



DEVELOPMENT
FRAMEWORK
|
APRIL
2025

Land At Grimsargh, Preston

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.





Contents

- Introduction..... 4
- Vision..... 6
- Site Assessment..... 8
- Design Opportunity..... 10
- Summary and Conclusion..... 12
- Appendix A Site Access Plan..... 14

Introduction

This Development Framework has been prepared by Stantec on behalf of Story Homes to help promote land at Grimsargh, Preston (the Site) for residential development, with the potential for employment land through the emerging Local Plan for Central Lancashire.

The Site lies approximately 5km north east of Preston City Centre and is around 1.5km from Junction 31A of the M6.

The Site is contained by existing development to the north-west and by a strong copse of trees to the north-east and south-west. To the east of the site lies a large solar farm and to the south of the site lies Red Scar Buisness Park.

Land to the south east currently comprises agricultural fields but is allocated for further employment use in the Preston Local Plan 2012-2026.

The proposed development of the Site would infill the existing development in this location. The Site is well located to the existing built up area of Grimsargh and the outskirts of Preston, with a range of local shops, services and public transport opportunities are within walking and cycling distance.

Access to the Site is provided from Longridge Road to the west, where there is an existing gap between dwellings.

This Development Framework sets out how the Site can be developed having regard to existing site considerations.

The Development Framework provides our emerging designs proposals and sets out

how, through an imaginatively designed scheme, the Site can provide for a high-quality development.

SITE DESCRIPTION

The Site is approximately c.18.66ha as shown by the red line on the plan opposite.

The Site is currently greenfield and in agricultural use. It is separated by a number of hedgerows and mature landscape features.

The Site is well contained, being screened to a large extent by the existing houses on Longridge Road to the west, the industrial premises to the south and mature trees to the north east which border the Site. To the east, the Site is bordered by the nearby solar farm with some scattered landscape features however will be well contained upon development of the employment allocation to the south east of the Site.



Longridge Road

Red Scar Business Park

— Site Boundary
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, potential employment land and excellent standards of urban design, whilst making a valuable contribution to the existing and future community.





Site Assessment

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

LANDSCAPE FEATURES

The Site consists of farmland. The fields are divided by mature hedgerows and mature trees.

Several ponds are located within the site.

The Site boundaries to the north east and south west are delineated by a mature copse of trees.

Where possible, all existing landscape features of merit will be retained as part of the proposed development.

ECOLOGY

The Site is not subject to any local, regional or international statutory or non-statutory ecology designations. The Red Scar and Turn Brook Woods SSSI is located to the east of the Site beyond the solar farm.

ACCESS

Primary vehicle access to the Site can be provided via Longridge Road to the west via an existing access point between existing properties.

There is an existing track running north to south through the site.

There are no public rights of way (PRoW) within the Site itself, however there are opportunities to deliver pedestrian and cycle linkages to the existing PRoW to the south of the site and the wider active travel network. The Preston Guild Wheel, which is a 21 mile 'Greenway' that encircles the city of Preston, is located 400m south of the Site.

The closest bus stop is located approximately 50m from the site boundary with services running daily to Preston and Longridge. Buses travelling to Preston City Centre also provide access to the rail network and with Preston being located on the West Coast Mainline.

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.

Areas of the Site are subject to low, medium and high risk of surface water flooding. The proposals will consider areas at most risk from surface water flooding.

TOPOGRAPHY AND DRAINAGE

The Site slopes down from west to east in where the proposed development could provide two drainage attenuation ponds.

HERITAGE

Grimsargh Hall located to the north of the site is Grade II listed however is well screened visually and physically from the Site and proposed access by existing vegetation. There is also a Grade II listed war memorial on the south side of Longridge Road to the east of the site.

UTILITIES

No formal investigations into the presence of utilities has been undertaken at this stage. However, given the proximity of other built development, including the adjacent residential and industrial premises, it is expected that there would be no utilities constraints which would prevent the Site being developed for residential purposes.

NEIGHBOURING RESIDENTIAL DEVELOPMENT

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

PLANNING POLICY

The north-western corner of the Site (approximately 30% of the total area) is also within a designated Area of Separation. Policy 19 of the Core Strategy and Policy EN4 of the Local Plan outlines that within this designation, development will be assessed in terms of its impact upon the Area of Separation, including any harm the development will have on the effectiveness of the gap.



Longridge Road

Red Scar Business Park

- N
- Site Boundary
- Existing Vegetation
- Flood Zone -High Chance (>3.33% annually)
- Flood Zone- Medium Chance (1%-3.33% annually)
- Flood Zone- Low Chance (0.1%-1% annually)
- Existing Pond
- Potential Drainage Pond
- Potential Primary Vehicle Access
- Existing Track
- Bus Stops
- PRow
- Listed building/Structure
- Allocated Employment Land
- Potential for commercial access connectivity between the site and allocated employment land

Figure 9: Site Assessment Plans

Design Opportunity

The Masterplan presents a sustainable and balanced residential development, comprising a mix of housing types, sizes and tenures with the potential to include employment land.

DESIGN PRINCIPLES

- 01 Primary vehicular access to the development is proposed via Londridge Road;
- 02 A tree lined street extends into the Site from Longridge Road, beyond which is a hierarchy of secondary streets and tertiary lanes;
- 03 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;
- 04 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;
- 05 The proposed landscape strategy includes the formation of a series of attractive green corridors and stepping stone spaces which retain existing landscape features including existing mature trees and hedgerows. From an ecological perspective, the inter-linked layout of green space is designed to promote biodiversity;
- 06 The Illustrative Masterplan makes provision for children's play;
- 07 Landscape themes will define character areas and routes within the development including street trees, grass verges and hedgerows;
- 08 The proposed development would provide attenuation ponds at the lowest areas of the site;
- 09 The proposed development includes employment land which may come forward if the market requires. There is also potential for this land to come forward as housing.



Longridge Road

Red Scar Business Park

Residential Development Area: c.7.40ha
Employment Land: C.4.00ha
Green and Blue Infrastructure: C.7.26ha

Figure 3: Illustrative Masterplan

Summary and Conclusion

Summary

This Development Framework has demonstrated the potential development opportunity of the Site.

The Site is being promoted by Story Homes as part of the emerging Central Lancashire Local Plan.

Grimsargh itself is a thriving community with good links to Preston. The settlement benefits from a wide range of shops and services. The Site is close to a range of community facilities, local schools and a popular local nature reserve, Brockholes.

This document sets out how the Site can be developed having regard to specific Site considerations.

The Illustrative Masterplan provided suggests an indicative capacity of Circa 7.40ha of residential development with a further 4.00ha of potential employment land.

Development of the Site will make a valuable contribution to the housing needs of the Borough, as well as providing homes for future generations of local people.

The benefits of the proposed development are noted as:

- Provision of market and affordable homes, including homes for local people;
- A range of house types to meet identified needs;
- A high quality scheme using modern construction techniques and standards;
- The creation of new jobs during the construction stage, including use of local labour and trades. Story Homes has a policy and track record in this regard;
- Potential employment land supporting the local economy and jobs for local people;
- The new homes will attract economically active people who will support local businesses, benefitting the local economy in Grimsargh and Preston;
- The Site will include new green infrastructure, including public open space, play areas, play facilities, new footpaths and cycleways; and
- The scheme will deliver new wildlife habitats making a net environment improvement.



Conclusion

Land at Grimsargh represents one of the best opportunities in Preston to create a truly notable residential development. This Development Framework sets out how the Site can be developed in a sensitive way to lead to a high-quality scheme of new homes with the potential for employment land.

The Site is in the control of a well-known quality housebuilder (Story Homes), and is considered deliverable in the next five years.

Story Homes is committed to progressing the emerging Illustrative Masterplan towards a high quality residential development that responds to local housing needs.

Appendix - Site Access Plan



NORTH SOUTH AERIAL VIEW



THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS
- SITE BOUNDARY OF BUILDINGS TO BE AVOIDED



SITE LAYOUT NTS

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

STORY HOMES

PROJECT:

LONGRIDGE ROAD, GRIMSARGH

DRAWING TITLE:

ACCESS POINT VIA LONGRIDGE ROAD

SCALE:

1:1000 @ A3

Appendix A: Primary Access off Longridge Road



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