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WIGAN LOCAL DEVELOPMENT FRAMEWORK

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Strategic Housing Land Availability Assessment 2011 - Update

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1. Introduction and background

- 1.1 This is our Strategic Housing Land Availability Assessment 2011 update.
- 1.2 National planning policy on housing is set out in 'Planning Policy Statement 3: Housing'. On 9 June 2011 the Government amended the technical definitions section to include 'affordable rents' in the definition of affordable housing. However, the Government's key commitment to make housing more affordable and maintain the supply of land for housing is retained. It also continues the requirement for councils to undertake Strategic Housing Land Availability Assessments as part of the evidence based approach to the preparation of Local Development Frameworks. Further guidance is set out in 'Strategic Housing Land Availability Assessments – Practice Guidance', subsequently referred to as 'the guidance'.
- 1.3 The primary role for Strategic Housing Land Availability Assessments is to:
- identify sites within the borough with potential for housing
 - assess their housing potential, and
 - assess when they are likely to be developed.

This then enables a calculation to be made to assess whether or not there is an adequate supply of land to meet the borough's housing needs.

Disclaimer

The role of a Strategic Housing Land Availability Assessment

It is important to note the role of a Strategic Housing Land Availability Assessment is not to allocate land for residential development but to provide evidence, alongside other studies, to inform the allocation of land through the Local Development Framework. The assessment identifies potential housing sites but leaves the policy judgements as to which sites should be allocated for housing to the Core Strategy and other development plan documents. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It identifies constraints to development and considers how they might be overcome.

Therefore, the inclusion of any particular site(s) in the assessment should not be taken as an indication that the site would be allocated for housing, or that planning permission would be granted for housing, or for any other form of development.

- 1.6 The assessment is kept up-to-date regularly as part of our annual monitoring. This will enable us to update our housing trajectory and maintain a rolling five-year housing supply in the borough.

2. Consultation and stakeholder involvement

- 2.1 Unlike previous updates, we did not carry out a formal 'call for sites' exercise. Instead, we invited new site suggestions during a number of Housing Partnership and Developers' Forum meetings through the year. However, the national economic downturn and the currently depressed housing market have resulted in very few site suggestions coming forward this year.

3. The 2011 update

- 3.1 This 2011 update has a base date of 1 April 2011. The annual update process records any new information that has come forward including updated housing completions. It adds in any suitable new sites which have been proposed through the year, arising from landholder/developer interest or as a result of site information from within the council.

Update Methodology

- 3.2 A range of site sources were investigated in the initial 2007 assessment including:
- The National Land Use Database
 - Wigan Urban Potential Study
 - Safeguarded Land allocated in our Unitary Development Plan
 - Major Existing Developed Sites in the Green Belt allocated in our Unitary Development Plan
 - Extant planning permissions for housing
 - Sites from our internal site suggestion exercises
 - Sites arising from our Employment Land Review.
- 3.3 Additional site sources were identified for consideration in both the 2009 and 2010 updates, including:
- Major existing developed sites in the Green Belt, as suggested in the Core Strategy Preferred Options.
 - Extant planning permissions for housing at those times.
 - Redundant (as at 1 April 2010 and subsequently) school sites arising from the government's 'Building Schools for the Future' programme.
 - Sites suggested during the 2010 'call for sites' exercises and subsequently through the year in the current update.
 - Sites from our internal site suggestions exercises and from general internal site intelligence as work proceeds.
- 3.4 Government guidance on Strategic Housing Land Availability Assessment is clear that particular types of land or areas which are 'clear cut designations' may be excluded from the assessment. Such areas can and may include environmental or other policy designations such as those identified in the adopted Wigan Replacement Unitary Development Plan (adopted 26 April 2006). In determining those areas that should be excluded we have taken into account:

- the national or local importance of the site designation
- the protection afforded to it by saved development plan policies
- the role played by an area in the overall planning strategy, and
- the availability of land unconstrained by policies to deliver housing in the borough.

Furthermore, we consider that the assessment should exclude sites in which the current use is clearly intended to remain, thereby effectively rendering the site unavailable, especially where this is supported by the findings of an Employment Land Review or other comparable study.

3.5 Sites considered unsuitable for inclusion in the assessment updates have been removed as part of a site sifting and screening process. Examples of such sites would include:

- Sites already developed for housing and other uses. These are sites that may have appeared in earlier updates but which have subsequently been built out for housing in the last year. They now have zero housing capacity. Alternatively, they may be sites that have been developed for land uses other than housing – see Appendix 1.
- Green Belt sites (without planning permission for housing), as these represent a ‘clear cut designation’ in terms of government guidance. Such sites do not meet the test of availability or deliverability as, prior to site appraisals, no exceptional circumstances have been demonstrated in order to justify their release from the Green Belt. Nor has it been demonstrated through a planning application test that very special circumstances exist in favour of the development sufficient to outweigh Green Belt harm by virtue of inappropriateness.
- Environmental or other policy designations identified in the Proposals Map, such as Sites of Special Scientific Interest or Sites of Biological Importance.
- Sites identified in our Strategic Flood Risk Assessment as falling entirely within the functional floodplain (Flood Zone 3B).
- Sites in existing employment use where the Employment Land Review finds they should be retained in employment use.
- Sites which comprise valuable open space.
- Sites less than 0.25 hectares in size.

3.6 Sites considered unsuitable, by definition, have no housing potential. As such, they do not appear in the schedules of referenced sites. These sites are listed in Appendix 2.

General density assumptions

3.7 For the 2011 update, a general density estimate of 30 dwellings per hectare has been used for sites without planning permission. This is consistent with the density assumption used in the 2010 update and represents a reduction when compared to the density assumption of 40 dwellings per hectare that was used in pre-2010 updates. This approach reflects the lower densities considered more likely to come forward in the aftermath of the general market

downturn since 2008, with higher density (typically apartment) schemes being less likely in the short to medium term at least. However, this update also shows the 40 dwellings per hectare figure for comparative purposes.

- 3.8 In light of the current housing market downturn, high density extant planning permissions which are yet to be implemented have had their site capacity reviewed. A number of these schemes received planning permission when residential land values were at their highest. Such schemes may no longer be viable. Therefore, a more conservative potential capacity estimate was made for these sites in the 2010 update and this approach has been continued in the 2011 update.

The Strategic Flood Risk Assessment

- 3.9 Flood risk impacts adversely on site capacity. The developable area of many sites was reduced, initially in the 2010 update, as a result of the conclusions of our Strategic Flood Risk Assessment, where sites or parts of sites fall within fluvial flood zone 3 or where there is an intermediate to high risk of surface water flooding.

Approach to small sites in the planning system

- 3.10 Small sites with extant planning permission (either under construction or yet to be implemented) with remaining capacity at 31 March 2011 for less than 10 dwellings are not subject to detailed appraisal. They are assumed by virtue of their planning permission to be both available and deliverable within the first five years.
- 3.11 An aggregate of all of these small sites has been included in the 5-year supply total.

Windfall allowance and the approach to potential supply arising from employment sites in need of modernisation

- 3.12 Planning Policy Statement 3 sets a clear expectation that the supply of land for housing should, as far as is possible, be based on specific sites and, where necessary, broad locations. The guidance on preparing Strategic Housing Land Availability Assessments indicates that allowances for windfall sites should not usually be made.
- 3.13 However, the guidance recognises there may be genuine local circumstances where a windfall allowance is justified. Consideration of previous rates of windfall completions will help to inform decisions about whether the amount of land/buildings coming forward is likely to sustain that level, or whether it will increase or decrease.
- 3.14 The table on the following two pages sets out the position in respect of new housing permissions arising from former employment sites and employment related uses (by full and outline applications) for the period 2004 to mid-2011.

TABLE 1: Planning permissions for housing on former employment sites, 2004-2011

Year	Nature of former employment use	No. of applications by type (full or outline)	No. of applications (new build or change of use)	No. of dwelling units approved
2004	Mill buildings, workshops, haulage yards, industrial units, garage and petrol station	7 (5 Full, 2 outline)	7 new build	196*
2005	Mill buildings, workshops, haulage yards, industrial units, garage and petrol station, blacksmith's forge, council yard, depot and bakery	16 (10 full, 6 outline)	15 new build, 1 change of use	401*
2006	Industrial units, warehouses, contractor's site, offices, vehicle repair workshop, commercial storage, former engineering works	18 (18 full, 0 outline)	12 new build, 6 change of use	557
2007	Former bleach works, offices, brickworks, builder's yard, joinery workshop, vehicle maintenance depot	17 (17 full, 0 outline)	8 new build, 9 change of use	244
2008	Offices, employment site, workshop, clothing manufacturer, former mill complex, industrial site	8 (8 full, 0 outline)	5 new build, 3 change of use	66
2009	Warehouse, industrial site, car wash and former coach builder's site	3 (2 full, 1 outline)	2 new build, 1 change of use	67*
2010	Haulage/vehicle repair & service yard, offices, warehouse	4 (4 full, 0 outline)	1 new build, 3 change of use	41

2011 (to 31 March)	Builders yard, Haulage yard, Storage and distribution, Coal yard, Railway sidings	5 (5 full, 0 outline)	5 new build	60
Totals		78	55 new build, 23 change of use	1,632*

* excluding yield from outline permissions

3.15 Notwithstanding the continuing economic downturn since 2008 and low levels of activity in the currently depressed housing market, Table 1, above, shows that the borough continues to experience a sustained pattern of new housing permissions arising from the closure or relocation of former employment uses. It should be noted that the 1,632 units approved since 2004 arises from full planning permissions only. Thus, allowing for permissions arising from outline applications, where housing numbers are not known, the level of employment site permissions would be significantly higher than 1,632. Out of these 1,632 permissions there have been a total of 763 housing completions as follows in Table 2.

TABLE 2: Planning housing completions arising from planning permissions on former employment sites, 2004-2011

Year	Number of completions
2004/05	93
2005/06	172
2006/07	132
2007/08	136
2008/09	158
2009/10	38
2010/11	34
TOTAL	763

3.16 The above completions equate to an average of 109 completions per year over the 7 year period 2004 to 2011. This average annual completion rate, if projected forward, would equate to 545 completions over a five year period. Circumstances can change on sites over short periods of time and we believe the inclusion of a conservative windfall allowance for potential new housing arising from employment sites is warranted. Our current Employment Land Review was completed in December 2007. It recommended the release of a small number of sites from continued employment use and these have been included in the assessment.

- 3.17 In addition it identified a number of sites as being in need of modernisation. The total area of these sites is around 245 hectares. Of this, an allowance is made for around 24 hectares to be released from employment use for housing. This is around 10% of the total employment site area considered, which is a very conservative amount based upon the council's experiences. It equates to an additional housing supply of **731 dwellings** at an assumed density of 30 dwellings per hectare, or **974 dwellings** at 40 dwellings per hectare.
- 3.18 It is appropriate to allow for the release of some older employment sites for housing because the income generated is often essential for the modernisation and continuing use of the remainder of the site for employment. Similarly, this approach would also enable an occupier in older sites or buildings to transfer to more modern employment premises. We will update our Employment Land Review in 2012 to inform our Allocations and Development Management Plan.
- 3.19 The modest windfall allowance from employment sites was apportioned in the 2010 update to the 0 to 5 years time band, on the basis that circumstances can change over time and there can be less certainty over longer term predictions. This equated to **146 dwellings per year** at 30 dwellings per hectare and **195 dwellings per year** at 40 dwellings per hectare. This approach is updated to 31 March 2011 and is continued in the current assessment. This is appropriate as circumstances and build rates in the housing sector have not changed significantly since the 2010 update, where housebuilding remains at a low level.
- 3.20 In addition to identified employment land in need of modernisation, there is the potential for other small windfall sites to come forward from a range of sources including:
- subdivision of existing housing to produce additional units
 - new flats developments above existing shops
 - intensification of existing residential areas including development of domestic curtilage, and
 - other smaller housing sites coming forward.
- 3.21 Changes in circumstances will be reflected in future Strategic Housing Land Availability Assessment updates.

4. The supply of sites in summary

- 4.1 This section sets out the supply from available, deliverable and developable sites over the next 15 years. It provides an indication of the housing potential in Wigan Borough within the time bands 0 to 5 years, 6 to 10 years, 11 to 15 years and beyond 15 years. While the council has maintained its Township boundaries, it has recently dissolved its Township Forums and a range of processes around the Township concept. To reflect this, and in order to better represent the distribution of supply, sites are now arranged into 'settlements' within the borough. This approach is in part a response to questions raised by the Planning Inspector appointed to examine the council's

Core Strategy. Timeframes are for dwelling completions. The comprehensive schedule of sites is contained in Appendix 3.

a) Within the 0 to 5 years supply

4.2 The list of sites in the 0-5 years time bracket (across all settlements) appears at Appendix 3.

Based on 30 dwellings per hectare assumption	
Contribution from sites of 10 units or more	4,777
Contribution from 'small sites' (of 9 units or less)	62
Contribution from Strategic Flood Risk Assessment affected sites (capacity reduced to 9 or less)	17
Windfall allowance from employment sites in need of modernisation	731
Total	5,587

Based on 40 dwellings per hectare assumption	
Contribution from sites of 10 units or more	5,633
Contribution from 'small sites' (of 9 units or less)	62
Contribution from Strategic Flood Risk Assessment affected sites affected sites (capacity reduced to 9 or less)	17
Windfall allowance from employment sites in need of modernisation	974
Total	6,686

b) Within the 6 to 10 years supply

4.3 The list of sites in the 6–10 year time bracket (across all settlements) appears at Appendix 3.

Based on 30 dwellings per hectare assumption	
Contribution from sites of 10 units or more	14,887
Total	14,887

Based on 40 dwellings per hectare assumption	
Contribution from sites of 10 units or more	19,749
Total	19,749

c) Within the 11 to 15 years supply

4.4 The list of sites in the 11-15 year time bracket (across all settlements) appears at Appendix 3.

Based on 30 dwellings per hectare assumption	
Contribution from sites of 10 units or more	2,491
Total	2,491

Based on 40 dwellings per hectare assumption	
Contribution from sites of 10 units or more	3,680

Total	3,680
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d) More than 15 years supply

4.5 The list of sites in the 15+ year time bracket (across all settlements) appears at Appendix 3.

Based on 30 dwellings per hectare assumption	
Contribution from sites of 10 units or more	799
Total	799

Based on 40 dwellings per hectare assumption	
Contribution from sites of 10 units or more	1063
Total	1063

e) Total Supply

4.6 The combined supply over all time bands, across all settlements, including the allowance for immediately available small sites within the 0-5 years bracket, is as follows:

Total supply summary table (including small sites, flood risk capacity constraints and windfall allowance)		
Time band	Based on 30 dwellings per hectare	Based on 40 dwellings per hectare
0 - 5 Years	5,587	6,686
6 – 10 Years	14,887	19,749
11 – 15 Years	2,491	3,680
15 + Years	799	1063
Total	23,764	31,178

Appendix 1:

Sites built-out between 01 April 2010 and 31 March 2011, now with zero capacity and therefore removed from the 2011 update

SITE REFERENCE	SETTLEMENT	SITE ADDRESS / LOCATION
Wig 536	Abram and Platt Bridge	Site of Sherwood House, Sherwood Crescent, Platt Bridge
Wig 550	Leigh	Land at 20 Pickley Green (The Lawns), Atherleigh
Wig 613	Abram and Platt Bridge	Land At Junction Of Brown Street And Bickershaw Lane, Bickershaw
Wig 617	Astley	'Site Of Former Dairy Adj 224 Mosley Common Road, Tyldesley
Wig 635	Atherton	Site of former Atherton Day Nursery * Two Porches, Gloucester St, Atherton
Wig 821	Leigh	21-25 Wilkinson Street, Leigh

Appendix 2

List of unsuitable sites proposed for inclusion as part of the 2011 update

Easting	Northing	Site Address/Location	Reason site is unsuitable
370389	400745	558 Manchester Road, Astley	Internal site suggestion. Site without residential planning permission and below 0.25 ha in size, therefore not included in this update.
362171	405178	Land to the east of Charles Street, Hindley.	Internal site suggestion. Site without residential planning permission and below 0.25 ha in size, therefore not included in this update.
365588	399583	Site of 'Boydell Pipes and Fabrications', Poplar St, Leigh.	Internal site suggestion. Site without residential planning permission and below 0.25 ha in size, therefore not included in this update. Potential adverse amenity issues due to proximity to industrial uses.
35707	411112	Bradley Hall Trading Estate (part thereof), Standish, Wigan.	External site suggestion. Site is currently a Primary Employment Area, a 'clear cut designation', therefore not included in this update.

Appendix 3: Schedule of sites – 2011 update

0 - 5 yr supply

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 013	BROWNFIELD	Yes	Wigan	Scholes/Kay Close	A/09/72657 (granted on 15/05/2009)	Suitable for residential	0-5yrs		0.73	0.73		2	
Wig 025	BROWNFIELD	Yes	Wigan	Wilding Street, Lower Ince		Suitable for residential	0-5yrs		4.40	4.40	132		
Wig 048	GREENFIELD	Yes	Tyldesley	Land adjacent 2 Elliott Street, Tyldesley		Suitable for residential	0-5yrs	Potential contamination and topographical constraints.	0.13	0.13	4		
Wig 051	BROWNFIELD	No	Astley	Land adjacent Holy Family RC Church, Chaddock Lane, Tyldesley		Suitable for residential	0-5yrs		0.41	0.41	12		
Wig 055	BROWNFIELD	Yes	Leigh	Land between 47 and 51 Westleigh Lane, Leigh	A/09/73406 (granted on 22/12/2009)	Suitable for residential	0-5yrs	Junction improvements required and some land remediation may be needed	0.36	0.36		17	
Wig 063	BROWNFIELD	Yes	Atherton	Rosedale Avenue/Water Street, Atherton		Suitable for residential	0-5yrs	Junction improvements required	0.40	0.40	12		
Wig 064	GREENFIELD	Yes	Leigh	Coronation Drive/Royal Drive, Higher Folds, Leigh		Suitable for residential	0-5yrs	Junction improvements required	0.44	0.44	13		
Wig 066	BROWNFIELD	Yes	Leigh	Wigan and Leigh College, Railway Road, Leigh		Suitable for residential	0-5yrs	Some land remediation may be required	0.45	0.45	13		
Wig 074	BROWNFIELD	Yes	Ashton	Liverpool Road, Ashton		Suitable for residential	0-5yrs	Junction improvements may be needed.	0.54	0.54	16		
Wig 083	BROWNFIELD	Yes	Atherton	Collier Brook Farm, Bag Lane, Atherton	A/11/75376 (granted 30/08/11) for 16 units with access from Bag Lane	Suitable for residential	0-5yrs		0.67	0.67		16	
Wig 090	GREENFIELD	Yes	Hindley	Rear of Woodland Avenue/Athol Crescent, Hindley		Suitable for residential	0-5yrs		0.74	0.74	22		
Wig 113	BROWNFIELD	Yes	Abram and Platt Bridge	Templeton Road, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Also topography constraints	1.76	1.41	32		topography
Wig 136	BROWNFIELD	Yes	Leigh	Bickershaw Colliery, Plank Lane, Leigh	A/07/70356 (Granted on 14/04/09)	Suitable for residential as part of a mixed use site - planning permission for residential	0-5yrs and 5-10yrs	Contamination issues have been resolved through site preparation works	18.88	16.99		300	10% for commercial (use numbers of current planning app)

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 137	BROWNFIELD	Yes	Wigan	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	90		
Wig 138	BROWNFIELD	Yes	Leigh	Northleigh, Hindley Green		Suitable for residential	40% of capacity in 0-5yrs, 50% of capacity in 5-10 yrs, 10% of capacity in 10-15 yrs	Contaminated land and access issues	45.49	30.31	364		
Wig 162	GREENFIELD	Yes	Leigh	Former Leigh CE High School, Kings Park, Leigh		Suitable for residential (MED site)	0-5yrs	Some land remediation may be required and junction improvements are needed	0.72	0.12	3		Med - footprint of building
Wig 165	GREENFIELD	No	Standish	Kilhey Court, Standish	A/07/69833 (Granted on 10/12/2007 lapsed on 10 Dec 2010)	Suitable for residential	0-5yrs		3.65	0.37	28		MED site, limited infilling may be appropriate. Planning application A/07/69833 lapsed on 10 Dec 2010. Capacity estimate is based on number of units approved under that permission.
Wig 168	BROWNFIELD	No	Golborne and Lowton	Industrial Area off Edge Green Road, Golborne		Suitable for residential as long as contamination and highways issues can be resolved (MED site)	0-5yrs	Contamination issues and major highway improvements required	5.55	0.32	10		MED site, only footprint of building can be redeveloped
Wig 169	BROWNFIELD	No	Shevington	Orica Ltd UK Site, Shevington	A/10/73984 (Granted on 22/12/2010)(Outline)	Suitable for residential	0-5yrs	The majority of the site is covered by TPO's and a nature conservation designation.	29.46	6.74		113	MED site in the Green Belt, so only the equivalent area of footprint of existing buildings can be developed, also within TPOs and nature conservation constraints.
Wig 316	BROWNFIELD	No	Golborne and Lowton	J & E W Shimmin Transport, Ashton Road	A/09/73693 (granted on 12/02/2010)	Suitable for residential	0-5yrs	Potential contamination issues and junction improvements required	0.34	0.34		18	
Wig 320	BROWNFIELD	Yes	Wigan	Land off Wigan Road (adj to St John the Baptist School)		Suitable for residential	0-5yrs		0.31	0.31	9		
Wig 322	BROWNFIELD	Yes	Leigh	Council Yard r/o Roydale House, Prescott Street, Leigh	A/07/69071 (Granted on 13/08/2007)	Suitable for residential - under construction	0-5yrs		0.35			2	

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 351	BROWNFIELD	Yes	Abram and Platt Bridge	St Nathaniels Primary School & Land between, 525-539 Liverpool Road		Suitable for residential (site did have outline planning permission (granted in 2006))	0-5yrs		1.30	1.30	39		
Wig 354	BROWNFIELD	No	Golborne and Lowton	St Thomas Rectory, Church Street		Suitable for residential	0-5yrs	Junction improvements required	0.44	0.44	13		
Wig 532	BROWNFIELD	No	Aspull	Dicconson Mill, Mill Lane	A/10/74897 granted on 12/05/2011	Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection / mitigation required	1.19	0.39		25	MED Site therefore only the footprint area of the current building can be redeveloped
Wig 535	BROWNFIELD	Yes	Ashton	Site of Cranberry Hotel and 641-643 Wigan Road	A/04/61623 (Granted on 09/09/2004)	Suitable for residential - under construction	0-5yrs		0.48			52	capacity based on current application
Wig 539	BROWNFIELD	No	Orrell and Billinge	Billinge Hospital, Upholland Road	A/05/65382 (Granted on 24/11/2005)	Suitable for residential - under construction	0-5yrs		6.34			170	capacity based on current application
Wig 595	GREENFIELD	Yes	Hindley	Hill Top Farm, Off Ravenswood Drive, Hindley	A/05/64936 (Granted on 12/12/2005)	Suitable for residential - under construction	0-5yrs		1.52			23	capacity based on current application
Wig 604	GREENFIELD	Yes	Abram and Platt Bridge	Barlows Farm, Bickershaw Lane, Bickershaw	A/08/70866 (Granted on 24/04/2008)	Suitable for residential (Greenbelt - replacement dwellings)	0-5yrs		6.99	0.05		3	Greenbelt policy - only allowed replacement dwellings
Wig 607	BROWNFIELD	No	Standish	Chorley Road (Worthington Park) (Bleachworks), Worthington	A/02/56531 and A/06/67618 (Granted on 10/06/2003 and 08/01/2007 respectively)	Suitable for residential - under construction	0-5yrs		5.59			23	capacity based on current application
Wig 610	BROWNFIELD	Yes	Wigan	Warrington Road (Holme Park), Abram/Ince	A/05/64230 (Granted on 27/07/2005)	Suitable for residential - under construction	0-5yrs		10.89			56	capacity based on current application
Wig 611	BROWNFIELD	Yes	Abram and Platt Bridge	Maypole Industrial Estate (Parklands), Park Lane, Abram	A/06/65690 (Granted on 15/03/2006)	Suitable for residential - under construction	0-5yrs		10.54			1	capacity based on current application
Wig 623	BROWNFIELD	Yes	Wigan	Heatons Bakery, Boundary Street, Wigan	A/08/71043 (Granted on 26/06/2008)	Suitable for residential - outline permission	0-5yrs		0.36			30	Capacity of current application is 62 units but this apartment scheme has been modified to 30 units.
Wig 625	BROWNFIELD	Yes	Leigh	Premier House, High Street, Leigh	A/06/67645 (Granted on 10/01/2007 has now lapsed). Modify capacity to refelect 30dph as general assumption	Suitable for residential - current planning permission	0-5yrs		0.37		11		
Wig 626	GREENFIELD	Yes	Wigan	Land adj to Bekaert Fencing, Woodhouse Lane, Wigan	A/06/67394 (Granted on 04/12/2006)	Suitable for residential - under construction	0-5yrs		0.39			8	capacity based on current application
Wig 628	BROWNFIELD	No	Golborne and Lowton	Open land north of 248 Slag Lane, Lowton	A/06/67339 (Granted on 20/11/2006)	Suitable for residential - under construction	0-5yrs		0.43			2	capacity based on current application
Wig 632	BROWNFIELD	No	Orrell and Billinge	Orrell West Sidings, Ld r/o Sandbrook Service Stn, Sandbrook Rd, Orrell	A/10/74617 (Granted on 30/09/2010)	Suitable for residential as long as access provided	0-5yrs	Access issues	0.43			18	capacity based on current application
Wig 648	BROWNFIELD	Yes	Leigh	Site of former Leigh Harriers Athletics Club, Runfield Close, Leigh	A/06/66791 (Granted on 24/08/2006)	Suitable for residential - under construction	0-5yrs		1.64			5	capacity based on current application

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 649	GREENFIELD	Yes	Leigh	Leigh Sports Village, Atherleigh Way, Leigh	A/06/67348 (Granted on 24/10/2006)	Suitable for residential - under construction	0-5yrs		2.95			45	capacity based on current application
Wig 650	BROWNFIELD	No	Orrell and Billinge	Bispham Hall Brick and Terracotta Works, Smethurst Rd, Billinge	A/06/67975 (Granted on 25/01/2007)	Suitable for residential - current planning permission (MED site)	0-5yrs	Major highways improvements required	4.34			111	capacity based on current application
Wig 651	BROWNFIELD	Yes	Tyldesley	Former Astley Works, Gin Pit Village, Ley Rd, Tyldesley	A/06/66756 (Granted on 24/08/2006)	Suitable for residential - under construction	0-5yrs		4.87			97	capacity based on current application
Wig 660	BROWNFIELD	Yes	Atherton	Land at Hindleys Farm, Wigan Road, Atherton		Suitable for residential	0-5yrs	Junction improvements required	1.25	1.25	37		
Wig 670	GREENFIELD	No	Golborne and Lowton	The Nook', Land at Millfield Farm, Nook Lane, Lowton	A/11/75160 (granted on 24/03/2011)(Outline)	Suitable for residential	0-5yrs	Junction improvements required	1.64	1.64	46		
Wig 674	BROWNFIELD	No	Astley	Chaddock Lane, Astley		Suitable for residential	0-5yrs	Potential contamination and slight topographical constraints	1.07	1.07	32		
Wig 675	BROWNFIELD	No	Golborne and Lowton	The Bungalow and Scrap Yard, Pocket Nook Lane, Lowton		Suitable for residential	0-5yrs	Contamination may be an issue and junction improvements are required	1.07	1.07	32		
Wig 685	BROWNFIELD	Yes	Leigh	Land between Crankwood Road and Leeds/Liverpool Canal		Suitable for residential	0-5yrs	Some land remediation may be required and junction improvements needed. Also slight topographical constraints	1.31	1.31	34		
Wig 687	BROWNFIELD	Yes	Leigh	Parsonage, Leigh	A/08/70445 (granted on 4/08/2010) (Outline mixed use)	Suitable for residential as part of a mixed use development	0-5yrs	Contamination and topographical constraints.	2.52	2.52	75		Brook across middle of larger site
Wig 688	GREENFIELD	Yes	Wigan	Pemberton Colliery		Suitable for residential as part of a mixed use scheme	0-5yrs and 5-10yrs	Current proposal leaves flood risk areas as open space	44.52	6.60	120		Capacity is based on current mixed use planning application
Wig 694	BROWNFIELD	Yes	Ashton	Corner of Princess Road/York Road, Ashton		Suitable for residential as long as contamination and highways issues can be resolved	0-5yrs	Contamination is a major issue. Major highway improvements are also required	0.66	0.66	20		
Wig 695	BROWNFIELD	Yes	Wigan	Workshops off Pottery Road, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	0.37	0.37	11		
Wig 700	GREENFIELD	Yes	Tyldesley	Lancaster Avenue, Tyldesley		Suitable for residential	0-5yrs		0.58	0.58	17		
Wig 702	BROWNFIELD	Yes	Atherton	Land to west of Lovers Lane, Howe Bridge, Atherleigh		Suitable for residential as long as contamination and highways issues can be resolved	0-5yrs	Contamination issues and major highways improvements required	6.55	4.11	123		overhead power lines

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Wig 704	GREENFIELD	No	Golborne and Lowton	Land to northwest of Lowton Civic Hall, Hesketh Meadow Lane, Lowton		Suitable for residential	0-5yrs	Some land remediation may be required and junction improvements are needed	5.31	5.31	81		
Wig 708	BROWNFIELD	Yes	Abram and Platt Bridge	Liverpool Road, Platt Bridge		Suitable for residential. Land remediation may be required.	0-5yrs	Remediation arising from past land use may be required.	5.77	5.77	173		
Wig 709	GREENFIELD	No	Golborne and Lowton	Spruce Close, Lowton		Suitable for residential	0-5yrs		0.49	0.49	15		
Wig 711	GREENFIELD	Yes	Wigan	Land to east of Falconers Green, Worsley Mesnes		Suitable for residential (half of site suggestion wasn't suitable as open space)	0-5yrs		3.24	1.62	38		
Wig 713	BROWNFIELD	Yes	Wigan	Buer Avenue, Worsley Mesnes	A/08/70711 (Granted on 24/04/2008)	Suitable for residential	0-5yrs		0.28	0.28		1	
Wig 715	BROWNFIELD	Yes	Wigan	Mottram Drive, Worsley Mesnes		Suitable for residential	0-5yrs		0.43	0.43	11		Proximity to new road
Wig 722	BROWNFIELD	Yes	Leigh	Chapel Street/Brown Street/Queen Street, Leigh		Suitable for residential as long as highways issues can be resolved	0-5yrs	Major highway improvements required and some land remediation may be needed	0.22	0.22	7		
Wig 727	BROWNFIELD	Yes	Wigan	Land at rear of Whelley Hospital, Whelley		Suitable for residential	0-5yrs		1.24	1.24	37		
Wig 728	BROWNFIELD	Yes	Wigan	Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan		Suitable for residential	0-5yrs and 5-10yrs		2.61	2.61	221		
Wig 731	BROWNFIELD	No	Aspull	Land to rear of Oakfield Crescent, Haigh Road, Aspull	A/08/70676 18 units (granted 01/05/08)	Suitable for residential	0-5yrs	TPOs on site	0.67	0.64		18	TPO's
Wig 733	BROWNFIELD	No	Standish	Garage adj to 277 Preston Road, Standish	A/07/69674 (Granted on 03/06/2008) also A/10/74468	Suitable for residential	0-5yrs		0.34	0.34		24	
Wig 735	GREENFIELD	Yes	Wigan	Bell Lane/Grange Avenue/Langdale Road/Heysham Road, Pemberton		Suitable for residential	0-5 yrs		0.67	0.67	20		

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Wig 740	BROWNFIELD	Yes	Wigan	Former Police Station, Harrogate Street, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/mitigation required	0.78	0.78	63		
Wig 746	GREENFIELD	Yes	Wigan	Land to rear of 15-41 Westwood Lane, Lower Ince		Suitable for residential	0-5yrs		0.43	0.39	12		Need to allow a 10% buffer for the railway line adjacent to site
Wig 758	GREENFIELD	Yes	Wigan	Land at Patterdale Place, Higher Ince		Suitable for residential	0-5yrs		0.63	0.63	19		
Wig 760	BROWNFIELD	Yes	Wigan	Land to rear of Hemfield Road, Higher Ince		Suitable for residential	0-5yrs		0.90	0.90	27		
Wig 764	GREENFIELD	Yes	Hindley	Crossdale Road, Hindley Green		Suitable for residential	0-5yrs		0.40	0.40	12		
Wig 766	BROWNFIELD	Yes	Wigan	Site of former St Thomas More School, Robin Park Road, Newtown	A/10/74557 granted on 09/08/2011.	Suitable for residential	0-5yrs		5.01	5.01		140	
Wig 769	GREENFIELD	Yes	Wigan	Poplar Avenue, Worsley Hall		Suitable for residential	0-5yrs	Access to be resolved	0.34	0.34	10		
Wig 806	BROWNFIELD	Yes	Abram and Platt Bridge	Open land south of 12 Car Street, Platt Bridge	A/08/70750 (Granted on 20/05/2008)	Suitable for residential-current planning permission	0-5yrs		0.24			10	
Wig 807	BROWNFIELD	Yes	Wigan	Land adjacent to 20 Hope Street, Spring View	A/07/69862 (Granted on 23/10/2007)	Suitable for residential-current planning permission	0-5yrs		0.11			13	
Wig 808	BROWNFIELD	Yes	Abram and Platt Bridge	Open land north east of 612 Bolton Road, Bryn Gates	A/07/69291 (Granted on 31/08/2007)	Suitable for residential - under construction	0-5yrs		0.15			4	
Wig 810	BROWNFIELD	Yes	Abram and Platt Bridge	Site of former Platt Bridge Clinic, Victoria Street, Platt Bridge	A/09/72694 (Granted on 30/06/2009)	Suitable for residential-current planning permission	0-5yrs		0.25			10	

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Wig 811	BROWNFIELD	Yes	Abram and Platt Bridge	Springbank Industrial Estate, Liverpool Road, Platt Bridge	A/06/67903 (Granted on 16/04/2007)	Suitable for residential-current planning permission	0-5yrs and 5-10yrs		1.42			39	
Wig 812	BROWNFIELD	No	Aspull	DAG Service Station, Haigh Road, Aspull, Wigan	A/08/70676 (Granted on 01/05/2008)	Suitable for residential-current planning permission	0-5yrs	TPOs on site	0.42	0.32		18	TPOs on site
Wig 813	BROWNFIELD	Yes	Wigan	Site of Nottingham Place, Durham Street, Wigan	A/08/72154 (Granted on 30/01/2009)	Suitable for residential-current planning permission	0-5yrs		1.37	1.37		7	
Wig 814	BROWNFIELD	Yes	Ashton	Adjacent to 233 Wigan Road, Ashton-In-Makerfield, Wigan	A/07/69082 (Granted on 28/08/2007)	Suitable for residential-current planning permission	0-5yrs		0.36	0.36		19	
Wig 815	BROWNFIELD	Yes	Ashton	Site of Britannia Inn, 361 Wigan Road, Ashton-In-Makerfield, Wigan	A/07/69324 (Granted on 26/09/2007)	Suitable for residential-current planning permission	0-5yrs		0.22			20	
Wig 817	GREENFIELD	No	Golborne and Lowton	Lowton Heath Home, Stone Cross Lane North, Lowton, Warrington	A/08/71069 (Granted on 02/07/2008)	Suitable for residential-current planning permission	0-5yrs		0.78			16	
Wig 818	BROWNFIELD	Yes	Hindley	Land at Liverpool Road and Harper Street, Hindley, Wigan	A/08/70454 (Granted on 11/03/2008)	Suitable for residential-current planning permission	0-5yrs		0.39			16	
Wig 819	GREENFIELD	Yes	Leigh	Glover House Farm, Hand Lane, Leigh	A/07/68920 (Granted on 27/06/2007)	Suitable for residential - under construction	0-5yrs		0.44			10	
Wig 820	BROWNFIELD	Yes	Leigh	Bulls Head, 3-5 Warrington Road, Leigh	A/07/69780 (Granted on 06/12/2007)	Suitable for residential-current planning permission	0-5yrs		0.15			18	
Wig 822	BROWNFIELD	No	Orrell and Billinge	Land adjacent to 234 Orrell Road and land to Former Speakman Coach Builders, Orrell Road, Orrell, Wigan	A/08/72298 (Granted on 20/02/2009)	Suitable for residential-current planning permission	0-5yrs		0.11			21	
Wig 823	BROWNFIELD	No	Orrell and Billinge	Site of former Farmoor Residential Home, Church Street, Orrell, Wigan	A/10/73995 (granted on 28/05/2010)	Suitable for residential-current planning permission	0-5yrs		0.34			24	
Wig 824	BROWNFIELD	Yes	Wigan	St Johns Parish Hall, Fleet Street, Wigan	A/07/68345 (Granted on 10/05/2007)	Suitable for residential-current planning permission	0-5yrs		0.06			12	
Wig 826	GREENFIELD	Yes	Tyldesley	Land at Alma Street/Elliott Street, Tyldesley	A/06/67973 (Granted on 13/03/2007) A/10/74411 (granted on 07/10/2010)	Suitable for residential-current planning permission	0-5yrs		0.33			41	
Wig 827	BROWNFIELD	Yes	Wigan	Land adjacent to 48 Millgate, Wigan	A/07/69516 (Granted on 23/10/2007)	Suitable for residential-current planning permission	0-5yrs		0.09			12	

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Wig 828	BROWNFIELD	Yes	Wigan	1-7 Upper Dicconson Street and 29-33 Dicconson Street, Wigan	A/07/69147 (Granted on 29/07/2008)	Suitable for residential-current planning permission	0-5yrs		0.12			22	
Wig 829	GREENFIELD	Yes	Wigan	Open land at end of Tan House Drive, Winstanley, Wigan	A/07/70330 (Granted on 07/02/2008) or A/08/72111 (Granted on 07/01/2009)	Suitable for residential-current planning permission	0-5yrs		4.23			61	
Wig 837	GREENFIELD	Yes	Hindley	Land off Ravenswood Drive, Hindley		Suitable for residential	0-5yrs		1.00		9		Steep embankment within site to rear of existing dwellings in Ravenswood Drive will limit development capacity
Wig 838	BROWNFIELD	Yes	Wigan	Site of Grand Arcade Tower, Riverway, Wigan	A/05/65182 granted on 17/10/06	Suitable for residential	0-5yrs		0.24	0.24	25		
Wig 839	BROWNFIELD	Yes	Wigan	Whelley Hospital, Bradshaw Street, Whelley		Suitable for residential	0-5yrs	TPO's and part of site in Landfill Gas Zone	1.66	1.66	50		TPO's
Wig 840	BROWNFIELD	Yes	Wigan	Site of former Scot Lane Primary School, Scot Lane, Wigan		Suitable for residential	0-5yrs	Part of site in Landfill Gas Zone	0.46	0.46	14		
Wig 841	BROWNFIELD	Yes	Wigan	Site of former Whelley Middle School (now Council Tax offices), Moore St East, Whelley.		Suitable for residential	0-5yrs		0.63	0.63	19		
Wig 842	BROWNFIELD	No	Standish	Ashfield House Hotel, Ashfield Park Drive, Standish	A/08/70910 (Granted on 09/07/2008) To convert to 20 apartments and build an additional 8	Suitable for residential	0-5yrs	Group TPOs affect approx. 25% of site	0.93	0.70	21		
Wig 843	BROWNFIELD	Yes	Atherton	Norfolk Road/Tarlet on Avenue/Woodvale Avenue, Atherton		Suitable for residential	0-5yrs		0.65	0.65	20		
Wig 845	BROWNFIELD	Yes	Atherton	Site of 29-35A Everest Road, Atherton		Suitable for residential	0-5yrs		0.25	0.25	8		
Wig 849	BROWNFIELD	Yes	Tyldesley	Kingshill School, Elliott Street, Tyldesley		Suitable for residential	0-5yrs		0.28	0.28	8		
Wig 855	BROWNFIELD	Yes	Leigh	Land at Cherry Tree Grove, Leigh		Suitable for residential	0-5yrs		0.26	0.26	8		
Wig 856	GREENFIELD	Yes	Leigh	Land rear of Eden Grove, Lune Grove and Ribble Grove, Leigh		Suitable for residential	0-5yrs	Site identified as Amenity Greenspace in Open Space Study	0.69	0.69	21		
Wig 857	BROWNFIELD	Yes	Leigh	Land off Bracken Road, Leigh		Suitable for residential	0-5yrs	Site identified as Amenity Greenspace in Open Space Study	0.59	0.59	18		
Wig 858	BROWNFIELD	Yes	Leigh	Land at 230-256A York Street, Leigh		Suitable for residential	0-5yrs		0.42	0.42	13		
Wig 864	GREENFIELD	Yes	Abram and Platt Bridge	Land at Woodcock Drive, Abram		Suitable for residential	0-5yrs		0.46	0.46	14		
Wig 866	GREENFIELD	Yes	Hindley	Open land west of 1 Romford Place, Hindley, Wigan	A/09/72628 (Granted on 17/06/2009)	Suitable for residential-current planning permission	0-5yrs	Gradients across site and watercourse to western edge.	0.60	0.60		12	

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Wig 867	GREENFIELD	Yes	Leigh	Site of Leigh RLFC, Hilton Park	A/07/68921 - for 99 units (allowed on appeal)	Suitable for residential - Current planning permission allowed on appeal	0-5yrs		2.23	2.23		99	
Wig 869	GREENFIELD	Yes	Atherton	Site of AG Barr factory, North, Road, Atherton		Suitable for residential conditional on replacement of lost PEA land on unallocated land to the west	0-5yrs		3.07	2.65		275	
Wig 870	GREENFIELD	Yes	Wigan	Land adj to Frog Lane Council depot (former fork lift truck company), Frog Lane, Wigan		Suitable for residential. Eastern site perimeter allows for line of Wigan Inner Relief Road.	0-5yrs		1.75	1.75	17		
Wig 871	BROWNFIELD	Yes	Abram and Platt Bridge	St Johns Vicarage, 9 Lee Lane, Abram, Wigan, WN2 5QU	A/10/73902 (granted on 25/10/2010)	Suitable for residential-current planning permission	0-5yrs		0.43	0.43		13	
Wig 873	BROWNFIELD	Yes	Leigh	Land At The Orchards, Off Chatham Street, Leigh	A/10/74113 (granted on 29/06/2010)	Suitable for residential-current planning permission	0-5yrs		1.09	1.09		35	
Wig 874	BROWNFIELD	No	Orrell and Billinge	Former Coal Yard, Land Off Delphside Close Off Sandbrook Road, Orrell, Wigan, WN5 8UB	A/10/74347 (granted 27/08/2010)	Suitable for residential-current planning permission	0-5yrs		0.46	0.46		14	
Wig 875	BROWNFIELD	Yes	Wigan	Site Of Former Mere Oaks School, Standish, Wigan, WN1 2SL	A/10/74492 (granted on 28/09/2010)	Suitable for residential-current planning permission	0-5yrs		0.94	0.94		12	
Wig 876	BROWNFIELD	Yes	Atherton	Former petrol station, Bolton Road, Atherton	A/06/66749 (granted on 24/06/2006) also A/05/65413 and A/09/72438	Suitable for residential-current planning permission	0-5yrs		0.15	0.15		25	
Wig 877	BROWNFIELD	Yes	Wigan	Morris Street Workingmens Club, Morris Street, Wigan		Suitable for residential	0-5yrs		0.33	0.33	10		
Wig 878	BROWNFIELD	No	Orrell and Billinge	Land (south) At Site Of Billinge Hospital	Residential application A/11/76214 submitted to LPA for determination	Suitable for residential	0-5yrs		1.51	1.51	45		
Wig 879	BROWNFIELD	No	Orrell and Billinge	Land (north) at Billinge Hospital, Upholland Road, Billinge		Suitable for residential	0-5yrs		0.60	0.60	18		
Wig 880	GREENFIELD	Yes	Wigan	Land at Leopold Street, Pemberton		Suitable for residential	0-5yrs		4.17	4.17	125		

5 - 10 yr supply

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Wig 057	GREENFIELD	Yes	Abram and Platt Bridge	Land to rear of 323-333 Bickershaw Lane, Bickershaw		Suitable for residential (Greenbelt inset)	5-10yrs		0.36	0.24	7		allotments take up 33% of site
Wig 081	GREENFIELD	Yes	Leigh	Hall House Lane		Suitable for residential	5-10yrs	Contamination may be an issue and junction improvements are required	0.47	0.47	14		
Wig 083	BROWNFIELD	Yes	Atherton	Collier Brook Farm, Bag Lane, Atherton		Suitable for residential	5-10yrs	Junction improvements required	0.67	0.67	20		
Wig 084	BROWNFIELD	No	Standish	Land to rear of 61-95 High Street, Standish		Suitable for residential as long as access issues can be resolved	5-10yrs	Major highways improvements required	0.58	0.58	17		
Wig 092	GREENFIELD	Yes	Wigan	Land Rear of Alexandra Hotel, 213 Whelley, Wigan		Suitable for residential	5-10yrs		1.78	1.42	16		TPO's on 20% of site
Wig 095	BROWNFIELD	No	Aspull	Knowles Yard off Ratcliffe Road, Aspull		Suitable for residential as long as contamination issues can be resolved	5-10yrs	Contamination may be an issue. Major highway improvements required.	0.81	0.81	24		
Wig 107	GREENFIELD	Yes	Wigan	Pennington Lane		Suitable for residential as long as access issues can be resolved	5-10yrs	Access to be resolved	1.14	1.14	29		
Wig 118	BROWNFIELD	Yes	Leigh	West Bridgewater Street/St. Helen's Road, Leigh		Suitable for residential	5-10yrs	Some land remediation and junction improvements may be required	1.71	1.71	51		
Wig 120	BROWNFIELD	Yes	Leigh	Land opp 150-164 Kirkhall Ln and parallel to Robertshaw St, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required	1.47	1.47	44		
Wig 127	BROWNFIELD	Yes	Ashton	Millingford Grove, Ashton		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. There are also topographical issues and junction improvements required.	4.32	3.46	38		Brook runs across site
Wig 130	BROWNFIELD	Yes	Ashton	Off Lincoln Drive, Ashton		Suitable for residential as long as contamination and access issues can be resolved	5-10yrs	Contamination is a major issue. Junction improvements are also required	4.84	4.84	91		

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Wig 135	GREENFIELD	Yes	Wigan	Norley Quarry, Wigan		Suitable for residential provided that open space is incorporated into design	5-10yrs	Major highways improvements required	27.73	27.73	621		
Wig 136	BROWNFIELD	Yes	Leigh	Bickershaw Colliery, Plank Lane, Leigh	A/07/70356 (Granted on 14/04/09)	Suitable for residential as part of a mixed use site - planning permission for residential	0-5yrs and 5-10yrs	Contamination issues resolved	18.88	16.99		200	10% for commercial (use numbers of current planning app)
Wig 137	BROWNFIELD	Yes	Wigan	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	178		
Wig 138	BROWNFIELD	Yes	Leigh	Northleigh, Hindley Green		Suitable for residential as long as contamination and access issues can be resolved	40% of capacity in 0-5yrs, 50% of capacity in 5-10 yrs, 10% of capacity in 10-15 yrs	Contaminated land and access issues	45.49	30.31	455		
Wig 143	GREENFIELD	No	Astley	Garrett Hall 2, Tyldesley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Access issues	2.47	1.63	49		33% school playing field
Wig 144	GREENFIELD	Yes	Leigh	Hope Carr 3, Pennington		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Some land remediation may be required and junction improvements are needed. Contains grade 3A agricultural land.	5.15	5.15	29		
Wig 145	GREENFIELD	Yes	Leigh	Hope Carr, Pennington		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Contains grade 3A agricultural land.	7.74	5.11	144		33% not appropriate - sewage works to expand onto that section of site
Wig 146	GREENFIELD	Yes	Abram and Platt Bridge	Smiths Lane, Hindley Green		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs		8.87	5.85	176		playing fields

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Wig 147	GREENFIELD	Yes	Leigh	Hooten Gardens, Leigh		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Some land remediation may be required and junction improvements are needed	9.11	9.11	244		
Wig 148	GREENFIELD	No	Astley	Lark Hill, Astley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required.	13.18	11.82	324		Brook and existing buildings, pumping station
Wig 149	GREENFIELD	No	Golborne and Lowton	Rothwells Farm, Golborne		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Adequate access can be achieved for up to 26 units. However, major highway improvements will be required for any scheme in excess of 26 units.	17.10	17.10	513		
Wig 150	BROWNFIELD	Yes	Leigh	Westleigh Lane, Hindley Green		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Contamination may be an issue	26.63	22.64	679		Brook, Playing field
Wig 151	GREENFIELD	No	Golborne and Lowton	Stirrups Farm, Golborne		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Major highway improvements required	26.65	25.32	736		houses onsite & TPOs
Wig 152	GREENFIELD	Yes	Tyldesley	Garrett Hall, Tyldesley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Small flooding constraint on 5% of site	27.94	20.00	600		Garret Hall and Brook. United Utilities confirm there are issues with wastewater flooding from sewers. UU solution is due to deliver in 2014.
Wig 153	BROWNFIELD	Yes	Ashton	Landgate, Ashton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs		45.51	9.00	270		Areas of water, school playing fields
Wig 154	GREENFIELD	No	Standish	Almond Brook, Standish		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Need to overcome highway issues and topographical constraints	50.40	40.32	1023		SBI, TPOs and water area
Wig 155	BROWNFIELD	Yes	Atherton	East of Atherton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Need to overcome highway issues. Potential remediation work may be required	42.11	12.63	211		Power lines across site
Wig 156	BROWNFIELD	Yes	Atherton	South of Atherton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Major highway improvements required	60.07	60.07	1678		
Wig 157	GREENFIELD	No	Golborne and Lowton	Pocket Nook, Lowton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Major highway improvements required	68.47	61.60	1668		brook and school playing fields
Wig 158	GREENFIELD	No	Standish	Rectory Lane, Standish		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Need to overcome highway and contamination issues. Contains grade 3A agricultural land.	110.53	99.47	2773		SBI's TPOs railway line

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 159	BROWNFIELD	Yes	Hindley	South of Hindley - Park Road, Hindley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Access issues to be resolved	109.02	56.62	510		Area suitable for residential - issues of Parks/playing fields
Wig 161	BROWNFIELD	Yes	Wigan	Leyland Mill, Wigan		Suitable for residential	5-10yrs	Access issues to be resolved. Site is in a Conservation area.	1.81	0.57	17		MED site, only footprint of building can be redeveloped - get Ben to measure!!!
Wig 164	BROWNFIELD	Yes	Wigan	St John Rigby College, Orrell		Suitable for residential (MED site)	5-10yrs		2.69	0.62	19		This is a MED site therefore policy affects the area of land that can be redeveloped
Wig 321	BROWNFIELD	Yes	Ashton	Rockleigh Hotel, 50 Bolton Road		Suitable for residential (site did have outline planning permission (granted in 2005))	5-10yrs		0.31	0.31	9		
Wig 324	BROWNFIELD	No	Aspull	Culraven Garage, Haigh Road		Suitable for residential (Greenbelt inset)	5-10yrs	Site is in Greenbelt and a conservation area	0.25	0.25	7		
Wig 339	BROWNFIELD	Yes	Wigan	Land to rear of 17-51 Heather Grove		Suitable for residential	5-10yrs	Junction improvements required	0.82	0.55	16		
Wig 507	BROWNFIELD	Yes	Ashton	Low Bank Garage, Low Bank Road		Suitable for residential	5-10yrs		0.39	0.39	12		
Wig 528	BROWNFIELD	No	Standish	Rear of 22-68 Preston Road	A/08/70770 (Granted on 28/05/2008)	Suitable for residential (site has outline planning permission)	5-10yrs		0.88	0.88	24		
Wig 658	BROWNFIELD	Yes	Ashton	Ashton FC Ground off Golborne Road, Ashton		Suitable for residential	5-10yrs	Need to replace football ground before development can take place	1.11	1.11	33		
Wig 667	BROWNFIELD	Yes	Wigan	Lafarge Roofing Ltd, Cale Lane, New Springs		Suitable for residential	5-10yrs	Policy constraint to overcome as the site is in current employment use. Also potential contamination issues and major highway improvements required	6.52	6.52	196		
Wig 668	BROWNFIELD	Yes	Hindley	Land at Corner Lane and Tiverton Avenue, Hindley Green		Suitable for residential as long as highways issues can be resolved	5-10yrs	Major highways improvements required	2.48	2.48	74		
Wig 671	GREENFIELD	No	Standish	Land at Green Lane, Standish		Suitable for residential	5-10yrs	Cricket Ground provision needs to be replaced before the site can be redeveloped	2.12	2.12	64		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 676	GREENFIELD	Yes	Abram and Platt Bridge	South East of Hindley Wastewater Treatment Works, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Major highways improvements required	2.45	2.45	16		
Wig 688	GREENFIELD	Yes	Wigan	Pemberton Colliery		Suitable for residential as part of a mixed use scheme	0-5yrs and 5-10yrs	Current proposal leaves flood risk areas as open space	44.52	6.60	78		Capacity is based on current mixed use planning application
Wig 701	GREENFIELD	Yes	Tyldesley	Land to north of Treen Street/Bodmin Road/Cranleigh Drive		Suitable for residential as long as contamination and highways issues can be resolved	5-10yrs	Potential contamination and topographical constraints. Major highways improvements are also required	6.37	6.37	191		
Wig 705	BROWNFIELD	No	Golborne and Lotton	Land off Gloucester Avenue, Golborne		Suitable for residential as long as highways issues can be resolved	5-10yrs	Major highway improvements required	0.70	0.63	19		10% buffer for adjacent railway
Wig 706B	BROWNFIELD	Yes	Abram and Platt Bridge	South of Templeton Road and Sewage Works, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	1.23	1.23	15		
Wig 723	BROWNFIELD	Yes	Leigh	Mather House, Mather Lane, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required. Also slight topographical constraints	0.36	0.36	11		
Wig 726	BROWNFIELD	Yes	Wigan	Land at Scholes, Wigan	Outline - A/07/70255 (Granted on 01/02/2008)	Suitable for residential - part of site has outline planning approval	5-10yrs		0.73	0.58	18		Topography of site acts as constraint
Wig 728	BROWNFIELD	Yes	Wigan	Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan		Suitable for residential	0-5yrs and 5-10yrs		2.61	2.61	74		
Wig 736	GREENFIELD	Yes	Wigan	The Green, Norley		Suitable for residential	5-10yrs		1.11	1.11	33		
Wig 737	GREENFIELD	Yes	Wigan	Saddleback Crescent, Norley		Suitable for residential	5-10yrs		1.17	1.17	35		
Wig 738	BROWNFIELD	Yes	Wigan	Land to rear of Cotswold Avenue, Pemberton	A/06/65804 and A/08/70631 (substitution of house types) (Granted on 16/04/2008)	Suitable for residential - current planning permission	5-10yrs	2 TPOs in the middle of the site will need to be developed around	0.36	0.36		9	
Wig 743	GREENFIELD	Yes	Wigan	Land behind Laburnum Avenue, Lower Ince		Suitable for residential	5-10yrs	Access to be resolved	1.68	1.51	45		Need to allow a 10% buffer for the railway line & industrial area adjacent to site
Wig 744/745	GREENFIELD	Yes	Wigan	William Street, Lower Ince		Suitable for residential	5-10yrs		0.78	0.70	21		Need to allow a 10% buffer for the railway line adjacent to site
Wig 749	GREENFIELD	Yes	Wigan	Land at Ince Brook, Manchester Road, Higher Ince		Suitable for residential	5-10yrs		0.52	0.47	14		Need to allow a 10% buffer to adjacent employment area
Wig 754	GREENFIELD	Yes	Wigan	Woodhouse Drive, Standish Lower Ground		Suitable for residential	5-10yrs	Major highways improvements required	2.22	1.11	23		Stream running down the site acts as a constraint
Wig 755	BROWNFIELD	Yes	Wigan	Land at Birkett Street, Higher Ince		Suitable for residential	5-10yrs		0.28	0.28	8		
Wig 756	BROWNFIELD	Yes	Wigan	Scholefield Lane, Higher Ince		Suitable for residential	5-10yrs		0.59	0.35	11		40% of site is greenspace
Wig 765	GREENFIELD	Yes	Hindley	Land off Waldon Close, Hindley Green		Suitable for residential	5-10yrs		0.85	0.77	11		Brook across part of site

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 768	GREENFIELD	Yes	Wigan	Billinge Road/Little Lane, Newtown		Suitable for residential as long as access issues can be resolved	5-10yrs	Access to be resolved. Issue of a dismantled railway running across site. Allotments to be accommodated within the site or replaced elsewhere.	2.94	2.94	82		
Wig 800	BROWNFIELD	No	Golborne and Lowton	Part of Newton Road PEA, Lowton		Suitable for residential as long as contamination issues can be resolved	5-10yrs	Contamination may be an issue	1.48	1.48	44		
Wig 801	BROWNFIELD	No	Golborne and Lowton	Part of Moss Industrial Estate PEA, Lowton		Suitable for residential as long as contamination issues can be resolved and consideration against policy EM1A.	5-10yrs	Contamination may be an issue and junction improvements are required	2.46	2.21	66		10% buffer for adjacent industrial area
Wig 803	BROWNFIELD	Yes	Leigh	Welch Hill Mill, Welch Hill Street, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required and junction improvements are needed. Also slight topographical constraints	0.84	0.84	21		
Wig 805	BROWNFIELD	Yes	Leigh	Land at Parsonage Farm, Westleigh Lane, Leigh		Suitable for residential as long as contamination and highways issues can be resolved	5-10yrs	Major highway improvements required. Land contamination may be an issue and there may be topographical constraints.	0.71	0.68	20		Brook runs down edge of site (5%)
Wig 811	BROWNFIELD	Yes	Abram and Platt Bridge	Springbank Industrial Estate, Liverpool Road, Platt Bridge	A/06/67903 (Granted on 16/04/2007)	Suitable for residential-current planning permission	0-5yrs and 5-10yrs		1.42			39	
Wig 865	GREENFIELD	Yes	Wigan	Land at Lamberhead Road and Somerset Road, Norley Hall		Suitable for residential subject to open space considerations / retention as appropriate	5-10yrs	Site is open space - some will need to be retained and enhanced. Will be determined through development plan.	1.49	1.49	30		
Wig 868	GREENFIELD	Yes	Wigan	Poolstock Cricket Club		Suitable for residential	5-10yrs		1.59	1.59	48		

10 - 15 yr supply

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable / Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 060	BROWNFIELD	Yes	Atherton	Land adjacent to Victoria Mill, Bolton Old Road, Atherton		Suitability of site subject to flood risk assessment and the exception test	10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Potential contamination and slight topographical constraints. Junction improvements also required	0.59	0.59	18		
Wig 131	BROWNFIELD	Yes	Wigan	Land between Warrington Lane, Chapel Lane and Darlington Street, Wigan		Suitability of site subject to flood risk assessment and the exception test	10-15yrs	Contamination may be an issue that needs to be overcome. Part of site Flood zone 3 therefore appropriate flood protection / mitigation required	5.56	4.45	134		Gasometers on site
Wig 137	BROWNFIELD	Yes	Wigan	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	89		
Wig 138	BROWNFIELD	Yes	Leigh	Northleigh, Hindley Green		Suitable for residential as long as contamination and access issues can be resolved	40% of capacity in 0-5yrs, 50% of capacity in 5-10 yrs, 10% of capacity in 10-15 yrs	Contaminated land and access issues	45.49	30.31	91		
Wig 155	BROWNFIELD	Yes	Atherton	East of Atherton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Need to overcome highway issues. Potential remediation work may be required	42.11	12.63	211		Power lines across site
Wig 159	BROWNFIELD	Yes	Hindley	South of Hindley - Park Road, Hindley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Access issues to be resolved	109.02	56.62	1189		Area suitable for residential - issues of Parks/playing fields
Wig 656	BROWNFIELD	Yes	Wigan	Amscough Metals, Warrington Road, Ince		Suitable for residential	10-15yrs	Major highways improvements required	1.12	1.12	34		
Wig 690	BROWNFIELD	Yes	Wigan	Kirkless Industrial Estate, Cale Lane, Aspull		Suitable for residential	10-15yrs	Contamination may be an issue. Highway junction improvements are needed. Access to be resolved	12.38	11.76	353		canal runs down 5% of the site
Wig 696	BROWNFIELD	Yes	Leigh	Firs Lane/Plank Lane Canalside		Suitable for residential subject to suitable highway improvements	10-15yrs	Potential contamination and highways improvements required	19.27	10.25	307		
Wig 716	GREENFIELD	Yes	Wigan	Bransfield Close, Hawkey		Suitable for residential	10-15yrs	TPOs down east of site however these should not be too restrictive	1.18	1.18	28		
Wig 752	GREENFIELD	Yes	Wigan	Land at Ascroft Avenue, Beech Hill Fire Station site, Robin Park Road, Newtown, Wigan		Suitable for residential as long as access issues can be resolved	10-15yrs	Access to be resolved	0.67	0.67	20		
Wig 881	BROWNFIELD	Yes	Wigan			Suitable for residential	10-15yrs		0.56	0.56	17		

15+yrs supply

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 047	BROWNFIELD	Yes	Atherton	Victoria Mill, Bolton Old Road, Atherton		Suitability of site subject to flood risk assessment and the exception test (possible conversion)	15yrs+	All of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Junction improvements are also required	0.33	0.33	10		
Wig 166	GREENFIELD	No	Orrell and Billinge	Winstanley College, Winstanley		Suitable for residential	15yrs +		3.79	0.96	29		This is a MED site in Green Belt, therefore policy affects the area of land that can be redeveloped
Wig 691	BROWNFIELD	Yes	Wigan	Alexandra Colliery, Wigan		Suitable for residential	15yrs+	Access issues to be resolved	4.12	4.12	124		Minewater decontamination scheme (ponds) is in place.
Wig 830	GREENFIELD	Yes	Hindley	Hindley High School, Mornington Road, Hindley		Suitable for residential	15yrs +		2.03	2.03	61		
Wig 831	GREENFIELD	No	Golborne and Lowton	Golborne High School, Lowton Road, Golborne		Suitable for residential	15yrs +	Traffic calming measures on Derby Road and Heywood Avenue required	9.25	9.25	278		
Wig 832	GREENFIELD	No	Golborne and Lowton	Lowton High School, St Helens Road, Lowton		Suitable for residential	15yrs +	Second access needs to be established, as substantial existing residential development is served solely from Mayfield Drive at present.	2.38	2.38	71		
Wig 833	GREENFIELD	No	Golborne and Lowton	Lowton J and I School, Newton Road, Lowton		Suitable for residential	15yrs +		2.50	2.50	64		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 834	GREENFIELD	Yes	Leigh	Bedford High School, Manchester Road, Leigh		Suitable for residential	15yrs +	Access needed off Manchester Road, towards western end of Manchester Road frontage.	2.68	2.68	80		
Wig 835	GREENFIELD	Yes	Wigan	Abraham Guest High School, Orrell Road, Orrell		Suitable for residential	15yrs +		2.02	2.02	61		
Wig 836	BROWNFIELD	No	Shevington	Shevington High School, Shevington Lane, Shevington		Suitable for residential. Allocated as MED in Green Belt, so capacity to built area of site only.	15yrs +	Minor access improvements needed	4.12	0.73	22		

Abram and Platt Bridge Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 057	GREENFIELD	Yes	Abram and Platt Bridge	Land to rear of 323-333 Bickershaw Lane, Bickershaw		Suitable for residential (Greenbelt inset)	5-10yrs		0.36	0.24	7		allotments take up 33% of site
Wig 113	BROWNFIELD	Yes	Abram and Platt Bridge	Templeton Road, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Also topography constraints	1.76	1.41	32		topography
Wig 146	GREENFIELD	Yes	Abram and Platt Bridge	Smiths Lane, Hindley Green		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs		8.87	5.85	176		playing fields
Wig 351	BROWNFIELD	Yes	Abram and Platt Bridge	St Nathaniels Primary School & Land between, 525-539 Liverpool Road		Suitable for residential (site did have outline planning permission (granted in 2006))	0-5yrs		1.30	1.30	39		
Wig 604	GREENFIELD	Yes	Abram and Platt Bridge	Barlows Farm, Bickershaw Lane, Bickershaw	A/08/70866 (Granted on 24/04/2008)	Suitable for residential (Greenbelt - replacement dwellings)	0-5yrs		6.99	0.05		3	Greenbelt policy- only allowed replacement dwellings
Wig 611	BROWNFIELD	Yes	Abram and Platt Bridge	Maypole Industrial Estate (Parklands), Park Lane, Abram	A/06/65690 (Granted on 15/03/2006)	Suitable for residential under construction	0-5yrs		10.54			1	capacity based on current application
Wig 676	GREENFIELD	Yes	Abram and Platt Bridge	South East of Hindley Wastewater Treatment Works, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Major highways	2.45	2.45	16		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 706B	BROWNFIELD	Yes	Abram and Platt Bridge	South of Templeton Road and Sewage Works, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	1.23	1.23	15		
Wig 708	BROWNFIELD	Yes	Abram and Platt Bridge	Liverpool Road, Platt Bridge		Suitable for residential. Land remediation may be required.	0-5yrs	Remediation arising from past land use may be required.	5.77	5.77	173		
Wig 806	BROWNFIELD	Yes	Abram and Platt Bridge	Open land south of 12 Car Street, Platt Bridge	A/08/70750 (Granted on 20/05/2008)	Suitable for residential-current planning permission	0-5yrs		0.24			10	
Wig 808	BROWNFIELD	Yes	Abram and Platt Bridge	Open land north east of 612 Bolton Road, Bryn Gates	A/07/69291 (Granted on 31/08/2007)	Suitable for residential under construction	0-5yrs		0.15			4	
Wig 810	BROWNFIELD	Yes	Abram and Platt Bridge	Site of former Platt Bridge Clinic, Victoria Street, Platt Bridge	A/09/72694 (Granted on 30/06/2009)	Suitable for residential-current planning permission	0-5yrs		0.25			10	
Wig 811	BROWNFIELD	Yes	Abram and Platt Bridge	Springbank Industrial Estate, Liverpool Road, Platt Bridge	A/06/67903 (Granted on 16/04/2007)	Suitable for residential-current planning permission	0-5yrs and 5-10yrs		1.42			39	
Wig 811	BROWNFIELD	Yes	Abram and Platt Bridge	Springbank Industrial Estate, Liverpool Road, Platt Bridge	A/06/67903 (Granted on 16/04/2007)	Suitable for residential-current planning permission	0-5yrs and 5-10yrs		1.42			39	
Wig 864	GREENFIELD	Yes	Abram and Platt Bridge	Land at Woodcock Drive, Abram		Suitable for residential	0-5yrs		0.46	0.46	14		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 871	BROWNFIELD	Yes	Abram and Platt Bridge	St Johns Vicarage,9 Lee Lane,Abram,Wigan,WN2 5QU	A/10/73902 (granted on 25/10/2010)	Suitable for residential-current planning permission	0-5yrs		0.43	0.43		13	

Ashton Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 074	BROWNFIELD	Yes	Ashton	Liverpool Road, Ashton		Suitable for residential	0-5yrs	Junction improvements may be needed.	0.54	0.54	16		
Wig 127	BROWNFIELD	Yes	Ashton	Millingford Grove, Ashton		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/mitigation required. There are also topographical issues and junction improvements required.	4.32	3.46	38		Brook runs across site
Wig 130	BROWNFIELD	Yes	Ashton	Off Lincoln Drive, Ashton		Suitable for residential as long as contamination and access issues can be resolved	5-10yrs	Contamination is a major issue. Junction improvements are also required	4.84	4.84	91		
Wig 153	BROWNFIELD	Yes	Ashton	Landgate, Ashton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs		45.51	9.00	270		Areas of water, school playing fields
Wig 321	BROWNFIELD	Yes	Ashton	Rockleigh Hotel, 50 Bolton Road		Suitable for residential (site did have outline planning permission (granted in 2005))	5-10yrs		0.31	0.31	9		
Wig 507	BROWNFIELD	Yes	Ashton	Low Bank Garage, Low Bank Road		Suitable for residential	5-10yrs		0.39	0.39	12		
Wig 535	BROWNFIELD	Yes	Ashton	Site of Cranberry Hotel and 641-643 Wigan Road	A/04/61623 (Granted on 09/09/2004)	Suitable for residential - under construction	0-5yrs		0.48			52	capacity based on current application
Wig 658	BROWNFIELD	Yes	Ashton	Ashton FC Ground off Golborne Road, Ashton		Suitable for residential	5-10yrs	Need to replace football ground before development can take place	1.11	1.11	33		
Wig 694	BROWNFIELD	Yes	Ashton	Corner of Princess Road/York Road, Ashton		Suitable for residential as long as contamination and highways issues can be resolved	0-5yrs	Contamination is a major issue. Major highway improvements are also required	0.66	0.66	20		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 814	BROWNFIELD	Yes	Ashton	Adjacent to 233 Wigan Road, Ashton-In-Makerfield, Wigan	A/07/69082 (Granted on 28/08/2007)	Suitable for residential-current planning permission	0-5yrs		0.36	0.36		19	
Wig 815	BROWNFIELD	Yes	Ashton	Site of Britannia Inn, 361 Wigan Road, Ashton-In-Makerfield, Wigan	A/07/69324 (Granted on 26/09/2007)	Suitable for residential-current planning permission	0-5yrs		0.22			20	

Aspull Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 095	BROWNFIELD	No	Aspull	Knowles Yard off Ratcliffe Road, Aspull		Suitable for residential as long as contamination issues can be resolved	5-10yrs	Contamination may be an issue. Major highway improvements required.	0.81	0.81	24		
Wig 324	BROWNFIELD	No	Aspull	Culraven Garage, Haigh Road		Suitable for residential (Greenbelt inset)	5-10yrs	Site is in Greenbelt and a conservation area	0.25	0.25	7		
Wig 532	BROWNFIELD	No	Aspull	Dicconson Mill, Mill Lane	A/10/74897 granted on 12/05/2011	Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection / mitigation required	1.19	0.39		25	MED Site therefore only the footprint area of the current building can be redeveloped
Wig 731	BROWNFIELD	No	Aspull	Land to rear of Oakfield Crescent, Haigh Road, Aspull	A/08/70676 18 units (granted 01/05/08)	Suitable for residential	0-5yrs	TPOs on site	0.67	0.64		18	TPO's
Wig 812	BROWNFIELD	No	Aspull	DAG Service Station, Haigh Road, Aspull, Wigan	A/08/70676 (Granted on 01/05/2008)	Suitable for residential-current planning permission	0-5yrs	TPOs on site	0.42	0.32		18	TPOs on site

Atherton Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 047	BROWNFIELD	Yes	Atherton	Victoria Mill, Bolton Old Road, Atherton		Suitability of site subject to flood risk assessment and the exception test (possible conversion)	15yrs+	All of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Junction improvements are also required	0.33	0.33	10		
Wig 060	BROWNFIELD	Yes	Atherton	Land adjacent to Victoria Mill, Bolton Old Road, Atherton		Suitability of site subject to flood risk assessment and the exception test	10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. Potential contamination and slight topographical constraints. Junction improvements also required	0.59	0.59	18		
Wig 063	BROWNFIELD	Yes	Atherton	Rosedale Avenue/Water Street, Atherton		Suitable for residential	0-5yrs	Junction improvements required	0.40	0.40	12		
Wig 083	BROWNFIELD	Yes	Atherton	Collier Brook Farm, Bag Lane, Atherton	A/11/75376 (granted 30/08/11) for 16 units with access from Bag Lane	Suitable for residential	0-5yrs		0.67	0.67		16	
Wig 083	BROWNFIELD	Yes	Atherton	Collier Brook Farm, Bag Lane, Atherton		Suitable for residential	5-10yrs	Junction improvements required	0.67	0.67	20		
Wig 155	BROWNFIELD	Yes	Atherton	East of Atherton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Need to overcome highway issues. Potential remediation work may be required	42.11	12.63	211		Power lines across site
Wig 155	BROWNFIELD	Yes	Atherton	East of Atherton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Need to overcome highway issues. Potential remediation work may be required	42.11	12.63	211		Power lines across site

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 156	BROWNFIELD	Yes	Atherton	South of Atherton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Major highway improvements required	60.07	60.07	1678		
Wig 660	BROWNFIELD	Yes	Atherton	Land at Hindleys Farm, Wigan Road, Atherton		Suitable for residential	0-5yrs	Junction improvements required	1.25	1.25	37		
Wig 702	BROWNFIELD	Yes	Atherton	Land to west of Lovers Lane, Howe Bridge, Atherleigh		Suitable for residential as long as contamination and highways issues can be resolved	0-5yrs	Contamination issues and major highways improvements required	6.55	4.11	123		overhead power lines
Wig 843	BROWNFIELD	Yes	Atherton	Norfolk Road/Tarleton Avenue/Woodvale Avenue, Atherton		Suitable for residential	0-5yrs		0.65	0.65	20		
Wig 845	BROWNFIELD	Yes	Atherton	Site of 29-35A Everest Road, Atherton		Suitable for residential	0-5yrs		0.25	0.25	8		
Wig 869	GREENFIELD	Yes	Atherton	Site of AG Barr factory, North, Road, Atherton		Suitable for residential conditional on replacement of lost PEA land on unallocated land to the west	0-5yrs		3.07	2.65		275	
Wig 876	BROWNFIELD	Yes	Atherton	Former petrol station, Bolton Road, Atherton	A/06/66749 (granted on 24/08/2006) also A/05/65413 and A/09/72438	Suitable for residential-current planning permission	0-5yrs		0.15	0.15		25	

Astley Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 051	BROWNFIELD	No	Astley	Land adjacent Holy Family RC Church, Chaddock Lane, Tyldesley		Suitable for residential	0-5yrs		0.41	0.41	12		
Wig 143	GREENFIELD	No	Astley	Garrett Hall 2, Tyldesley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Access issues	2.47	1.63	49		33% school playing field
Wig 148	GREENFIELD	No	Astley	Lark Hill, Astley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required.	13.18	11.82	324		Brook and existing buildings, pumping station
Wig 674	BROWNFIELD	No	Astley	Chaddock Lane, Astley		Suitable for residential	0-5yrs	Potential contamination and slight topographical constraints	1.07	1.07	32		

Golborne and Lowton Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 149	GREENFIELD	No	borne and Low	Rothwells Farm, Golborne		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Adequate access can be achieved for up to 26 units. However, major highway improvements will be required for any scheme in excess of 26 units.	17.10	17.10	513		
Wig 151	GREENFIELD	No	borne and Low	Stirrups Farm, Golborne		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Major highway improvements required	26.65	25.32	736		houses onsite & TPOs
Wig 157	GREENFIELD	No	borne and Low	Pocket Nook, Lowton		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Major highway improvements required	68.47	61.60	1668		brook and school playing fields
Wig 168	BROWNFIELD	No	borne and Low	Industrial Area off Edge Green Road, Golborne		Suitable for residential as long as contamination and highways issues can be resolved (MED site)	0-5yrs	Contamination issues and major highway improvements required	5.55	0.32	10		MED site, only footprint of building can be redeveloped
Wig 316	BROWNFIELD	No	borne and Low	J & E W Shimmin Transport, Ashton Road	A/09/73693 (granted on 12/02/2010)	Suitable for residential	0-5yrs	Potential contamination issues and junction improvements required	0.34	0.34		18	
Wig 354	BROWNFIELD	No	borne and Low	St Thomas Rectory, Church Street		Suitable for residential	0-5yrs	Junction improvements required	0.44	0.44	13		
Wig 628	BROWNFIELD	No	borne and Low	Open land north of 248 Slag Lane, Lowton	A/06/67339 (Granted on 20/11/2006)	Suitable for residential - under construction	0-5yrs		0.43			2	capacity based on current application
Wig 670	GREENFIELD	No	borne and Low	The Nook, Land at Millfield Farm, Nook Lane, Lowton	A/11/75160 (granted on 24/03/2011)(Outline)	Suitable for residential	0-5yrs	Junction improvements required	1.64	1.64	46		
Wig 675	BROWNFIELD	No	borne and Low	The Bungalow and Scrap Yard, Pocket Nook Lane, Lowton		Suitable for residential	0-5yrs	Contamination may be an issue and junction improvements are required	1.07	1.07	32		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 704	GREENFIELD	No	borne and Low	Land to northwest of Lowton Civic Hall, Hesketh Meadow Lane, Lowton		Suitable for residential	0-5yrs	Some land remediation may be required and junction improvements are needed	5.31	5.31	81		
Wig 705	BROWNFIELD	No	borne and Low	Land off Gloucester Avenue, Golborne		Suitable for residential as long as highways issues can be resolved	5-10yrs	Major highway improvements required	0.70	0.63	19		10% buffer for adjacent railway
Wig 709	GREENFIELD	No	borne and Low	Spruce Close, Lowton		Suitable for residential	0-5yrs		0.49	0.49	15		
Wig 800	BROWNFIELD	No	borne and Low	Part of Newton Road PEA, Lowton		Suitable for residential as long as contamination issues can be resolved	5-10yrs	Contamination may be an issue	1.48	1.48	44		
Wig 801	BROWNFIELD	No	borne and Low	Part of Moss Industrial Estate PEA, Lowton		Suitable for residential as long as contamination issues can be resolved and consideration against policy EM1A.	5-10yrs	Contamination may be an issue and junction improvements are required	2.46	2.21	66		10% buffer for adjacent industrial area
Wig 817	GREENFIELD	No	borne and Low	Lowton Heath Home, Stone Cross Lane North, Lowton, Warrington	A/08/71069 (Granted on 02/07/2008)	Suitable for residential-current planning permission	0-5yrs		0.78			16	
Wig 831	GREENFIELD	No	borne and Low	Golborne High School, Lowton Road, Golborne		Suitable for residential	15yrs +	Traffic calming measures on Derby Road and Heywood Avenue required	9.25	9.25	278		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 832	GREENFIELD	No	borne and Low	Lowton High School, St Helens Road, Lowton		Suitable for residential	15yrs +	Second access needs to be established, as substantial existing residential development is served solely from Mayfield Drive at present.	2.38	2.38	71		
Wig 833	GREENFIELD	No	borne and Low	Lowton J and I School, Newton Road, Lowton		Suitable for residential	15yrs +		2.50	2.50	64		

Hindley Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 090	GREENFIELD	Yes	Hindley	Rear of Woodland Avenue/Athol Crescent, Hindley		Suitable for residential	0-5yrs		0.74	0.74	22		
Wig 159	BROWNFIELD	Yes	Hindley	South of Hindley - Park Road, Hindley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Access issues to be resolved	109.02	56.62	510		Area suitable for residential - issues of Parks/playing fields
Wig 159	BROWNFIELD	Yes	Hindley	South of Hindley - Park Road, Hindley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs and 10-15yrs	Access issues to be resolved	109.02	56.62	1189		Area suitable for residential - issues of Parks/playing fields
Wig 595	GREENFIELD	Yes	Hindley	Hill Top Farm, Off Ravenswood Drive, Hindley	A/05/64936 (Granted on 12/12/2005)	Suitable for residential - under construction	0-5yrs		1.52			23	capacity based on current application
Wig 668	BROWNFIELD	Yes	Hindley	Land at Corner Lane and Tiverton Avenue, Hindley Green		Suitable for residential as long as highways issues can be resolved	5-10yrs	Major highways improvements required	2.48	2.48	74		
Wig 764	GREENFIELD	Yes	Hindley	Crossdale Road, Hindley Green		Suitable for residential	0-5yrs		0.40	0.40	12		
Wig 765	GREENFIELD	Yes	Hindley	Land off Waldon Close, Hindley Green		Suitable for residential	5-10yrs		0.85	0.77	11		Brook across part of site
Wig 818	BROWNFIELD	Yes	Hindley	Land at Liverpool Road and Harper Street, Hindley, Wigan	A/08/70454 (Granted on 11/03/2008)	Suitable for residential-current planning permission	0-5yrs		0.39			16	
Wig 830	GREENFIELD	Yes	Hindley	Hindley High School, Morningson Road, Hindley		Suitable for residential	15yrs +		2.03	2.03	61		
Wig 837	GREENFIELD	Yes	Hindley	Land off Ravenswood Drive, Hindley		Suitable for residential	0-5yrs		1.00		9		Steep embankment within site to rear of existing dwellings in Ravenswood Drive will limit development capacity

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 866	GREENFIELD	Yes	Hindley	Open land west of 1 Romford Place, Hindley, Wigan	A/09/72628 (Granted on 17/06/2009)	Suitable for residential-current planning permission	0-5yrs	Gradients across site and watercourse to western edge.	0.60	0.60		12	

Leigh Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 055	BROWNFIELD	Yes	Leigh	Land between 47 and 51 Westleigh Lane, Leigh	A/09/73406 (granted on 22/12/2009)	Suitable for residential	0-5yrs	Junction improvements required and some land remediation may be needed	0.36	0.36		17	
Wig 064	GREENFIELD	Yes	Leigh	Coronation Drive/Royal Drive, Higher Folds, Leigh		Suitable for residential	0-5yrs	Junction improvements required	0.44	0.44	13		
Wig 066	BROWNFIELD	Yes	Leigh	Wigan and Leigh College, Railway Road, Leigh		Suitable for residential	0-5yrs	Some land remediation may be required	0.45	0.45	13		
Wig 081	GREENFIELD	Yes	Leigh	Hall House Lane		Suitable for residential	5-10yrs	Contamination may be an issue and junction improvements are required	0.47	0.47	14		
Wig 118	BROWNFIELD	Yes	Leigh	West Bridgewater Street/St. Helen's Road, Leigh		Suitable for residential	5-10yrs	Some land remediation and junction improvements may be required	1.71	1.71	51		
Wig 120	BROWNFIELD	Yes	Leigh	Land opp 150-164 Kirkhall Ln and parallel to Robertshaw St, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required	1.47	1.47	44		
Wig 136	BROWNFIELD	Yes	Leigh	Bickershaw Colliery, Plank Lane, Leigh	A/07/70356 (Granted on 14/04/09)	Suitable for residential as part of a mixed use site - planning permission for residential	0-5yrs and 5-10yrs	Contamination issues have been resolved through site preparation works	18.88	16.99		300	10% for commercial (use numbers of current planning app)
Wig 136	BROWNFIELD	Yes	Leigh	Bickershaw Colliery, Plank Lane, Leigh	A/07/70356 (Granted on 14/04/09)	Suitable for residential as part of a mixed use site - planning permission for residential	0-5yrs and 5-10yrs	Contamination issues resolved	18.88	16.99		200	10% for commercial (use numbers of current planning app)
Wig 138	BROWNFIELD	Yes	Leigh	Northleigh, Hindley Green		Suitable for residential	40% of capacity in 0-5yrs, 50% of capacity in 5-10 yrs, 10% of capacity in 10-15 yrs	Contaminated land and access issues	45.49	30.31	364		
Wig 138	BROWNFIELD	Yes	Leigh	Northleigh, Hindley Green		Suitable for residential as long as contamination and access issues can be resolved	40% of capacity in 0-5yrs, 50% of capacity in 5-10 yrs, 10% of capacity in 10-15 yrs	Contaminated land and access issues	45.49	30.31	455		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 138	BROWNFIELD	Yes	Leigh	Northleigh, Hindley Green		Suitable for residential as long as contamination and access issues can be resolved	40% of capacity in 0-5yrs, 50% of capacity in 5-10 yrs, 10% of capacity in 10-15 yrs	Contaminated land and access issues	45.49	30.31	91		
Wig 144	GREENFIELD	Yes	Leigh	Hope Carr 3, Pennington		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Some land remediation may be required and junction improvements are needed. Contains grade 3A agricultural land.	5.15	5.15	29		
Wig 145	GREENFIELD	Yes	Leigh	Hope Carr, Pennington		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Contains grade 3A agricultural land.	7.74	5.11	144		33% not appropriate - sewage works to expand onto that section of site
Wig 147	GREENFIELD	Yes	Leigh	Hooten Gardens, Leigh		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Some land remediation may be required and junction improvements are needed	9.11	9.11	244		
Wig 150	BROWNFIELD	Yes	Leigh	Westleigh Lane, Hindley Green		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Contamination may be an issue	26.63	22.64	679		Brook, Playing field
Wig 162	GREENFIELD	Yes	Leigh	Former Leigh CE High School, Kings Park, Leigh		Suitable for residential (MED site)	0-5yrs	Some land remediation may be required and junction improvements are needed	0.72	0.12	3		Med - footprint of building
Wig 322	BROWNFIELD	Yes	Leigh	Council Yard r/o Roydale House, Prescott Street, Leigh	A/07/69071 (Granted on 13/08/2007)	Suitable for residential under construction	0-5yrs		0.35			2	

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 625	BROWNFIELD	Yes	Leigh	Premier House, High Street, Leigh	A/06/67645 (Granted on 10/01/2007 has now lapsed). Modify capacity to reflect 30dph as general assumption	Suitable for residential current planning permission	0-5yrs		0.37		11		
Wig 648	BROWNFIELD	Yes	Leigh	Site of former Leigh Harriers Athletics Club, Runfield Close, Leigh	A/06/66791 (Granted on 24/08/2006)	Suitable for residential under construction	0-5yrs		1.64			5	capacity based on current application
Wig 649	GREENFIELD	Yes	Leigh	Leigh Sports Village, Atherleigh Way, Leigh	A/06/67348 (Granted on 24/10/2006)	Suitable for residential under construction	0-5yrs		2.95			45	capacity based on current application
Wig 685	BROWNFIELD	Yes	Leigh	Land between Crankwood Road and Leeds/Liverpool Canal		Suitable for residential	0-5yrs	Some land remediation may be required and junction improvements needed. Also slight topographical constraints	1.31	1.31	34		
Wig 687	BROWNFIELD	Yes	Leigh	Parsonage, Leigh	A/08/70445 (granted on 4/08/2010) (Outline mixed use)	Suitable for residential as part of a mixed use development	0-5yrs	Contamination and topographical constraints.	2.52	2.52	75		Brook across middle of larger site
Wig 696	BROWNFIELD	Yes	Leigh	Firs Lane/Plank Lane Canalside		Suitable for residential subject to suitable highway improvements	10-15yrs	Potential contamination and highways improvements required	19.27	10.25	307		
Wig 722	BROWNFIELD	Yes	Leigh	Chapel Street/Brown Street/Queen Street, Leigh		Suitable for residential as long as highways issues can be resolved	0-5yrs	Major highway improvements required and some land remediation may be needed	0.22	0.22	7		
Wig 723	BROWNFIELD	Yes	Leigh	Mather House, Mather Lane, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required. Also slight topographical constraints	0.36	0.36	11		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 803	BROWNFIELD	Yes	Leigh	Welch Hill Mill, Welch Hill Street, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required and junction improvements are needed. Also slight topographical constraints	0.84	0.84	21		
Wig 805	BROWNFIELD	Yes	Leigh	Land at Parsonage Farm, Westleigh Lane, Leigh		Suitable for residential as long as contamination and highways issues can be resolved	5-10yrs	Major highway improvements required. Land contamination may be an issue and there may be topographical constraints.	0.71	0.68	20		Brook runs down edge of site (5%)
Wig 819	GREENFIELD	Yes	Leigh	Glover House Farm, Hand Lane, Leigh	A/07/68920 (Granted on 27/06/2007)	Suitable for residential under construction	0-5yrs		0.44			10	
Wig 820	BROWNFIELD	Yes	Leigh	Bulls Head, 3-5 Warrington Road, Leigh	A/07/69780 (Granted on 06/12/2007)	Suitable for residential-current planning permission	0-5yrs		0.15			18	
Wig 834	GREENFIELD	Yes	Leigh	Bedford High School, Manchester Road, Leigh		Suitable for residential	15yrs +	Access needed off Manchester Road, towards western end of Manchester Road frontage.	2.68	2.68	80		
Wig 855	BROWNFIELD	Yes	Leigh	Land at Cherry Tree Grove, Leigh		Suitable for residential	0-5yrs		0.26	0.26	8		
Wig 856	GREENFIELD	Yes	Leigh	Land rear of Eden Grove, Lune Grove and Ribble Grove, Leigh		Suitable for residential	0-5yrs	Site identified as Amenity Greenspace in Open Space Study	0.69	0.69	21		
Wig 857	BROWNFIELD	Yes	Leigh	Land off Bracken Road, Leigh		Suitable for residential	0-5yrs	Site identified as Amenity Greenspace in Open Space Study	0.59	0.59	18		
Wig 858	BROWNFIELD	Yes	Leigh	Land at 230-256A York Street, Leigh		Suitable for residential	0-5yrs		0.42	0.42	13		
Wig 867	GREENFIELD	Yes	Leigh	Site of Leigh RLFC, Hilton Park	A/07/68921 - for 99 units (allowed on appeal)	Suitable for residential Current planning permission allowed on appeal	0-5yrs		2.23	2.23		99	

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 873	BROWNFIELD	Yes	Leigh	Land At The Orchards, Off Chatham Street, Leigh	A/10/74113 (granted on 29/06/2010)	Suitable for residential-current planning permission	0-5yrs		1.09	1.09		35	

Orrell and Billinge Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 539	BROWNFIELD	No	Orrell and Billinge	Billinge Hospital, Upholland Road	A/05/65382 (Granted on 24/11/2005)	Suitable for residential - under construction	0-5yrs		6.34			170	capacity based on current application
Wig 632	BROWNFIELD	No	Orrell and Billinge	Orrell West Sidings, Ld r/o Sandbrook Service Stn, Sandbrook Rd, Orrell	A/10/74617 (Granted on 30/09/2010)	Suitable for residential as long as access provided	0-5yrs	Access issues	0.43			18	capacity based on current application
Wig 650	BROWNFIELD	No	Orrell and Billinge	Bispham Hall Brick and Terracotta Works, Smethurst Rd, Billinge	A/06/67975 (Granted on 25/01/2007)	Suitable for residential - current planning permission (MED site)	0-5yrs	Major highways improvements required	4.34			111	capacity based on current application
Wig 822	BROWNFIELD	No	Orrell and Billinge	Land adjacent to 234 Orrell Road and land to Former Speakman Coach Builders, Orrell Road, Orrell, Wigan	A/08/72298 (Granted on 20/02/2009)	Suitable for residential-current planning permission	0-5yrs		0.11			21	
Wig 823	BROWNFIELD	No	Orrell and Billinge	Site of former Farmoor Residential Home, Church Street, Orrell, Wigan	A/10/73995 (granted on 28/05/2010)	Suitable for residential-current planning permission	0-5yrs		0.34			24	
Wig 874	BROWNFIELD	No	Orrell and Billinge	Former Coal Yard, Land Off Delphside Close, Off Sandbrook Road, Orrell, Wigan, WN 5 8UB	A/10/74347 (granted 27/08/2010)	Suitable for residential-current planning permission	0-5yrs		0.46	0.46		14	
Wig 878	BROWNFIELD	No	Orrell and Billinge	Land (south) At Site Of Billinge Hospital	Residential application A/11/76214 submitted to LPA for determination	Suitable for residential	0-5yrs		1.51	1.51	45		
Wig 879	BROWNFIELD	No	Orrell and Billinge	Land (north) at Billinge Hospital, Upholland Road, Billinge		Suitable for residential	0-5yrs		0.60	0.60	18		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 166	GREENFIELD	No	Orrell and Billinge	Winstanley College, Winstanley		Suitable for residential	15yrs +		3.79	0.96	29		This is a MED site in Green Belt, therefore policy affects the area of land that can be redeveloped

Shevington Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 169	BROWNFIELD	No	Shevington	Orica Ltd UK Site, Shevington	A/10/73984 (Granted on 22/12/2010)(Outline)	Suitable for residential	0-5yrs	The majority of the site is covered by TPO's and a nature conservation designation.	29.46	6.74		113	MED site in the Green Belt, so only the equivalent area of footprint of existing buildings can be developed, also within TPOs and nature conservation constraints.
Wig 836	BROWNFIELD	No	Shevington	Shevington High School, Shevington Lane, Shevington		Suitable for residential. Allocated as MED in Green Belt, so capacity to built area of site only.	15yrs +	Minor access improvements needed	4.12	0.73	22		

Standish Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 084	BROWNFIELD	No	Standish	Land to rear of 61-95 High Street, Standish		Suitable for residential as long as access issues can be resolved	5-10yrs	Major highways improvements required	0.58	0.58	17		
Wig 154	GREENFIELD	No	Standish	Almond Brook, Standish		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Need to overcome highway issues and topographical constraints	50.40	40.32	1023		SBI, TPOs and water area
Wig 158	GREENFIELD	No	Standish	Rectory Lane, Standish		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Need to overcome highway and contamination issues. Contains grade 3A agricultural land.	110.53	99.47	2773		SBI's TPOs railway line
Wig 165	GREENFIELD	No	Standish	Kilhey Court, Standish	A/07/69833 (Granted on 10/12/2007 lapsed on 10 Dec 2010)	Suitable for residential	0-5yrs		3.65	0.37	28		MED site, limited infilling may be appropriate. Planning application A/07/69833 lapsed on 10 Dec 2010. Capacity estimate is based on number of units approved under that permission.
Wig 528	BROWNFIELD	No	Standish	Rear of 22-68 Preston Road	A/08/70770 (Granted on 28/05/2008)	Suitable for residential (site has outline planning permission)	5-10yrs		0.88	0.88	24		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 607	BROWNFIELD	No	Standish	Chorley Road (Worthington Park) (Bleachworks), Worthington	A/02/56531 and A/06/67618 (Granted on 10/06/2003 and 08/01 2007 respectively)	Suitable for residential - under construction	0-5yrs		5.59			23	capacity based on current application
Wig 671	GREENFIELD	No	Standish	Land at Green Lane, Standish		Suitable for residential	5-10yrs	Cricket Ground provision needs to be replaced before the site can be redeveloped	2.12	2.12	64		
Wig 733	BROWNFIELD	No	Standish	Garage adj to 277 Preston Road, Standish	A/07/69674 (Granted on 03/06/2008) also A/10/74468	Suitable for residential	0-5yrs		0.34	0.34		24	
Wig 842	BROWNFIELD	No	Standish	Ashfield House Hotel, Ashfield Park Drive, Standish	A/08/70910 (Granted on 09/07/2008) To convert to 20 apartments and build an additional 8	Suitable for residential	0-5yrs	Group TPOs affect approx. 25% of site	0.93	0.70	21		

Tyldesley Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 048	GREENFIELD	Yes	Tyldesley	Land adjacent 2 Elliott Street, Tyldesley		Suitable for residential	0-5yrs	Potential contamination and topographical constraints.	0.13	0.13	4		
Wig 152	GREENFIELD	Yes	Tyldesley	Garrett Hall, Tyldesley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Small flooding constraint on 5% of site	27.94	20.00	600		Garret Hall and Brook. United Utilities confirm there are issues with wastewater flooding from sewers. UU solution is due to deliver in 2014.
Wig 651	BROWNFIELD	Yes	Tyldesley	Former Astley Works, Gin Pit Village, Ley Rd, Tyldesley	A/06/66756 (Granted on 24/08/2006)	Suitable for residential - under construction	0-5yrs		4.87			97	capacity based on current application
Wig 700	GREENFIELD	Yes	Tyldesley	Lancaster Avenue, Tyldesley		Suitable for residential	0-5yrs		0.58	0.58	17		
Wig 701	GREENFIELD	Yes	Tyldesley	Land to north of Treen Street/Bodmin Road/Cranleigh Drive		Suitable for residential as long as contamination and highways issues can be resolved	5-10yrs	Potential contamination and topographical constraints. Major highways improvements are also required	6.37	6.37	191		
Wig 826	GREENFIELD	Yes	Tyldesley	Land at Alma Street/Elliott Street, Tyldesley	A/06/67973 (Granted on 13/03/2007) A/10/74411 (granted on 07/10/2010)	Suitable for residential-current planning permission	0-5yrs		0.33			41	
Wig 849	BROWNFIELD	Yes	Tyldesley	Kingshill School, Elliott Street, Tyldesley		Suitable for residential	0-5yrs		0.28	0.28	8		

Wigan Settlement

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 013	BROWNFIELD	Yes	Wigan	Scholes/Kay Close	A/09/72657 (granted on 15/05/2009)	Suitable for residential	0-5yrs		0.73	0.73		2	
Wig 025	BROWNFIELD	Yes	Wigan	Wilding Street, Lower Ince		Suitable for residential	0-5yrs		4.40	4.40	132		
Wig 092	GREENFIELD	Yes	Wigan	Land Rear of Alexandra Hotel, 213 Whelley, Wigan		Suitable for residential	5-10yrs		1.78	1.42	16		TPO's on 20% of site
Wig 107	GREENFIELD	Yes	Wigan	Pennington Lane		Suitable for residential as long as access issues can be resolved	5-10yrs	Access to be resolved	1.14	1.14	29		
Wig 131	BROWNFIELD	Yes	Wigan	Land between Warrington Lane, Chapel Lane and Darlington Street, Wigan		Suitability of site subject to flood risk assessment and the exception test	10-15yrs	Contamination may be an issue that needs to be overcome. Part of site Flood zone 3 therefore appropriate flood protection / mitigation required	5.56	4.45	134		Gasometers on site
Wig 135	GREENFIELD	Yes	Wigan	Norley Quarry, Wigan		Suitable for residential provided that open space is incorporated into design	5-10yrs	Major highways improvements required	27.73	27.73	621		
Wig 137	BROWNFIELD	Yes	Wigan	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	90		
Wig 137	BROWNFIELD	Yes	Wigan	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	178		
Wig 137	BROWNFIELD	Yes	Wigan	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	89		
Wig 161	BROWNFIELD	Yes	Wigan	Leyland Mill, Wigan		Suitable for residential	5-10yrs	Access issues to be resolved. Site is in a Conservation area.	1.81	0.57	17		MED site, only footprint of building can be redeveloped - get Ben to measure!!!
Wig 164	BROWNFIELD	Yes	Wigan	St John Rigby College, Orrell		Suitable for residential (MED site)	5-10yrs		2.69	0.62	19		This is a MED site therefore policy affects the area of land that can be redeveloped

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 320	BROWNFIELD	Yes	Wigan	Land off Wigan Road (adj to St John the Baptist School)		Suitable for residential	0-5yrs		0.31	0.31	9		
Wig 339	BROWNFIELD	Yes	Wigan	Land to rear of 17-51 Heather Grove		Suitable for residential	5-10yrs	Junction improvements required	0.82	0.55	16		
Wig 610	BROWNFIELD	Yes	Wigan	Warrington Road (Holme Park), Abram/Ince	A/05/64230 (Granted on 27/07/2005)	Suitable for residential - under construction	0-5yrs		10.89			56	capacity based on current application
Wig 623	BROWNFIELD	Yes	Wigan	Heatons Bakery, Boundary Street, Wigan	A/08/71043 (Granted on 26/06/2008)	Suitable for residential - outline permission	0-5yrs		0.36			30	Capacity of current application is 62 units but this apartment scheme has been modified to 30 units.
Wig 626	GREENFIELD	Yes	Wigan	Land adj to Bekaert Fencing, Woodhouse Lane, Wigan	A/06/67394 (Granted on 04/12/2006)	Suitable for residential - under construction	0-5yrs		0.39			8	capacity based on current application
Wig 656	BROWNFIELD	Yes	Wigan	Ainscough Metals, Warrington Road, Ince		Suitable for residential	10-15yrs	Major highways improvements required	1.12	1.12	34		
Wig 667	BROWNFIELD	Yes	Wigan	Lafarge Roofing Ltd, Cale Lane, New Springs		Suitable for residential	5-10yrs	Policy constraint to overcome as the site in current employment use. Also potential contamination issues and major highway improvements required	6.52	6.52	196		
Wig 680	BROWNFIELD	Yes	Wigan	Kirkless Industrial Estate, Cale Lane, Aspull		Suitable for residential	10-15yrs	Contamination may be an issue. Highway junction improvements are needed. Access to be resolved	12.38	11.76	353		canal runs down 5% of the site
Wig 688	GREENFIELD	Yes	Wigan	Pemberton Colliery		Suitable for residential as part of a mixed use scheme	0-5yrs and 5-10yrs	Current proposal leaves flood risk areas as open space	44.52	6.60	120		Capacity is based on current mixed use planning application
Wig 688	GREENFIELD	Yes	Wigan	Pemberton Colliery		Suitable for residential as part of a mixed use scheme	0-5yrs and 5-10yrs	Current proposal leaves flood risk areas as open space	44.52	6.60	78		Capacity is based on current mixed use planning application
Wig 691	BROWNFIELD	Yes	Wigan	Alexandra Colliery, Wigan		Suitable for residential	15yrs+	Access issues to be resolved	4.12	4.12	124		Minewater decontamination scheme (ponds) is in place.

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 695	BROWNFIELD	Yes	Wigan	Workshops off Pottery Road, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	0.37	0.37	11		
Wig 711	GREENFIELD	Yes	Wigan	Land to east of Falconers Green, Worsley Mesnes		Suitable for residential (half of site suggestion wasn't suitable as open space)	0-5yrs		3.24	1.62	38		
Wig 713	BROWNFIELD	Yes	Wigan	Buer Avenue, Worsley Mesnes	A/08/70711 (Granted on 24/04/2008)	Suitable for residential	0-5yrs		0.28	0.28		1	
Wig 715	BROWNFIELD	Yes	Wigan	Mottram Drive, Worsley Mesnes		Suitable for residential	0-5yrs		0.43	0.43	11		Proximity to new road
Wig 716	GREENFIELD	Yes	Wigan	Bransfield Close, Hawkey		Suitable for residential	10-15yrs	TPOs down east of site however these should not be too restrictive	1.18	1.18	28		
Wig 726	BROWNFIELD	Yes	Wigan	Land at Scholes, Wigan	Outline - A/07/70255 (Granted on 01/02/2008)	Suitable for residential - part of site has outline planning approval	5-10yrs		0.73	0.58	18		Topography of site acts as constraint
Wig 727	BROWNFIELD	Yes	Wigan	Land at rear of Whelley Hospital, Whelley		Suitable for residential	0-5yrs		1.24	1.24	37		
Wig 728	BROWNFIELD	Yes	Wigan	Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan		Suitable for residential	0-5yrs and 5-10yrs		2.61	2.61	221		
Wig 728	BROWNFIELD	Yes	Wigan	Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan		Suitable for residential	0-5yrs and 5-10yrs		2.61	2.61	74		
Wig 735	GREENFIELD	Yes	Wigan	Bell Lane/Grange Avenue/Langdale Road/Heysham Road, Pemberton		Suitable for residential	0-5 yrs		0.67	0.67	20		
Wig 736	GREENFIELD	Yes	Wigan	The Green, Norley		Suitable for residential	5-10yrs		1.11	1.11	33		
Wig 737	GREENFIELD	Yes	Wigan	Saddleback Crescent, Norley		Suitable for residential	5-10yrs		1.17	1.17	35		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 738	BROWNFIELD	Yes	Wigan	Land to rear of Cotswold Avenue, Pemberton	A/06/65804 and A/08/70631 (substitution of house types) (Granted on 16/04/2008)	Suitable for residential - current planning permission	5-10yrs	2 TPOs in the middle of the site will need to be developed around	0.36	0.36		9	
Wig 740	BROWNFIELD	Yes	Wigan	Former Police Station, Harrogate Street, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/mitigation required	0.78	0.78	63		
Wig 743	GREENFIELD	Yes	Wigan	Land behind Laburnum Avenue, Lower Ince		Suitable for residential	5-10yrs	Access to be resolved	1.68	1.51	45		Need to allow a 10% buffer for the railway line & industrial area adjacent to site
Wig 744/745	GREENFIELD	Yes	Wigan	William Street, Lower Ince		Suitable for residential	5-10yrs		0.78	0.70	21		Need to allow a 10% buffer for the railway line adjacent to site
Wig 746	GREENFIELD	Yes	Wigan	Land to rear of 15-41 Westwood Lane, Lower Ince		Suitable for residential	0-5yrs		0.43	0.39	12		Need to allow a 10% buffer for the railway line adjacent to site
Wig 749	GREENFIELD	Yes	Wigan	Land at Ince Brook, Manchester Road, Higher Ince		Suitable for residential	5-10yrs		0.52	0.47	14		Need to allow a 10% buffer to adjacent employment area
Wig 752	GREENFIELD	Yes	Wigan	Land at Ascroft Avenue, Beech Hill		Suitable for residential as long as access issues can be resolved	10-15yrs	Access to be resolved	0.67	0.67	20		
Wig 754	GREENFIELD	Yes	Wigan	Woodhouse Drive, Standish Lower Ground		Suitable for residential	5-10yrs	Major highways improvements required	2.22	1.11	23		Stream running down the site acts as a constraint
Wig 755	BROWNFIELD	Yes	Wigan	Land at Birkett Street, Higher Ince		Suitable for residential	5-10yrs		0.28	0.28	8		
Wig 756	BROWNFIELD	Yes	Wigan	Scholefield Lane, Higher Ince		Suitable for residential	5-10yrs		0.59	0.35	11		40% of site is greenspace
Wig 758	GREENFIELD	Yes	Wigan	Land at Patterdale Place, Higher Ince		Suitable for residential	0-5yrs		0.63	0.63	19		
Wig 760	BROWNFIELD	Yes	Wigan	Land to rear of Hemfield Road, Higher Ince		Suitable for residential	0-5yrs		0.90	0.90	27		

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 766	BROWNFIELD	Yes	Wigan	Site of former St Thomas More School, Robin Park Road, Newtown	A/10/74557 granted on 09/08/2011.	Suitable for residential	0-5yrs		5.01	5.01		140	
Wig 768	GREENFIELD	Yes	Wigan	Billinge Road/Little Lane, Newtown		Suitable for residential as long as access issues can be resolved	5-10yrs	Access to be resolved. Issue of a dismantled railway running across site. Allotments to be accommodated within the site or replaced elsewhere.	2.94	2.94	82		
Wig 769	GREENFIELD	Yes	Wigan	Poplar Avenue, Worsley Hall		Suitable for residential	0-5yrs	Access to be resolved	0.34	0.34	10		
Wig 807	BROWNFIELD	Yes	Wigan	Land adjacent to 20 Hope Street, Spring View	A/07/69862 (Granted on 23/10/2007)	Suitable for residential-current planning permission	0-5yrs		0.11			13	
Wig 813	BROWNFIELD	Yes	Wigan	Site of Nottingham Place, Durham Street, Wigan	A/08/72154 (Granted on 30/01/2009)	Suitable for residential-current planning permission	0-5yrs		1.37	1.37		7	
Wig 824	BROWNFIELD	Yes	Wigan	St Johns Parish Hall, Fleet Street, Wigan	A/07/68345 (Granted on 10/05/2007)	Suitable for residential-current planning permission	0-5yrs		0.06			12	
Wig 827	BROWNFIELD	Yes	Wigan	Land adjacent to 48 Millgate, Wigan	A/07/69516 (Granted on 23/10/2007)	Suitable for residential-current planning permission	0-5yrs		0.09			12	
Wig 828	BROWNFIELD	Yes	Wigan	1-7 Upper Dicconson Street and 29-33 Dicconson Street, Wigan	A/07/69147 (Granted on 29/07/2008)	Suitable for residential-current planning permission	0-5yrs		0.12			22	
Wig 829	GREENFIELD	Yes	Wigan	Open land at end of Tan House Drive, Winstanley, Wigan	A/07/70330 (Granted on 07/02/2008) or A/08/72111 (Granted on 07/01/2009)	Suitable for residential-current planning permission	0-5yrs		4.23			61	

Final Site reference	Brownfield / Greenfield	Inside East-West Core? (YES/NO)	Settlement	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 835	GREENFIELD	Yes	Wigan	Abraham Guest High School, Orrell Road, Orrell		Suitable for residential	15yrs +		2.02	2.02	61		
Wig 838	BROWNFIELD	Yes	Wigan	Site of Grand Arcade Tower, Riverway, Wigan	A/05/65182 granted on 17/10/06	Suitable for residential	0-5yrs		0.24	0.24	25		
Wig 839	BROWNFIELD	Yes	Wigan	Whelley Hospital, Bradshaw Street, Whelley		Suitable for residential	0-5yrs	TPO's and part of site in Landfill Gas Zone	1.66	1.66	50		TPO's
Wig 840	BROWNFIELD	Yes	Wigan	Site of former Scot Lane Primary School, Scot Lane, Wigan		Suitable for residential	0-5yrs	Part of site in Landfill Gas Zone	0.46	0.46	14		
Wig 841	BROWNFIELD	Yes	Wigan	Site of former Whelley Middle School (now Council Tax offices), Moore St East, Whelley.		Suitable for residential	0-5yrs		0.63	0.63	19		
Wig 865	GREENFIELD	Yes	Wigan	Land at Lamberhead Road and Somerset Road, Norley Hall		Suitable for residential subject to open space considerations / retention as appropriate	5-10yrs	Site is open space - some will need to be retained and enhanced. Will be determined through development plan.	1.49	1.49	30		
Wig 868	GREENFIELD	Yes	Wigan	Poolstock Cricket Club		Suitable for residential	5-10yrs		1.59	1.59	48		
Wig 870	GREENFIELD	Yes	Wigan	Land adj to Frog Lane Council depot (former fork lift truck company), Frog Lane, Wigan		Suitable for residential. Eastern site perimeter allows for line of Wigan Inner Relief Road.	0-5yrs		1.75	1.75	17		
Wig 875	BROWNFIELD	Yes	Wigan	Site Of Former Mere Oaks School, Standish, Wigan, W N1 2SL	A/10/74492 (granted on 28/09/2010)	Suitable for residential-current planning permission	0-5yrs		0.94	0.94		12	
Wig 877	BROWNFIELD	Yes	Wigan	Morris Street Workingmens Club, Morris Street, Wigan		Suitable for residential	0-5yrs		0.33	0.33	10		
Wig 880	GREENFIELD	Yes	Wigan	Land at Leopold Street, Pemberton		Suitable for residential	0-5yrs		4.17	4.17	125		
Wig 881	BROWNFIELD	Yes	Wigan	Fire Station site, Robin Park Road, Newtown, Wigan		Suitable for residential	10-15yrs		0.56	0.56	17		

Appendix 4: Supply expressed by settlement (at 30 dph) – 2011 update

Supply by Settlement	30dph	Planning permissions	30dph plus planning permissions	%age of total supply at 30dph plus planning permissions
Abram & Platt Bridge	472	119	591	2.6
Ashton	490	91	581	2.5
Aspull	32	61	93	0.4
Astley	417	0	417	1.8
Atherton	2,348	316	2,664	11.6
Golborne & Lowton	3,656	36	3,692	16.1
Hindley	1,889	51	1,940	8.4
Leigh	2,771	731	3,502	15.3
Orrell & Billinge	92	358	450	2.0
Shevington	22	113	135	0.6
Standish	3,950	47	3,997	17.4
Tyldesley	821	138	959	4.2
Wigan	3,551	385	3,936	17.1
TOTAL	20,508	2,446	22,954	100
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Add allowance of 62 plus 17 plus windfall of 731 for 30dph </div>	
			23,764	