



Jacqui Sinnott-Lacey  
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Tuesday, 19 May 2020

**TO: COUNCILLORS G DOWLING, A PRITCHARD, I ASHCROFT, MRS P BAYBUTT, A BLUNDELL, C COUGHLAN, V CUMMINS, N DELANEY, C DERELI, T DEVINE, D EVANS, S EVANS, J FINCH, D O'TOOLE, E POPE, J THOMPSON, MRS M WESTLEY AND MRS J WITTER**

Dear Councillor,

**LATE INFORMATION – THURSDAY 21 MAY 2020**

Please find attached a report containing details of Late Information prepared by the Corporate Director of Place and Community, relating to items appearing on the agenda for the above mentioned meeting.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JSL', enclosed in a rectangular box.

Jacqui Sinnott-Lacey  
Chief Operating Officer

**AGENDA  
(Open to the Public)**

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|--|--------|
| <b>7. PLANNING APPLICATIONS – LATE INFORMATION</b>                       | 1065 - |
| To consider the report of the Corporate Director of Place and Community. | 1066   |

**We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.**

**MOBILE PHONES: These should be switched off or to 'silent' at all meetings.**

For further information, please contact:-

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**Report of:** Corporate Director of Place and Community

**Contact:** Mrs. C. Thomas (Extn.5134)  
**Email:** catherine.thomas@westlancs.gov.uk

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**SUBJECT:** LATE INFORMATION

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## **1.0 INTRODUCTION**

The information below has been received since compilation of your Agenda. The following also includes suggested adjustments to the recommendations further to the receipt of late plans and/or information.

## **2.0 ITEM 7 – PLANNING APPLICATIONS**

### **REPORT NO. 1 – SITE OF FORMER YEW TREE FARM, LIVERPOOL ROAD SOUTH – 2019/1182/FUL**

I have received further supporting information from the applicant, addressing the sustainability of the proposed development.

In terms of sustainability and social values, the applicant states that supporting local business is a priority for Anwyl Construction Company Ltd. Where possible, Anwyl aim for a minimum of 70% of the subcontractors appointed to be local to the site, and orders are placed with suppliers who are based within a 25-mile radius of the site. Anwyl indicate that this approach proves extremely successful and allows the company to build long-term working relationships with highly skilled contractors, while having a positive impact on a community's economy.

In order to develop the next generation of construction experts, Anwyl indicate that they work with many different organisations including CITB, The Prince's Trust and local colleges. Together, training opportunities are created for local people from diverse backgrounds, including those who are unemployed and looking for a way into work, or young construction students or apprentices who need valuable site-based experience to further develop their skills.

In terms of the proposed dwellings, Anwyl state that they achieve 2-5% reduction in CO<sub>2</sub> emissions over the national requirement with regard energy efficiency

through greater insulation standards over and above the Building Regulations requirements.

Anwyl confirm that solar gains are encouraged through the design of the homes and the site. Solar gain is maximised through the use of deciduous trees in landscape designs allowing sunlight to reach dwellings in winter months, orientating properties south as much as possible without spoiling the aesthetics, using hipped roofs to maximise the amount of solar gain achieved, limiting large gaps and spaces between dwellings, avoiding long narrow internal rooms reducing light and warmth away from windows, and using good quality materials in building specifications. Furthermore, Anwyl advise that the properties have been designed to limit solar heat gain and reduce water consumption by occupants.

Finally, Anwyl comment that dwellings will be built to M4(1) standard. Therefore, reasonable provision is made for most people, including wheelchair users, to approach and enter the dwelling and access habitable rooms and sanitary facilities on the entrance storey.

## **OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

There is a mistake in paragraph 10.9 of the report which refers to the properties being built to Buildings Regulations M4 (2) standard. This should say M4 (1).

At paragraph 10.9 of the report reference is made to elderly accommodation as being suitable for elderly or mobility impaired without adaptation. This is Building Regulations Part M4 (2). Aside from 19 units, Anwyl's site will not be built out to meet Part M4 (2) as it is not required to be, with reference to the agreed s106. This states that "*there need be no provision of Specialist Housing Units as part of the first 300 dwellings falling within C3 Use Class, or the first two Phases, whichever is the greater provided that the part of the Application Site identified for care / extra care accommodation (C2 uses) remains undeveloped for this*".

As the area reserved for C2 accommodation remains undeveloped, the s106 allows for the development of Anwyl's site (which is the second of the first two phases of development) without the provision of any Specialist Housing Units. As it is, however, the scheme does include the delivery of 19 dwellings suitable for specialist accommodation for the elderly in order to assist with the housing mix on the site.

In my view, the scheme delivers an appropriate housing mix and meets the Council's aims to promote sustainable development in compliance with the NPPF, Policy SP1, GN3 and EN1 of the Local Plan and BPH1 and BPD2 of the Burscough Parish Neighbourhood Plan and the Yew Tree Farm Masterplan SPD.