

Your borough

Help shape the future of Wigan



Your views vital to plans

WE are bringing forward plans that we think will help transform Wigan Borough for the better.

We want to create the right conditions for jobs.

We want everybody to have a home that meets their needs at a price that is affordable.

We want safer, stronger and more attractive communities with good local services and facilities. We want to improve our town centres. We want better opportunities for recreation.

And we want to improve the countryside between our towns.

These plans are set out in our Core Strategy Preferred Options (see box) and are summarised in this pull-out supplement.

We have produced our Preferred Options and this summary to give you a chance to have your say on these proposals before they are firmed-up as our framework for the future.

Last year we consulted widely on the 'Issues and Options' stage and you told us what you thought of our ideas.

More information on what you told us and how we have responded is available at libraries and on our website at www.wigan.gov.uk/ldfcorestrategy

By Wigan Council's Director of Environmental Services
Martin Kimber

With your help our plans have moved on and we have now produced our 'Preferred Options'.

Clearly, since our Issues and Options stage the economy has experienced a sharp downturn and we are now in recession.

This will slow us down but we are looking forward to 2026 and beyond. And we want to ensure that Wigan Borough is well placed to take advantage of the recovery when it comes.

Now we need your comments again once you have looked at the following pages and, hopefully, at our Preferred Options document – the main document as we refer to it on other pages.

Have we identified the best way forward? Will it tackle the key issues we face?

Your input is vital to help us firm up our strategy to ensure that it truly meets the borough's future needs. Information on how to get in touch – online, email or by post – is on the back page.

Many thanks for your help.



What is the Core Strategy?

It will set out our strategy for future development in the borough – where will it go and when.

We consulted on our 'Issue and Options' stage in February – April 2008.

This stage is our 'Preferred Options' for consultation until 4 August.

Next year we will publish our draft Core Strategy before submitting it to the Government.

It will then be considered by an independent inspector at an 'examination-in-public' and he or she will make recommendations. This will then become Wigan's Core Strategy, so we need to get it rightnow!

Working together to deliver improvement

Our Preferred Options focus on the 'east-west core of the borough' including Wigan, Ince, Hindley, Platt Bridge, Atherton, Leigh and extending to Ashton-in-Makerfield and part of Astley.

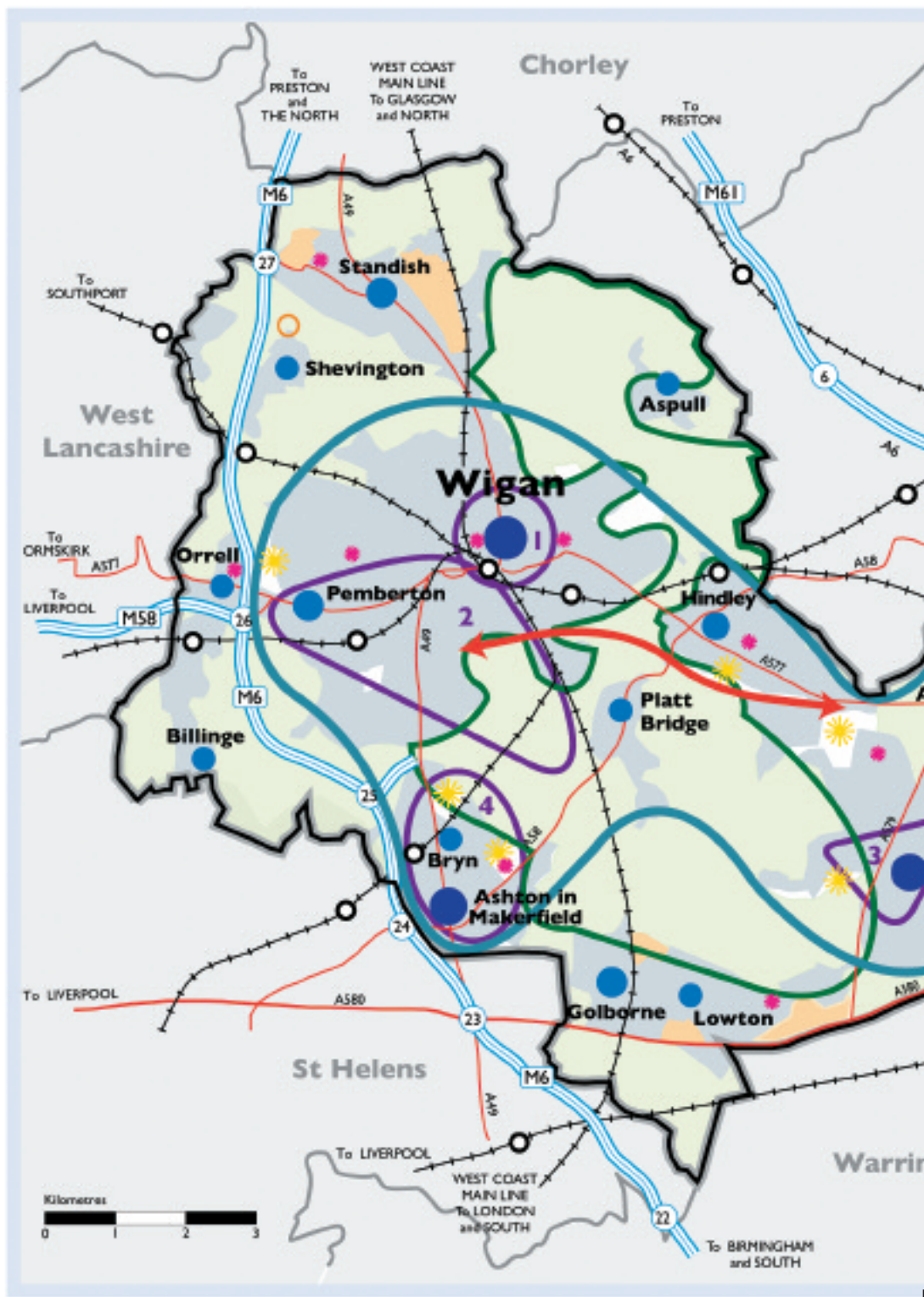
In this area we propose nearly all new employment development and about 90% of new housing to 2026. We believe we can transform the economy and the environment to improve the borough for the future and create 'sustainable communities'.

'Sustainable communities' are safe and attractive places that people really want to live in. They have a range of housing, jobs and services and facilities including schools, doctors, local shops, café, pub and play space. Other larger services and facilities would be easily accessible by walking, cycling or public transport. They will help reduce our contribution to climate change.

Development in the east-west core area will help provide investment in much needed new and improved infrastructure, including east-west transport links, new and improved schools, 'green infrastructure' and better broadband. It will open up new sites to provide jobs where they are most needed. At the same time we need to help more people in the borough to get these jobs.

In proposing new roads we do not intend to encourage more cars. We want public transport to be much more reliable as well as making walking and cycling much safer and more pleasant.

There is more information about this in our main document, beginning page 67.



Key Diagram: Preferred Spatial Option for Wigan Borough 2026

	Focus for development		Spatial priority areas:		New major existing sites in the green belt
	Key east-west transport infrastructure		1 Wigan town centre		Built up area
	Main town centres		2 Wigan south central		Green belt
	Other town centres		3 Leigh central		Safeguarded land
			4 Ashton		Motorways
			Greenheart regional park		Roads
			Key strategic sites		
			New and remodelled schools		

Regeneration of key areas to transform borough life

We focus in particular on five areas and eight sites, shown in the diagram on the left, that can provide most of the land we need for this development:

WIGAN

Wigan town centre will continue to be the main centre for the west and middle of the borough. We want to:

- continue the success of the Grand Arcade,
- improve links between the two railway stations,
- develop a 'learning village' around the college and Deanery High School,
- provide more varied evening activities,
- develop the 'Eastern Gateway' area around Chapel Lane,
- create more jobs.

For more information see page 78 of our main document.

We want to promote the 'Wigan South Central' area for regionally significant economic development. It includes Westwood Park, the former Pemberton Colliery and the Pier Quarter. We need the A49 diversion and other transport improvements to free-up the 'Saddle'.

For more information see page 82 of our main document.

We also want to promote 'The Bell' at Lamberhead Green – see page 4 over.

Question A: Do you think we are right to focus on Wigan town centre and Wigan South Central?



LEIGH AND HINDLEY

Leigh town centre will continue to be the main centre in the east of the borough. We are calling the wider area Leigh Central and we want to:

- continue the success of Leigh Sports Village,
- develop the guided busway,
- tackle congestion problems around Twist Lane,
- develop the Bridgewater and Parsonage areas
- continue the regeneration of Hindley

- create more jobs,

For more information see page 97 of our main document.

We also want to promote sites at 'Westleigh Canalside', 'South of Hindley' and 'Northleigh' – see next pages.

Question B: Do you think we are right to focus on Leigh Central?

ASHTON

We want to improve Ashton town centre for shopping and other services and facilities. We need to reduce the impact of traffic.

For more information see page 108 of our main document.

We want to promote sites at 'Landgate' and 'Stubshaw Cross' – see next pages.

Question C: Do you think we are right to focus on Ashton?

Two other key strategic sites are proposed, at 'East of Atherton' and 'Garrett Hall' in Astley – see page 7.

THE GREENHEART REGIONAL PARK

This covers the countryside in the 'east-west core' but also includes Haigh Hall. It is our core 'green infrastructure'.

Much is poor quality and underused but many sites are important for recreation and wildlife. If we invest in this area it will substantially improve Wigan as a place both to live in and invest.

For more information see page 148 of our main document.

Question D: Do you think we are right to promote Greenheart for recreation and wildlife?

WHAT HAPPENS IN OTHER AREAS?

There would be low levels of new development in Standish, Aspull and Shevington, Orrell and Billinge, Golborne and Lowton and the rest of Tyldesley and Astley.

Question E: Do you think this is the right approach for these areas?

SCHOOLS FOR THE FUTURE

We want to support changes in education and training in Wigan Borough and help inspire more children and adults to learn, gain skills to help them get the new jobs and benefit from other opportunities we are creating. We want to promote sites for new high schools in Ashton (see Stubshaw Cross, page 7) and at Almond Brook, Standish.

For more information see page 122 of our main document.

Question F: Do you think we are right to focus on education, skills and training?



Northleigh

Northleigh sits between Hindley Green and Westleigh. It includes substantial areas of very poor quality land.

It offers a great opportunity to improve our east-west transport links and remove through-traffic from Westleigh and Hindley. It would provide:

- Housing on about 50% of the site, probably to the east and west.
- Jobs on around 15% of the site only, probably near Leigh Road.
- Open space on the rest that would pass from north to south and include sports facilities and informal areas for people and wildlife.
- New highway infrastructure from Atherleigh Way as a first phase to provide a link to 'South of Hindley'.
- Corner Lane/Smallbrook Lane would be improved for bus services, walking and cycling.

For more information see page 94 of our main document.



Question
G: Do you agree that these sites should be key strategic sites. If not, which sites should we propose instead?

South of Hindley

South of Hindley is a large area of land that is currently underused. It gives great potential to improve our east-west transport infrastructure and remove through-traffic from the heart of Hindley. It would provide:

- Housing on about 50% of the site probably to the west and centre.
- Jobs on around 25% of the site probably to the east close to the existing industrial complex at Leigh Road.
- Open space on the rest. Leyland Park would be conserved and improved. Sports facilities, play space and allotments would be improved.
- Improved access to 'Greenheart', through Victoria Fields and Low Hall Park.
- Significant new highway



infrastructure for east-west travel. It will join up with the A49 diversion at Westwood (see Wigan South Central) and the Atherleigh Way link (see Northleigh).

- Atherton Road would be improved for bus services, walking and cycling as cars are moved away.
- Added incentive for

regenerating Hindley town centre.

For more information see page 91 of our main document.



The Bell, Lamberhead Green, Wigan

The Bell is located between the M6 at Orrell and Lamberhead Green. It offers exceptional potential for local employment opportunities close to one of the areas where they are most needed. It would provide:

- Offices close to Orrell Road and high frequency bus services between Wigan and Skelmersdale.
- Other employment uses alongside the motorway with landscaping, a high standard of building design and open space close to housing.
- Direct access from Junction 26 of the motorway northwards to serve Heinz and Martland Park

- A diversion for lorries from Orrell Post, the 'Saddle', Pemberton and Standish.

For these exceptional reasons we propose to remove it from the Green Belt.

For more information see page 87 of our main document.



The Bell viewed from the M6.



Question
H: Do you agree that these sites should be key strategic sites. If not, which sites should we propose instead?

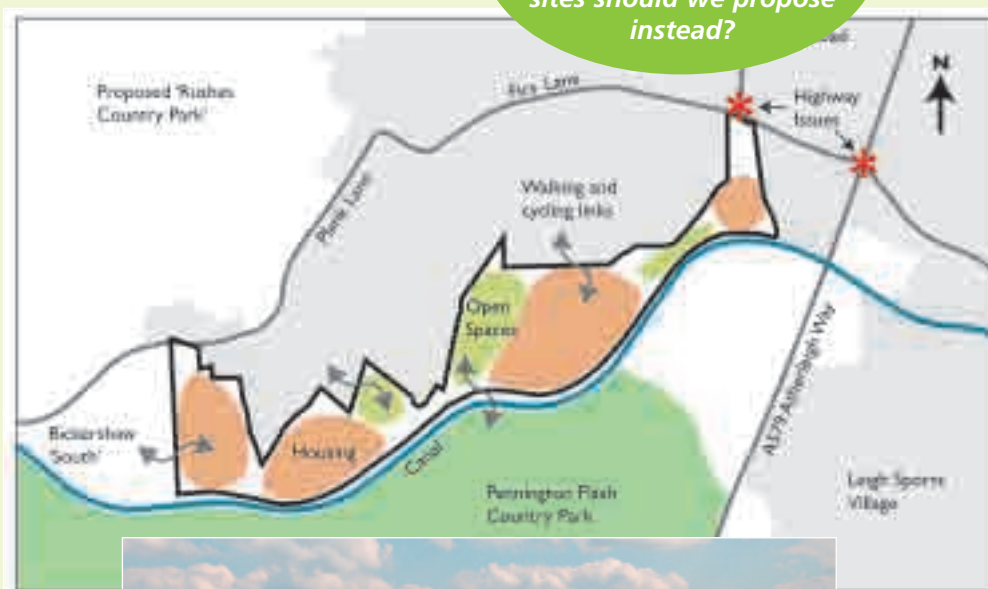
Westleigh Canalside, Leigh

Westleigh Canalside is between Firs Lane / Plank Lane and the canal in Leigh.

It is currently poor quality land but could provide:

- Housing with some open space, play space and allotments.
- A high standard of design along the canalside.
- New transport infrastructure to help reduce congestion around Twist Lane that would also allow regeneration of sites in Leigh, Hindley and Atherton
- Improved access to Pennington Flash Country Park

For more information see page 101 of our main document.



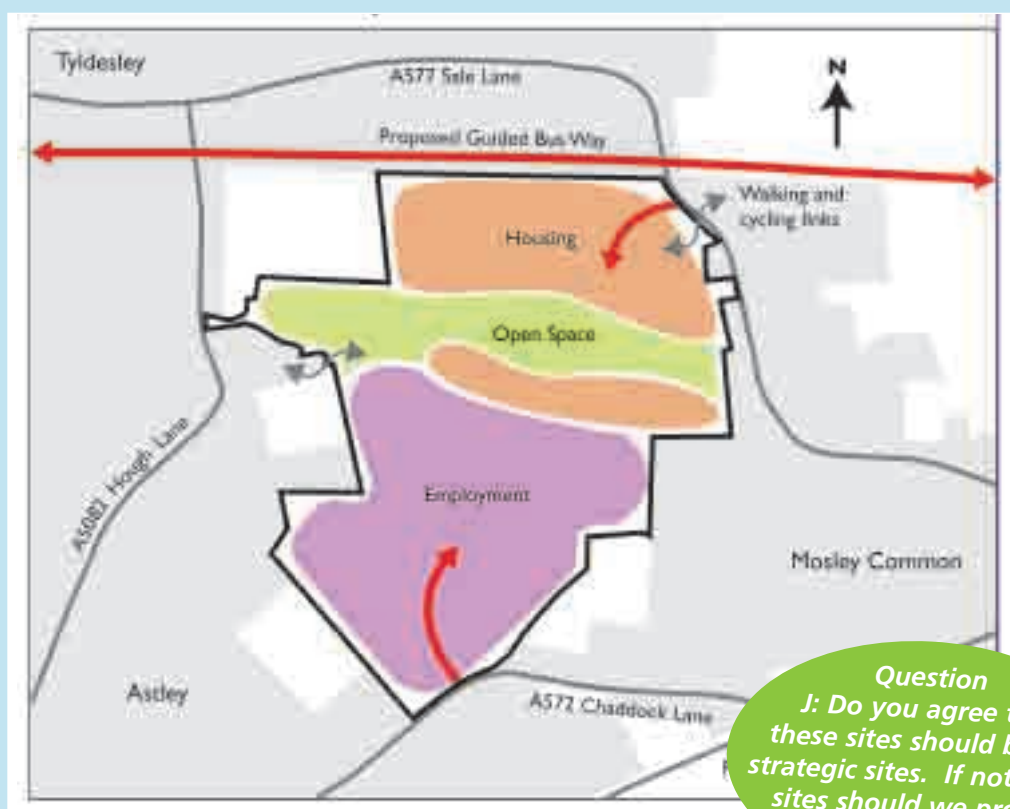
An opportunity to comment on the Local Development Framework

Garrett Hall, Astley

The **Garrett Hall** site is located between Mosley Common and Astley. Some of it is currently allocated for employment development. It would provide:

- Jobs on the land currently allocated
- Low density housing on the remainder of the site. It is next to the route for the Leigh Guided Busway for commuting to job opportunities in Manchester/Salford.

For more information see page 106 of our main document.



Question J: Do you agree that these sites should be key strategic sites. If not, which sites should we propose instead?

East of Atherton

East of Atherton lies between Atherton and Shakerley and includes a former tip. It would provide:

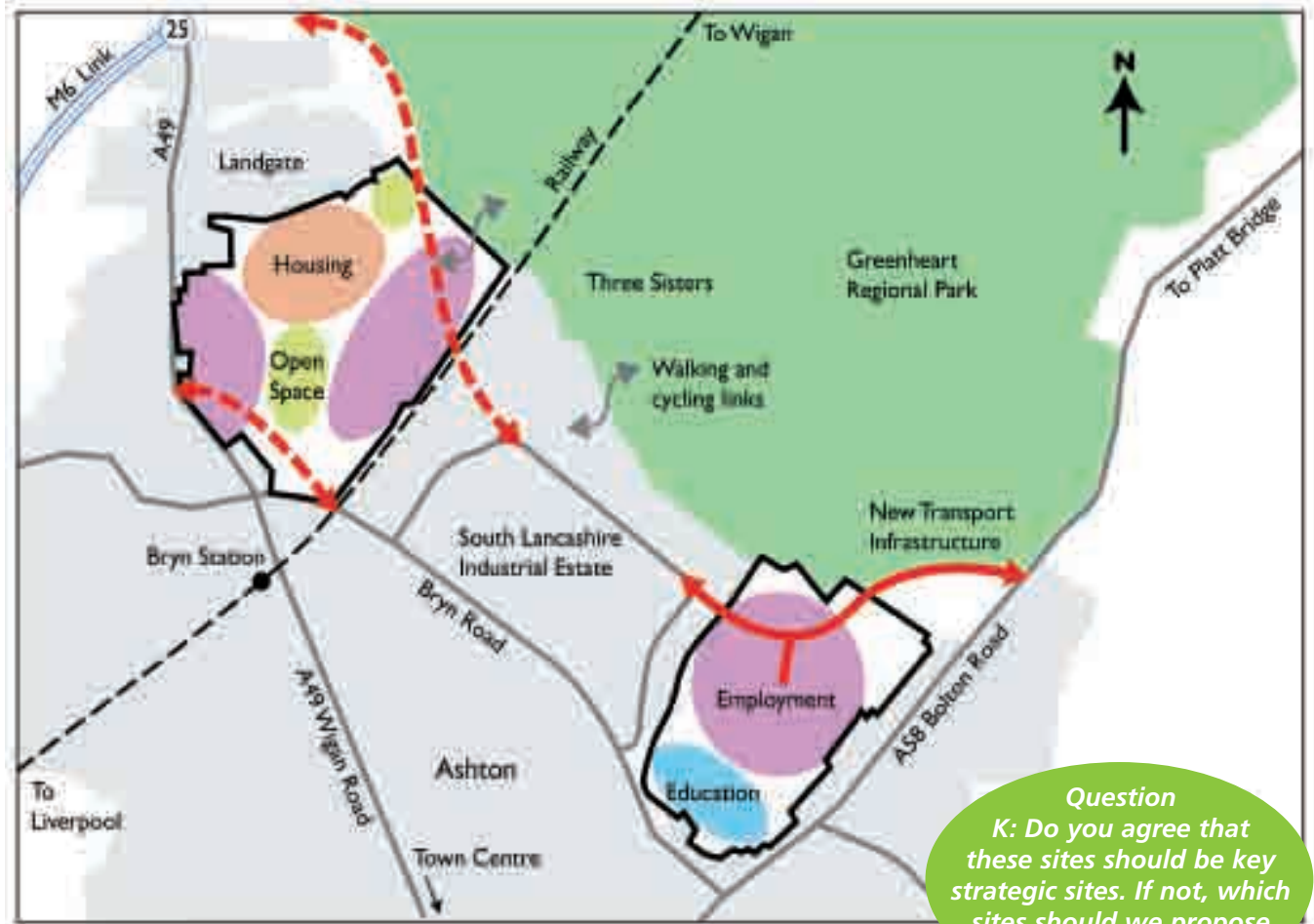
- Housing on around 30% of the site. It is close to Atherton station for commuting to job opportunities in Manchester/Salford.
- Jobs on around 30% as an extension to Chanters Industrial Estate.
- Open space on the remaining part, including play space and allotments. Hindsford Brook corridor would remain.
- A new road from Bolton Road to Tyldesley Road, with a link to the north of Shakerley.



Bolton Council propose a large employment site at Cutacre to the north-east that would be accessible from this site.

For more information see page 103 of our main document.

Landgate and Stubshaw Cross



Question
K: Do you agree that these sites should be key strategic sites. If not, which sites should we propose instead?

Landgate is on Wigan Road between the Landgate estate, the railway and the South Lancs Industrial Estate. The 'Stubshaw Cross' site is to the south of the industrial estate and is currently allocated for employment development. Together they would provide:

- Jobs on the majority of the land.
- A replacement high school at Stubshaw Cross as part of the Schools for the Future programme.
- Housing and open space on part of 'Landgate'
- New highway infrastructure joining Bolton Road with Junction 25. This will need to be the route of choice for access to the motorway southwards.

For more information see page 108 of our main document.



Industrial units at Lockett Road.

We also have a range of other policies on various topics ranging from health and recreation to natural resources and pollution. These should cover everyone's particular interests or concerns and more information about these are in our main document beginning on page 115.



You can find the Preferred Options document and other related documents online, at our offices and at libraries. The documents are lengthy but you can look up the bits of most interest to you. We have included page numbers for the Preferred Options document to assist.



To view and download all documents and submit comments online, go to our website at: www.wigan.gov.uk/ldfcorestrategy On that page you can click on 'Preferred Options'. Here you will find an 'electronic copy' of all of the 'paper documents' and a link to 'web-page versions' of the Preferred Options and Topic Papers. It is from these web-page versions that you can submit your comments online.



Or telephone us on (01942) 404238 or 404234.



Or email us at planningpolicy@wigan.gov.uk



Or write to use – postage is free – at Director of Environmental Services, FREEPOST 5378, Civic Buildings, New Market Street, Wigan WN1 1ZZ.



Please note that we cannot record your comments on the phone or in person. They must be received in writing, either online, by email or by post. You also must leave your name, postal address and email address if you have one. Please also refer to the relevant part of this supplement or the main document.



Or visit us at Civic Buildings. From 8.45am – 5.00pm Mondays – Fridays. Phone first to ensure that someone can see you.



More information and how to comment



You can also view the documents during opening hours at:

- Wigan Town Hall
- Leigh Town Hall
- Gateway House, Standishgate, Wigan

And at all borough libraries (except the children's library) during opening hours, which can be viewed at www.wlct.org or telephone (01942) 827619.

You can also view the documents online using our library service's free internet access.

Please submit your comments to us by noon on Tuesday 4 August 2009.

We can make this information available in other formats and languages on request.

Please note: that all comments received will be published on our website but we will not publish your signature, telephone number or email address.

