the site in the context of the PRowS. The diagram shows all designated Public Rights of Way retained within the masterplan and how they connect with the wider area of footpaths and cycleways.</p> <p>There are no bridleways on the Sites or in the immediate surrounding area. The nearest bridleway is to the north of Pope Lane. There are also no level crossings in the immediate area.</p>
<p>Provision for Sustainable Movements (LCC)</p>	<p>The revised Masterplan sets out a vision for a new place rooted in the existing context. It adopts a policy driven “Vision and Validate” approach to growth and new living, enabling, not just encouraging, change and movement towards healthier, happier, sustainable and stable lifestyles. The Vision and Validate approach is based entirely around sustainable movements to reduce traffic flow for local journeys. The new vision for the revised Masterplan is to promote local living and virtual mobility which are integral to promoting the internalisation of trips which is required to minimise the pressure on the existing transport networks, thereby limiting the need for additional network capacity enhancements which are only likely to encourage more vehicular traffic.</p> <p>Community infrastructure (including primary/secondary mobility hubs and third place working environments¹), along with sustainable and active travel routes have been considered before any internal highway layouts for motor vehicles. Although already well positioned to make good use of existing local services and amenities, the provision of a new local centre (with mobility hub), primary school and community uses on the Sites, accessed via a network of internal active travel routes (both new and existing), will further encourage local living and active travel as all residents will be within a short walk or cycling distance of an increased number of local amenities.</p>

¹ Further detail on this is provided at Paragraph 7.22 of this SPS

Comment received on previous Masterplan	Developers Response
<p>Increase amount of Green infrastructure and Public Open Space which respects the rural character of the area and protects the high-quality elements such as the Orchard.</p> <p>Green Infrastructure under the Pylons not to be counted towards Policy compliant POS as this does not provide a high quality, usable environment</p>	<p>As noted on Page 27 of the revised Masterplan, there is 16.09 ha of Green Infrastructure which is in excess of policy requirements.</p> <p>The Orchards have been excluded from the Sites and shown as retained on the Masterplan.</p> <p>The space provided underneath the pylons (which amounts to 4.7 hectares) is provided in addition to our POS calculations above and therefore not required to meet policy requirements. This is illustrated on the POS Plan (Figure 7.2) on page 27 of the Masterplan.</p> <p>Following the Workshop with SRBC Officers in February 2021, the proposed green infrastructure is more clearly presented in the revised Masterplan, with more narrative included regarding the land under the pylons and how this land interrelates with the rest of the Masterplan in terms of connecting to PRow's and proposed walking routes.</p>
<p>Firm commitment for the retention of Orchard site</p>	<p>The Developers are committed to retaining both of the Orchards and their proposed retention is reflected in the revised Masterplan. The Orchards are not included within the boundary of the Developers outline planning applications.</p>
<p>Firm commitment to retain all existing hedgerows and trees of A and B category</p>	<p>It is the Developers intention to retain Category A and B trees wherever possible. Where any tree removal is unavoidable, appropriate mitigation will be provided in the form of replacement trees.</p> <p>Minimal loss of Category A and B trees is required to facilitate the development. The removal of a small number of Category A and B trees is required to facilitate access off Penwortham Way and additional tree loss is possible for the delivery of other essential infrastructure in line with policy requirements.</p>
<p>Ecology surveys of whole of Masterplan site, regardless of</p>	<p>The Developers have undertaken updated ecological surveys over the land included within the Sites. Surveys covering third party land</p>

Comment received on previous Masterplan	Developers Response
ownership and including Safeguarded Land	<p>would be undertaken at the time planning applications (if any) come forward in respect of that land.</p> <p>The submitted Environmental Statement summarises the ecological surveys which have been undertaken to assess the suitability of the land for the proposed development and proposes robust mitigation strategies where necessary.</p> <p>The Masterplan should not seek to prescribe such mitigation strategies for the potential future loss of any habitats on third party land which is outside the Developer's control. If and when future planning applications come forward on third party land, applicants can be required by the Council to provide up to date survey data and propose associated mitigation, as appropriate, using the latest available information.</p>
Details of the metric used and the assessment provided for Biodiversity Net Gain (BNG) of 10%	<p>Although the Masterplan site is expected to achieve a level of BNG, the Masterplan does not dictate the level of net gain requirement, as each site will be required to accord with the most up to date policy guidance on BNG and employ the latest calculation methods relevant to the time applications are made.</p> <p>Details of the BNG calculation for the Developers' Sites are provided within the Biodiversity Net Gain report prepared by TEP which is submitted as part of the Developers outline planning applications. The BNG metric has been calculated using the latest DEFRA 3.0 method.</p> <p>Based on the details available at this time of an outline planning application, the results indicate a net gain of 2.07% for habitats and a significant net gain of 18.8% for hedgerows. It is likely that when further detail is available at detailed design and reserved matters applications, an increase in net gain for habitats will be achieved. Should it not be possible to achieve 10% net gain on site during detailed design, a biodiversity offsetting strategy will be developed to provide the shortfall in biodiversity units which could include partnering with a landowner within the same authority area or financially offsetting through a net gain broker.</p>

Comment received on previous Masterplan	Developers Response
Further consideration of proposal to discharge surface water to Mill Brook.	As the Masterplan now forms a supporting document to the Developers' outline planning applications, all of the technical information in relation to the Sites is included within the Environmental Statement. Consideration of the proposed discharge of surface water to Mill Brook is included within the Flood Risk and Drainage chapter of the ES (Chapter 11).
The masterplan to clearly set out the need to follow the hierarchy of drainage options for surface water in the NPPG which identifies the public sewer as the least preferable option for the discharge of surface water.	<p>As the Masterplan now forms a supporting document to the Developers' outline planning applications, all of the technical information in relation to the Developers' Sites is included within the Environmental Statement. Consideration of the hierarchy of drainage options is included within the Flood Risk and Drainage chapter of the ES (Chapter 11).</p> <p>It is important to note that the drainage strategy for the Sites is largely unchanged from that proposed by the previous (now withdrawn) outline application which United Utilities (UU) and the LLFA were consulted upon. UU and the LLFA were both supportive of the proposed strategy and raised no issues with the outline drainage proposals. Detailed drainage proposals for each phase would be submitted as part of each future reserved matters applications for the Council's approval.</p>
Detail to ensure the design principles set out within the masterplan are met through each development phase, irrespective of the timing of its delivery or the ownership status of the land.	<p>The Design Code sets out a series of design principles for the Developers' Sites which could be replicated across the wider Masterplan site to ensure a level of design uniformity.</p> <p>The Developers welcome a planning condition requiring conformity with the Design Code and SRBC may wish to assess future applications on third party land using this basis if they desire.</p>
Air Quality Assessment and robust mitigation and management measures.	As the Masterplan now forms a supporting document to the Developers' outline planning applications, all of the technical information in relation to the Developers' sites is included within the Environmental Statement.

Comment received on previous Masterplan	Developers Response
	<p>Chapter 13 (Air Quality) of the ES includes an updated Air Quality Assessment (AQA) prepared by Ensaf. The updated AQA is based on the traffic movements associated with the new highways strategy for the Sites proposed by Vectos. As Vectos' strategy focuses more on sustainable movement principles as opposed to a vehicular movement led strategy, it is clearly demonstrated within the AQA that the Developers' proposals will result in a significant betterment to air quality impacts compared with the previous outline application proposals.</p>
<p>The suggested measures to reduce the current CO2 emission rate by 10% is not compliant with the Council's aims and the Masterplan must include measures to compensate for Climate Change and the Council's Climate Emergency. The scheme is ideally suited to improved carbon reduction measures such as a central heating system (Ground source heat pumps), air source heating improved green energy production through the use of solar panels on every property something given the scale of the development will reduce installation costs and provide a much needed source of green power, improve efficiency within the units.</p>	<p>As the Masterplan now forms a supporting document to the Developers' outline planning applications, all of the technical information in relation to the Developer's outline sites is included within the Environmental Statement. The Design Code which forms part of the Masterplan encourages the use of measures to reduce CO2 emission rates.</p> <p>Chapter 17 (Climate Change) of the ES includes a Climate Change Report prepared by Wardell Armstrong. The report confirms that the Developers are committed to achieving 31% emerging efficiency improvement across their Sites. The Climate Change report sets out the potential measures which would be appropriate to use on the Sites to achieve this target. These measures can be conditioned so that they can be implemented through the Developers future reserved matters applications.</p>
<p>Bee Lane and the railway bridge are part of proposed 'exercise route' in Penwortham Town Plan, consideration of how proposals will impact on this.</p>	<p>The Masterplan allows for a circular 3km running and cycling route which fully integrates with the Penwortham Cycle and Walking Route. The proposed exercise route accords with Policy 7 of the Penwortham Neighbourhood Plan (PNP). This was supported in principle by SRBC at the February 2021 Workshop meeting.</p>

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	<p>The location of the proposed exercise routes within the site are illustrated on the plan on page 13 (Figure 2.4) of the revised Masterplan.</p> <p>The Masterplan ensures that the existing Lanes will form part of the 'exercise route' in accordance with Policy 7 of the Neighbourhood Plan and will remain car free. Only a limited number of houses will access via Bee Lane (circa 40 homes) with no vehicular link onto the Spine Road or Penwortham Way.</p>
<p>Commitment to complete the village centre in first phase of development.</p>	<p>The Local Centre will require a critical mass (4-5yrs from 1st completion) in order to be viable to commercial occupiers. However the suggested location in the masterplan makes it a good location to establish the permanent mobility hub. In advance of this critical mass, the Sites benefit from being in close proximity to other existing facilities in surrounding communities. Although outside of the Sites, they are still conveniently located to allow local living and active travel to be positively and successfully promoted.</p> <p>The Developers' outline application (Application A) proposes a new local centre to include a mix of uses. Once planning permission is granted, land will be reserved by the Developers to facilitate the delivery of the local centre at the time when it is viable and attractive to potential occupiers.</p>
<p>Include proposals for a Train station and associated car parking.</p>	<p>The Central and West Lancashire Rail Study was prepared by WSP and the combined Central Lancashire authorities in August 2020 to investigate potential rail improvements across the boroughs of South Ribble, Preston and Chorley.</p> <p>The study identifies where new stations could be considered. For South Ribble, the study highlights potential for reopening of Midge Hall Station as well as considering new stations at Parker Lane/ New Longton and Coote Lane.</p> <p>Of the options presented, following qualitative assessment, Burscough curves improvements and re-opening of Midge Hall performed better than any others and are identified as the main options to pursue. This is down to the cost of delivering the</p>

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	<p>improvements and the known developments in the area which justify expectations of higher passenger numbers to recoup the costs associated with initial delivery.</p> <p>The potential for a new train station within the vicinity of the Sites (Coote Lane option) is therefore not currently an option which is to be pursued by the joint Local Authorities and therefore does not justify the need to include proposals for a Train Station in the Masterplan.</p> <p>At the 2021 Workshop meeting with SRBC, Officers confirmed that there is no policy requirement for a train station on the Sites and they are of the view that a train station is not required in this location. Therefore reference is not made to this within the Masterplan.</p>
<p>Older persons provision to include a proportion of single storey bungalows as per the requirements of policy in the Penwortham Town Neighbourhood Plan.</p>	<p>There is no specific policy requirement for bungalows in the Penwortham Neighbourhood Plan (PNP) or the Council's Development Plan. Policy 3 of the PNP notes the inclusion of single storey properties suitable for elderly persons accommodation will be supported.</p> <p>However, the Developers recognise that there is a perceived demand for bungalows within the local area. The Developers will therefore propose a number of bungalow properties as part of future reserved matters applications. Reference to the inclusion of single storey and bungalow properties is included within the Development Parameters section (Section 8) of the Revised Masterplan.</p>
<p>Masterplan must be fully compliant with Penwortham Neighbourhood Plan policies 3, 5 and 7.</p>	<p>The Masterplan is fully compliant with these policies of the Neighbourhood Plan.</p> <p>Policy 3 (Types of Residential Property) is covered above.</p> <p>Policy 5 (New Sporting Facilities) states that: <i>"the Town Council will, in working through the Masterplan preparation for the Pickerings Farm site, seek to locate the new sporting facilities adjacent to the existing Community Centre."</i></p>

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	<p>The Developers through their planning applications will seek to negotiate appropriate financial contributions, secured through a Planning Obligation, towards the funding of improvements to existing sports pitch facilities on land adjacent to the existing Penwortham Community Centre. These improvements could include contributions towards improving the playing quality of the existing pitches (upgrading to 3G) and / or new ancillary facilities.</p> <p>The detail of these improvements is to be developed through further consultation with Sport England and Penwortham Town Council and will have regard to the up to date evidence base of the need for new sporting facilities. The Developers' commitment to these contributions in principle is included within the Infrastructure Delivery Statement for the Sites (Appendix VI).</p> <p>Any future developers of third party land parcels within the Masterplan site will be expected to make proportionate financial contributions towards the improvement of existing local sporting facilities in line with the relevant policies of the Local Plan.</p> <p>Policy 7 (Penwortham Cycle and Walking Route),</p> <p>The Masterplan proposals connect into the wider cycling route and provide a loop around the site in accordance with this policy. The route of the circular exercise track proposed around the site is shown at Figure 2.4 of the revised Masterplan.</p>
Restrict dwellings to 1 and/or 2-storey only adjacent to existing properties.	<p>As shown on the 'Development Heights Parameter Plan' for the Sites there is a buffer placed around all existing residential properties which will restrict building heights in these locations to a maximum of 2.5 storeys as assessed as acceptable in the LVIA.</p> <p>Future reserved matters proposals will ensure a standoff from existing dwellings in line with the relevant policies and design guidance.</p>
Removal of reference to 4-storey.	<p>No 4 storey development is proposed in the outline applications. The Development Heights Parameter Plans for both outline</p>

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	<p>applications included at Appendix III confirms the removal of 4 storey development on land within the Developers control.</p> <p>The Design Code which forms part of the Masterplan also includes reference to building heights which will be limited to a maximum of 3 storeys on all land controlled by the Developers. This design principle could be replicated across third party land within the remit of the Masterplan, at the Council's discretion.</p>
<p>Some images of proposed dwellings within the design code have features that would be discouraged from a security perspective such as deep recessed doorways and flat canopies over front doors.</p>	<p>Images of flat canopies and recessed doorways have been removed in the revised Masterplan.</p>
<p>Communities are not created, they evolve, Masterplan needs to demonstrate how this new community will evolve.</p>	<p>The Masterplan vision to create a new urban fabric takes inspiration initially from the Garden Village Principles. Well defined public and private spaces will allow the community to have a sense of identity and character. In addition, a range of new community facilities and services embracing the "20-minute town" and "local living" concepts will also provide vital connection points to thread together the development and bring social cohesion.</p> <p>By utilising the existing PRowS the site will integrate with existing communities from the outset. The provision of a new Mobility Hub; Third Space place of work and two form entry Primary School will further encourage new communities to form and connect with one another.</p> <p>TW have won several major awards for their community creation and similar initiatives at their recent developments. This has included a recent RTPI 'Best Community Initiative' Award for their Pennington Wharf Development in Wigan, where residents are now enjoying a newfound sense of 'community' thanks to the thoughtful and considered delivery of a new community hub.</p>

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<p>Measure to mitigate the impact on residents during site preparation and construction.</p>	<p>An Outline Construction Environmental Management Plan has been prepared and is submitted with the applications. This includes mitigation measures to minimise the impact on residents during site construction. This matter can be covered by planning condition.</p>
<p>Previous Masterplans included provision for a new community centre to be built. The Town Council seek assurances that should the development go ahead and should the road be built then options will be given to relocate the community centre to a new site and that this can be arranged through a partnership agreement.</p>	<p>Prior to the Workshop meeting with SRBC held in February 2021, a meeting with Penwortham Town Council (PTC) was held to discuss the community centre proposals. PTC have confirmed that their preference is for an extension to the existing centre at Kingsfold to be built, as opposed to a new centre on the Masterplan site.</p> <p>The Developers through their planning applications are willing to negotiate an appropriate financial contribution towards the funding of improvements towards the existing Penwortham Community Centre in line with Policy 6 of the Penwortham Neighbourhood Plan.</p>

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