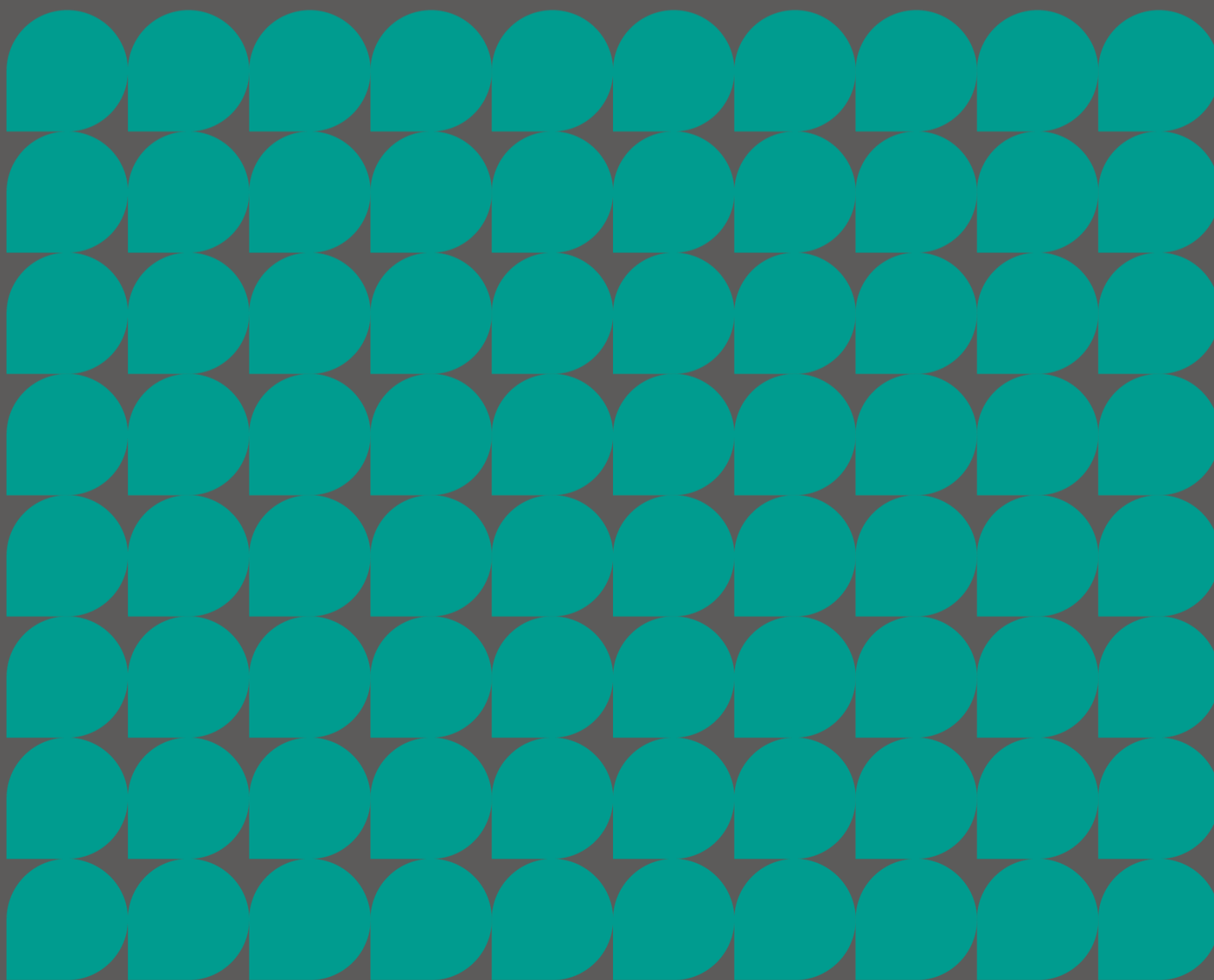


Places for Everyone

Wigan Omission Sites Issues Summary

February 2022



Omission Sites – Wigan

A summary of the issues raised in relation to sites omitted from PfE 2021 Chapter 11 Site Allocations and the relevant respondents to PfE 2021 is set out below:

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
1	Land at Upholland Road, Orrell (400 homes)	Ideally placed to contribute to housing needs. Will help to ensure a more robust housing strategy for Wigan, in terms of meeting need for family housing and providing flexibility. Not dependent on delivering infrastructure in the area, increasing deliverability.	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (ID ref: 1483627105565 / 1491478405040). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology. Furthermore, the site has a number of constraints including a significant proportion of Grade 2 agricultural land; a historic landfill site; and landfill gas. A number of public rights of way also cross the site.	Rowland Homes
2	Land south of Drummers Lane, Bryn (375 homes)	The site scores well against the following criteria: 1. Good public transport accessibility despite not being brownfield 2. Proximity to M6 3. Located in Wigan-Bolton growth corridor with good access to employment at M6 J25 4. Part of site is within 800 metres of Bryn local centre 5. Located within and adjacent to areas of deprivation 6. As within the Wigan Bolton Growth Corridor, it could help generate demand to deliver a new rapid bus transit scheme. Deliver mix of house types, sizes, tenures and affordable housing.	Appendix 7 of the Site Selection Background Paper (03.04.09) identified this as a predominantly greenfield site in the Green Belt (ID ref: 279273163), located along the M6 Corridor close to Junction 25. It is in an area of search relating to land that can maximise economic opportunities to deliver transformational change and/or boost the competitiveness of Greater Manchester (criterion 3). However, residential use does not accord with this criterion and the site does not meet any of the other site selection criteria.	Barratt Manchester Limited
3	Land at Rectory Lane, Standish (438 homes)	A non-Green Belt site safeguarded for future development in the adopted development plan. The wider site is already under construction and therefore already accepted as an appropriate location for housing, with access and services already in place. Allocation of Phase 3 will allow continuity of development at the site to ensure the contribution to Wigan's housing land supply to be maintained following sustained under delivery.	This is a non-Green Belt site which forms part of the borough's housing land supply as set out in the Wigan Strategic Housing Land Availability Assessment. The site's delivery is subject to Policy H1 of the Standish Neighbourhood Plan, which only permits further housing on safeguarded land once 1,148 of the homes permitted as at 31 July 2017 have been built and occupied, and where it can be demonstrably evidenced that it will not have an unacceptable impact on local infrastructure capacity.	Persimmon Homes North West
4	Land to rear of 43-99A Pepper Lane,	A non-Green Belt site safeguarded for future development in the adopted development plan. It is surrounded by existing housing or residential development under construction, and is owned by	This is a non-Green Belt site which forms part of the borough's housing land supply as set out in the Wigan Strategic Housing Land Availability Assessment. The site's delivery is subject to Policy H1 of the Standish	Persimmon Homes North West

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	Standish (64 homes)	Persimmon, including the access. Accessible by public transport and within walking distance of schools and Standish town centre. Development will have an imperceptible impact on the broader landscape as infill development between the existing settlement and consented development.	Neighbourhood Plan, which only permits further housing on safeguarded land once 1,148 of the homes permitted as at 31 July 2017 have been built and occupied, and where it can be demonstrably evidenced that it will not have an unacceptable impact on local infrastructure capacity.	
5	Land north of Drummers Lane / West of Wigan Road, Bryn	Sustainable location close to Bryn Local Centre (1km), Bryn rail station, two bus stops (approx. 100m). Close to a number of employment areas.	Appendix 7 of the Site Selection Background Paper (03.04.09) identified a large proportion of this site (ID ref: 1453296478441 / 1453297506096) as a predominantly greenfield site along the M6 Corridor close to Junction 25. It is in an area of search relating to land that can maximise economic opportunities to deliver transformational change and/or boost the competitiveness of Greater Manchester (criterion 3). However, residential use does not accord with this criterion, and it does not meet any of the other site selection criteria.	L&Q Estates and Trafford Housing Trust
6	Land at Wigan Road, Golborne (employment and housing)	Murphy Group's only site option for its new hub and to secure their long term future in the borough and to meet residual housing need. The site is available, suitable and achievable, with no known external factors rendering it unavailable. A highly sustainable and suitable location. Expansion to the north is a logical and realistic option when considered in context with adjacent residential approvals (Rothwells Farm).	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (ID ref: 1481526931355). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	Murphy Group
7	Leyland Green Road, Garswood	In single ownership, and free from constraints. Able to offer substantial local benefits as part of a sustainable cross boundary extension to Garswood. Land on the St Helens side is set to be released from the Green Belt and safeguarded for housing.	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (ID ref: 1480419397410). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	Murphy Group
8	Land at Latham Lane, Wigan (104,000sqm of employment)	Significant employment development within M6 corridor with excellent access to M6 Junction 26 and M58 Junction 1. Significant job creation including 485 during construction, and 1,770 in perpetuity including 1,225 in logistics, and 425 office workers. Has potential to improve access to existing employment areas at Heinz and Martland Park to the north east which will benefit the local road network.	Appendix 7 of the Site Selection Background Paper (03.04.09), (ID ref: 1452265240777 / 1452859560331) concludes that this site is strategically located for manufacturing and warehousing development in Wigan and a strategic opportunity for Greater Manchester, with the employment development meeting criterion 3. The site was previously proposed as an employment led allocation in the 2016 GMSF. This	Harworth Group Plc.

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	floorspace and 300 homes)		included some housing which, whilst not meeting the criteria for Priority 3, formed a logical extension to an existing housing area and was within a part of the site which would be removed from the Green Belt to achieve an appropriate defensible boundary. However, despite its strategic and local benefits, employment development is no longer required quantitatively to address needs to 2037. Subsequently, the housing is no longer proposed for allocation, as without the employment it does not address any of the site selection criteria.	
9	Wigan Road, Standish (280 homes)	<p>The plan needs to identify considerably more land for housing in locations that are not reliant on public sector funding. The site is not reliant on any external funding and can be delivered within the first 5 years of the plan.</p> <p>Suitable and sustainable location for housing, available now. Served by numerous bus routes. Unconstrained in terms of access, infrastructure, flood risk or land contamination. Not of landscape or special ecological value. In single ownership and controlled by a willing landowner.</p>	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (ID ref: 1478527595577). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	Seddon Homes Limited
10	Land at Rowton Rise, Standish (up to 90 homes)	<p>Whilst not in the Green Belt, the GB Assessment assesses this site as part of Parcel WG011, and concludes it is an appropriate site.</p> <p>The site is available, unconstrained, not of landscape or special ecological value, in single ownership and controlled by a willing landowner.</p>	This is a non-Green Belt site which forms part of the borough's housing land supply as set out in the Wigan Strategic Housing Land Availability Assessment. The site's delivery is subject to Policy H1 of the Standish Neighbourhood Plan, which only permits further housing on safeguarded land once 1,148 of the homes permitted as at 31 July 2017 have been built and occupied, and where it can be demonstrably evidenced that it will not have an unacceptable impact on local infrastructure capacity. Vehicular access into the site also needs to be resolved.	Seddon Homes Ltd
11	Astley Driving Range, Manchester Road, Astley (180 homes)	<p>The site comprises a logical and small-scale urban extension. It has good access to public transport and local services. It does not perform a strong Green Belt function, and development would be well-contained by readily recognisable and defensible boundaries.</p> <p>There are no major constraints in terms of highways, ecology and</p>	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (ID ref: 1478527595577). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	Trustees of Houghton Concrete Pension Scheme

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		arboriculture. The Wigan Borough Open Space, Sport & Recreation Provision and Needs Assessment concludes there is sufficient provision of sports facilities within Tyldesley and Astley and of golf facilities across the borough.		
12	Land north of Mosley Common (extension of allocation to north)	<p>The expansion would deliver a significant critical mass of population and significant additional benefits, including:</p> <ul style="list-style-type: none"> • A greater contribution to housing needs. • Maximising sustainable travel – making best use of the wide-ranging sustainable travel options (the Guided Busway, National Cycle Network and Wigan-Manchester rail line). Its scale would be sufficient to support an extension to the existing shuttle bus to Walkden and, particularly on the northern part, would provide additional patronage to support a new rail station at Little Hulton. • More social infrastructure, including a larger new primary school and a local centre. <p>It has the potential to provide almost triple the amount of green infrastructure compared to draft allocation, providing over 37ha of additional publicly accessible green space.</p> <p>It would also ensure that the built development extends to existing clearly defined boundaries rather than cutting across a field as proposed in the draft allocation.</p>	<p>This site is not needed quantitatively because sufficient housing land has been identified to meet housing requirements.</p> <p>As set out in paragraph 14.3 of the North of Mosley Common Topic Paper (10.10.12), the Green Belt in this area plays an important role in checking the unrestricted sprawl of Tyldesley and Worsley; providing a strong sense of openness; preventing the neighbouring towns of Tyldesley, Walkden and Worsley from merging; and safeguarding the countryside from encroachment.</p> <p>The Stage 2 GM Green Belt Study: Assessment of Proposed Allocations (Addendum, 2021) (07.01.23) concludes that the two parcels within the proposed site allocation at Mosley Common north of the busway will result in high and moderate/high harm to the Green Belt. Though it is considered that the benefits of the scheme, including direct access to the LSM Busway, outweigh this harm. However, the proposed expansion would both increase Green Belt harm, whilst being less proximate to busway services.</p> <p>The policy requires new school, community and health provision on-site to meet the demand generated by the development regardless of its scale.</p> <p>Clause 10 of Policy JP Allocation 35 requires the development to provide a robust landscaped boundary with open countryside in the Green Belt to the north.</p>	Peel L&P Investments (North) Ltd

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
13	Astley and Boothstown (815 homes and 13.75ha of B2/B8)	<p>The site is in a sustainable location. It is well related to the existing urban area and has firm and clearly defined boundaries on all sides. It has direct access to the East Lancashire Road, such that it is well located for access to a range of destinations through Greater Manchester and beyond.</p> <p>It is suitable for a mixed use residential and employment development and is not subject to any insurmountable environmental or other constraints.</p> <p>It was identified as an allocation for 'about 1000 units' in the 2016 draft GMSF; recognising the contribution that the site can make to both the quantitative requirement and qualitative need to improve the housing stock in the borough.</p>	<p>This site (ID ref: 1072843252) was assessed in Appendix 7 of the Site Selection Background Paper (03.04.09), which concludes that it does not meet any of the site selection criteria.</p> <p>As it offers an attractive location for new housing, the site was proposed for allocation in the 2016 GMSF for 1,000 homes, on the premise that it delivered significant public transport infrastructure to provide much enhanced sustainable connectivity with the Regional Centre. However, the site is currently remote from services and existing public transport provision and the level of improvements required are no longer considered feasible or viable within the plan period.</p>	Peel L&P Investments (North) Ltd
14	West of Astley (430 homes)	<p>Located to the west of Astley and east of Gin Pit Village, it comprises land that is currently in agricultural use. It is defined by existing built development to the east and west, and mature landscaping to the northern and southern boundaries. It is close to a range of facilities including four schools, Tyldesley town centre and a local centre all within 1km. The LSM Guided Busway is within 1km to the north of the site, providing opportunities for regular and efficient access by public transport to the regional centre, and Leigh.</p>	<p>This site (ID ref: 1453388856652) was assessed in Appendix 7 of the Site Selection Background Paper (03.04.09). It is located within an area of search due to being located close to an area of deprivation at Higher Folds and partly within 800 metres of stops on the LSM Guided Busway. Despite this, the site has a negligible relationship with the deprived area and therefore has only limited potential to have a regenerative impact. Whilst part of the site is within 800 metres of the LSM Busway, access via existing footpaths would be over 1,000 metres walk, with limited scope to reduce this.</p>	Peel L&P Investments (North) Ltd
15	Land at Mill Farm, Downall Green Road, Ashton-in-Makerfield (400 homes)	<p>The site would comprise a logical and small-scale urban extension to the existing settlement. It would assist in supporting strategic employment draft allocations along the M6 growth corridor. It has potential to support a suitably skilled workforce within an easy and convenient distance of the draft allocation at M6 Junction 25. An independent assessment has concluded the site does not perform a strong Green Belt function. The development of the site is acceptable in landscape terms, and there are no major constraints in terms of ecology, arboriculture, highways and transport.</p>	<p>This site (ID ref: 1447079074706/ 1519063999011) was assessed in Appendix 7 of the Site Selection Background Paper (03.04.09). It is within an area of search relating to land that can maximise economic opportunities to deliver transformational change and/or boost the competitiveness of Greater Manchester (criterion 3). However, the site is being promoted for housing which is not in accordance with this criterion, and it does not meet any of the other site selection criteria. Development of this site could also lead to Green Belt harm by contributing to the merging of Bryn with Garswood.</p>	Wainhomes (NW) Ltd

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
16	Land south of Atherton (1,150 homes)	Part of the site has outline planning permission for 830 dwellings (September 2021) and the first phase (120 dwellings) has been sold to a developer. The remainder has potential for 320 homes which is currently designated as land safeguarded for future housing development.	This site is not within the Green Belt. It is designated as land safeguarded for future development in the adopted development plan for Wigan and is identified in the borough's housing land supply to meet needs to 2037.	Tarleton Estates Limited
17	Land at Wigan Road, New Springs (Housing)	19 hectare site to the north of Wigan Road in New Springs. It was previously proposed as a housing allocation in the 2016 GMSF but is no longer proposed for allocation.	Appendix 9 of the Site Selection Background Paper (03.04.11), confirms that the site (ID ref: 1455204012388) is within Area of Search (WI-16-1). The site was originally proposed as a housing allocation in GMSF 2016. However, it was removed following viability concerns raised by the previous site promoter, primarily related to previous open cast mining activities on a significant part of the site which would require substantial remediation.	Harworth Group Plc.
18	Land South of Pennington (Employment)	Land South of Pennington should be considered for Green Belt release and allocation, either for employment development or as a safeguarded site.	This forms part of a site formerly proposed as a site allocation for employment uses in the 2019 GMSF (South of Pennington). Employment development is no longer proposed for allocation, as despite its strategic and local benefits, its development is not needed quantitatively to address identified employment needs to 2037. The site is also irregular in shape with weak defensible boundaries to the north and east and does not form a logical extension of the urban area. The site is also constrained by overhead power lines and 2 substations and has poor access to local services by walking, cycling and/or public transport.	Milnes Gaskell Estate
19	Land at John Pit/ Taylor Pit Wigan Lower Road (300 homes)	The site should be allocated to ensure the plan meets housing needs to 2037. The proposed development comprises around 300 homes (including an appropriate mix of dwelling types, sizes and tenures i.e. affordable housing); the creation of a country park; including tourist accommodation in the form of woodland lodges; pedestrian and cycle connections with the existing network; and highway access from Wigan Lower Road.	This site (ID ref: 1452259931290/ 1453294121057) was assessed in Appendix 7 of the Site Selection Background Paper (03.04.09). It is within the SW of Standish Area of Search which meets criteria 1 and 6 on the basis that parts of the area contain previously developed land, and some parts are close to an area of deprivation (Beech Hill). Whilst part of the site is previously developed land, much of it has now blended into the landscape. The site also does not have a sufficient relationship with the deprived area at Beech Hill to have any	Steven Breheny

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
			regenerative impact. Access to local services by walking, cycling or public transport is also poor.	
20	Land East of Atherton (600 homes)	The site has potential for up to 600 dwellings.	The site is designated as land safeguarded for future development in the adopted Wigan Unitary Development Plan (2006) and identified within a broad location for new development (600 homes) in the Wigan Local Plan Core Strategy. It is not in the Green Belt. The principle of development on the site is therefore already established, with the site forming part of the borough's identified housing land supply to 2037.	Lilford 2005 Limited
21	Crompton House Farm Off Hope Lane, Leigh (Housing)	The reallocation of the land from agriculture to land allocated for residential development will be an essential proposition in the proper forward planning of the area. This will help create a better and more productive Greater Manchester and Wigan. The land identified above is not open to public access as it is private land. The owner wishes that the site be put to good use through construction of houses. In terms of the current policy the site is not allocated for a use but is washed over by current Green Belt designation.	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (Ref: 581426103). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	Plan:8 Town Planning Ltd
22	Lee Lane Farm, Abram, Wigan	The Site is well located to support delivery of new homes. The proposed development at the Site can deliver: <ul style="list-style-type: none"> • Around 450 homes include affordable housing; • An area of land to be made available for a new primary school; and, • Generous areas of open greenspace providing recreational opportunities, landscape and ecological enhancements. 	This site (ID ref: 1452258210909 / 1452517268309) was assessed in Appendix 7 of the Site Selection Background Paper (03.04.09). This identified the site as within an area of search that adjoins an area of deprivation. However, the site is remote from this area of deprivation, and separated by an area of Green Belt. It would therefore only have limited ability to have a regenerative impact. The site is also remote from public transport.	Miller Homes
23	Land west of Back Lane, Appley Bridge (Housing)	17 acre greenfield site in agricultural use located north of Appley Bridge on the western side of the M6 Motorway, close to Junction 27. In single ownership. Story Homes have a legal interest in the site and are promoting it for residential development. The site is bordered by housing to the south west, woodland to the north and the west, and a garden centre and a row of terraced houses to the north east.	This site (ID ref: 1452867129000 / 1448285819038 / 1473776652977) is assessed in Appendix 7 of the Site Selection Background Paper (03.04.09). This identified the site as within an area of search relating to land that can maximise economic opportunities to deliver transformational change and/or boost the competitiveness of Greater Manchester (criterion 3). However, the site is being promoted for residential use which is not in accordance with this criterion, and it does not meet any of the other site selection criteria.	Story Homes Limited

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
24	Land west of Old Pepper Lane, Standish (Housing)	14.5 hectare site located to the north west of Standish, approximately 930 metres from M6 Junction 27. The site is within two ownerships and Story Homes are now working in partnership with the landowners to progress the site and to promote it for housing. It is a greenfield site used for arable farming, bordered by existing housing to the south, south west, east and north.	This site (ID ref: 1474971582632 / 1453292105297 / 1452162194963) is assessed in Appendix 7 of the Site Selection Background Paper (03.04.09). This identified the site as within an area of search relating to land that can maximise economic opportunities to deliver transformational change and/or boost the competitiveness of Greater Manchester (criterion 3). However, the site is being promoted for residential use which is not in accordance with this criterion, and it does not meet any of the other site selection criteria.	Story Homes Limited
25	Land between North Lane and South Lane, Astley	Barratt is actively promoting the site, seeking its removal from the Green Belt and its allocation for residential development, with up to 200 dwellings. The site is within a highly sustainable location. It shares a close relationship with the existing built form, abutting the urban area on three sides and is visually well contained. A residential allocation of this site would 'round off' the existing built form to deliver new homes close to local services at facilities at Astley.	This site has previously been considered as two sites: North Lane, Astley (ref. 1490110617135) and South Lane, Astley (ref. 1492611541603). Appendix 7 of the Site Selection Background Paper (03.04.09), identifies both sites within an area of search close to an area of deprivation at Higher Folds and partly within an 800 metre buffer of stops on the LSM Guided Busway. However, the site is a proposed extension to the Tyldesley / Astley area to the east, which is over 800 metres from busway stops and falls outside LSOAs in the top 10% most deprived nationally, with no relationship with Higher Folds. There is therefore limited potential for them to have a regenerative impact on this area of deprivation.	Barratt Manchester
26	Walmsley House Farm, Green Lane, Higher Folds (90 houses)	The site is the residual agricultural land of Walmsley House Farm - the loss of land previously, from the farm to the Persimmon development, has effectively made Walmsley House Farm unviable and the owner is looking to sell. It is approximately 3.4 hectares, in multiple ownerships, with some owned by Wigan Council. This site will form a logical extension to the nearly complete Persimmon development. It is surrounded by land owned by Wigan Council formerly the spoilheaps to the now reclaimed Bedford Colliery so there is a clear boundary and control over any future expansion.	The site is broadly the southern half of a site identified through the call for sites (ref:1452522968652) previously. Appendix 7 of the Site Selection Background Paper (03.04.09), identifies the larger site as not needed because sufficient housing land has been identified in Wigan to meet housing requirements. The site is predominantly greenfield. It is in close proximity to the LSM Guided busway but there are no stops in close proximity or direct routes to the nearest stop, which is located near Holden Road in Leigh. The site is relatively small in scale and would have a relatively limited impact on delivering regeneration in Higher Folds, which is an area of high deprivation.	Peter Rowlinson

Row	Site name	Summary of representation submitted to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		The site is accessible by public transport and is within 800 metres of the LSM Guided Busway. Green Lane is proposed to be a Bee Line so the access road will have traffic calming measures introduced ensuring a safe access remains available to pedestrians cyclists, and horse riders.		
27	South Western side of Calder Avenue (Hindley Green)	This is a small site of approximately 0.17 ha. which can supply extra homes in Hindley Green.	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (Ref: 1453298643985). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	AA Homes & Housing Ltd (Mr Andrew Pelling)
28	Land at Chorley Road, Standish	The site promoters believe this offers an opportunity for residential development early in the plan period. The site is situated adjacent to the defined urban area and although appearing as a greenfield site in visual terms it comprises part of a former mineral extraction site and therefore has an industrial heritage rather than untouched open countryside.	As set out in Appendix 5 of the Site Selection Background Paper (03.04.07), this site was submitted as part of the call for sites exercise (Ref: 1456135641798). It was not considered to meet the site selection criteria and was therefore not considered beyond stage one of the site selection methodology.	Steven Breheny