

Edward Thwaite  
Lowton East Neighbourhood Development Forum (LENDF)  
15 Springmount  
Lowton  
Warrington  
WA3 2QH

27 August 2013

Dear Mr Thwaite,

**Proposals for a new development at Rothwells Farm, Lowton Road in Golborne**

We are bringing forward proposals for Rothwells Farm, on land to the north of Lowton Road in Golborne. The draft plans for this site would include around 425 - 450 new high quality homes in a range of housing styles and sizes to meet local needs. As part of a sensitively designed development that welcomes the existing community, Rothwells Farm is able to deliver new formal children's play areas, informal areas of landscaped open space and a new ecological park.

We believe that consultation and engagement with the local community, starting early in the design process, is at the heart of any development or change to an existing neighbourhood. As a key local stakeholder we would like to arrange to meet with you to discuss these designs as well as your views on existing local issues and/or benefits that could be delivered with the scheme, such as local jobs, modern apprenticeships opportunities, and new investment into local shops, services and facilities.

Rothwells Farm is ideally located to deliver the new homes that are needed in both Wigan and Lowton/Golborne, and this has long been recognised by the Council having been safeguarded for housing development in the authority's Unitary Development Plan. With the new Local Plan being finalised, Wigan Borough Council has acknowledged that it needs to bring forward safeguarded areas of land, such as Rothwells Farm, to meet these current local needs.

Rothwells Farm specifically is very suitable to be brought forward for new development. It is bordered by existing development (both commercial and residential) and strong landform features (the embankment to the north and the school playing fields to the east). A range of shops and services are within walking distance, as is access to public transport services to Wigan, Newton-le-Willows, Leigh and Ashton-in-Makerfield. In terms of an impact on the local highway network, this is being reviewed in some detail with Wigan Council. In comparison to some other proposed developments, the impacts of Rothwells Farm can be better disbursed across the local road network due to the location and existing highways connections/routes.

Whilst we will be holding a 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**, as Chairman of Lowton East Neighbourhood Development Forum (LENDF) we would like to arrange to meet with you separately. We will therefore contact your office shortly to see if a meeting can be arranged but, in the meantime, should you have any questions on the plans for Rothwells Farm, please do not hesitate to get in touch by calling on 0161 711 0293 (Monday to Friday, 9.00am to 5.30pm) asking for Charlotte Morris or Jackie Nally.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Thorley', written in a cursive style.

Andrew Thorley  
Taylor Wimpey UK Ltd