

## INTRODUCTION & PLANNING CONTEXT

### Blainscough Lane, Coppull

Story Homes is progressing detailed plans for a proposed residential development of 118 homes on land adjacent to Blainscough Hall, Blainscough Lane in Coppull. As part of preparing this proposal we would like to seek your feedback.

In February 2022, outline planning permission was granted for up to 123 homes on adjacent to Blainscough Hall off Blainscough Lane (under planning reference: 20/01399/OUTMAJ). The scheme reserved all matters for future determination, excluding the access point off Grange Drive which was approved in detail. The following principles were established in the outline permission:

- Up to 123 homes
- 30% affordable housing
- On-site public open space
- Financial contributions to open space and secondary education

Story Homes is now in the process of preparing a reserved matters application which seeks to agree the detailed design of the scheme.

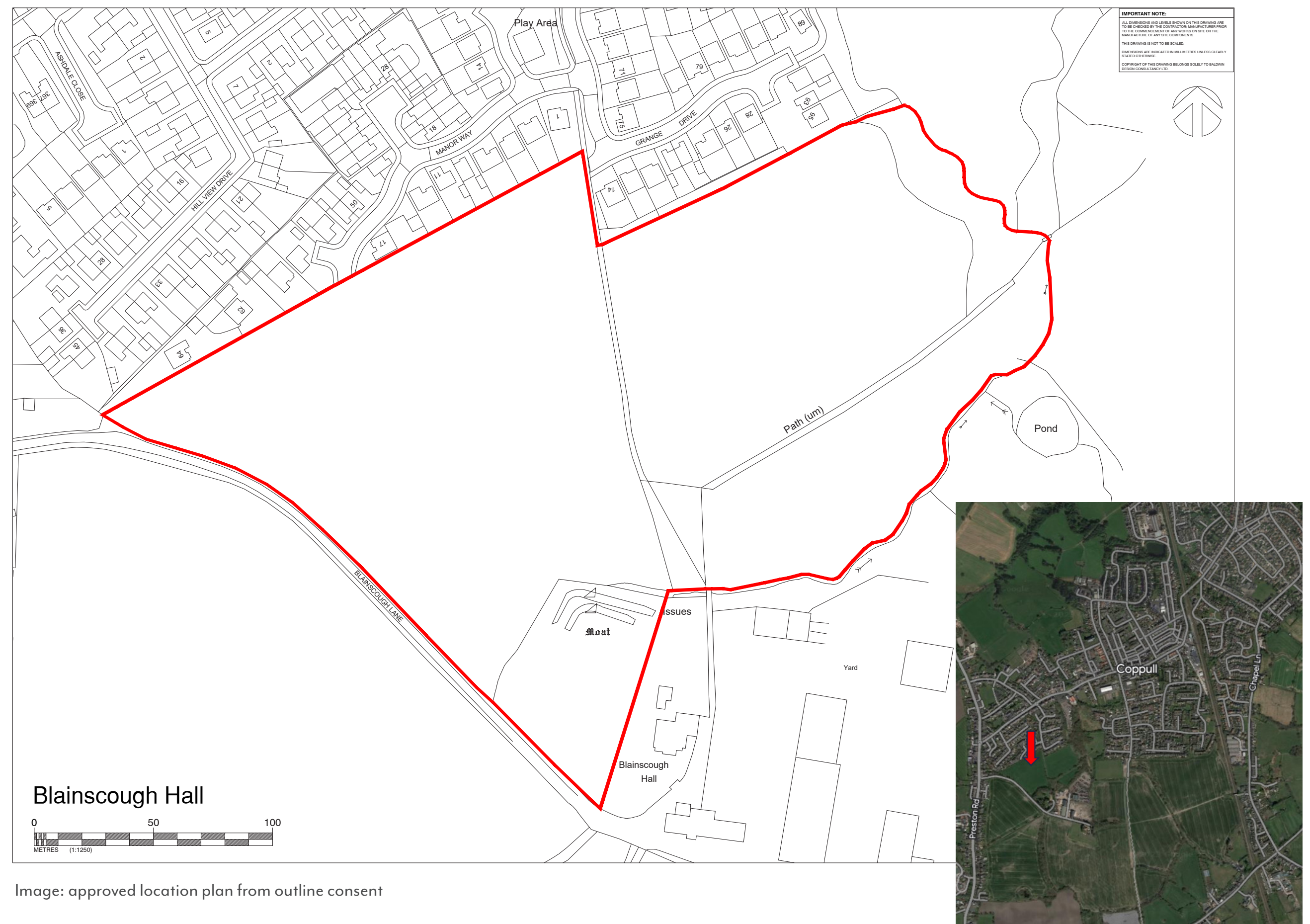


Image: approved location plan from outline consent



## *WHO ARE STORY HOMES?*

Founded by Fred Story in 1987, Story Homes has a long and successful reputation of building high quality and high specification homes. Our passion for quality and excellence has seen us become a multi award winning UK property developer, delivering exciting schemes and inspiring buyers.

For over 30 years Story Homes has been the name most often associated with aspirational homes for sale throughout Cumbria, the North East, Lancashire and Scotland. 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.

Our Head Office and business roots are based in Carlisle with a well-established regional office in Chorley, set on continuing the success as we expand further in the North West region.





## PROPOSED SCHEME

The draft layout (shown adjacent and available to view separately as a larger plan) shows the proposed residential development of 118 homes including 35 affordable units (30% of the site's total). The scheme will provide a mix of one, two, three, four and five bedrooms with 2 and 2.5 storey homes delivered in a range of apartments, terraced, semi-detached and detached houses.

The homes will be accessed from a single point of vehicular access from Grange Drive (approved through the outline permission). Existing public rights of way will be retained providing pedestrian connectivity via the northern, eastern and southern boundaries.

The layout includes a large area of public open space in the most southerly section of the site. There are also further areas of incidental open space along the eastern site boundary.

The scheme seeks to retain the majority of existing hedgerow and trees with additional planting proposed within the site.





## *PROPOSED SCHEME*

### Design

In developing the proposed scheme, Story Homes has taken account of the local vernacular and its different forms of architecture, appearance and materials which create its unique character.

The house types will each be carefully selected to help integrate the development into the area and to achieve a high-quality distinctive design. Using a variety of materials and architectural detail on specific house types will create focal points within the development.

Examples of the proposed house designs can be found adjacent.





## *KEY BENEFITS*



The proposals would deliver a range of properties to suit local housing need, including one to five bedroom properties.



In line with the outline planning permission, 30% of the new homes will be classed as affordable homes. The tenure split would be 70% rent and 30% intermediate.



The proposals will provide a large area of public open space to the south of the site and a number of other areas within the layout, totalling 1.3 acres.



The development coming forward will lead to financial contributions towards education and outdoor and indoor sports facilities, totalling approximately £530,000.

## *NEXT STEPS*

We welcome your comments on the proposed scheme by 18 August.

You can contact us via email at: [consultation@storyhomes.co.uk](mailto:consultation@storyhomes.co.uk) or post to:

Story Homes,  
Parkway House,  
Chorley Business & Technology Park,  
Euxton Lane,  
Chorley,  
PR7 6TE

Following this, we will review all responses made and where possible, incorporate these into the proposed development. The application will then be submitted to Chorley Borough Council in late August and we anticipate the application will be heard by the Council's planning committee in Spring 2024.

If planning permission was granted, we would expect to commence on site in Autumn 2024.