



Story
HOMES

Context and Background



The application site boundary

The Site

The Site area extends to 6.15ha. The Site consists of a single field which is currently used for agriculture. The Site is an irregular shape and almost flat. To the east, the boundaries of the Site are well defined by an existing mature hedgerow.

Fleet Lane runs north to south along the eastern boundary of the Site. Focus School, Hornby Campus is located to the south east of the Site. A fence and track form the northern boundary of the Site, separating it from further fields to the north. The southern and western boundary is formed by an existing hedgerow.

The Site itself sits in a wide valley, which at this point is broadly flat. The River Lune, flows to the north-west of the Site from the north east to the south west. The character to the north and west of the Site is predominantly rural. A farm is located to the west of the site. The Site sits to the west of Fleet Lane, just north of its junction with Melling Road (A683).

The Proposal

Story Homes is applying for full planning permission to develop 80 houses on land at Melling Road, Hornby. The proposed development would deliver a range of high quality, high specification homes for the local community in a sustainable location. The new homes would contribute to Lancaster City Council's housing supply.



The Site



Melling Road



Royal Oak Meadow



Fleet Lane



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Land at Melling Road, Hornby



Story Homes



Who are Story Homes?

We are a family grown business with almost 30 years of experience in developing land and communities. Since 1987, we have evolved into one of the most respected and well known companies in the North of England thanks to our traditional designs, our ability to sensitively plan and build developments that retain the character and style of an area, our customer service and our attention to detail.



Why are we the Builder of Choice?

- We try to employ local contractors;
- We use local materials wherever possible;
- We are a good neighbour in the communities where we develop;
- We build beautiful homes which will continue to look great in years to come;
- We develop schemes that enhance communities; and
- We collect detailed feedback from our customers and identify any action areas for improvement.



What Makes us Different?

- We recognise the value of consultation and engagement in the development process;
- We always encourage comments and feedback on our plans;
- We address future needs through our developments.

Images present typical Story Homes Developments

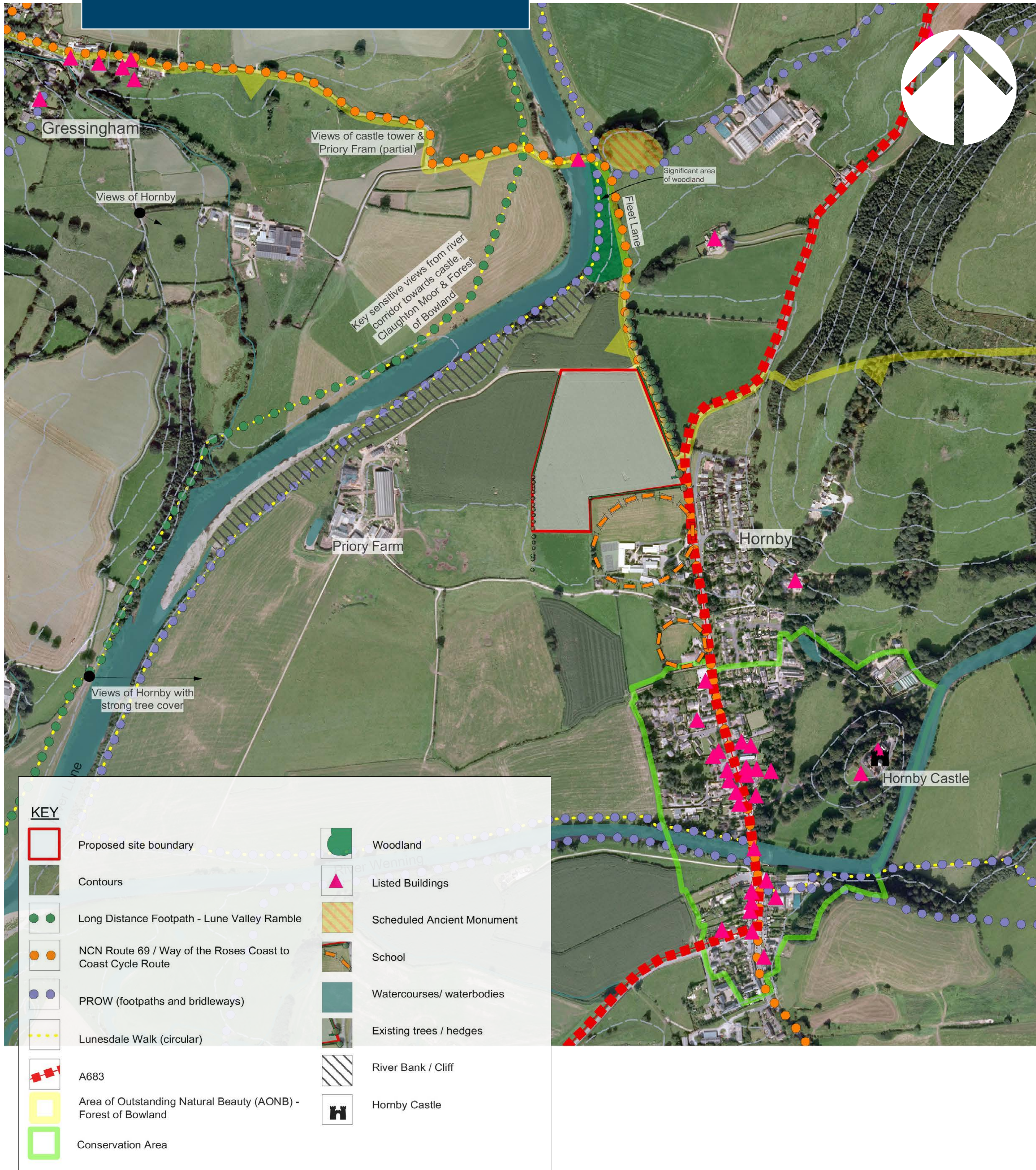


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Land at Melling Road, Hornby



Proposed Layout



Constraints and Opportunities Plan

Need for new homes

Hornby is well served by local amenities and as such is considered to be a sustainable settlement in planning terms. It is understood, however, that these services are under threat due to patterns of consumer behaviour and the changing demographics of the village. The development of this site presents an opportunity to help sustain the vitality of Hornby by providing new family homes, increasing expenditure in the village and helping to support local services.

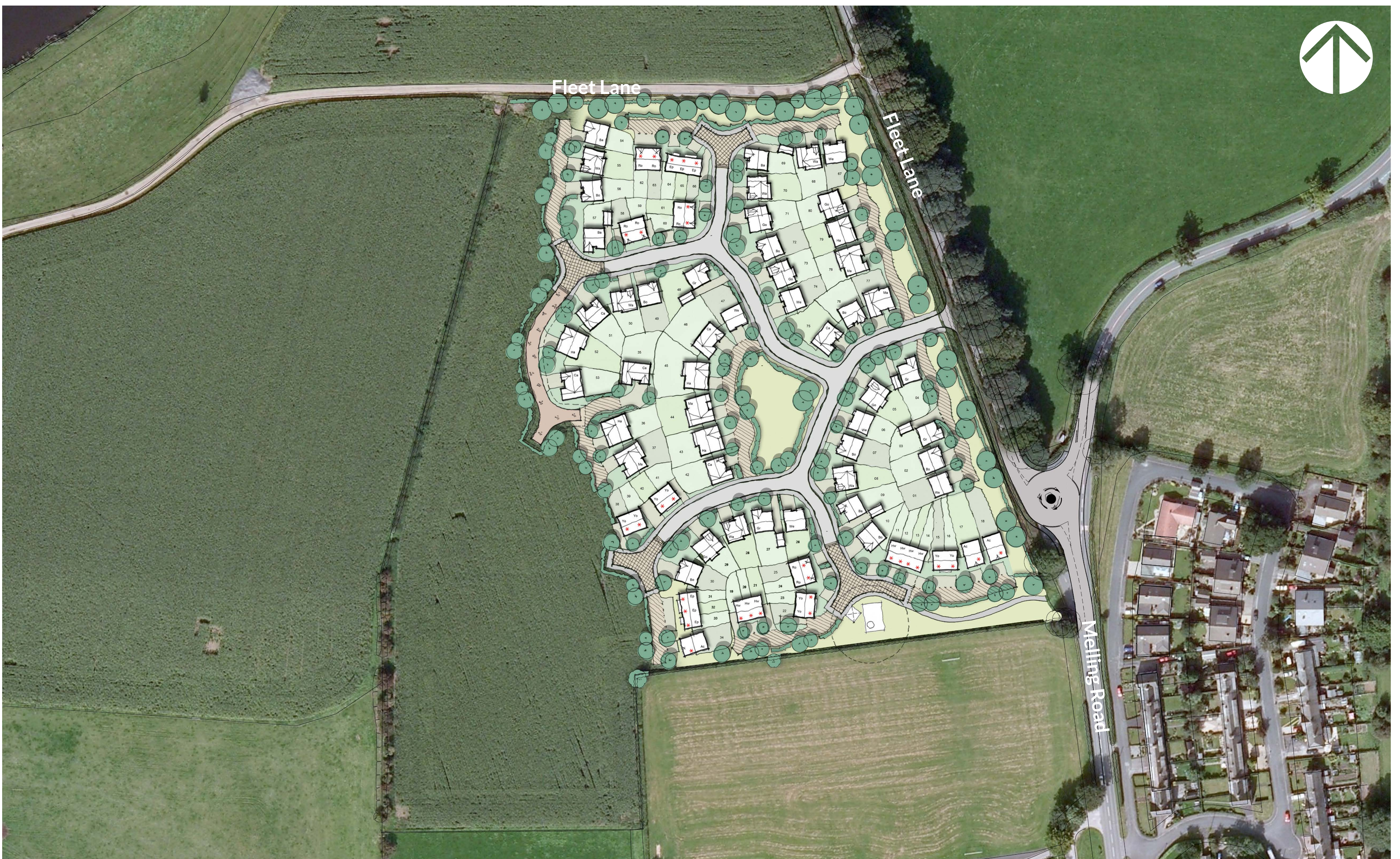
Highway Improvements

In preparing our proposals, Story Homes have worked with the Parish Council to understand how the development can benefit the local community. We have been made aware that there is concern within the village regarding the safety of the Fleet Lane / Melling Road junction in its current form. We are therefore proposing to upgrade this junction to a roundabout.

Site Layout

The plan below has been informed and developed by the design principles highlighted within the Development Framework prepared by Barton Wilmore (April 2016) and supported by the Consultant Team appointed including;

- Retention of existing landscape features
- Provision of Public Open Space to the western boundary
- Landscape Gateway Features to the North East and South East corners
- Landscape buffer to the Eastern and Northern Boundaries
- Junction Improvements to Fleet Lane / Melling Road
- Outward facing scheme respecting key views and vistas



Illustrative Layout



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Land at Melling Road, Hornby



Design



Typical Design of Story Homes Housetypes

Design

In developing the proposed scheme, Story Homes has paid careful attention to the different local forms of development, architecture, appearance and materials which help generate the inherent character, quality and distinctiveness of Hornby. The organic design of the proposal has taken into account a series of attractive key views and vistas out of the site which will be highly visible when travelling around the development creating a unique sense of place. Wherever possible, Story Homes will use local materials on the properties and elsewhere in the site too.



Housing Mix

The proposed scheme will provide a mix of 2, 3, 4 and 5 homes. These will be predominantly two storey with an element of bungalows. The development will deliver a range of semi-detached and detached homes of varying size and layout. The type and mix of houses has been designed to reflect the local vernacular and housing need and provides a variety of homes to suit local needs.



Examples of the Local Vernacular



Next Steps

We welcome your comments on the proposed scheme before the application is submitted. You can contact us via email at: consultation@storyhomes.co.uk or post to:

Story Homes,
Kensington House,
Ackhurst Business Park,
Chorley.
PR7 1NY.

Following this we will review all responses made, and where possible incorporate these into the proposed development. The application will then be submitted to the Council.