
Land at Jepps Lane Barton, Lancashire



Contents

About Story Homes.....	04
Introduction	06
Vision.....	08
Site Location and Description.....	10
Neighbourhood Assessment.....	12
Site Assessment.....	16
Design Opportunity.....	18
Summary and Conclusion.....	20
Appendix.....	22

About Story Homes

A strong commitment to design, placemaking, and customer experience will be instrumental in delivering an exemplary new development, making Story Homes the perfect choice.

Story Homes is a privately owned housebuilder. Founded by Fred Story in 1987, it has a long and successful reputation of building high quality, high specification homes across the North of England.

The family owned business has grown in size and status over the years but remains grounded, built on its original ethos of 'doing the right thing' and creating a brand synonymous with quality.

For nearly 40 years Story Homes has been the name most often associated with aspirational new homes throughout Cumbria, the North East and Lancashire. A passion for quality and excellence has seen Story Homes become a multi-award winning UK property developer; with modern and attractive homes that inspire buyers.

Story Homes' success is underpinned by a determination to understand the needs of communities in which it builds, and a goal to deliver carefully designed homes that stand the test of time.

Story Homes' goes the extra mile by:

- Employing local people;
- Supporting local trades and supply chains;
- Using local materials where possible;
- Supporting local communities and being a good neighbour in the areas in which it builds;
- Acting as a responsible housebuilder, placing sustainability at the heart of its homes and developments;
- Building high-quality homes that continue to look beautiful in years to come and can be enjoyed by future generations;
- Building homes that it is proud to put its name to and that customers are proud to call home;
- Providing 'affordable' homes for local people; and
- Collecting detailed feedback from customers and identifying areas for improvement.



Introduction

Stantec has been instructed by Story Homes to prepare this Development Framework, which sets out how land north of Jepps Lane, Barton (the Site) can be brought forward to create a sustainable residential development scheme.

The Site is rectangular in shape and located to the north of Jepps Lane, Barton. It is currently divided into two fields in agricultural use, separated by a mature hawthorn hedge running north – south.

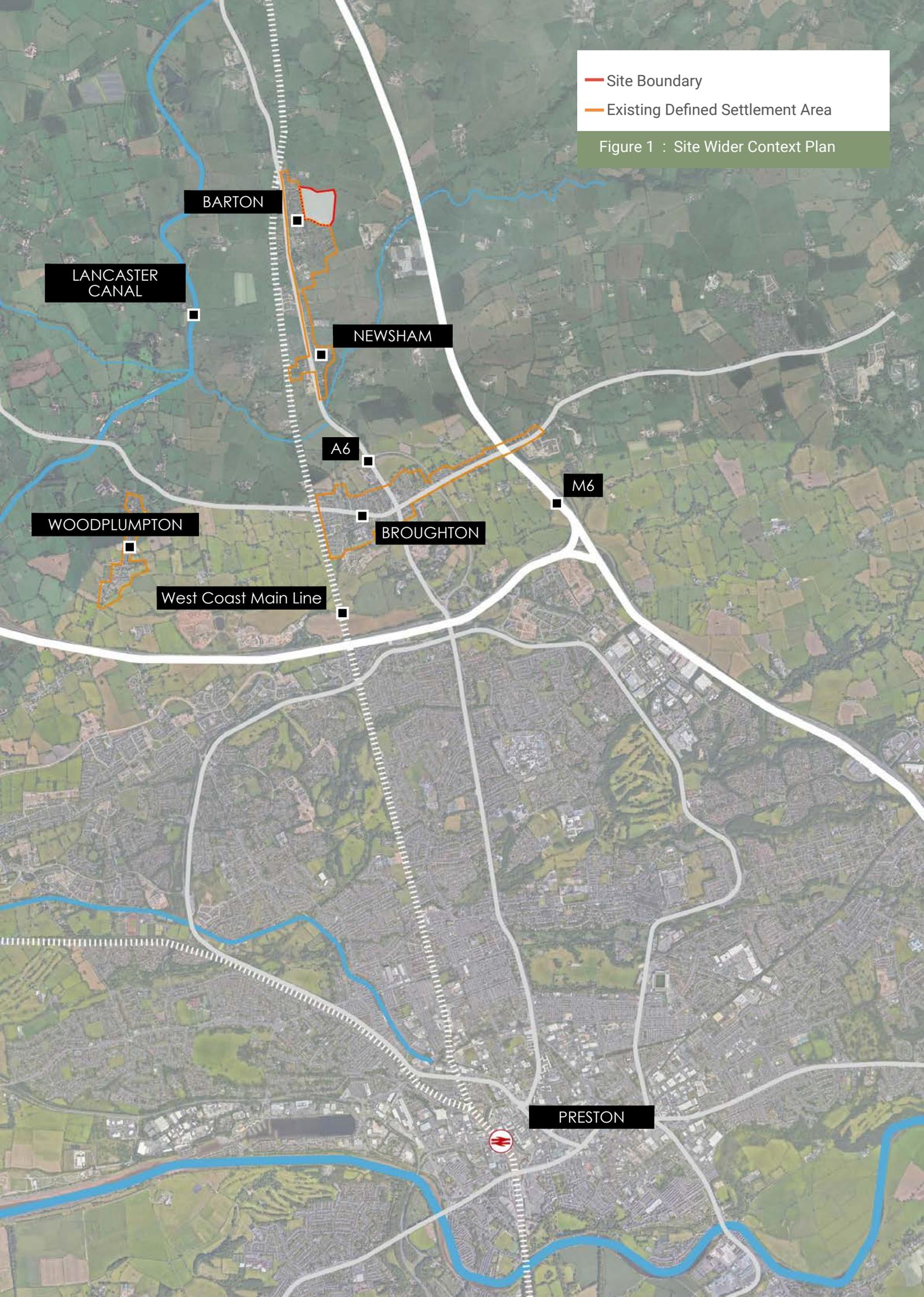
The Site represents a sustainable solution to deliver new family and affordable homes contributing to the future housing requirements of Preston.

Barton is a sustainable settlement developed in a linear format along the A6 north of Preston. Immediately to the south of Barton lies Broughton, another stand-alone settlement north of Preston with a good range of local facilities. Barton is located in close proximity to the City of Preston and benefits from an established bus connection. It is one of the primary routes into Preston from the north and has access to a range of local services.

The purpose of this document is to provide an initial assessment of the Site, its constraints and context and its relation to the surrounding area. The assessment is based on Site visits and includes a supporting illustrative masterplan and design principles setting out how the Site could be developed to provide in between 200 and 225 new dwellings alongside improved pedestrian cycle links and public open space.

- Site Boundary
- Existing Defined Settlement Area

Figure 1 : Site Wider Context Plan



Vision

Story Homes' overarching vision is to design and build quality homes that people aspire to live in, and it is proud to build high-quality homes that bring something different to the areas in which it operates. For this Site, the goal is to create a residential development which provides much-needed new housing and excellent standards of urban design, whilst making a valuable contribution to the existing and future community.





Site Location & Description

SITE LOCATION

The Site is located at the eastern edge of Barton and to the north of Jepps Lane. An existing farm track at Hool Fold provides the northern boundary. Existing hedgerow forms the eastern boundary and the western boundary is formed by existing fences to rear of gardens along cul-de-sacs Longcroft, St Lawrence's Avenue, South Grove and Green Drive. These estates are collectively based on four cul-de-sacs accessed off Garstang Road and Jepps Lane.

The village of Barton is approximately 6 miles (10km) north of Preston City Centre. The parish is bound by the A6 road to the west and a bridge that carries the A6 across the west coast mainline railway to the north of Barton Village Hall.

Barton is approximately one mile north of Broughton, a popular village located along the A6. Both settlements are the largest in the area which is characterised by small hamlets.

To the south of the Site and south of Jepps Lane, existing housing estates at Forest Grove, Homestead Crescent and Jepps Avenue provide a range of housing types built in the 1970's and 1980's and more recently. Barton St. Lawrence Church of England School is located off Jepps Avenue to the south of the Site.

SITE DESCRIPTION

The Site extends to approximately 8.46 hectares / 20.9 acres. It comprises two fields separated by a mature hawthorn hedge lying in a north south direction. The fields contain strongly defined boundaries along the eastern edge with hedgerows and a number of dispersed mature trees. The Site is greenfield in nature and is not designated for any use in the Preston Local Plan. To the north of the Site is an existing farm including agricultural tank and a farm track which is a Public Right of Way (PRoW).

To the west of the Site lies a group of trees and a dry pond which naturally drains.

The Site is surrounded by development on three of its sides - residential development to the south and west and a farm to the north. The Site provides the opportunity to extend Barton's settlement boundary and round off the existing settlement pattern in this location.



- Site Boundary (c.8.5Ha)
- Existing Defined Settlement Area (Local Plan)

Figure 2 : Site Location Plan

Neighbourhood Assessment

Barton sits on the boundary of Preston City and Wyre Borough Council authorities, Both authorities have considered the settlement to be an appropriate location for new homes which is evidenced through its historic and more recent growth.

The settlement of Barton has grown along the A6 over several decades. Barton has a range of facilities associated with a small village and is a sustainable settlement for development.

The majority of its services are within a 10 minute walking distance of the Site, adding to the Site's sustainability credentials. Local services include Barton St. Lawrence Church of England Primary School, Barton Village Hall (including bowls, club, community hall and sports pitches), Barton Manor Hotel & Spa. There are also a number of sporadic businesses located along Garstang Road, including motor sales and repairs, Restaurants and local businesses.

PUBLIC TRANSPORT

Barton benefits from an excellent bus service with bus stops close to the Barton Hotel.

There is a bus stop located immediately to the south of the intersection of Jepps Lane and the A6. This is approximately 400 metres from the Site.

Bus services include the following:

- Half hourly service Lancaster to Preston
- Service to Morecambe Bus Station
- Service to Garstang

Buses into Preston City Centre take approximately 15 minutes. Lancaster City Centre is also accessible by bus with a journey time of approximately 35 minutes.

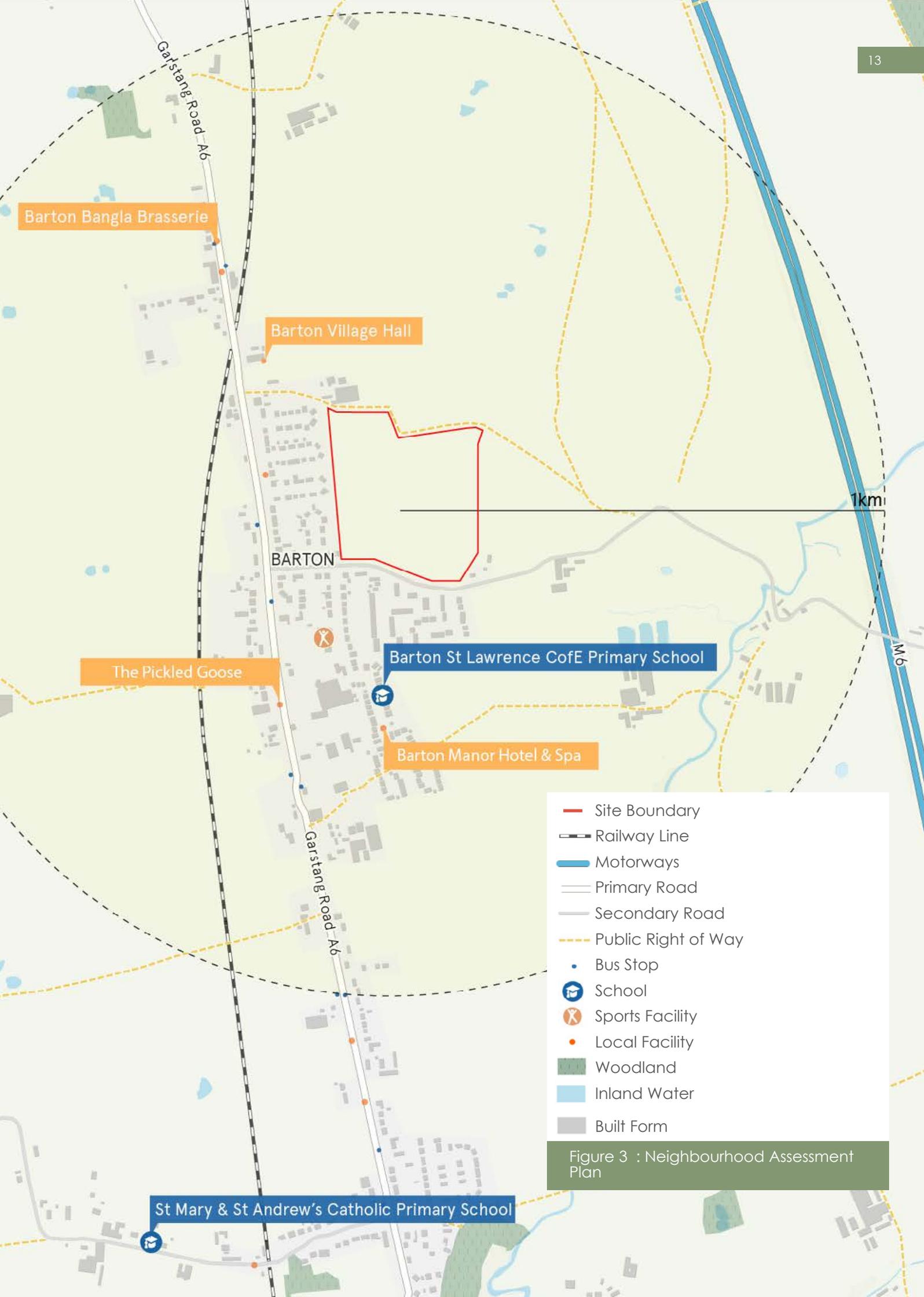
WALKING & CYCLING

There are no public rights of way (PRoW) crossing the Site. The existing farm track to the north of the Site provides access to the countryside through a PRoW and Jepps Lane to the south also provide more opportunities to link into the wide public footpath network as well as cycle opportunities. The Site is highly accessible to several locations within walking distance of existing facilities in Barton.

LINKS WITH BROUGHTON

In addition, Barton is located in close proximity of Broughton to the south. Many services are shared and Broughton benefits from an existing secondary school which serves the community of Barton. There is a wider range of facilities at Broughton, including the following:

- St John's Baptist Church; Broughton Church of England School; Broughton High School, Broughton Pre-School;
- Several shops and services, two petrol stations, Broughton Inn, Hair salon, pet shop;
- Broughton and District Club including tennis court, bowling green and social club, and restaurant; and,
- Preston Marriott Hotel.



- Site Boundary
- Railway Line
- Motorways
- Primary Road
- Secondary Road
- - - Public Right of Way
- Bus Stop
- 🎓 School
- ⓧ Sports Facility
- Local Facility
- 🌲 Woodland
- 💧 Inland Water
- 🏠 Built Form

Figure 3 : Neighbourhood Assessment Plan

St Mary & St Andrew's Catholic Primary School

LOCAL CHARACTER

The village of Barton has historically developed along the A6 (Garstang Road) corridor towards Preston, and predominantly on the eastern side, while the West Coast Mainline constrains the other side of the A6.

Barton has grown steadily in the last few decades. Its character is predominantly residential and defined by a number of housing estates east of the A6 (Garstang Road) and along Jepps Lane.

Jepps Lane features many cul-de-sacs streets with small clusters of development along its length. Houses generally side onto Jepps Lane with a few examples fronting onto the lane.

Materials & Block pattern

The style of houses in Barton is mixed and offer a very wide range of character. The buildings are usually two storeys with a slated pitched roof of varied angles. Common materials used around the settlement includes red brick, stone, wood and white render.

Housetypes are predominantly semi-detached with various examples of large single dwellings, with regular set backs, and on-plot parking to the front of dwellings.

Boundary Treatments

The properties benefit from clear boundaries made of low height hedges or boundary wall, small wooden fences and various groups of shrubs.



As proposals for the Site progress, Story Homes is committed to undertaking a more detailed review of the surrounding urban area to gain a detailed understanding of the predominate urban characteristics to guide future development.



Figure 4 : Townscape Assessment Plan



Site Assessment

This section provides a summary of the initial observations and the findings of preliminary assessment work.

LANDSCAPE FEATURES

The Site consists of two fields which are currently arable farmland and devoid of many landscape features. The fields are divided by a mature hedgerow, measuring c.1.5m in height with a few trees along its length, as well as a group of trees and a pond to the west.

The Site is well enclosed with hedgerows and group of trees all along its boundary. The Site is not recognised as having a special landscape quality and is not the subject of any landscape designations.

ACCESS

Primary vehicle access to the Site can be provided via Jepps Lane. There are also further opportunities to deliver pedestrian and cycle linkages to the surrounding built-up area.

The proposed access arrangements are provided with the Appendix.

FLOOD RISK

According to the Environment Agency Map, the Site is in Flood Zone 1 which is defined as land assessed as having less than 1 in 1,000 years annual probability of flooding and is suitable for residential development.

TOPOGRAPHY & DRAINAGE

The Site is broadly flat with a gradual fall from south to north towards both the west and east where the proposed development would provide a drainage attenuation pond. Initial investigations have indicated that Site drainage can be achieved via an appropriately designed Sustainable Urban Drainage System (SuDS).

ARCHAEOLOGY & HERITAGE

There are no listed buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Site or in close proximity.

ECOLOGY

The Site is not subject to any local, regional or international statutory or non-statutory ecology designations.

As noted, the Site itself includes a mature hedgerow running north south cutting across the Site along with the boundary mature trees and hedgerows. These would be retained, as much as possible, as part of the proposed development alongside additional planting to enhance the character of the new development.

There are no ponds within the Site. However, a Habitat Suitability Index (HSI) Assessment of all ponds within 500 metres of the Site was carried out in early May 2018 (see Appendix showing pond locations). Due to the results of the HSI Assessment, further surveys at ponds within or just beyond a 250-metre radius of the site were also undertaken to determine the presence or absence of great crested newt.

A technical report relating to the survey of these ponds is found within the Appendix. This confirms the absence of great crested newt in all ponds surveyed. The presence of great crested newt at the Site is reasonably discounted.

UTILITIES & INFRASTRUCTURE

All supporting infrastructure such as gas, electricity, broadband and water are within the direct vicinity of the Site and are easily accessible. There are no utilities or infrastructure constraints that would prevent the development of the Site.

NEIGHBOURING RESIDENTIAL DEVELOPMENT

Neighbouring dwellings to the west have a rear facing aspect with back garden fencing and shrub planting forming a strong boundary to the Site. The dwellings along Jepps Lane opposite the Site to the south, either face or side onto the Site. They comprise front or side gardens bound with a small hedge, fence or boundary wall.



West Coast Main Line

BARTON VILLAGE HALL

A6

A6

BARTON

Jepps Lane

- Site Boundary
- A6 Corridor
- West Coast Mainline
- Public Right of Way (PRoW)
- Contour 1m
- Bus Stop
- Existing Trees
- Existing Pond
- Flood Zone -High Chance (>3.33% annually)
- Flood Zone- Medium Chance (1%-3.33% annually)
- Flood Zone- Low Chance (0.1%-1% annually)
- ➔ Indicative Access Location
- ✳ Indicative SUDS Location



Figure 5 : Site Assessment Plan

Design Opportunity

Taking into account the location of the Site and the density of existing residential development, an average density of 30 dwellings per net hectare has initially been applied. This provides the potential to deliver from 200 to 225 dwellings.

The proposed density allows for the creation of a sustainable and balanced residential development, comprising a mix of housing types, sizes and tenures.

DESIGN PRINCIPLES

- 01 Primary vehicular access to the development is proposed from Jepps Lane
- 02 The new development will provide an attenuation pond to the north of the Site.
- 03 The proposed green infrastructure strategy includes the formation of an attractive linear green corridor focused on the retention and enhancement of the central hedgerow.
- 04 New pedestrian footpaths are proposed to join with the surrounding residential areas and the PRow running along the northern boundary of the Site.
- 05 A series of feature buildings are dispersed within the Illustrative Masterplan. These spaces are designed to be distinctive and legible, assisting navigation from one area of the development to another.
- 06 Mature trees and an existing pond located within the Site have been retained within new amenity green spaces.
- 07 Landscape buffers and new planting are provided along the Site boundary to filter views of the proposed development.
- 08 Use of best practice design principles will provide outward facing housing frontages which securely enclose rear garden spaces and achieve natural surveillance of streets and public green space.
- 09 The Illustrative Masterplan makes provision for children's play.
- 10 From an ecological perspective, the inter-linked layout of green space is designed to promote biodiversity.



Site Area: c.8.5 ha
Development Area: c.6.6 ha
Dwelling: c.200-225
Development Density: c.30dph

Figure 6 : Illustrative Masterplan

Summary and Conclusion

SUMMARY

This Development Framework has been prepared by Stantec on behalf of Story Homes. It is based on an analysis of land north of Jepps Lane and its potential for residential development. The assessment concludes that land north of Jepps Lane offers a sustainable location for development with access to a range of services in Barton.

The close proximity of Broughton also provides additional local facilities in support of this Site. The strategic masterplan included within the document is based on an initial Site assessments and understanding of constraints and opportunities.

The Site is being advanced by Story Homes which is a well-known local house builder active across the Preston administrative area. Story Homes is committed to progressing the merging masterplan towards a high-quality residential development that responds to local housing needs.

ECONOMIC SOCIAL & ENVIRONMENTAL BENEFITS

From our analysis, the Site represents an available, suitable and sustainable Site for the delivery of some 200-225 homes. The Site has the following benefits :

Development of the Site will create direct jobs during the construction phase;

Story Homes supports an apprenticeship scheme which seeks to employ local people;

New residents will increase expenditure locally bringing additional skills and economic activity to Barton;

The proposed development will secure financial benefits to Preston City Council in the form of its new homes' bonus;

The Site will deliver both market and affordable homes for local people of various types and tenures in accordance with the Council's housing strategy;

The proposed development represents a logical extension of Barton to the north of Jepps Lane and east of the A6, creating the opportunity to link new homes in close proximity to services such as Barton Primary School.

The Site benefits from existing excellent bus connections along the A6 (Garstang Road) providing access to employment opportunities within Preston City Centre.

The Site has the potential to create new habitats by provision of new green infrastructure on Site and wildlife areas.

Story Homes is keen to work with Preston City Council in considering the potential of land north of Jepps Lane for residential development as part of the emerging Local Plan process.



Appendix

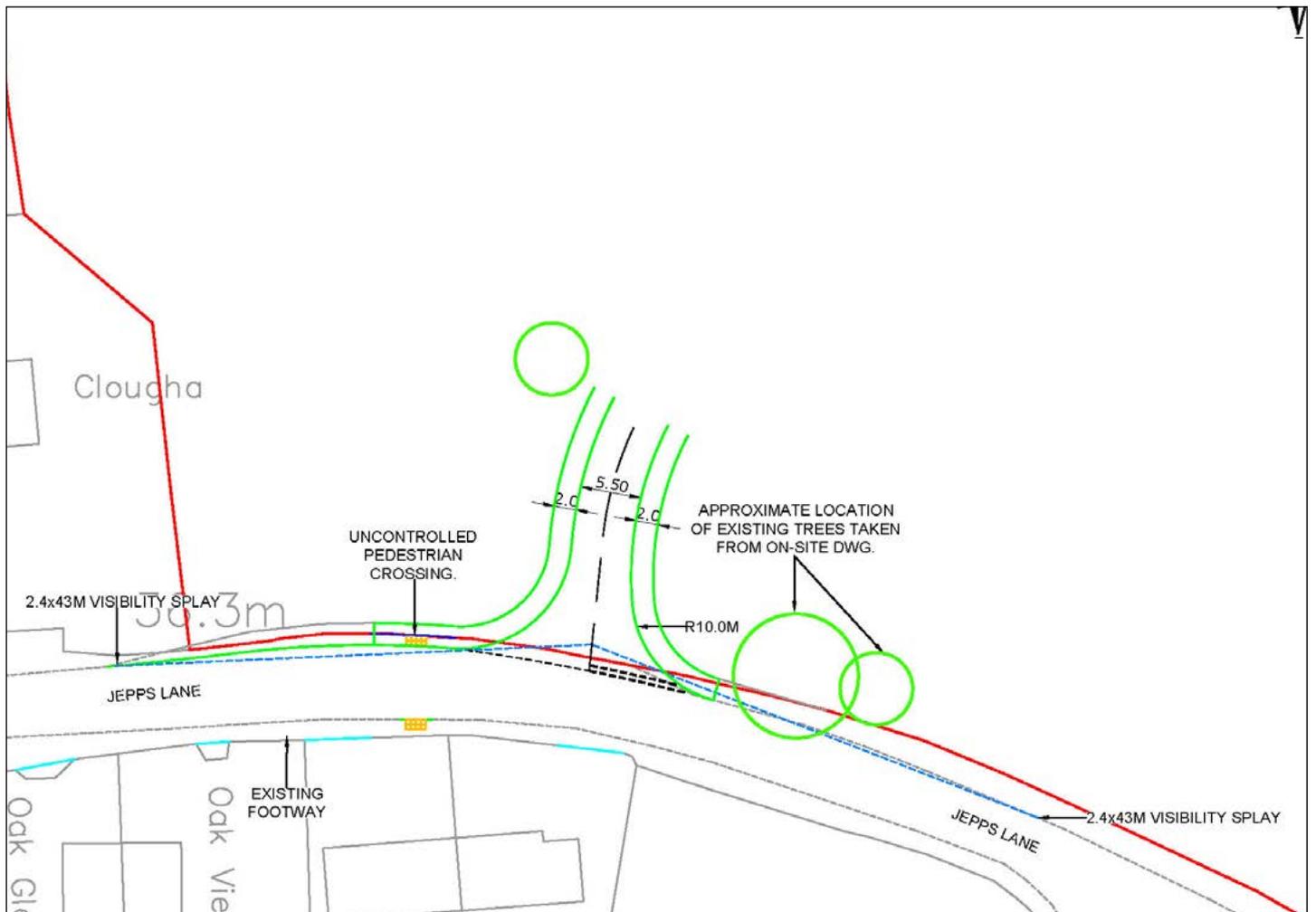


Figure 7 : Appendix - Primary Access off Jepps Lane



Folio No: E3743
 Report No: 1
 Order No: 2018-164D
 Client: ERAP LTD
 Contact: Carol Flaxman
 Contact Details: carol.flaxman@erap.co.uk
 Date: 19/07/2018

TECHNICAL REPORT

ANALYSIS OF ENVIRONMENTAL DNA IN POND WATER FOR THE DETECTION OF GREAT CRESTED NEWTS

Date sample received at Laboratory: 05/07/2018
Date Reported: 19/07/2018
Matters Affecting Results: None

RESULTS

Lab Sample No.	Site Name	O/S Reference	SIC	DC	IC	Result	Positive Replicates
4004	Jepps Lane Pond 26	SD51953736	Pass	Pass	Pass	Negative	0
4006	Jepps Lane Pond 4	SD51893796	Pass	Pass	Pass	Negative	0
4007	Jepps Lane Pond 2	SD52043784	Pass	Pass	Pass	Negative	0
4008	Jepps Lane Pond 5	SD51803804	Pass	Pass	Pass	Negative	0
4009	Jepps Lane Pond 1	SD52153778	Pass	Pass	Pass	Negative	0
4012	Jepps Lane Pond 25	SD52093742	Pass	Pass	Pass	Negative	0
4013	Jepps Lane Pond 10	SD51813820	Pass	Pass	Pass	Negative	0

Forensic Scientists and Consultant Engineers
 SureScreen Scientifics Division Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE
 UK Tel: +44 (0)1332 292003 Email: scientific@surescreen.com
 Company Registration No. 08950940



SUMMARY

When Great Crested Newts (GCN); Triturus cristatus inhabit a pond, they deposit traces of their DNA in the water as evidence of their presence. By sampling the water, we can analyse these small environmental DNA (eDNA) traces to confirm GCN habitation, or establish GCN absence.

The water samples detailed below were submitted for eDNA analysis to the protocol stated in DEFRA WC1067 (Latest Amendments). Details on the sample submission form were used as the unique sample identity.

RESULTS INTERPRETATION

Lab Sample No.- When a kit is made it is given a unique sample number. When the pond samples have been taken and the kit has been received back in to the laboratory, this sample number is tracked throughout the laboratory.

Site Name- Information on the pond.

O/S Reference - Location/co-ordinates of pond.

SIC- Sample Integrity Check. Refers to quality of packaging, absence of tube leakage, suitability of sample (not too much mud or weed etc.) and absence of any factors that could potentially lead to results errors. Inspection upon receipt of sample at the laboratory. To check if the Sample is of adequate integrity when received. Pass or Fail.

DC- Degradation Check. Analysis of the spiked DNA marker to see if there has been degradation of the kit since made in the laboratory to sampling to analysis. Pass or Fail.

IC- Inhibition Check- PCR inhibitors can cause false results. Inhibitors are analysed to check the quality of the result. Every effort is made to clean the sample pre-analysis however some inhibitors cannot be extracted. An unacceptable inhibition check will cause an indeterminate sample and must be sampled again.

Result- NEGATIVE means that GCN eDNA was not detected or is below the threshold detection level and the test result should be considered as no evidence of GCN presence. POSITIVE means that GCN eDNA was found at or above the threshold level and the presence of GCN at this location at the time of sampling or in the recent past is confirmed. Positive or Negative.

Positive Replicates- To generate the results all of the tubes from each pond are combined to produce one eDNA extract. Then twelve separate analyses are undertaken. If one or more of these analyses are positive the pond is declared positive for the presence of GCN. It may be assumed that small fractions of positive analyses suggest low level presence but this cannot currently be used for population studies. In accordance with Natural England protocol, even a score of 1/12 is declared positive.

METHODOLOGY

The laboratory testing adheres to strict guidelines laid down in WC1067 Analytical and Methodological Development for Improved Surveillance of The Great Crested Newt, Version 1.1

The analysis is conducted in two phases. The sample first goes through an extraction process where all six tubes are pooled together to acquire as much eDNA as possible. The pooled sample is then tested via real time PCR (also called q-PCR). This

Forensic Scientists and Consultant Engineers
SureScreen Scientifics Division Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE
UK Tel: +44 (0)1332 292003 Email: scientific@surescreen.com
Company Registration No. 08950940



process amplifies select part of DNA allowing it to be detected and measured in 'real time' as the analytical process develops. qPCR combines PCR amplification and detection into a single step. This eliminates the need to detect products using gel electrophoresis. With qPCR, fluorescent dyes specific to the target sequence are used to label PCR products during thermal cycling. The accumulation of fluorescent signals during the exponential phase of the reaction is measured for fast and objective data analysis. The point at which amplification begins (the Ct value) is an indicator of the quality of the sample. True positive controls, negatives and blanks as well as spiked synthetic DNA are included in every analysis and these have to be correct before any result is declared so they act as additional quality control measures.

The primers used in this process are specific to a part of mitochondrial DNA only found in GCN ensuring no DNA from other species present in the water is amplified. The unique sequence appropriate for GCN analysis is quoted in DEFRA WC 1067 and means there should be no detection of closely related species. We have tested our system exhaustively to ensure this is the case in our laboratory. We can offer eDNA analysis for most other species including other newts.

Analysis of eDNA requires scrupulous attention to detail to prevent risk of contamination. Kits are manufactured by SureScreen Scientifics to strict quality procedures in a separate building and with separate staff, adopting best practice from WC1067 and WC1067 Appendix 5. Kits contain a 'spiked' DNA marker used as a quality control tracer (SureScreen patent pending) to ensure any DNA contained in the sampled water has not deteriorated in transit. Stages of the DNA analysis are also conducted in different buildings at our premises for added

SureScreen Scientifics Ltd also participate in Natural England's proficiency testing scheme and we also carry out inter-laboratory checks on accuracy of results as part of our quality procedures.

Reported by: Sam Humphrey

Approved by: Troy Whyte

End Of Report

Forensic Scientists and Consultant Engineers
SureScreen Scientifics Division Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE
UK Tel: +44 (0)1332 292003 Email: scientifics@surescreen.com
Company Registration No. 08950940

Page 3 of 3



Stantec
7th Floor,
61 Oxford Street,
Manchester,
M1 6EQ

Stantec Copyright
The contents of this document must
not be copied or reproduced in whole
or in part without the written consent of
Stantec.

All plans are reproduced from the
Ordnance Survey Map with the
permission of the Controller of HMSO.
Crown copyright Reserved. Licence No.
AR152684

Revision	
Author	EF
Checked By	
Authorised By	JB
Issue Date	March 2025