



Homes
England

The Housing and Regeneration Agency

Kerry Trueman- Programme Officer
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Sent via email: programme.officer@chorley.gov.uk

2nd February 2026

Dear Kerry,

Pickerings Farm, Penwortham – Matter 14 Hearing Session

This representation is submitted jointly by Homes England and Taylor Wimpey (“HE&TW”) and relate to the Rearranged Matter 14 Hearing Session – Sustainable Travel Policies, Infrastructure Policies and Monitoring, which is due to take place on Tuesday 3rd February 2026. As you are aware, HE & TW control the majority of Site SS6A and it is in this context that the following representation is made.

HW & TW have been made aware that a Statement of Common Ground (SoCG) has been prepared between the CLA’s and National Highways to support discussions at the Matter 14 hearing sessions. The SoCG includes a suggested modification to Policy SS6A at paragraph 8.6, which, if agreed, would indicate that developers of Pickerings Farm may be required to make financial contributions towards certain improvements to the strategic road network (SRN). It is noted that HE & TW were not consulted on the matters addressed in the SoCG, in spite of it being agreed at the Hearing Session for Matter 4 on 3 December, that HE, TW and the CLA’s would work together to try and agree a revised set of proposed modifications to SS6A.

Whilst it is noted that SS6A will only come into play, in the event that a fresh planning permission needs to be obtained, HE & TW do not agree that the modification proposed by the Councils and NH are necessary to make SS6A sound for the following reasons;

- the matter of the impact of Pickerings Farm on the SRN was thoroughly assessed through the appeal. Extensive written evidence was produced by the appeal parties, and this was tested under cross-examination. The evidence presented by HE & TW included a full, vision and validate based analysis of the likely transport effects of the proposals. In the light of the evidence presented, the Secretary of State concluded that improvements to the SRN were not required as a consequence of the Pickerings Farm development (he also concluded that the Tardy Gate DC and Flag Lane improvements were not required);

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- we are not aware of NH or the Council having produced more recent evidence which demonstrates that there has been a change in circumstances, which would now indicate that improvements to these various pieces of infrastructure (including M6 / M65 Bamber Bridge Interchange and the M61 / M65 Clayton Brook Interchange) would now be required as a consequence of the Pickerings Farm development;
- the SoCG states at 7.6 that further work and analysis will be required to provide a more detailed understanding of impacts on the SRN and adjacent local highway network at the planning application stage as development proposals come forward. This work has already been done in respect of SS6A and can be relied on;

On the basis of the above, it is our position that including the references in SS6A to M6 / M65 Bamber Bridge Interchange, the M61 / M65 Clayton Brook Interchange, Tardy Gate DC and Flag Lane would not be sound; as it is clearly not justified or consistent with national planning policy.

In addition, as the Inspectors will be aware, transport infrastructure is a category of infrastructure that is funded through the Council's CIL charging regime. In the event that evidence indicates that improvements to the SRN are required, as a consequence of growth proposed by the Local Plan, and there is a shortfall in central Government funding, it would be most appropriate for such improvements to be funded via CIL.

HW & TW are committed to the delivery of the site and as agreed at the Matter 4 Hearing, on 3 December, we are continuing to work with the Council to prepare a set of agreed proposed modifications to SS6A, that ensure that the policy is sound; being fully justified and consistent with national policy.

Yours sincerely,

Eleanor Rawsthorne

Homes England

CC:

Adam Riding – Taylor Wimpey

Benjamin Vickers – South Ribble Council

Lucinda Taylor – Homes England

Holly Froggatt – Homes England

