



Rothwells Farm Golborne

Development Statement

Wigan Metropolitan Borough Council Discussion Draft - 21st December 2011



Rothwells Farm, Golborne/ Development Statement

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Executive Summary

This Development Statement demonstrates that land at Rothwells Farm is the most sustainable greenfield release on the edge of the Golborne and the East Lancashire Road Corridor and it should be allocated for residential development in the Wigan LDF.

Development Opportunity

The site can accommodate approximately 400 dwellings as an urban extension to Golborne, along with associated landscaping and open space.

The site adjoins a well established part of Golborne which is primarily residential in nature and is situated approximately 500m from Golborne Town Centre. The release of this greenfield site is acceptable in policy terms and the development will provide a suitable urban extension to Golborne to help deliver the LDF housing requirement.

The Council acknowledges that there is a need to release safeguarded land to provide sustainable urban extensions and address a need for high quality housing development in the East Lancashire Road Corridor.

The Rothwells Farm site is the most appropriate location for development within the East Lancashire Road Corridor and should be a priority site for greenfield release on the edge of Golborne. The site is the most sustainable and suitable site for residential development in comparison to the other safeguarded urban extension sites in the East Lancashire Road Corridor. This is because:-

- It is better located than the other site options to existing services and facilities, due to its location adjoining Golborne, in close proximity to the town centre. The other site options in the East Lancashire Road Corridor adjoin Lowton and Astley, which both rank lower in the settlement hierarchy than Golborne;
- The site is more accessible to public transport (with high quality bus services adjacent to the site) and local transport corridors which better facilitate cycle and pedestrian access than the alternative site options;
- There is better access to educational facilities from the site than the other options and it is located directly adjacent to Golborne High School;

- The development of the site for housing will have the least impact on landscape character as it is better contained by existing development than the other potential site options. In particular, the disused railway embankment to the north of the site provides a strong and defensible boundary between the site and the Green Belt. The landscape character of the other alternative site options is more closely akin to the Green Belt;
- The site is sequentially preferable in flood risk terms than the other site options; and,
- The development of the site for housing will have the least impact on the strategic highway network.

The environmental and technical assessment work, undertaken by Taylor Wimpey, demonstrates that there are no insurmountable technical or environmental constraints preventing the development of the site.

Community Benefits

The scheme will provide a range of open market and affordable housing to meet the needs of the local community. In particular, it will meet a specific need for additional high quality, lower density housing in the area to balance the housing market.

The development of the site will provide public open space for future residents and enhance the recreation facilities available to the existing residents in the area. The development will provide safe, well defined green infrastructure routes, with provision of incidental green spaces and play spaces at regular intervals.

The development provides the opportunity to greatly improve the currently poorly used Public Rights of Way within the site to provide strong and attractive linkages between the urban area and the Green Belt and open countryside to the north.

Economic Benefits

The proposed development at Rothwells Farm provides a prime opportunity to bring substantial levels of private sector investment into the Wigan area, stimulating employment growth both during and post construction.

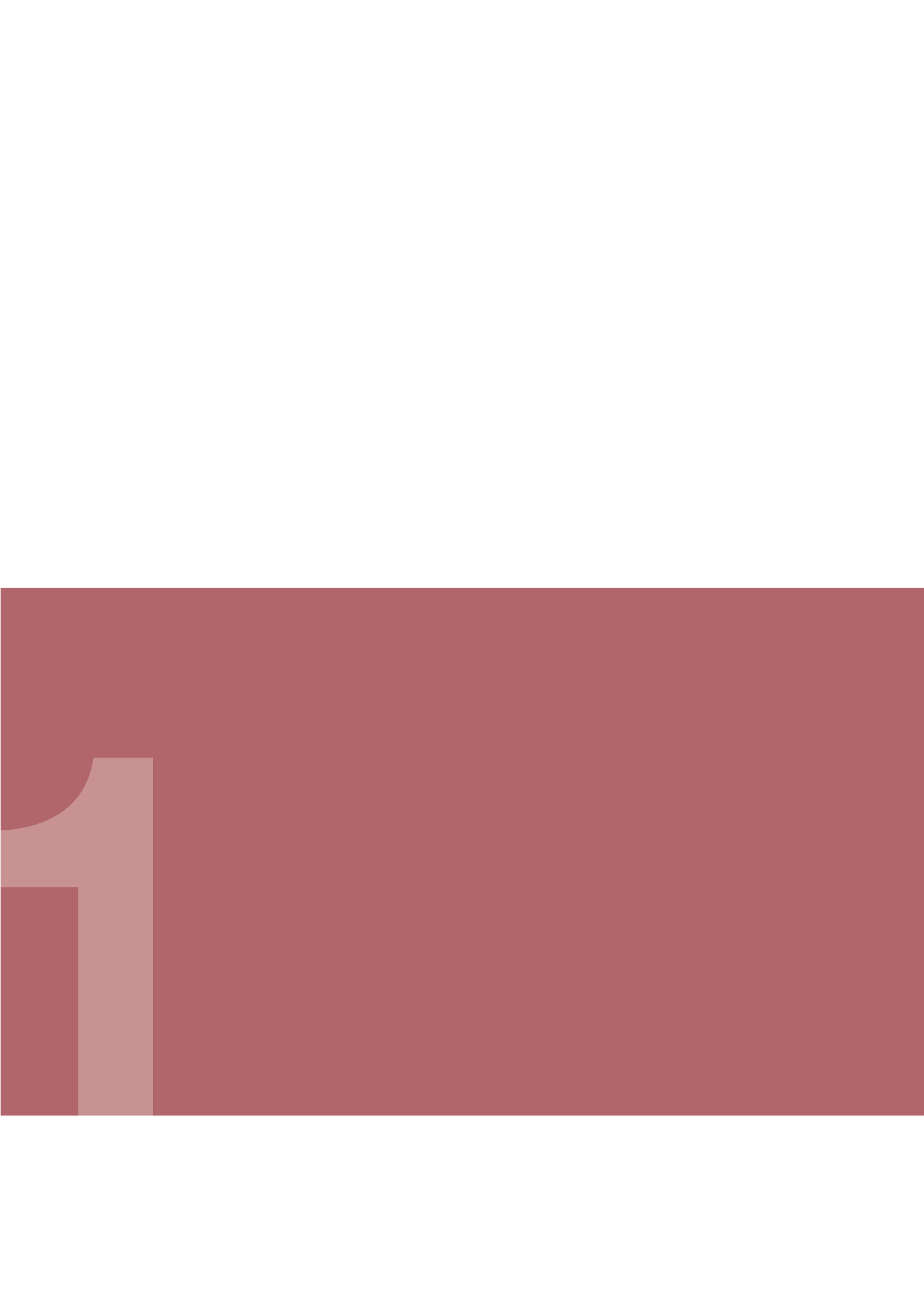
The proposed development has an estimated total construction cost of around £52 million. This level of direct private investment could generate around 90 annual construction jobs on the assumption that it would take 5 years to fully develop the site.

It is estimated that the development of the Rothwells Farm proposal could raise approximately £3 million, or around £500,000 per annum for the next six years, for the Council from the Government's New Homes Bonus Scheme (based on an indicative 25% affordable housing provision). Wigan Council would also benefit from an additional £550,000 in Council Tax payments per annum upon completion of the development.

Once the residential dwellings are occupied, a number of indirect jobs will be supported in and around Golborne and the wider Wigan area as a result of the increased expenditure patterns resulting from the new residents.

It is estimated that the new residents could bring in c.£1.4 million per annum to the local economy, which could support around 12 local jobs, in all sectors. This would help support existing local businesses and retailers, and improve the vitality and viability of Golborne and Wigan town centres.

In summary, Wigan Council should be pro-active in allocating this site as it is considered to be the most sustainable greenfield release on the edge of Golborne and within the East Lancashire Road Corridor area for growth, and will deliver substantial benefits.



1.0 Introduction





1.0 Introduction

This Development Statement has been prepared on behalf of Taylor Wimpey UK Limited. It promotes 17 hectares of land at Rothwells Farm, Lowton Road, Golborne for residential development. The site is located on the edge of the urban area of Golborne, within the East Lancashire Road Corridor.

The purpose of this Development Statement is to demonstrate:

- There is a need for land, around Golborne and within the East Lancashire Road Corridor, to be allocated for residential development in the Core Strategy to meet the housing requirements and affordable housing need;
- That the site is entirely suitable to be allocated as a broad location for development in the Wigan Core Strategy;
- That Rothwells Farm is the most deliverable site within the East Lancashire Road Corridor and should be brought forward for development in advance of the other sites;
- The site will create a sustainable extension to Golborne;
- There are no technical physical or environmental constraints preventing the development of this site for housing;
- The proposals will be sensitively incorporated into the existing landscape retaining the existing landscape features and will provide key areas of well landscaped open space;
- The site is well served by non-car modes of transport;
- The site will provide a range and mix of housing types to meet the needs of the community, comprising both market and affordable housing; and,
- The site is deliverable (i.e. it is achievable, suitable and available) in accordance with national planning guidance.

The physical, environmental and technical suitability of this site for residential development has been confirmed by the following assessments, which have also informed the development of the Illustrative Masterplan:-

- Transportation Appraisal
- Ecological Assessment
- Landscape and Visual Appraisal
- Environmental Risk Assessment
- Flood Risk Appraisal
- Outline Drainage Strategy
- Outline Utilities Assessment
- Archaeological Briefing Note
- Agricultural Land Classification Appraisal

The work undertaken to date demonstrates that land at Rothwells Farm, Golborne can accommodate a high quality residential development which will integrate into the surrounding area and help meet the needs of the community for family housing.

The Council should be pro-active in allocating this site for housing development. In particular Rothwells Farm should be allocated to come forward in advance of other sites in the East Lancashire Road Corridor, as it is the most deliverable.

Government policy in PPS3 seeks to provide mixed and sustainable communities and to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. As we will set out in this Statement, the site clearly meets with the objectives of PPS3.

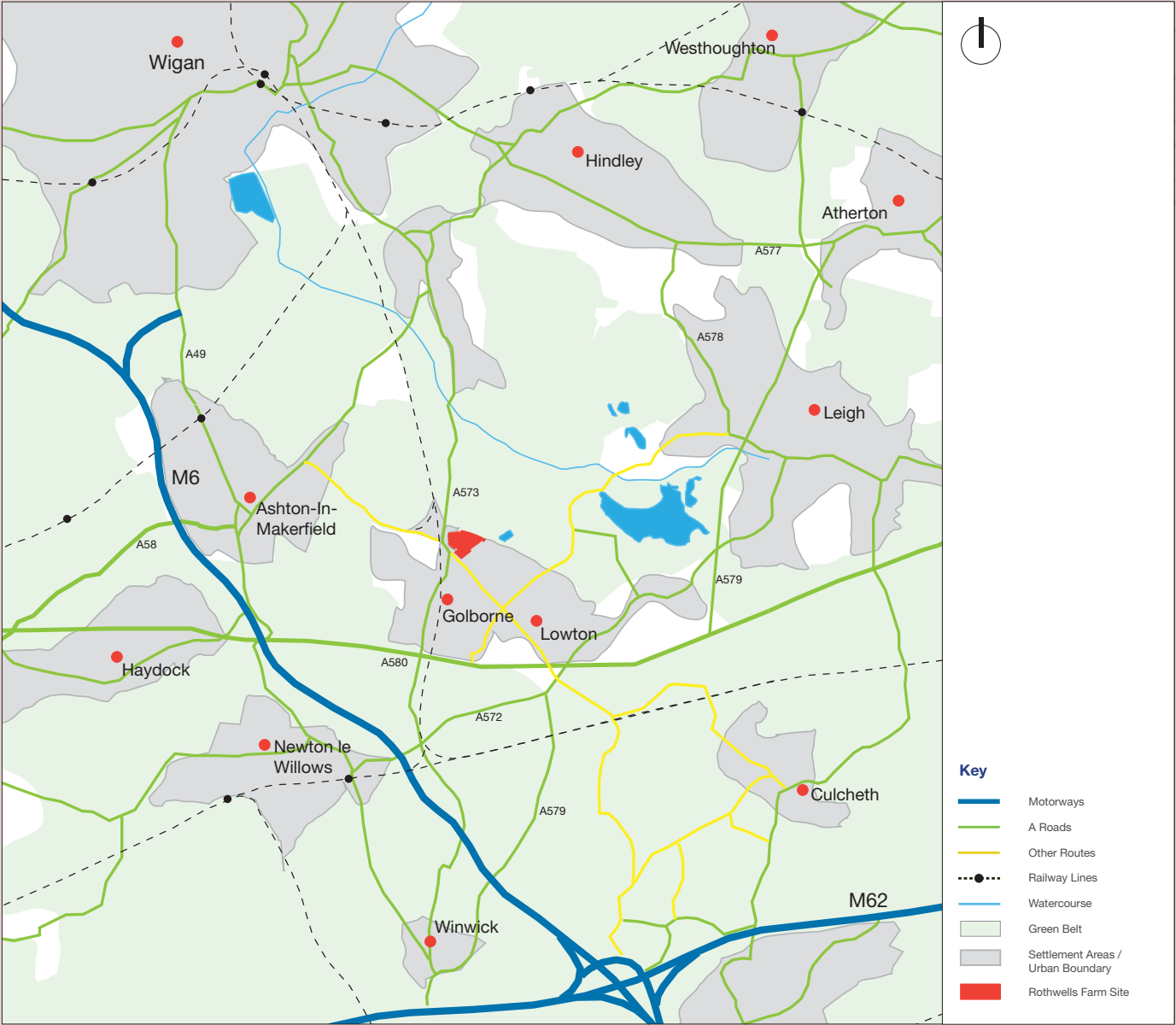
It is requested that the Council allocates the site for residential development in the Wigan Core Strategy.



2.0 Site and Surroundings



Figure 1. Wider Context



2.0 Site and Surroundings

Figure 2. Sub-Regional Context



Key

—	Rothwells Farm Site
	Leisure
	Residential
	Education
	Utilities
	Industrial

Site

The site comprises approximately 17 hectares of land, situated to the north of Lowton Road, Golborne.

The site is generally flat and comprises predominantly agricultural land with few notable features. Field boundaries are marked by hedgerows and there is a lack of tree cover. The vacant buildings of Rothwells Farm are located at the south eastern corner of the site.

Surroundings

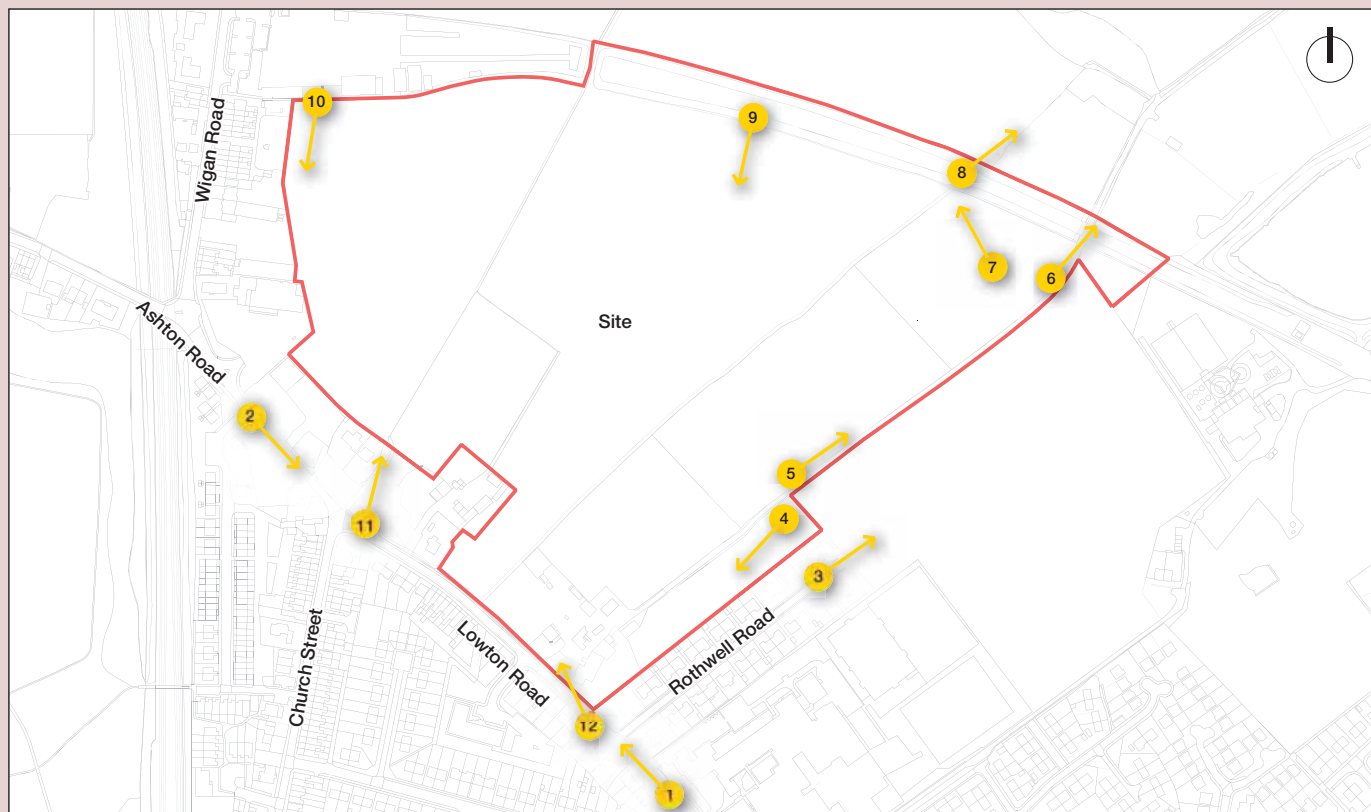
The site is situated close to Golborne town centre (500m) and on the edge of Golborne urban area. The site adjoins a well established part of Golborne which is primarily residential in nature.

The site is bounded to:-

- The north by a dismantled railway and a storage area for the Murphy Group. Beyond is agricultural land and a number of working farms: Wigan Road Farm and Windy Bank Farm, that front Wigan Road;
- The south by Lowton Road and the commercial businesses fronting Lowton Road, with residential development beyond;
- The east by a public footpath, bungalows fronting Rothwells Road and the playing fields of Golborne High School. Beyond are Golborne High School, a water treatment works and the established residential estate off Pennine Lane; and,
- The west by residential dwellings and commercial businesses (Murphy Group and Wilows Construction Services) fronting Wigan Road. Beyond Wigan Road is the Wigan railway line and the CSL warehouse and distribution centre.

A public right of way dissects the western part of the site.

Figure 3. Views in and out of Site



1 - View looking north west along Lowton Road.



2 - View looking south east along Lowton Road.



3 - View looking across playing fields from Rothwell Road.



4 - Rear of properties on Rothwell Road backing onto site.



5 - Footpath 31 looks north towards disused railway.



6 - Intersection of footpath 31 and high level disused railway.



7 - Field pond adjacent to disused railway.



8 - View from disused railway looks north away from site.



9 - Current site.



10 - View of industrial uses adjacent to site from disused railway.



11 - Entrance to footpath 30 from Lowton Road.



12 - Entrance to footpath 31 from Lowton Road.

3

3.0 Planning Guidance



3.0 Planning Guidance

This section demonstrates that the Rothwells Farm site meets the relevant National and Local Policies (current and emerging), which are relevant to the allocation of the land for housing and the form of the proposed development. A brief synopsis of the planning policy guidance is contained at Appendix 1 of the document.

National Planning Guidance

National Guidance identifies the following key points that would need to underpin the identification of land for housing through the development plan process. In particular:

- The site is suitable and deliverable for development. It accessible to services, employment, shopping facilities and public transport. The site therefore meets the requirements of PPS1, PPS3, PPS12 and PPG13.
- PPG2 [Para. 2.12] defines 'Safeguarded Land' as land between the urban area and the Green Belt that may be required to meet longer term development needs. The guidance [Annex B] states that Safeguarded Land should genuinely be capable of being developed when required; integrate well with existing urban area once developed; and, promote sustainable development and be well related to public transport and other existing and planned infrastructure. The site would have been considered in this context prior to its formal designation as Safeguarded Land in the Wigan Replacement Unitary Development Plan (2006).
- The provision of approximately 400 dwellings will assist in meeting the Government's growth agenda outlined in the Draft National Planning Policy Framework (NPPF).
- There are no heritage assets or features of nature conservation preventing the development of the site. The development of the site therefore meets the requirements of PPS5 and PPS9.
- The site is situated in close proximity to Golborne town centre, Parkside Business Park and Golborne Enterprise Park. The site is accessible by public transport, with regular bus services on Lowton Road. The site therefore promotes the use of sustainable transport choices due to its location, in accordance with PPG13.
- The site is not at risk of flooding and is therefore sequentially preferable in PPS25 terms.

Development Plan Guidance

The Development Plan for Rothwells Farm comprises The North West Regional Strategy (2008) and the 'saved' policies of the Wigan Replacement Unitary Development Plan (2006).

The Core Strategy and Allocations DPDs will replace the RS and UDP in due course. However, the development of this site will meet the planning objectives expressed in the extant policy. In particular:-

- The allocation of the site as Safeguarded Land through UDP Policy GB2 confirms the Council's acceptance that the site is sustainable and generally suitable for development. Policy GB2 reaffirms that the purpose of such allocations is to safeguard sites, capable of accommodating future development requirements, without having to alter the Green Belt boundary. Policy GB2 indicates that planning permission for development will only be granted following a review of the development plan. The proposed allocation of this Safeguarded Land for housing in the emerging LDF, in order to meet requirements, is therefore consistent with the long standing planning objectives for this site.
- An Illustrative Masterplan has been prepared which demonstrates that a high quality form of development can be achieved, which respects its setting and integrates well with adjacent uses, in accordance with RS Policy DP7 and UDP Policies EV3 and G1A.
- Approximately 400 dwellings will be delivered at the site to assist Wigan Council in delivering its housing requirement of 17,600 dwellings (net of replacement dwellings) in accordance with RS Policy L4. The provision of additional housing will also help to expand the quality and choice of housing in the northern part of the Manchester City Region in accordance with RS policy MCR5.

- Development of the site reduces the need to travel due to its location near to Golborne town centre, services and employment. It also promotes the use of sustainable forms of transport, with regular bus services on Lowton Road, and is accessible to pedestrians and cyclists in accordance with RS Policy DP5, RT2 and RT9. The UDP [Policy A1J] sets out the Council's commitment to deliver a new rail station on the edge of Golborne town centre, which would further increase the sustainability of the site.
- The development of the site will not impact adversely upon the local environment or designated sites and will include appropriate levels of landscaping in accordance with RS Policy EM3 and UDP Policies EV1, EV2C, EV2D, EV2E and EV3D.



Emerging Development Plan Guidance

Wigan Local Development Framework

The Wigan LDF is a series of documents which will form the basis for future planning decisions in the area. The Core Strategy is the main LDF document that will set out the Council's vision and objectives for the Borough until 2026.

The Core Strategy was submitted to the Secretary of State for Examination in Public in September 2011 and the Examination is anticipated to commence in January 2012.

The Submission document notes:

- The Borough's population is 308,000 and is projected to increase by 14,000 to 2026, with the number of households increasing by 17,000 to 2026 [Para 9.31].
- A housing requirement of 1,000 dwellings per year to 2026 [Policy CP6] is proposed. 7% of new housing development is to be directed to Golborne and Lowton and Rothwells Farm forms one of only three sites within this area that have been identified to accommodate this development through Policy SP4 and Paragraph 9.36. It is demonstrated within this Development Statement that Rothwells Farm is the most suitable site option for development.

- There is a commitment to delivering housing development in the East Lancashire Road Corridor in order to meet requirements in accordance with the spatial strategy and to complement and facilitate regeneration in the east-west core, as set out in Policy SP1 and Paragraph 8.26.
- The East Lancashire Road Corridor broad location for new development is identified as being uniquely capable of delivering a range of housing types, including low density, high value housing [Policies SP1 and SP4]. The Council acknowledges that this type of housing is required to address a current imbalance in the local housing market and that it is unlikely to be delivered elsewhere in the Borough. The Illustrative Masterplan demonstrates that the land at Rothwells Farm can accommodate this form of development.

Wigan Strategic Housing Land Availability Assessment (2010 Update)

The SHLAA is part of the LDF evidence base and identifies those sites that have potential and are suitable for housing development. The role of the SHLAA is to inform the allocation of sites for housing development through the LDF. The SHLAA identifies the Rothwells Farm site as being suitable for housing development, in accordance with PPS3 [SHLAA Ref. Wig 149].

Planning Policy Summary

A residential development at Rothwells Farm accords with the site selection criteria for new housing development established by national and local planning guidance, including the provisions of the emerging LDF.

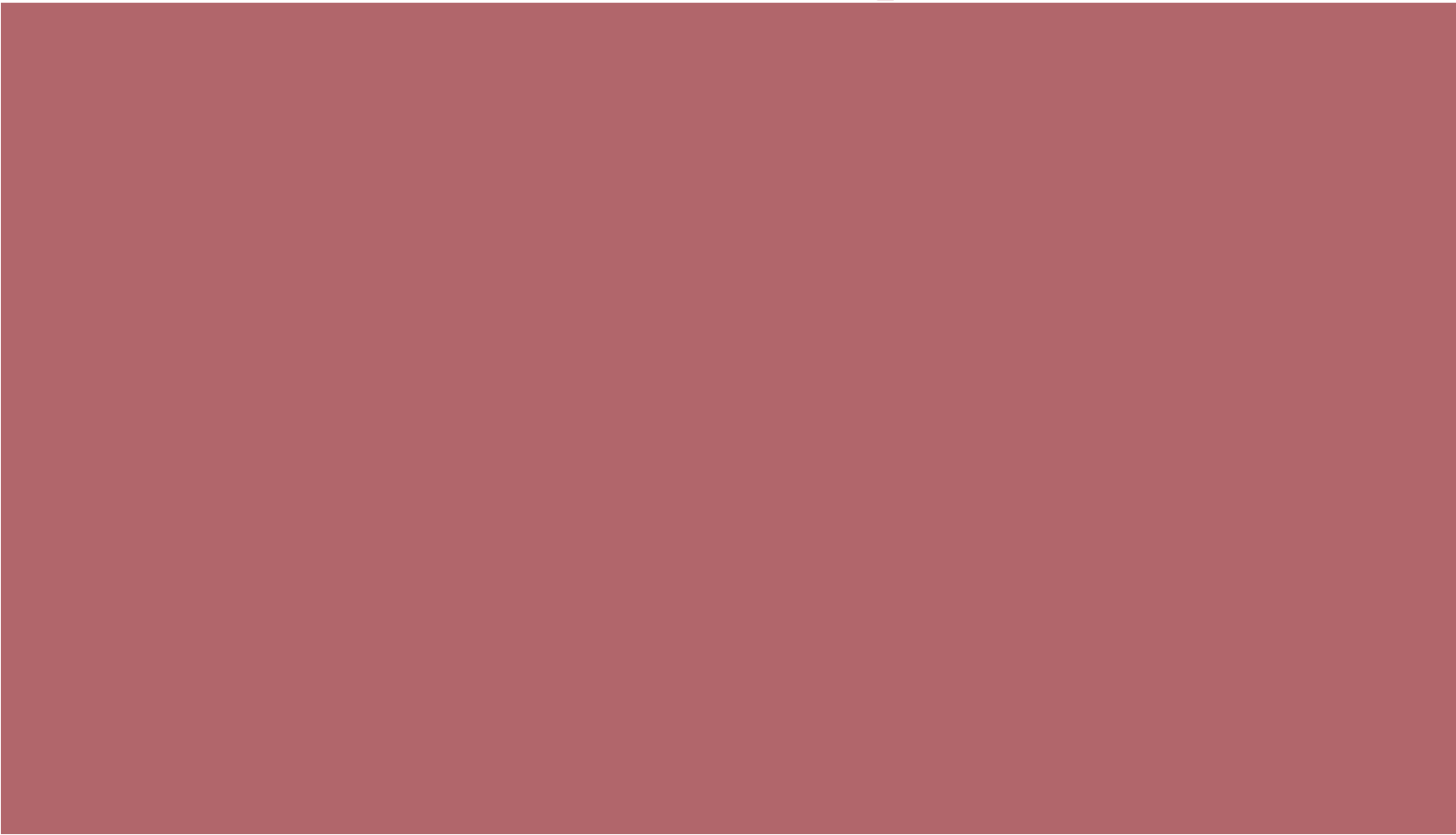
Wigan Council has accepted that the site is sustainable and suitable for accommodating longer term development needs by allocating it as Safeguarded Land through UDP Policy GB2. Furthermore, the Council accepted that additional land will need to be released around Golborne / Lowton and within the East Lancashire Road Corridor to meet housing requirements during the emerging LDF period. The proposed allocation of this Safeguarded Land for housing in the emerging LDF, in order to meet requirements, is therefore consistent with the long standing planning objectives for this site.

It is demonstrated by this Development Statement that Rothwells Farm is the most appropriate site around Golborne / Lowton and within the East Lancashire Road Corridor to bring forward for housing development to meet predicted growth requirements. This is because the site is more sustainable; better contained by existing development and landscape features; better related to the urban area; and less constrained than the alternative site options.

4

4.0

Suitability of the Site for Development





1 - Golborne High Street Golborne is the main service centre, now conjoined with Lowton.



2 - Nearest local convenience store on Church Street.



3 - Nearest pub on Lowton Road.



4 - Good bus services adjacent to the site.



5 - Local NHS clinic on Lowton Road.



6 - Golborne High School on Lowton Road.

4.0 Suitability of the Site for Development

The Rothwells Farm site is a suitable and sustainable location for housing and meets relevant national and local planning policy guidance. This is confirmed by the current UDP designation of the site as Safeguarded Land. The suitability of the site for housing is also confirmed by the SHLAA. To demonstrate this further, the site is considered in the context of the spatial strategy and existing community facilities.

Safeguarded Land

In accordance with PPG2, Safeguarded Land should:-

- Genuinely be capable of being developed when required;
- Integrate well with existing urban area once developed; and,
- Promote sustainable patterns of development and be well related to public transport and other existing and planned infrastructure.

The Rothwells Farm site was considered in this context prior to its formal designation as Safeguarded Land in the UDP. Wigan Council has therefore accepted that the site is sustainable and suitable for accommodating longer term development needs. The proposed allocation of this Safeguarded Land for housing in the emerging LDF, in order to meet requirements, is therefore consistent with the long standing planning objectives for this site.

Spatial

Settlement Hierarchy

Wigan is the principal town and has a role within the wider area, as a sub-regional centre. Golborne is one of nine towns in Wigan Borough which provides key services and facilities for the local community. For the purposes of guiding the distribution of housing, the Submission Core Strategy [Policy CP6], groups Golborne and Lowton together as a single urban area. However, it is clear from the UDP [Policies S1B and S1D] and the Submission Core Strategy [Policy SP2], which both identify Golborne as a Town and Lowton as a Local Centre, that Golborne provides a wider range of services and facilities than Lowton.

The vision for Wigan Borough, as set out in the Submission Core Strategy, is to achieve the transformational regeneration of the east-west core, where there is economic and social deprivation and the environment is most degraded.

The Council aim to take advantage of their position, in between Manchester and Liverpool, and the Borough's transport links, to develop the economy. A range of housing is required near to transport links, in addition to the east-west core, to facilitate economic growth. A key part of this is to focus some new housing development at the East Lancashire Road Corridor.

The Rothwells Farm site is well placed to provide housing, near to the East Lancashire Road to support economic growth and development in the Borough. The site is also located adjacent to Golborne, in close proximity to the town centre. The other site options in the East Lancashire Road Corridor adjoin Lowton and Astley, which both rank lower in the settlement hierarchy than Golborne. Priority should therefore be given to the release of Rothwells Farm, over the other site options, as it will deliver the most sustainable pattern of development.

Location and Accessibility

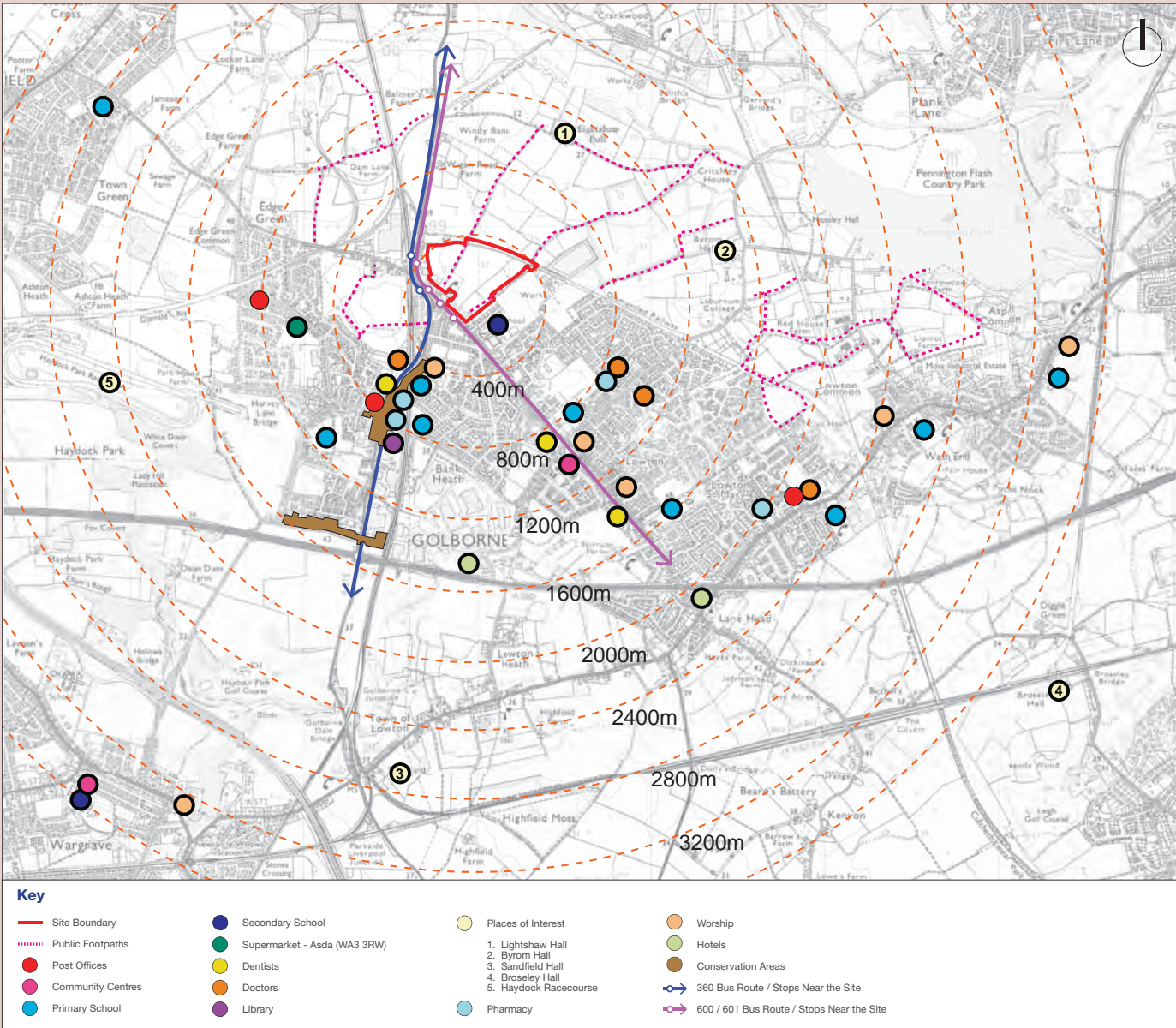
The site is located approximately 500m to the north of Golborne Town Centre. It is 7km to the south of Wigan Town Centre, which provides a wide range of services and facilities and as the largest centre in the Borough, plays an important role in meeting shopping and employment requirements. Overall, there are a wide range of services and facilities in the immediate vicinity of the site (see sustainability plan). The site is therefore located in an accessible location.

Employment opportunities exist within Wigan Town Centre, Golborne Enterprise Park (800 m from the site) and Parkside Business Park (1.3 km from the site).

The site is well related to the public transport network. Bus stops are located 90m from the site (on Lowton Road and Wigan Road), with regular (eight per hour) services to Wigan and four services per hour to Newton-le-Willows, Warrington, Bryn, Leigh and Ashton-in-Makerfield.

The site is an accessible location on the edge of Golborne. It is in close proximity to the East Lancashire Road. It has excellent access to local facilities in Golborne and within the wider area.

Figure 4. Site Facilities



Building Communities

The development of the Rothwells Farm site would complement the existing residential areas and diversify the choice and range of housing to meet local needs.

Figure 4 illustrates the site's location in relation to the existing community facilities and services. In accordance with PPS3 the site is suitably located for housing development as it is accessible to a wide range of education, healthcare, retail, sports and recreation and community facilities [see Appendix 2 for details].

Figure 5. School Distances

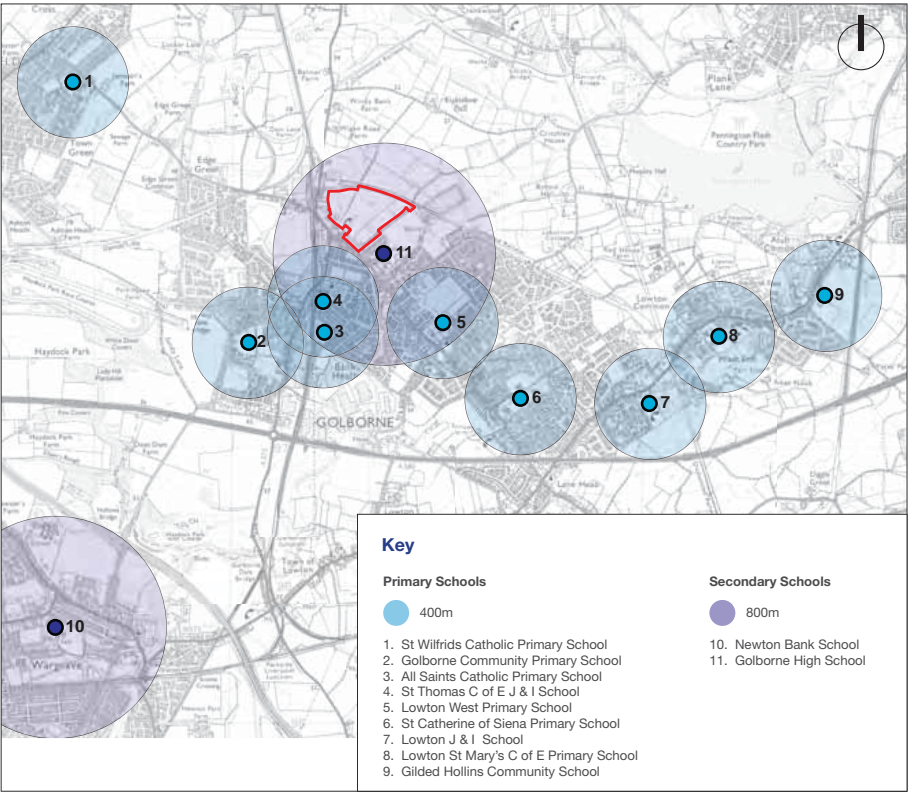


Figure 6. Alternative Development Options



Alternative Development Options

The emerging Core Strategy [Policy SP4], identifies 3 other potential 'site options' for accommodating housing growth in the East Lancashire Road Corridor. All of these sites are designated as Safeguarded Land in the UDP. These sites are:-

- Land east of Stone Cross Lane, Lowton
- Land at Pocket Nook Lane, Lowton
- Land at Coldalhurst Lane, Larkhill, Astley

The Rothwells Farm site is the most sustainable and suitable for housing development and should be brought forward for development in advance of these other potential site options, for the reasons set out below.

The Rothwells Farm site is the most sustainable option for development. This is because:-

- It is better located to a wider range of shops, services and facilities than the other potential options for development. In particular, it is located in close proximity to Golborne, the only Town Centre in the East Lancashire Road Corridor. The other potential site options would generally be served by the lower order Local Centres of Lowton and Astley. It is also better served by education provision than the alternative site options, particularly due to its location adjacent to Golborne High School.
- The site is better related to existing public transport facilities, than the other potential sites. In particular, the Rothwells Farm site is located around 90m from bus stops for high frequency bus services on Lowton Road and Wigan Road. The bus routes serving the Codalhurst Lane site (on Higher Green Lane and Manchester Road) are much less frequent and the existing stops are further from the site (approximately 130m and 270m respectively). The bus routes serving the Stone Cross Lane site (on Church Lane) are generally less frequent and the existing stops are approximately 270m from the site. The bus stops for high frequency routes serving the Pocket Nook lane site are located over 300m from the site. The Rothwells Farm site is also located less than 500m from a site identified in the UDP [Policy A1J] as having potential for a new rail station at Golborne. None of the other sites are well located to existing or potential rail infrastructure.

- The transport corridors in the vicinity of the Rothwells Farm site support a higher number of cycle journeys than the corridors in the vicinity of any of the other potential site options.
- Pedestrian routes from the Rothwells Farm site provide better pedestrian access to local services and facilities than the other potential site options. There are sufficiently wide footpaths around the other sites to allow opportunities for pedestrian access. However, the East Lancashire Road provides a less conducive environment for walking than local roads around the other sites and, given the limited frontage to these roads, pedestrian access will be more restrictive.

The Rothwells Farm site is able to accommodate housing development without having an unacceptable impact on the local highway network. Furthermore, the site is located a reasonable distance from the strategic highway network. As such, the impact of its development would be dispersed before it reaches East Lancashire Road. In respect of the other potential site options, these are all likely to have a substantial impact on the strategic highway network in conflict with PPG13.

In landscape terms, Rothwells Farm is considered to be the most suitable site for housing development because it will have the least impact on landscape resources (including topography, soils, land use, vegetation, heritage features, and Public Rights Of Way). In terms of landscape character there are few distinguishing features on the site and housing is already prevalent in close proximity, minimising the impact of development. In addition, the site is very well contained by existing physical features, in particular the railway embankment which totally restricts views of the site from the Green Belt. The landscape character of the alternative sites is more distinctive and more closely akin to adjacent Green Belt areas. There is also clear and uninterrupted intervisibility between these sites and the Green Belt.

In visual impact terms the Rothwells farm site is also preferable to the alternative site options for a number of key reasons. This is because the alternative site options are more visible from the Green Belt, from principal routeways, in particular the East Lancashire Road, and from surrounding residential developments.

The Rothwells Farm site is located within Flood Zone 1. As such, in the context of PPS25, the site is sequentially preferable in flood risk terms to the Pocket Nook Lane and Codalhurst Lane sites, which both include land within Flood Zones 2, 3a and 3b.

The Rothwells Farm site is less constrained in terms of noise and is able to provide a more suitable residential environment than the other sites. In particular, the other sites suffer from high road traffic noise levels from the East Lancashire Road.

In conclusion, the Rothwells Farm site represents the most suitable and sustainable site option for accommodating housing growth in the East Lancashire Road Corridor and should be allocated in preference to the alternative options of Stone Cross Lane, Pocket Nook Lane, and Coldalhurst Lane.

Summary of Suitability

The land at Rothwells Farm is suitable for housing and meets relevant national and local planning policy guidance. In addition, the site is considered to be the most appropriate location within the East Lancashire Road Corridor for housing and therefore should be allocated for development in advance of other sites within the broad location for growth.

5

5.0 **Achievability of the Development**



5.0 Achievability of the Development

The Rothwells Farm site is not subject by any technical or environmental constraints that would prevent it coming forward for housing development. The technical assessments undertaken on behalf of Taylor Wimpey demonstrate that the development is achievable without harm to interests of acknowledged importance. In this context it is less constrained than the alternative potential site options for the East Lancashire Road Corridor identified in the emerging Core Strategy.

Site Technical Analysis

Ecology

The site does not contain any sites designated for nature conservation. The Lightshaw Lime Beds Site of Biological Interest is located 150m to the east of the site. However, the ecology assessment demonstrates that the proposed landscaped buffer to the north of the site will ensure that the housing development has no detrimental effect.

The range of habitats across site is generally not diverse and the arable fields are of low biological interest. However, the hedgerow network and broad-leaved trees are of ecological value and provide a local network of wildlife corridors. The pond also qualifies as UKBAP habitat and is of ecological value, providing habitat for a range of amphibians (including great crested newts and common toad) and invertebrates. The habitats present within the site are also considered to offer commuting, foraging or breeding habitats for bats, brown hares and birds. No other notable species are considered to be of influence.



There is potential within the housing development to ensure that existing habitat resources within the site are maintained and enhanced. In particular, the pond can be retained with suitable surrounding habitats and linkages to the railway embankment, which provide substantial refuge and foraging opportunities and connectivity with the large number of ponds beyond.

There are no ecological issues that would preclude the site being brought forward for housing development. All potential impacts upon ecological features and species present are avoidable or can be adequately mitigated within the scheme design. With sustainable design, there is also opportunity to deliver biodiversity enhancement within the site.



Archaeology

The site does not contain Scheduled Ancient Monuments and no built heritage remains are recorded within the site.

The data reviewed as part of the archaeological assessment work undertaken to date has identified no site specific archaeological resources which would present a constraint to the development of the site for housing. On balance, it is considered likely that if any archaeological remains do exist any impact upon them through development can be mitigated through a programme of archaeological investigation leading to any interest being preserved through record.



Flooding

The Environment Agency flood maps confirm that the entire site is located within Flood Zone 1 (low risk). This is land designated as having less than a 0.1% annual probability of flooding from rivers or the sea in any year (less than a 1 in 1000 annual probability of flooding). The site is sequentially preferable in PPS25 terms. All land uses, including housing, are appropriate in this zone.

There are no flooding constraints preventing the site coming forward for housing development.

Landscape

From a landscape perspective the Rothwells Farm site is very well contained by existing physical features, in particular the railway embankment to the north, which physically and visually separates the site from the Green Belt. Furthermore, there are no significant landscape features that present constraints to development. The proposed development presents an opportunity to strengthen currently weakly defined hedges and provide structure to the new scheme. There is scope to provide amenity space and a landscaped buffer adjacent to the disused railway embankment and small water body which would also be visible from the Public Right of Way. A number of mature trees associated with Rothwells Farm would also provide an attractive entrance way to the scheme and soften visual change in views from Lowton Road.

Contamination

A Preliminary Environmental Risk Assessment desk based report has been undertaken by WSP Group to assess the potential for in ground contamination and geotechnical based hazards which might affect the development of the site.

Potential sources of minor contamination include small fuel and chemical storage areas within the site and existing land uses around the site, including two depots and a former garage to the west and a builder's yard to the northwest. None of these potential sources of minor contamination will present a constraint to development

Based on the findings of the Preliminary Environmental Assessment, there are no environmental risks or contamination constraints that will prevent the site from being developed for housing.





1 - View north west along Ashton Road.



2 - Junction of Ashton / Wigan Road, which the 360 bus runs along, adjacent to the site.



Infrastructure

Transportation

The Transportation Appraisal indicates that there is sufficient capacity within the existing strategic highway network to accommodate the proposed development of approximately 400 dwellings at Rothwells Farm. Taylor Wimpey is liaising with the Highways Authority on any appropriate improvements that may be required.

Whilst being well located to the East Lancashire Road, the distance and variety of routes mean that the traffic generated by the proposed development of the Rothwells Farm site has the opportunity to disperse before it reaches the strategic highway network. The Transportation Appraisal demonstrates that this will prevent the development from having any material impact on the safety and efficiency of the network. Furthermore, it indicates that the other potential site options within the East Lancashire Road Corridor will have a substantial impact at key junctions on the strategic highway network.

The Transportation Appraisal demonstrates that vehicular access to the Rothwells Farm site is achievable from a new priority controlled junction on Lowton Road which runs along the southern boundary. The junction arrangements will include a right turning lane for traffic turning into the site from the southern arm of Lowton Road. The access design can be achieved within land controlled by Taylor Wimpey or within the current limits of adopted highway.

The development proposals will promote pedestrian connectivity by creating new pedestrian links through the site and connecting to the nearby existing rights of way. The site will also link with the existing cycle routes and local amenities in the vicinity of the site.

In conclusion, there are no highways constraints preventing the site coming forward. However, where required, off-site highway improvements will be undertaken in agreement with Highway Authority.

Drainage and Sewerage

An Outline Drainage Strategy has been undertaken to identify the existing drainage provision in the vicinity of the Rothwells Farm site and identify potential constraints and solutions to the foul and surface water needs of the site.

There are currently no public surface water sewers serving the Rothwells Farm site. However, the Environment Agency has stated their approval in principle to using the ordinary watercourses close to the site's northern boundary for receiving restricted surface water flows from the development.

The proposed development can be supported without the need for any off-site reinforcement to the existing foul water network. A suitable outfall location in Lowton Road has been identified and agreed in principle with United Utilities. Due to the relatively flat topography of the site a pumping station would be required to outfall to this location.

There are no drainage or sewerage constraints preventing the site coming forward as there are viable solutions to deal with both the surface and foul drainage of the development.

Utilities

An Outline Utility Strategy has identified that electricity, gas, water and telecommunications can be provided to the development site without adversely impacting on the provision of services to the wider community.

An existing United Utilities trunk water main crosses the site. United Utilities has agreed in principle to this water main being diverted to provide a better form of development.

There are no utilities constraints preventing the site from coming forward.

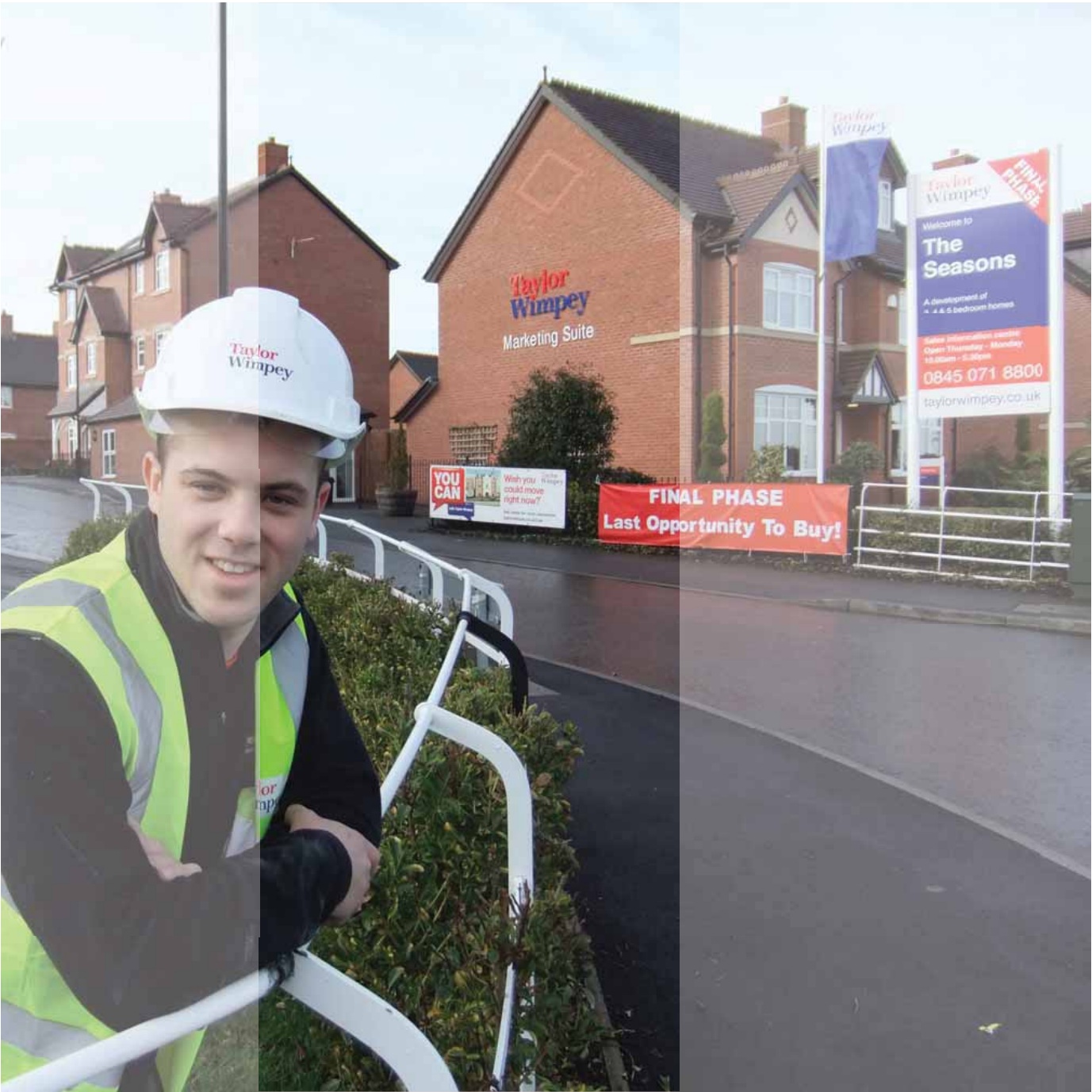
Summary of Achievability

The Rothwells Farm site is not subject by any technical or environmental constraints that would prevent it coming forward for housing. It is achievable without harm to interests of acknowledged importance and is less constrained than the alternative potential site options for the East Lancashire Road Corridor identified in the emerging Core Strategy. It should be allocated in preference to the other potential site options.



6.0 Economic Benefits





6.0 Economic Benefits

The proposed development at Rothwells Farm provides a prime opportunity to bring substantial levels of private sector investment into the Wigan area, stimulating employment growth both during and post construction.

The proposed development has an estimated total construction cost of around £52 million. This level of direct private investment could generate around 90 annual construction jobs on the assumption that it would take 5 years to fully develop the site.

It is estimated that the development of the Rothwells Farm proposal could raise approximately £3 million, or around £500,000 per annum for the next six years, for the Council from the Government's New Homes Bonus Scheme (based on an indicative 25% affordable housing provision). Wigan Council would also benefit from an additional £550,000 in Council Tax payments per annum upon completion of the development.

Once the residential dwellings are occupied, a number of indirect jobs will be supported in and around Golborne and the wider Wigan area as a result of the increased expenditure patterns resulting from the new residents.

It is estimated that the new residents could bring in c.£1.4 million per annum to the local economy, which could support around 12 local jobs, in all sectors. This would help support existing local businesses and retailers, and improve the vitality and viability of Golborne and Wigan town centres.



7.0 Deliverability of Development





7.0 Deliverability of Development

The site will deliver approximately 400 dwellings and will assist the Council in meeting its housing requirement as well as helping to address an acknowledged need for both high quality family and affordable housing. It is therefore important that the site is deliverable in accordance with the requirements of PPS3 [para 54].

Deliverability Criteria

PPS3 and the SHLAA Practice Guidance specify that Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:-

- **Be Available:** A site is considered available when a site is considered available for development and there is confidence that there are no legal or ownership problems.
- **Be Suitable:** A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- **Be Achievable:** A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is a judgement about the economic viability of a site and the capacity of the developer to compete and sell housing over a certain period taking into account market factors, cost factors and delivery factors.

Deliverability of Rothwells Farm

Available

Taylor Wimpey UK Limited has secured an option with the land owner of the Rothwells Farm site. The adjoining land is owned by Legh Estates, who is jointly working with Taylor Wimpey in promoting the site. The site is therefore substantially within the control of a major house builder and can be delivered for housing within the initial phases of the LDF. Taylor Wimpey UK Limited is seeking to develop the site at the earliest opportunity and the site could be brought forward for development within the first five year period. It therefore satisfies the requirements of PPS3.

Suitable

The site is suitable for housing development as it:-

- Offers a suitable location for development and can be developed now;
- It would integrate well with existing residential development to the north of Golborne and is well contained by strong physical features;
- It could utilise existing infrastructure surrounding the site and there are no utilities or drainage constraints preventing the site coming forward for development;
- Satisfactory vehicular access can be provided to the site and existing bus stops are located approximately 90m from the site;
- The local highway network can accommodate the provision of approximately 400 dwellings at the site;
- There are no ecological or environmental constraints preventing the development of this site for development; and,

- It has impressive sustainability credentials with numerous local facilities and services within 2 km of the site boundary including Primary Schools and Secondary Education, shops and healthcare.

The site is therefore suitable in accordance with the requirements of PPS3.

Achievable

The opportunities and constraints plans highlight the matters that have been assessed by Taylor Wimpey UK Limited. In the evaluation of the site, the masterplan illustrates that any constraints can be overcome and the site could deliver approximately 400 dwellings and thereby make a significant contribution towards meeting the housing needs of the area.

Taylor Wimpey UK Limited has reviewed the economic viability of the proposals in terms of the land value, attractiveness of the locality, level of potential market demand and projected rate of sales in Wigan; as well as the cost factors associated with the site including site preparation costs and site constraints. Where potential constraints have been identified, Taylor Wimpey UK Limited has considered the necessary mitigation measures and required investment in order to overcome any deliverability barriers.

Taylor Wimpey UK Limited can therefore confirm that the development of the site is economically viable in accordance with PPS3 and the CLG SHLAA Practice Guidance (2007). As a consequence, the company is committed to investing in the development of this site and is confident that residential development can be achieved within five years.

Rothwells Farm is considered to be achievable for residential development as there is an excellent prospect it can be delivered now.