

## What happens next?

### Come and meet us

Taylor Wimpey wants to work with the people of Golborne to develop the proposals to ensure the plans for Rothwells Farm meet the aspirations of the local community and deliver the new homes that are so desperately needed in the right way.

Please visit our public exhibition at:  
**Heath Street Methodist Church,  
Heath Street, Golborne WA3 3BN**

on **Thursday, 5th September** from **3pm – 8pm**  
and **Friday, 6th September** from **1pm – 6pm**.

We really hope that you will join us at our event, as all feedback received during the consultation will help to shape and influence the final plans for Rothwells Farm.

**Help us deliver new homes that meet local needs and create a place that the people of Golborne can be proud of.**

### Find out more

Ahead of our public exhibition, you can find out more about our initial ideas by visiting our website [www.rothwellsfarm.co.uk](http://www.rothwellsfarm.co.uk)

Our website explains why the Borough needs new homes, provides further details of our initial plans and explains how you can contribute to the design of the final scheme.

If you would like to discuss the plans, please contact our community information line on **0161 711 0293**.

Alternatively you can email us at [rothwellsfarm@taylorwimpey.com](mailto:rothwellsfarm@taylorwimpey.com)

or write to us at:  
**Rothwells Farm, Taylor Wimpey  
C/o Lexington North Ltd  
First Floor, The Zenith Building  
26 Spring Gardens  
Manchester  
M2 1AB**

We also want to hear from you if you are looking to buy a new home in Golborne. Whether you are a first time buyer looking to get onto the property ladder, wanting to buy a larger home for you and your family or are looking to downsize into a smaller property, we want to hear from you! Please register your interest on our website [www.rothwellsfarm.co.uk](http://www.rothwellsfarm.co.uk)



Artist's impression of Rothwells Farm

## Tell us what you think about our initial plans for Rothwells Farm, Golborne

We believe that consultation and engagement with the local community is at the heart of any new proposal for development or change to an existing neighbourhood. With this in mind, we would like to discuss our initial proposals for Rothwells Farm, on land to the north of Lowton Road in Golborne.

Whilst our plans are in their infancy this provides the ideal opportunity for you, the local people, to share your ideas for the land, tell us what you think about the initial designs and ultimately help shape the final scheme.

Following on from this, and after taking account of your comments, it is our intention to submit an outline planning application for residential development and new public open spaces. Should these proposals be approved in principle we are committed to working with the local community to develop the more detailed aspects of the design.



### WHY ROTHWELLS FARM?

Wigan, and indeed Golborne and Lowton, needs new homes to meet local needs. Rothwells Farm has long been accepted as a suitable and highly sustainable site for new residential development by Wigan Council, and is already safeguarded for housing development in the Council's Unitary Development Plan. As the new Local Plan is being finalised, Wigan Council has recognised the need to bring forward safeguarded areas of land for development to meet these existing local needs. We want to ensure this is done in the right way.

### About Taylor Wimpey

Taylor Wimpey is one of the largest homebuilders in the UK. We are a responsible residential developer, committed to working with local people, businesses

and community groups, and Local Authorities to build aspirational high quality homes within sustainable developments.



**Design and layout**

The draft layout shown creates the opportunity to develop a range of homes grouped around a number of 'village greens', all linked together by footpaths and local roads. This takes its inspiration from the local green on Lowton Road which is an attractive feature of the area.

*Do you think this is the right approach or would you prefer to see a different style of development?*

**High quality homes**

The plan would deliver between 425 and 450 new homes to meet local needs. A range of high quality properties from two to five bedrooms will be provided and will include up to 20% affordable homes to suit identified groups such as first time buyers, key workers and the elderly.

*Are you looking for a new home?  
What type of property would you like to see here?*

**Landscaping**

Around the west of the land a new tree belt will be laid out to provide a buffer between the new houses and the adjacent business areas. The majority of trees and hedges that are currently on the land will be retained and enhanced through additional planting.

*Do you think this is the right approach?  
Do you think new trees are needed in this area?*

**Ecology**

The scheme proposes to build a new pond and create a local ecology area to help enhance and protect existing wildlife habitats. We would like to work with local community groups and schools in the design and care for this area.

*Do you think this is a good idea?  
Is this something you would like to be involved in?*

**Local investment**

Through the building of the new homes, new investment can be brought into Golborne, such as new jobs (including young people's training opportunities) and increased spending in local shops and services.

*Would you like to find out more?*

**Footpaths and play spaces**

There are two public footpaths across the site. The scheme proposes to keep these routes in place and add some new routes in 'green corridors', to take cycles. Steps will be provided up onto the railway embankment to make the circular walk. Two equipped play areas would be laid out alongside the main paths where they are easily accessible for everyone in the community to use.

*Do you think this might benefit you or your family?  
Do you think any other open spaces are needed in this area?*

**Location and access**

The access into Rothwells Farm would be taken from Lowton Road. The shops and facilities in Golborne are a short walk away and there are local bus stops close to the site entrance, providing easy access by bus to Golborne, Lowton, Ashton, and Leigh. We are working with Wigan Council to understand the improvements to the local road network that may be required.

*Can we make any further improvements to sustainable travel in the local area?*



**Please tell us what you think by sharing your ideas on the initial proposals.**