



DEVELOPMENT
FRAMEWORK

MAR
2025

Land at Dawber's Lane Euxton, Lancashire



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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.



Executive Summary

This Development Framework has been prepared by Stantec on behalf of Story Homes to help promote land at Dawbers Lane, Euxton, Chorley (the Site) for residential development through the emerging Local Plan for Chorley.

The Site is located along Dawber's Lane and is well contained by the built up area of Euxton, which surrounds the north, east and southern boundary of the Site. The Site benefits from its close proximity to Balshaw Lane Railway Station which provides access to larger towns and cities including Wigan, Preston, Manchester and Liverpool.

To the north of the Site lies Euxton Hall Hospital campus. This is a privately run hospital by the Ramsay Healthcare operations. On the northern side of Dawber's Lane is the location of the former Glead Hill House Stud Farm where 12 detached houses have recently been construction.

To the east of the Site lies existing development at Fieldside Avenue, which comprises a range of detached houses and bungalows, some of which have been subject to significant extensions and enlargement. To the south and east of the Site is Pincock Street, a small street at a significantly lower level than Dawber's Lane. A group of converted farm buildings and dwellings is located to the west along Dawber's Lane.

The Site itself is used for rough grazing. There is a significant and large hedgerow running north south across the Site, bisecting the Site into two paddocks.

This Development Framework sets out how the Site can be brought forward to represent a sustainable residential extension to Euxton.

It is considered that the Site can be sensitively designed to respect its existing character and topography and to retain where possible existing landscape features.

Overall, we demonstrate the ability of this Site to accommodate up to 100 dwellings including improved pedestrian cycle links of the existing highway network.



M6

EUXTON

Euxton Parish Church

Euxton Park

Euxton Balshaw Lane

Dawber's Lane

- Site Boundary
- Existing Defined Settlement Area

Figure 1: Site Location 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 c.3.5km west of Chorley Town Centre and c.700m west of Euxton Local Centre at the junction of Balshaw Lane and Talbot Road. Balshaw Lane Railway Station is located c.500m east of the Site.

Euxton includes several housing estates built during the late 20th Century. This includes the following estates close to the Site:

- **Fieldside Avenue** - located immediately to the east of the Site and comprising of a range of detached dwellings on larger plots, many of which have been enlarged or extended;
- **Dunrobin Drive** - located to the east of the Site and comprising of detached housing built around the 1980s; and
- **Church Walk** - to the north of Euxton Hall Hospital and comprising of 1970s detached and semi-detached properties, characterised by their set backs from the road, front driveways and front gardens.

The Site is accessed from Dawber's Lane (A581) which links to Wigan Road (A49) to the east of the Site.

SITE DESCRIPTION

The Site itself comprises of two agricultural fields extending to approximately c.4.2 hectares, as shown edged red on the plan opposite. A significant landscape feature of the Site is a large and tall mature hedgerow which bisects the fields north to south.

The Site is well contained by physical features located on three sides of the Site boundary. The southern area of the Site slopes down towards the River Yarrow and Pincock Street. A run of listed terrace properties on Pincock Street and a number of large trees and woodland copses are located adjacent to the southern Site boundary. Fieldside Avenue provides the boundary to the east of the Site and a number of houses have rear gardens facing the Site.

A cluster of converted farm buildings are located along the western Site boundary. An existing field gate provides access to the Site to the north eastern side. On the opposite side to Dawber's Road to the north is Gleadhill House Stud, a former equestrian and stud farm. This site is currently subject to development application (16/00633/OUTMAJ) comprised of 12 large detached dwellings and is currently under construction. the development is for 12 units and the planning reference is

A significant feature at Dawber's Lane is the large stonewall that runs along the northern boundary of the Site.



Northern Site boundary and stonewall



Tall mature hedgerow which bisects the Site



Euxton Hall Hospital

Euxton Park

Wigan Road

Dawber's Lane

Dunrobin Drive

c.4.2 hectares

Fieldside Avenue

Listed terrace properties

Pincock Street

River Yarrow

— Site Boundary

Figure 2: Site Location

Neighbourhood Assessment

The Site offers a highly accessible location benefiting from easy walking distance to an existing railway station. This provides a high degree of connectivity across the North West. The Site is also in close proximity to a range of existing services at Euxton and higher order locations such as Chorley, Preston and Wigan.

There are a number of facilities in the wider residential area of Euxton, that are within walking distance of the Site.

Euxton Mills is a public house that lies c.100m east of the Site on the junction of Dawber's Lane and Wigan Road, and on the opposite side of Wigan Road lies a local retail business. To the north of the Site lies Euxton Park Care Home and Euxton Hall Hospital which are privately managed medical facilities. Euxton Methodist Church is located at Wigan Road to the east of the Site and Euxton Parish Institute and the War Memorial Club are located along Wigan Road to the north.

There are several primary schools in the area, all within a 1km and 10 minute walking distance of the Site, including:

- Euxton St. Mary's Catholic Primary School;
- Balshaw Lane Community Primary School; and
- Euxton Primrose Hill Primary School.

Parklands High School is also located within a close distance to the Site, approximately c.2km to the east.

There are also a range of local convenience shops and services located within a close distance of the Site including:

- A retail parade at Highways Avenue, a convenience store and several takeaways;
- Local shops at Talbot Drive; and
- Several local businesses located along Wigan Road.

Euxton benefits its from proximity to two large Tesco supermarkets, one located in Buckshaw Village and one along Foxhole Road, Chorley, which is approximately 1.2km from the Site.

EMPLOYMENT

There are a number of local businesses in Euxton, located along Wigan Road.

In addition, there are several nearby local employment areas including:

- Common Bank Industrial Estate;
- Akhurst Business Park (which includes Story Homes, North West Head Office); and
- Buckshaw Parkway.

Such locations are accessible by cycling. Higher order employment destinations (including Liverpool, Preston, Wigan and Manchester) are accessible via trains from Balshaw Lane Train Station.

PUBLIC TRANSPORT

The nearest bus stops to the Site are located opposite Euxton Mills Public House at the Junction between Dawber's Lane and Wigan Road. Services from this stop provide connections to Buckshaw Village, Chorley Town Centre, Chorley Hospital, Leyland Town Centre and Preston Town Centre.

Balshaw Lane Railway Station is located within a c.400m walking distance to the Site. This provides a direct train service to Wigan, Preston and Manchester with services running every hour to Wigan and Preston and every half hour to Manchester. The service to Manchester is efficient, with a journey time of 48 minutes. In addition, train services run approximately every half an hour to Liverpool, with one change and with a quick journey time of 51 minutes.

The Site benefits from close proximity to public transport links, significantly increasing its sustainability credentials.

WALKING AND CYCLING

There is a public right of way that runs adjacent to the southern boundary of the Site along Pincock Street. A footpath is located along the full length of Dawber's Lane.



- Site Boundary
- ★ Listed Building
- 🎓 Secondary School
- 🎓 Primary School
- 🏥 Doctors Surgery
- 🏟️ Sports Facilities
- 🛒 Supermarket
- Local Facilities
- Cycle Path
- - - PRoW
- Bus Stop
- Secondary Road
- Primary Road
- - - Railway Line
- Woodland
- Inland Water
- Built Form
- Parks
- Urban

Figure 3: Sustainability Plan

LOCAL CHARACTER

Euxton has grown significantly over the past 40 years. Euxton's character is predominately residential and defined by a number of housing estates which have extended the settlement beyond Wigan Road towards the Site.

There is evidence of significant growth during the mid to late 20th Century which is evident along Wigan Road with its eclectic mix of house types ranging from early 1900s terraces characterised by their red brick walls, grey roof tiles and bay windows (image 1) to detached 1950s properties characterised by brown brick walls and curved bay windows.

The late 20th Century housing estates extending from Wigan Road are varied in character and include a range of detached, semi-detached and terraced housing. These include:

- Anderton Road, (image 2) comprising of 1930s housing characterised by front gardens, lined with hedgerows;
- Church Walk, (image 3) comprising of a mix of 1970s housetypes, characterised by its properties set back from the road with front gardens and internal side garages. Materials include buff brick and white painted timber cladding facades;
- Fieldside Avenue, (image 4) comprising of 1980s semi-detached red brick housing, with the occasional stone cladding facade and internal garages; and
- Dunrobin Drive, (image 5) comprising of a range of 1980s detached houses with mock tudor facade features, internal garages and private driveways.

To the north of the Site is Euxton Hall Hospital, (image 6) where there has been various pockets of development that has altered the character.

Further to the east, beyond the railway line, are larger 1970s & 1980s housing estates that connect to Balshaw Lane, at Talbot Drive, (image 7) and Cotswold Avenue (image 8), comprising of detached, semi-detached and bungalow properties.

South east of the Site along Pincock Brow there are several large two storey detached properties with generous back gardens (image 9).

Dawbers Lane includes the occasional more historic residential property, including converted farm steading (image 10) properties and former agricultural workers cottages (image 11).



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



Green Belt Assessment

The Site lies within the wider Lancashire Green Belt. As part of this analysis, Story Homes has undertaken an assessment of the Site in accordance with the five purposes of including land in the Green Belt as set out in the National Planning Policy Framework. This is set out in Table 1 below:

Purpose of the Green Belt	Assessment
1. Check the unrestricted sprawl of large built-up areas	The Site is very well contained and well related to the existing built form. Development would not result in a continuation of urban sprawl as there is no evidence of that in this part of Euxton. Development can be sensitively designed to reflect the landscape character of the Site should the parcel be released from the Green Belt. Development of the Site would not extend the settlement any further west than the existing built form as a result of the planning permission to the north and urban boundary.
2. Prevent neighbouring towns from merging	The Site is very well contained. It does not fulfil the role of providing a gap between Euxton and other settlements. Crucially the Site does not sit within an area of separations between Euxton and Chorley. Development would not lead to any coalescence.
3. Assist in safeguarding the countryside from encroachment	Development of a Greenfield site would by nature lead to some degree of encroachment on the countryside. However, the Site is well contained by existing built form and landscape features, ensuring the proposed development would not lead to any wider erosion of the countryside. The Site is separated from the wider countryside on all sides by urbanising or distinct landscape features preventing further encroachment. Given the lack of available Brownfield Land, development on Greenfield sites is necessary to meet housing need.
4. Preserve the setting and special character of historic towns	This criterion is not relevant as the Site does not fulfil any role in preserving the setting of a historic town. It does not lie within a conservation area or its setting.
5. Assist in urban regeneration, by encouraging the recycling or urban / derelict land	Euxton is not a settlement which has significant derelict land or regeneration needs. There are also very few Brownfield sites available in Euxton and across the Borough.

Table 1 : Green Belt Assessment



OVERALL CONCLUSIONS FROM THE GREEN BELT ASSESSMENT

National planning policy acknowledges that in order to fulfil housing requirements, a review of the Green Belt can be undertaken through a review of the strategic Local Plan.

Chorley is a district that needs to release additional land in order for it to meet its future housing requirements. In view of this context, Story Homes considers the release of land at Dawber's Lane from the Green Belt is necessary to secure the full delivery of housing requirements.

Euxton is recognised by the Council as a sustainable settlement and one which benefits from a full range of shops, services and public transport connectivity. Due to the constrained nature of the settlement with no brownfield land, there will be the need to release additional land from the Green Belt in order to respond to this context. The Site is located close to the railway station which is a major benefit to accessibility and sustainability reducing the reliance on the private car. Recent changes to the NPPF and planning practice guidance, have indicated that Councils should review the inclusion of land in the Green Belt where it does not fulfil a strong contribution to the wider Green Belt, as in this case. The Government is clear that the review of the Green Belt is needed to meet the overall housing needs of any borough.

The assessment in this report shows that the Site fulfils a weak role in the Green Belt. A conclusion is reached based on the Site's location next to urban influenced features that the Site is largely contained by existing development and defensible boundaries. The release of this Site would therefore not adversely impact the wider Green Belt and can be achieved via a localised review.

Site Assessment

This section provides a summary of the initial observations and the findings of preliminary assessment work. This assessment has been informed by a Highways Appraisal (Croft) as well as a landscape and engineering constraints plan which assesses the Site's landscape, drainage and utilities requirements.

LANDSCAPE FEATURES

The Site consists of two fields which are currently arable farmland and devoid from any landscape features. However, the fields are divided by a mature hedgerow, measuring c.2m in height.

The southern Site boundary includes a substantial area of mature woodland, beyond which lies the River Yarrow. 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 Dawber's Lane. Detail access drawings are provided within the Appendix. There are also further opportunities to deliver pedestrian and cycle linkages to the surrounding built up area.

FLOOD RISK

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

TOPOGRAPHY AND DRAINAGE

The Site falls north to south, falling steeper towards southern section of the Site where the proposed development could provide a drainage attenuation pond. Initial investigations have indicated that site drainage can be achieved via an appropriately designed Sustainable Urban Drainage System.

ARCHAEOLOGY AND HERITAGE

There are no Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Site.

There is a run of Grade II Listed terrace properties located adjacent to the south-west corner of the Site. Steep topography will form a natural separation between these properties and the proposed development.

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 and thick woodland located on the southern edge of the Site boundary along with the occasional boundary mature tree. These would be retained where possible as part of the proposed development alongside additional planting to enhance the character of the new development.

UTILITIES & INFRASTRUCTURE

There is an existing surface water sewer pipe that runs north to south across the Site. This sewer pipe will be redirected within the Site where design of the proposed development warrants it.

There is a former sandstone quarry located in the south western area of the Site and therefore this area has been excluded from the proposed development area.

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

NEIGHBOURING RESIDENTIAL DEVELOPMENT

Neighbouring dwellings to the east, primarily have a rear facing aspect with back garden fencing and scrub planting forming a boundary to the Site.

N

-  Site Boundary
-  Trees
-  Hedgerow
-  Topography
-  Potential Drainage Pond
-  Potential Vehicle Access
-  Bus Stops
-  PRoW
-  Listed Building
-  Existing Sewer Pipe
-  Existing Views
-  Low chance flood risk (0.1%-1% annually)
-  Medium chance flood risk (1%-3.33% annually)
-  High chance flood risk (>3.33% annually)

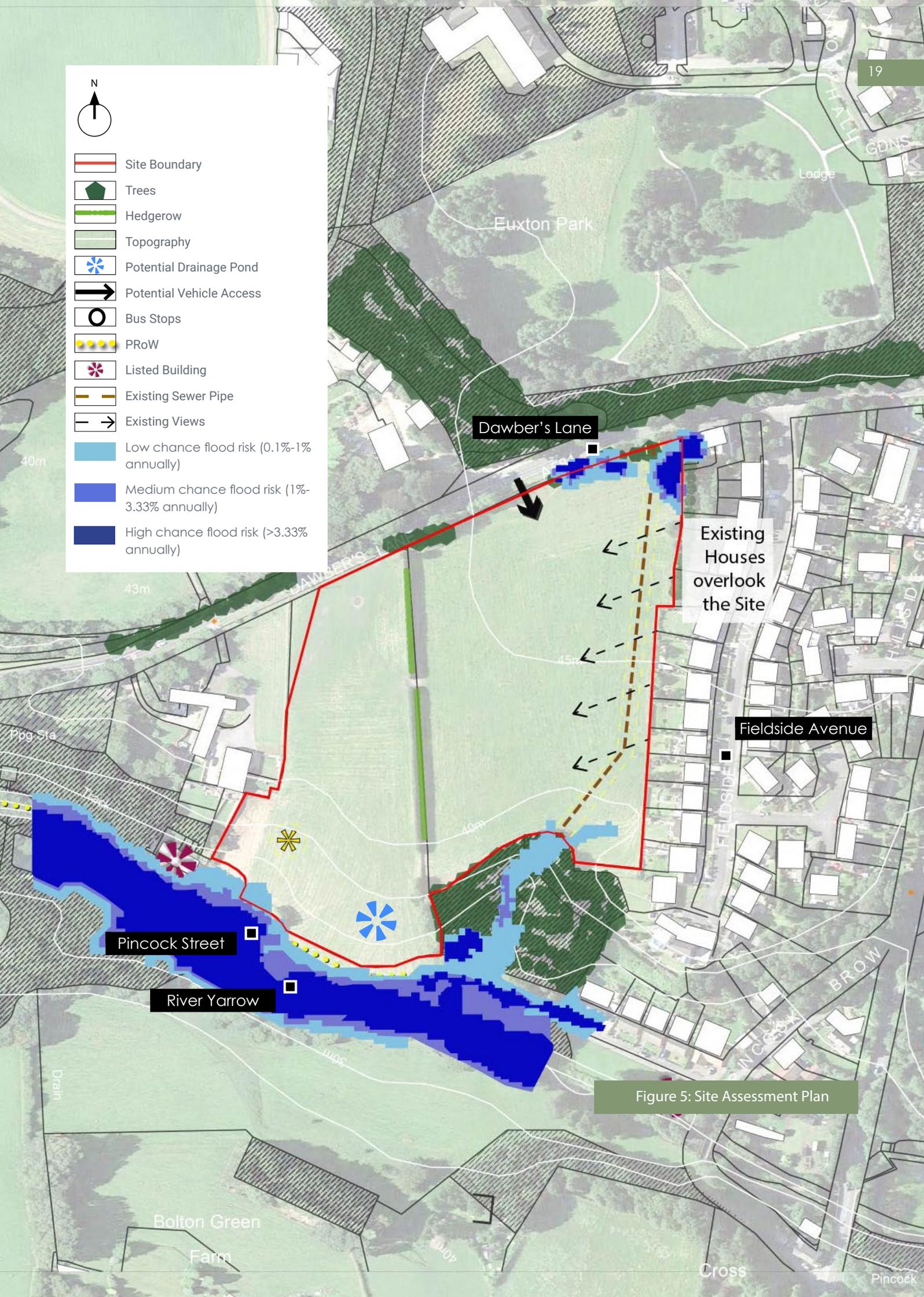


Figure 5: Site Assessment Plan

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 in the region of up to 100 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 vehicle access to the development is proposed via a priority junction from Dawber's Lane.
- 02 The mature hedgerow running north south through the Site has been retained within a landscape corridor.
- 03 Provision of an attenuation pond within the southern section of the Site in response to Site levels.
- 04 An estate road extends into the Site from Dawber's Lane, beyond which is a hierarchy of shared streets and private driveways.
- 05 A series of focal point spaces 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 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.
- 07 The Illustrative Masterplan makes provision for children's play.
- 08 Landscape themes will define character areas and routes within the development including street trees, grassed verges and hedgerows.
- 09 Proposed development along Dawber's Lane includes larger properties and an irregular building line to reflect existing historical residential development along this route. This approach also creates a series of well-defined landscape spaces which will help to ensure Dawber's Lane retains a semi-rural character.
- 10 Lower density development, larger back gardens and tree planting will be provided to protect the amenity of existing properties abutting the eastern and western boundary.
- 11 The existing stone wall running along Dawbers Lane will be retained.
- 12 The proposed development is separated from the listed terrace properties to the south west of the Site by steep topography, public open space and new tree planting.

- ➔ Potential Vehicle Access (see Appendix)
- Pedestrian/ Cycle Route
- ✦ Potential SuDS
- ✦ Potential Play Area

Figure 6: Illustrative Masterplan



Dawber's Lane

Fieldside

Development Area: c.2.67ha
Dwelling: c.100
Development Density: c.30dph

Summary and Conclusion

SUMMARY

The purpose of this Development Framework is to provide an analysis of the development potential of land at Dawber's Lane, Euxton as a potential housing site and to demonstrate the Site's deliverability. The land is controlled by Story Homes who wish to promote it for release from the Green Belt as part of the emerging Chorley Local Plan.

The Site benefits from excellent connectivity to public transport. It is within walking distance of Balshaw Lane Railway Station which provides access to higher order employment centres in the North West. A regular bus service is within walking distance of the Site, with stops located along Dawbers Lane and Wigan Road.

Euxton itself is a popular Local Service Centre with a good range of facilities and education provision. In addition, it is within cycling distance of other facilities at Buckshaw Village.

The Site itself is contained by existing built form and landscape features which serve to provide strong defensible boundaries. Access can be taken from Dawber's Lane, replacing any extent of the stone wall which might need to be removed to accommodate visibility splays.

The Development Framework presents our preliminary assessment of the Site, including Site access. Regard is had to the existing local character of Euxton and the relationship with existing houses at Fieldside Avenue which back on to the Site. Overall, Story Homes considers that the Site can accommodate up to 100 dwellings.

This document also includes an assessment of the Site's performance in Green Belt terms. The Site does not fulfil any of the five purposes of the Green Belt as defined in paragraph 134 of the NPPF. The Site is well contained and is a good candidate for release, as part of the Council's wider strategy to deliver increased housing requirements.

The National Planning Policy Framework requires proposals to consider the benefits of development in social, economic and environmental terms. That analysis will be undertaken as part of any future planning application. However, we set out below some of the benefits of development:

- Provision of both market and affordable homes, to provide housing to local people;
- Variety in the type and style of housing to meet market and affordable needs as above;
- High quality designed homes with modern technologies and energy efficiencies;
- Job creation and apprenticeships during the construction. Story Homes use local trades and supply chain as part of its commitment to support local businesses;
- Provision of new public open space, green infrastructure and a children's play area;
- Chorley Council to benefit from New Homes Bonus, enabling it to fund other capital projects in the district;
- Enhancement and management of the Site's green infrastructure; and
- Provision of net environmental benefits via the creation of new wildlife habitats.



CONCLUSION

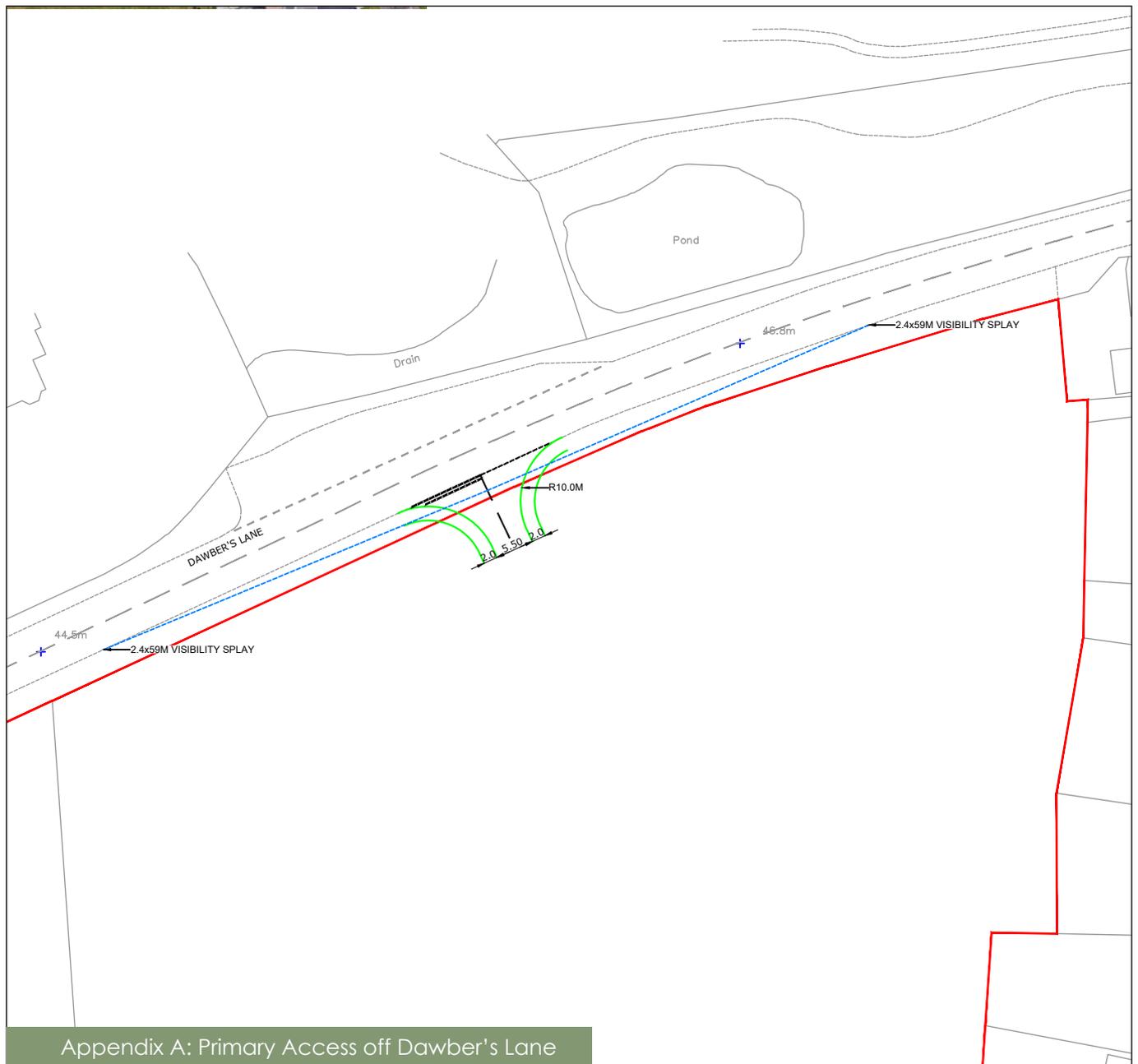
Land at Dawber's Lane represents an available, suitable and deliverable Site to be released from the Green Belt for up to 100 dwellings.

The Site, which is largely contained by existing development and landscape features, provides an opportunity for a scheme to be brought forward that respects and enhances the Site's natural characteristics.

The Council has accepted new development within close proximity of the Site at Gleadhill Farm.

The Site is being promoted by Story Homes which is a Chorley based family run company with a strong emphasis on design quality. The Site is considered deliverable in the context of a Chorley Local Plan subject to release from the existing designations. In addition to providing affordable housing, development of the Site will create new jobs for local people and a new homes bonus payable to the Council to fund other community infrastructure projects.

Appendix - Site Access Plan



Appendix A: Primary Access off Dawber's Lane



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