

# West Leigh Waterfront

As you may be aware, the Canal & River Trust and Wigan Council secured outline planning permission to build up to 470 homes on land off Plank Lane and Firs Lane (ref. A/16/82492/OUTMES) in 2017. The outline planning permission established the principle of residential development on the site.

Taylor Wimpey and The Canal & River Trust submitted an application for the approval of reserved matters to Wigan Council in July 2020 (ref. A/20/89543/RMMAJ) which provided details of the layout, scale and appearance of the 470 new homes, along with the landscaping scheme for the site.

Following comments received from the local community, planning officers and consultees on our reserved matters submission, we have been working hard with our technical team and consultants to make a number of changes to the scheme.

This newsletter includes key details of our revised scheme, including an updated layout and information about how we have responded to feedback.





## Changes to our Proposals



**We have carefully considered all of the feedback received, and taking into account the site opportunities and constraints, have made the following key amendments to our scheme:**

- 1** We have introduced 10 bungalows to the housing mix which responds to local housing needs and also seeks to address concerns relating to the relationship of the development with existing properties;
- 2** We are also proposing to provide stepped gardens in certain areas of the site along the boundary with existing properties, and have complied with the local guidance on interface distances;
- 3** Following discussions with the Environment Agency, there will be no changes to the levels in the part of the site which lies within Flood Zone 3, and no houses within the flood zone area;
- 4** We have provided an additional area of equipped play in the eastern part of the site, which will be easily accessible for existing and future residents;
- 5** An attenuation basin will be located within the central area of open space;
- 6** We have increased the amount of public open space throughout the site and sought to reduce areas of hardstanding.

## What happens next?

Our revised proposals will be submitted to Wigan Council who will re-consult for a period of 21 days. You may have comments on the layout, or the detailed designs of the houses or the range of homes we are proposing. If you have any questions, we will try and help.



For further information and contact information please visit our website:

**[taylorwimpey.co.uk/new-homes/leigh/west-leigh-waterfront](http://taylorwimpey.co.uk/new-homes/leigh/west-leigh-waterfront)**