

# Strategic Masterplan for Wigan South Central

Wigan Council

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## Foreword

Wigan Borough is thriving on the back of some significant initiatives: the award winning Grand Arcade, Bickershaw and the successful conversion of Trencherfield Mill. We recognise that the transformation of Wigan South Central is central to maintaining the momentum that we have achieved to date.

Wigan South Central is an important area for us because it accommodates a number of our major opportunity sites:

- Westwood Park - the proposed development of our award winning Westwood Park into the largest clothing and textile industry centre in Europe
- Pemberton Colliery - the redevelopment of this former coal mine into a destination for modern employers offering high quality employment opportunities and housing
- Wigan Pier Quarter - this internationally recognised destination celebrating our industrial heritage

We want to ensure that these opportunities are maximised in themselves and also in the wider setting improving the quality of life of local residents and attracting new workers, investors, residents and visitors.

We have the vision and we want you, our public and private sector partners, to be part of it. That is why we have brought together an appreciation of the Wigan South Central area in the Strategic Masterplan, setting out how we want to work with partners to transform this part of the Borough.

We acknowledge that there are challenges that we need to overcome, not least the need to improve accessibility and reduce congestion. The Strategic Masterplan sets out how we propose to tackle these challenges to build on our assets and maximise the area's potential.

We believe Wigan South Central has the potential to create a new gateway to our Borough and town, showcasing our natural and heritage assets whilst creating new buildings fit for residents and business occupiers in the 21<sup>st</sup> Century.

We hope that our Strategic Masterplan for Wigan South Central will get you as excited about the area and its opportunities as we are and that it will encourage you to work with us to realise our vision.



A handwritten signature in black ink, appearing to read 'Fe. fu Smith'.

**Lord Smith, Leader, Wigan Council**

# 1.0 What Wigan has to offer

## Centrally located and well connected....



Strategic location of Wigan

Wigan is at the heart of the North West located between the major regional centres of Manchester, Liverpool and Preston in close proximity to major strategic road, rail and airport networks.

- Wigan sits midway between the M6 and M61. Junctions 24, 25, 26 and 27 of the M6 provide access to the Borough. Junction 23 also links to the A580 (East Lancs Road) providing access between Liverpool and Manchester and Junction 26 connects to the M58 providing access through Merseyside into the north of Liverpool. The M61 links into the M60 (Manchester's Outer Ring Road)

- The West Coast Mainline runs through Wigan North Western station providing high speed connections to London, Glasgow, Liverpool, Preston and Manchester. Wigan Wallgate station provides local connections between Manchester, Bolton, Southport and Kirkby in Merseyside
- Manchester and Liverpool airports are both within 30 miles of Wigan town centre

## Green and attractive environment...

Wigan Borough has a very green environment - over three quarters of our Borough is open country. Wigan Flashes are of national significance and will form the centrepiece of the regional park initiative 'Greenheart'. The towns waterway network centred on the Flashes, Leeds Liverpool Canal and River Douglas offers potential for attractive waterfront development.



Wigan Flashes

## Rich in heritage...

Wigan Borough has a wealth of architectural heritage with over 650 Listed Buildings, 23 Conservation Areas and many more notable unlisted buildings of interest. These historic buildings provide valuable evidence of our social and economic history and contribute to the sense of place and identity.



Successful conversion on Trencherfield Mill

The successful conversion of Trencherfield Mill demonstrates how our heritage assets can have a new future. We have other significant assets within the Pier Quarter whose potential is yet to be fully realised. The proposed refurbishment and redevelopment of Eckersley Mill, in particular, will transform the historic mill complex and have a major impact on the offer of the Pier Quarter.

## Thriving town centre...

Wigan town centre is a thriving retail and leisure destination. The opening of the Grand Arcade 37,000 sq m (430,000 sq ft) retail development in 2007 boosted our retail offer elevating Wigan town centre into the top 100 retail destinations and it is now ranked 2<sup>nd</sup> largest of all Greater Manchester town centres<sup>1</sup>. The King Street area provides the focus for the town's bars and nightlife predominantly serving the 18-25 year old age group.

We are in the process of establishing a new Joint Service Centre in the town centre providing a variety of customer-focused services through a one-stop shop. This new facility will include a new library, swimming pool and primary care facilities.



Excellent shopping facilities in the Grand Arcade

## Growing business and investment location...

The delivery of a portfolio of quality premises supported by a skilled workforce is crucial to attracting investors to Wigan and driving our economic growth. Wigan's economy has grown and diversified from a traditional manufacturing base to develop a thriving service sector economy.

Manufacturing remains an important component of our economy (accounting for 17% of all employees<sup>2</sup>) and specialisms have been developed, in particular in food manufacturing - accommodating major brands such as Heinz and Patak Foods. Knowledge based sectors of financial and professional services, digital industries and life sciences are also accounting for a growing share of employment<sup>2</sup>.

Wigan and Leigh College has made significant investment in its campus and plans to expand its higher education offer. This will be key in driving the skills of the borough's workforce and ensuring employers can source a skilled local workforce.

Westwood Park will be transformed by the 'Chinagateway' scheme which will see it become the largest clothing and textile industry centre in Europe - generating up to 1,000 jobs and spin off opportunities for related businesses across our Borough and the whole of the North West. This high profile scheme will be key to boosting the image of Wigan for indigenous and inward investors alike.



Wigan and Leigh College

## Attractive place to live...

Wigan offers a range of housing options across the Borough. The increased house building targets set at the regional level provide an opportunity for us to improve the overall offer, in particular, in terms of quality and to diversify the market in our local areas.

We are committed to pioneering environmental best practice and aim to embed the highest standards in all our regeneration projects. For example at Bickershaw, we are working with English Partnerships and the North West Development Agency to deliver a national exemplar for zero carbon housing. The new homes will be carefully planned to complement new commercial uses and recreation facilities. The Bickershaw development will include a country park, community woodland, golf course and visitor centre promoting healthy lifestyles amongst local people and achieving the highest standards of environmental sustainability.

<sup>1</sup> Venuescore, 2007

<sup>2</sup> Manchester Enterprises (ONS, ABI, 2005)

The new facilities at Bickershaw will complement those at Leigh Sports Village. The Sports Village comprises a vibrant mix of uses including new facilities for Wigan and Leigh FE College, a new 10,000 seat stadium for Leigh Centurions (Rugby League) and Leigh RMI, an indoor sports centre and athletics track as well as new homes and commercial space. Leigh Sports Village not only promotes participation in sport by providing state-of-the-art leisure facilities for local people, but it will also build on our reputation for professional sport and may be used as a training camp for athletes competing in London 2012 Olympics.



JJB Stadium



Spirit of Wigan Sculpture

We are proud of what Wigan has to offer. This Strategic Masterplan aims to present our greenspace, water assets, heritage, services and opportunities and to demonstrate what a great place Wigan is to live, work, visit and do business.

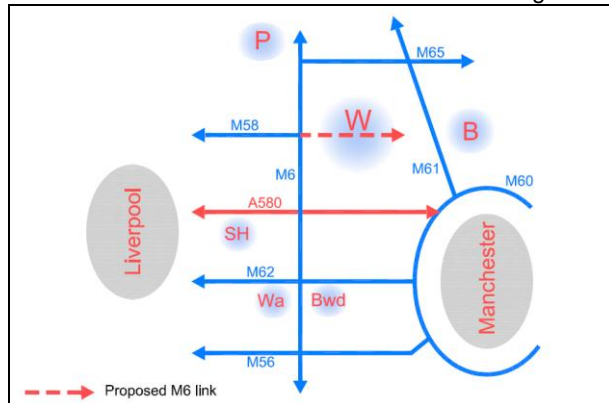
Communities across the whole of our Borough are benefitting from improvements to health centres through the LIFT (Local Improvement Finance Trust) scheme and secondary school facilities will be transformed through planned investment of circa £150m through the Building Schools for the Future programme.

## 2.0 Addressing the challenges

### Establishing strategic transport linkages

Ensuring strategic transport links are established across the whole of Wigan is key not only to achieving the overall objectives of Wigan South Central, but also to enhanced regional connectivity.

Establishing the link across the M6 between the M58, Wigan and Manchester will represent the missing rung in the ladder of east-west connections across the region.



Missing east/west link between Wigan and the M6

Improving linkages to the M6 are crucial to the future economic growth of the Borough. Although close to the M6, access to the motorway is poor.

Congestion at peak times is an issue in many towns and cities, however unlike some places our network is not always operating at capacity - tackling a few key pinch points will greatly enhance accessibility across Wigan.

Investment is in place to improve Junction 25 of the M6 which is currently limited to southbound movement only.

The 'Access Wigan' proposal will open up access to Westwood Park, creating a connection between the A49 and the south of Wigan town centre. The delivery of 'Access Wigan' will also help to relieve congestion in the Pier Quarter by creating an alternative route between Junction 25 of the M6 and the town centre.

Existing access to J26 is via the A577, a congested local road. Providing an alternative route to J26, in part via the former Pemberton Colliery site will create a more efficient route to the motorway network and improve the environment along the A577. Linking the new route through the former Pemberton Colliery to 'Access Wigan' will create a quality link between the town centre and the motorway via two of the key investment sites in Wigan South Central. This approach will not only reduce congestion and improve accessibility but will also help tackle negative perceptions and encouraging investment across the Borough.

Wigan town centre benefits from two railway stations - Wigan North Western which provides high speed intercity connections on the West Coast Mainline and Wigan Wallgate which provides local connections. However, Wigan town centre has the opportunity to capitalise further on excellent infrastructure by linking the two stations and creating a profile interchange with high quality station facilities and public realm. It should also encourage increased frequency on local rail lines (£4.5m of funding is identified to deliver the proposed Transport Hub).

### Improving local connectivity

Movement around Wigan South Central is constrained due to a combination of factors including rail and canal/river bridges which act as barriers and create a series of pinch points on the road network, restricting the volume of traffic and operation of junctions.



Congested routes and pinch points

The absence of alternative routes around the town centre means that traffic is forced through the town centre and the Pier Quarter adding to the bottlenecks and reducing environmental quality especially on narrow routes.

Relieving congestion on our local road network through providing more attractive strategic road linkages, removing unnecessary traffic, tackling pinch points and encouraging alternative modes of transport will address the negative perceptions regarding accessibility, reduce both the environmental and business costs associated with congestion and open up new development opportunities.

## Capitalising on green space, waterways and heritage assets

We are embracing opportunities to enhance and celebrate our green space, for example through promoting the Wigan Flashes as the centre piece of 'Greenheart' regional park initiative, seeking Green Flag status for Alexandra Park and investing in the restoration of the historic Mesnes Park.

The value of our green space and water assets will be maximised through linking new and existing green spaces and waterways to create a network of high quality spaces. The built form tends to turn its back on these natural resources and our attractive environment is hidden from view as people travel into Wigan along key routes. There is a massive opportunity for us to make more of them as a recreational asset and as an environmental resource.



Mesnes Park

The town centre and Pier Quarter have few trees or green spaces. Linking our urban areas with green spaces and waterways and creating new landscape features will raise the quality of the built environment.



Attractive public realm in the Pier Quarter

Where efforts have been made to regenerate our green spaces and waterways the quality of our environment has been transformed - the Pier Quarter is a prime example of this. However our river and canals are not always highly visible and therefore the potential to maximise value needs innovative approaches.

### Supporting economic growth

Economic activity across Wigan, at 65%, is slightly above the national average and in line with the majority of our neighbouring authorities. Of the economically active people in the Borough 82% are employed and 18% are unemployed (but seeking work) or are students. The higher rates of unemployment are concentrated in

the centre of the Borough particularly around the towns of Wigan, Ince, Golborne, Atherton and Tyldesley.

One in three employees in the Borough (33%) is employed in the top 3 occupational groups (managers/senior officials, professionals, and associate professionals/technical). This compares with a regional average of 37% and over 40% in Stockport and Warrington.

The Borough has a reputation as a strong industrial and warehousing location centred upon our strategic road connections and out-of-town industrial estates. However, the town has a limited profile as an office destination. Wigan Borough has a relatively small supply of office space and little modern office space (70% of the stock is pre-1980).

The supply of high quality modern business premises in attractive and accessible locations is a recognised priority in regional and local economic strategies.

It is essential that Wigan Borough offers a choice of size and types of sites and premises to ensure local firms can upgrade their accommodation locally and so we are able to attract new businesses in the area. The range of premises available should be appropriate to specific locations, for example the town centre, edge of centre or out of town locations.

Analysis of corporate decision making shows that factors beyond business premises are taken into account by managers in determining location decisions.

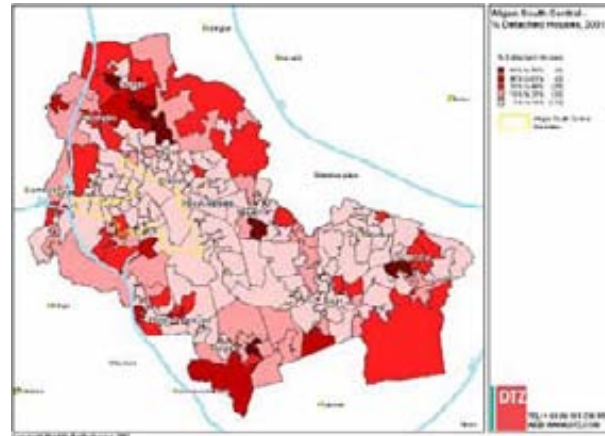
Increasingly, the choice of property is almost entirely driven by the benefits which a location can give to staff, both in amenity and travel time. The facilities offered in the vicinity of business premises and importantly in the town centre need to be maximised if these areas are to be made attractive to employers.



Modern office accommodation at Beecham Court

## Housing

The housing profile across of the Borough is similar to the North West average. However, this disguises polarisation across the Borough. Higher value, detached modern properties are concentrated at the periphery. Central areas such as Wigan South Central are characterised by higher rates of rental activity and lower value, terraced property.



Percentage of Detached Houses, 2001

It is essential that a choice of housing is available across the Borough to retain existing residents, attract new residents and ensure sustainable mixed communities are created. Wigan South Central therefore needs to diversify its offer and increase the availability of higher value, family housing to support our economy and local services.

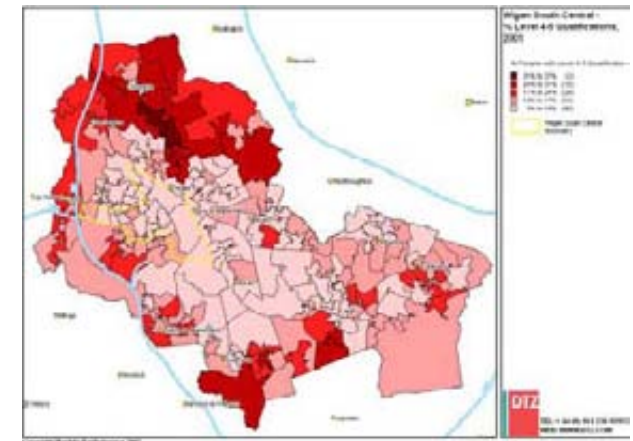
## Enterprise, Education and Skills

Enterprise, education and skills are the foundation of a successful enterprising economy. The recognised measures for the level of entrepreneurship are the rates of self employment and business start ups. We recognise that more needs to be done to create the foundations for prosperity across the Borough because:

- Levels of self employment and business start ups are below the regional average
- One in three of our working age population across the Borough has no qualifications

- Only 13% of our working age population are qualified to degree level or equivalent, compared to 17% across the North West and more than 20% in some other Greater Manchester authorities

The highest qualified residents in Wigan tend to live in the north and on the edges of the Borough - there is a very low percentage of residents educated to degree level or equivalent living within the central areas of the Borough and particularly within Wigan South Central.



Percentage of residents educated to degree level or equivalent, 2001

New employment opportunities at key sites in Wigan South Central will help tackle employment deprivation but must be supported by continued efforts to raise educational attainment and skills.

The lack of a University presence in the Borough is recognised as a barrier to promoting higher skills amongst the workforce. Students seeking a university education currently have to choose between distance learning, commuting to establishments outside of the

Borough or moving away from the Borough to study. There is a perception that once students move away it is difficult to attract them back due to the more limited lifestyle and career opportunities currently open to them within the Borough.

## Deprivation

Despite the improvements delivered in recent years to all our residents, there are still high levels of need. One in seven people live in areas of deprivation. Fear of crime is still a big issue for our local people - although crime rates are falling. Life expectancy is improving, but at a slower rate than the rest of the country.

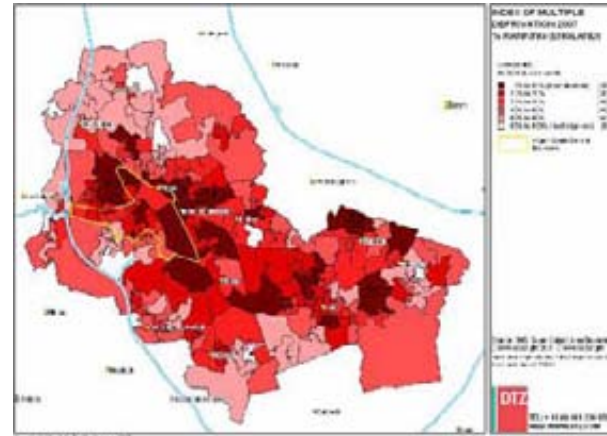
In the latest Index of Multiple Deprivation, Wigan Borough ranked within the top 20% of local authorities in terms of deprivation. However this was an improvement on the 2004 results where the borough was amongst the 15% most deprived local authorities

The map shows that Wigan suffers from pockets of deprivation across the Borough. It is crucial that better linkages are established between the areas of deprivation and areas of opportunity and effective supporting infrastructure is in place to ensure all our communities benefit from economic growth.

Worsley Mesnes in the heart of Wigan South Central and Marsh Green just to the north are amongst the most deprived neighbourhoods in Wigan Borough.

Maximising the development opportunities and ensuring these are supported by training to up skill local residents enabling greater access to new employment

opportunities should support regeneration of these areas, improving life chances and reducing worklessness.



Overall IMD, 2007

## Delivering Change

These are exciting times for Wigan and with so much going on across our area it is essential we bring opportunities forward in a co-ordinated manner to tackle the challenges that we face.

This Strategic Masterplan will ensure a comprehensive approach to regeneration across Wigan South Central:

- Enabling transport infrastructure to have sufficient capacity to accommodate new development in a sustainable manner

- Delivering improvements to the environment through addressing the impact of traffic on local roads and neighbourhoods
- Balancing competing demands for land and ensuring that development reflects market demand and policy requirements in terms of timing, quantum and mix
- Offering supporting actions to ensure our local people are able to benefit from investment and improving the overall quality of life including educational opportunities and skills
- We and our partners are committed to delivering the Strategic Masterplan and generating the political and financial support required from local, regional and national stakeholders

## 3.0 Our Vision for Wigan South Central

### Our Vision

This Strategic Masterplan will reposition Wigan South Central as a high quality location in which to live, work, visit, invest and do business in order to complement the transformation of the town centre and support the wider regeneration of Wigan Borough and the North West.

### Our Strategic Objectives

The vision is supported by a series of strategic objectives for the Wigan South Central Masterplan:

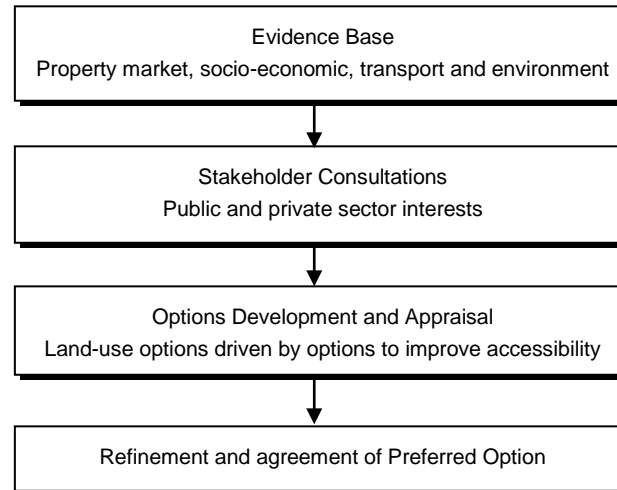
- Improve accessibility (public and private) within and to Wigan South Central
- Make Wigan South Central's natural assets a catalyst for repositioning the area
- Ensure that development opportunities are maximised to attract high value employment
- Ensure Wigan South Central meets investment criteria of target sectors - *the right housing, the right skills, the right facilities and attractive environment*
- Ensure that existing residents benefit from new opportunities
- Attract new residents into Wigan South Central
- Ensure that the transformation of Wigan South Central brings wider benefits to the rest of Wigan Borough

Delivery of the Masterplan will also support our corporate objectives of:

- Enabling people to reach their full potential
- Creating strong communities
- Creating a place where people want to live

### Rigorous Process

The Strategic Masterplan has been developed through the following stages:



### Guiding Principles

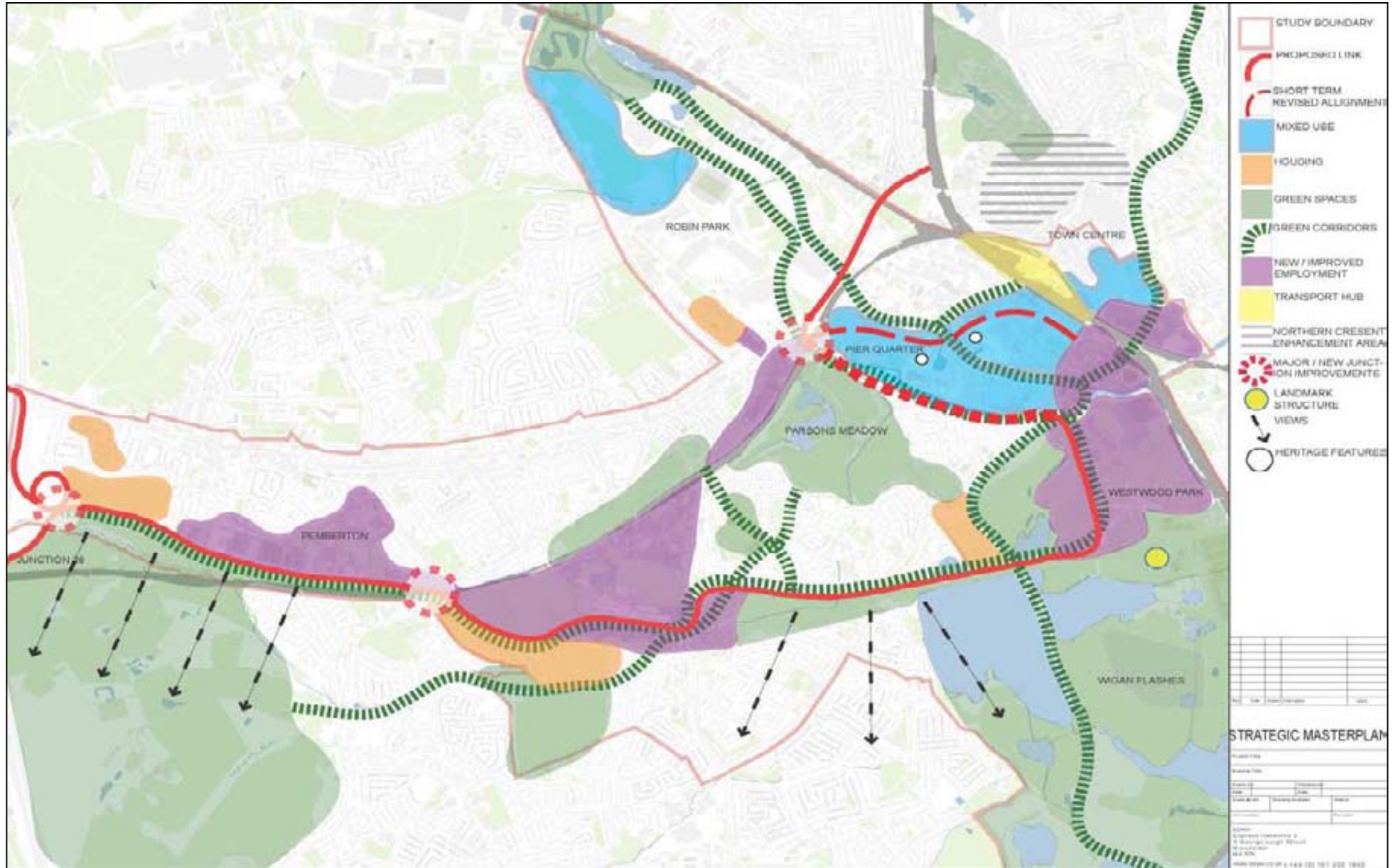
Successful delivery of the Masterplan will be underpinned by the following guiding principles:

- **Being strategic** - the Masterplan supports the regional and local policy framework and provides the

opportunity to assist in meeting local and regional economic objectives. Its successful delivery will not only support the transformation of Wigan South Central but also our Borough and the North West

- **Thinking long term** - although the identified timeframe for the Masterplan is 15 years, key components, particularly those related to transport improvements, are likely to require a longer (30 year) timescale
- **Being innovative** - there will be no simple solution to delivering the masterplan, it will require a package of approaches involving public and private sector partners
- **Guiding by strong leadership** - having a clear vision and the commitment of all partners is essential to provide investors with confidence and ensure delivery
- **Deliverability** - based on a sound understanding of the area, its people and its buildings, the Masterplan sets out a strategy which is visionary but importantly is robust and realistic

## 4.0 The Strategic Masterplan for Wigan South Central



## Strategic Masterplan Themes

The Strategic Masterplan is underpinned by four cross cutting themes:

- Accessibility
- Heritage
- Green space and waterways
- Enterprise, education and skills

### Theme 1: Accessibility

Enhancing both strategic and local accessibility is at the heart of the Strategic Masterplan and fundamental to its delivery. It is about tackling both the real and perceived issue of accessibility and congestion so that it is no longer a negative factor for the Borough.

The proposals to improve connections to the strategic road network and relieve congestion on the local networks are crucial to facilitating high quality development and raising the image of Wigan. Enhancements to the road network will create the opportunity to enable major improvements to public transport and to the walking and cycling networks.

#### Accessibility Framework

Accessibility will be enhanced through:

- **Improving strategic and local road infrastructure** through the creation of a new east-west radial highway link connecting the town centre via the A49

to the M6 at junction 26. This link is proposed to provide relief for sensitive local pinch points such as Pemberton town centre on the A577 (the current connection to the M6 junction 26) and also to link into the planned A49 Link Road for Westwood Park

- Introducing a Southern Relief Route bypassing the Pier and connecting with the proposed **Wigan Inner Relief Route**. This will create a full inner ring around the congested town centre allowing the downgrading of the Wallgate and Pottery Road gyratory
- **Promoting an integrated transport hub** in the town centre to improve connections and interchange between Wigan Wallgate and Wigan North Western train stations and enhancing the area of Wallgate in between
- Improving the rail service between Wigan and Merseyside in recognition **of the existing strong** commuter flows
- **Prioritising public transport** and enabling park and ride facilities to be established
- **Extending the attractive network of walking and cycling routes** capitalising on green and waterways such as those already established by the Greenheart initiative
- **Opening up opportunities for development** and raising the potential for high quality and higher density use by improving sustainable accessibility and profile of sites

- **Raising the image and profile** of Wigan by addressing negative perceptions of congestion and opening up attractive views

### Key Actions

#### *Strategic and local road infrastructure*

The proposals for improved transport infrastructure underpin the Strategic Masterplan for Wigan South Central. The key elements are:

- Completion of the A49 Access Wigan Link Road between Goose Green and Westwood Park
- A radial distributor link connecting Junction 26 of the M6 with the A49 Link Road. This follows an alignment south of the existing Leopold Street and over the railway via the existing road bridge at Pemberton, and includes the creation of a new roundabout junction at its intersection with the A471 Billinge Road



Proposed strategic and local infrastructure improvement

- An outbound southern relief route in two phases:
  - In the short term, a connection is proposed between Pottery Road and the Saddle Junction potentially utilising the existing Adam Viaduct spans under the railway and creating an alignment in the vicinity of the current First Bus Depot site
  - In the longer term a full two-way southern relief route is proposed between Chapel Lane and the Saddle Junction via an existing Corporation Street alignment, passing under the railway and connecting with Robin Park Road to the north. The alignment of the short term connection could then be designated as a priority bus route
- A new Wigan Inner Relief Route between the Saddle Junction and north west of the town centre. This existing proposal would tie in with the Southern Relief Route to create a full inner ring road for Wigan town centre

The proposals will deliver major advantages to strategic transport and to local connectivity by:

- Providing a high quality connection between the M6 and the north of town bypassing the Saddle Junction and Wallgate
- Utilising the existing road bridge over the railway at Pemberton to minimise cost and allow the station to remain in its current location
- Establishing a southern relief route between Pottery Road in the short term and Chapel Lane in the long

term and the Saddle Junction, relieving pressure on the Saddle Bridge and Pier gyratory system

- Providing a connection into Robin Park Road from the south west improving north-south connections whilst bypassing the town centre

### **Transport Hub**

The Transport Hub will create a link between Wigan Wallgate and North Western stations by providing covered walking routes and improved road crossing facilities. It will also greatly improve the edge of town parking offer.

The hub will raise the profile of Wigan town centre's excellent rail connectivity and provide opportunities for retail, office and residential development creating a vibrant hub of activity to link the town centre and the Pier Quarter.



Visualisation of Wigan Transport Hub

### **Public transport and park and ride**

Establishing the relief routes will divert vehicular traffic and allow bus priority routes to be established through the Pier Quarter. New bus routes will also be established to connect key employment sites to residential neighbourhoods to enhance employment opportunities. The delivery of quality bus routes will reduce travel time for those residents and workers who rely on buses and should deliver improved air quality in areas previously clogged with traffic.

The Strategic Masterplan also provides the potential to create a park and ride facility at Pemberton Station. Such a facility could serve commuters travelling east-west across the region as well as serving Wigan itself.

Any park and ride scheme would need to be conveniently located in close proximity to the strategic road network, with safe and sufficient parking and fast and reliable public transport connections. It must also be located far enough away from the town centre to make the park and ride experience worthwhile. A location at Pemberton will provide excellent connection to the M6 and has the capacity to accommodate potential parking demand. The key to this scheme will therefore be to ensure that suitable public transport connections are in place.

The feasibility of establishing a park and ride is dependent upon increasing the frequency of services along the line (either between Wigan and Liverpool or Wigan and Manchester) - extending the current programme of electrification of the Merseyrail Northern

line could achieve this by the upgrading of services between Wigan and Liverpool via Kirkby to a 15 minute frequency.

### ***Walking and cycling***

The Wigan South Central area is severed by numerous roads, railway lines and canal corridors. This makes movement across and within the area challenging, especially for pedestrians and cyclists.

The Strategic Masterplan establishes high quality pedestrian and cycle routes by utilising existing green corridors. By providing alternative routes and removing unnecessary traffic from local roads via the provision of a network of relief routes, the Masterplan will also make negotiating existing routes safer and more pleasant for pedestrians and cyclists. Ultimately by making walking and cycling a safer and more pleasant experience residents will be more likely to refrain from using their cars for short journeys - reducing congestion and pollution.



Example of attractive shared pedestrian and cycleway

### ***Development opportunities***

These improvements will open up opportunities for development and raise the potential for high quality and higher density use by improving the accessibility and profile of sites. The specific site opportunities are highlighted in the following section.

## Theme 2: Heritage

Wigan's heritage assets will be capitalised upon to reinforce its sense of local identity, aid orientation by providing landmarks and improve the quality of the built environment.

Wigan South Central has over 100 statutory listed buildings and numerous locally listed buildings. The majority of listed buildings are focused around the Pier Quarter, town centre and transport hub. Locally listed buildings, such as the terraced villas on Ormskirk Road in Pemberton, are more widely dispersed across the area.



However, in too many instances these valuable structures are under-valued. Many have fallen into decline or disrepair and traffic volumes on our local roads provide a poor setting.

### Heritage Framework

The Strategic Masterplan capitalises on these assets by focusing on three interwoven themes:

- Improving the image, setting and appearance of our principal heritage assets
- Improving our historic corridors and protecting their local identity
- Linking our heritage nodes and their accessibility

### Key Actions

Freestanding, individual landmark buildings should be enhanced through specific measures such as lighting, landscaping and boundary treatments and promoting sympathetic repair and renovation.

Securing appropriate uses for heritage buildings can present a challenge. Uses must be sympathetic to the built form as well as suitable in terms of surrounding uses. Financial viability and market attractiveness of conversions can add another burden. However, successful conversions make a huge contribution to the overall quality of built environment and the landmark status of buildings is a key advantage to investors and occupiers alike.

The environmental quality of historic radial routes will be improved through the reduction of through traffic, where feasible, and through townscape improvements. The emphasis here will not only be on enhancing the structures themselves, but also on linking them through wider public realm improvements to create a corridor

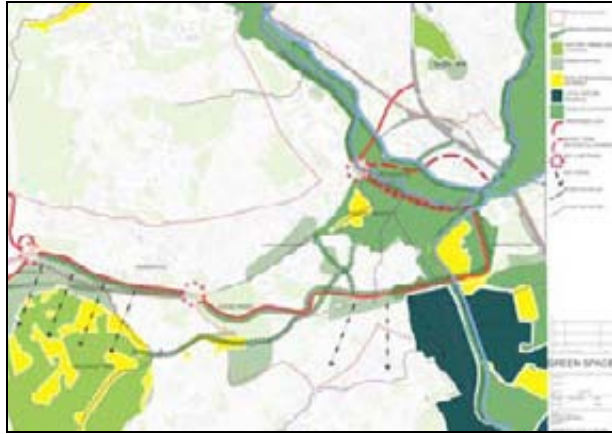
with a common sense of design and environmental quality through the careful use of landscaping, street furniture, lighting and materials to promote local distinctiveness.

Our heritage corridors will contribute to creating an attractive environment for pedestrians and cyclists and will link closely with the green space and pedestrian and cycle improvements across Wigan South Central.

Our key heritage nodes fall within the town's designated Conservation Areas and their protection and improvement will continue to be a focus for investment and attention.

Our heritage nodes provide an exciting opportunity to create high quality environments and a distinct sense of place. The treatment of the structures must be considered comprehensively to ensure individual structures contribute to creating a unified sense of place.

### Theme 3: Green Space and Waterways



Our green space and waterways assets will be enhanced to create a high quality environment boosting the profile of Wigan and create accessible routes.

#### Green space and waterways framework

Capitalising on our green space and waterway assets is a key theme of the Strategic Masterplan. The approach is underpinned by the following key principles:

- Improving the quality and visibility of our green space and water assets to boost the image of Wigan
- Establishing a network of green corridors to promote accessibility by walking and cycling
- Orientating development towards our green space and waterways to capture value and integrate natural and built form

#### Key Actions

Actions to improve green space are proposed across Wigan South Central, the key elements of the strategy are:

- Creating a network of high quality green spaces linked by green corridors across Wigan South Central for use by pedestrians and cyclists
- Reinforcing Wigan Flashes as the focal point of the Greenheart initiative through opening up views from the elevated A49 link, promoting the creation of a visitor centre to act as a landmark gateway to the Flashes and improving linkages to the surrounding areas
- Enhancing Parson's Meadow through improving the quality of the space and linkages to the surrounding areas. In the long term the Southern Pier Quarter Relief Road may run along the northern periphery of Parson's Meadow - careful design should ensure this route aids integration between the meadow and development at the northern edge of Parson's Meadow in the Pier Quarter
- Enhancing the appearance of key routes into Wigan Borough through landscaping and environmental improvements
- Creating a strong north-south corridor along the canal and river from the Flashes through the Pier Quarter and to the north west of the town centre to improve accessibility between the areas for pedestrians and cyclists

- Creating new green spaces and areas of public realm within new developments and utilising green spaces to integrate new and existing development. This will be particularly important in major development sites such as Pemberton and the Pier Quarter
- Raising the environmental quality of existing development through establishing 'green spokes' that extend into sites and link to the wider green space network
- Ensuring a balance of quality and quantity in playing fields provision across Wigan
- Ensuring new development benefits from high quality landscaping



Mesnes Park

## Theme 4: Enterprise, Education and Skills

A well educated and skilled workforce is the foundation of economic prosperity and social well-being. The physical interventions proposed by this Strategic Masterplan will be underpinned by initiatives to ensure that the skills of the workforce meet the evolving needs of businesses and allow local residents to benefit from the employment opportunities created.

We have a long term commitment to raising education and skills through a wide range of measures including:

- Raising aspirations of local residents and in particular of young people
- Enhancing the profile and provision of higher education locally
- Making learning attractive by improving learning environments through investment in schools and colleges and positioning educational facilities at the heart of the community alongside other community facilities
- Reducing worklessness by supporting people to return to work and stay in employment
- Promoting strong links between businesses and education and skills providers to appropriately develop workforce skills

Wigan and Leigh College is a major asset to the Borough. The recent £30m redevelopment and investment programme has greatly improved facilities. The College has strong links with local universities and

local and international business and is committed to raising participation levels and meeting the needs of the local economy for higher skills levels.

The College is working with UCLAN (University of Central Lancashire) to expand the number and range of higher education courses it provides locally and to develop a new University Centre to provide modern and high profile facilities for higher education.

The College has a critical role to play in ensuring that our workforce develops the skills required in the knowledge based industries and the growth sectors through continuing close relationships with private sector investors (such as Chinagateway) and public sector agencies. This will be central to delivering economic growth sought by the Council and the NWDA.

The new developments that will come forward through the implementation of the Strategic Masterplan will generate jobs in construction. Local construction schemes will help to ensure that local people and businesses are able to access these jobs.

Improving skills is a virtuous circle - at present many of our higher skilled residents commute to places of work outside the Borough. Making Wigan more attractive to new and expanding businesses by providing good quality premises in easily accessible locations surrounded by a highly skilled workforce will increase the quality of employment opportunities available locally and reduce the need for residents to commute elsewhere.

Attracting skilled workers to live in our area is another important facet of the strategy. Providing a choice of good quality housing is crucial to attracting high skilled workers to the area. This is not only an issue of bricks and mortar - the overall quality of life: quality of schools, environment, leisure and cultural facilities are all crucial factors that people consider when moving house.

The Strategic Masterplan identifies opportunities for new, high quality housing - sites within the Pier Quarter and the M6 Gateway and Pemberton have particular potential to enhance the quality and choice of housing available locally and link to wider improvements in quality of life.



Wigan and Leigh College Pagefield Campus

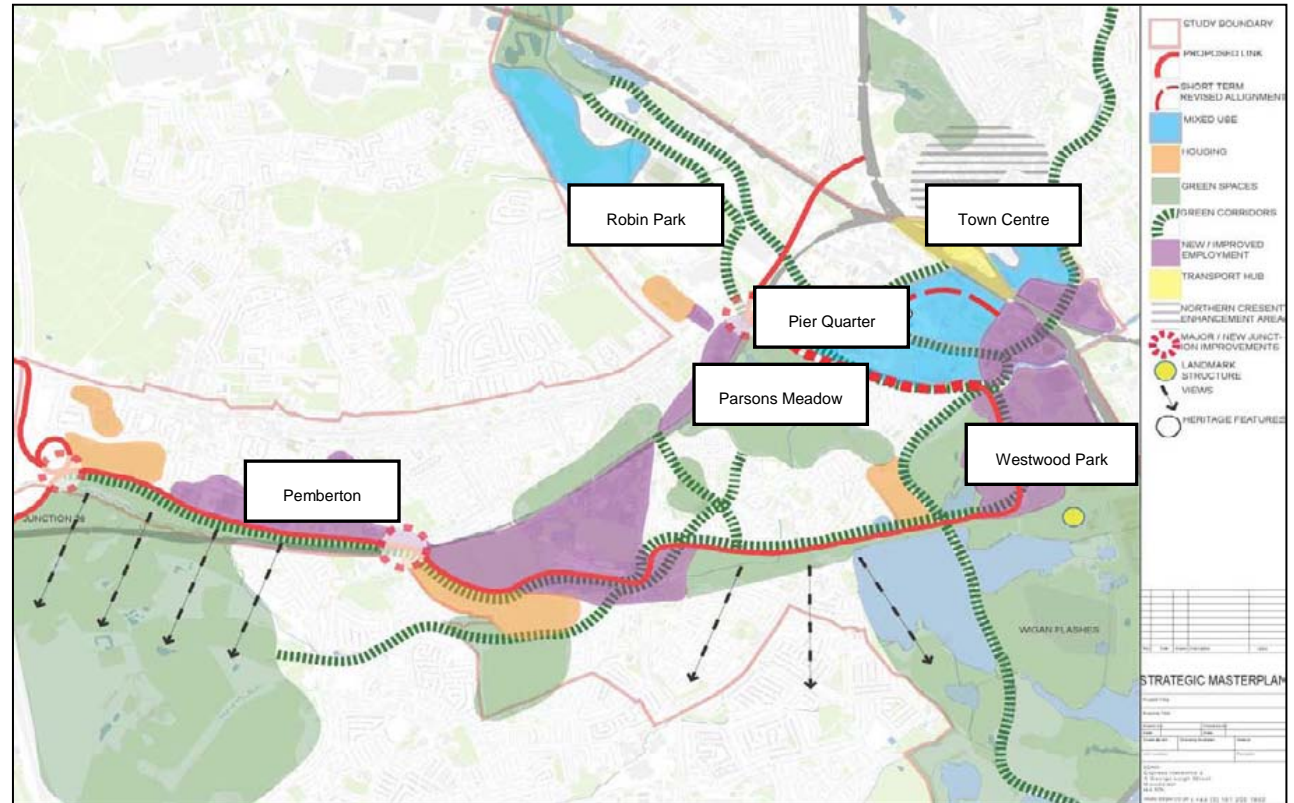
## 5.0 Realising the potential of Wigan South Central

Wigan South Central has been divided into 6 sub-areas:

- Pier Quarter
- Town Centre
- Westwood Park
- M6 Gateway and Pemberton
- Robin Park and the North West Corridor
- Worsley Mesnes and Parson's Meadow

The following section addresses each in turn setting out a vision for the area, highlighting the challenges currently facing the area, identifying the key priority actions required to achieve the vision, the phasing of those key actions and outlining the delivery steps required to implement the Strategy.

The Strategic Masterplan themes of transport, heritage, green space and waterways all permeate through the sub-area proposals.





# Pier Quarter

## Vision

The Pier Quarter will be a vibrant mixed use quarter to provide a home for cultural activities, businesses, housing, leisure and tourism.

The area will provide attractive opportunities for edge of centre living capitalising on heritage assets and waterways to create a high quality environment. It will provide a balanced offer of housing types and tenures within easy reach of community, leisure, retail and public transport facilities.

The mix of uses will complement the town centre offer and enable the Pier Quarter to act as an attractive link between the town centre and Westwood Park - providing a range of supporting services.

## Challenges

The Pier Quarter is a critical area in Wigan South Central. Although there are some successes at present the area suffers from congestion and a poor quality environment. It fails to fully build upon its proximity to the town centre and the railway stations or capitalise on its heritage assets and river and canal network.

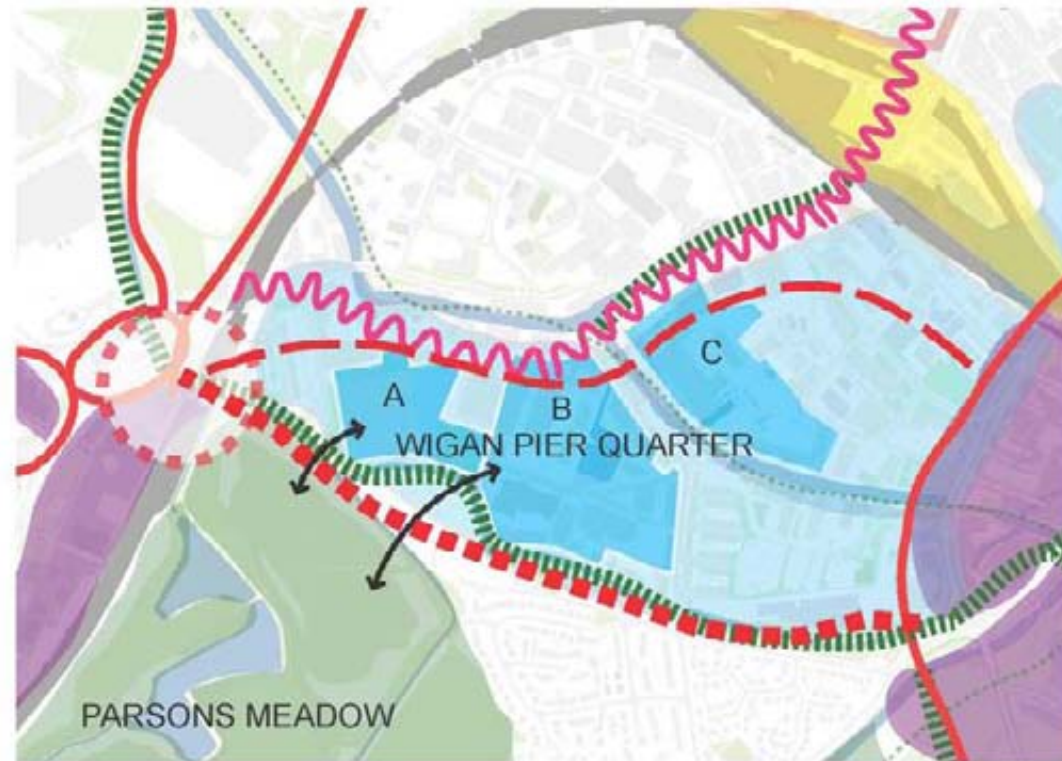
- The river and canal network offer potential to create excellent public realm as well and important movement corridors. The improvements around the Wigan Pier canal basin have demonstrated how this may be achieved and this must be replicated across the area
  - Proximity to the Transport Hub and town centre mean that the area can provide complementary uses to the town centre, however the environment along Wallgate must be improved to make this an attractive route for pedestrians
  - The area includes buildings of significant heritage value. Whilst this presents a challenge in terms of finding appropriate uses that prove financially viable, these buildings act as landmarks reinforcing the local character and aiding orientation and providing high profile status for occupiers and investors
- Traffic is forced through narrow roads and the one way system in the Pier Quarter creating congestion and generally a poor environmental quality. Relieving congestion by providing alternative routes for vehicles travelling across the town centre is essential to improve overall movement, enhance the environment and ensure sufficient capacity exists to serve new development
  - It is important that a balanced mix of residential development is achieved to improve and diversify Wigan Borough's wider housing offer. A key challenge is to provide the right mix of house types and tenures in appropriate locations. The last few years have seen the emergence of a new build apartment market on the edge of the town centre in the Pier Quarter. Future apartment development within the Wigan Pier Quarter should continue to be focused close to the town centre allowing other sites in the Pier Quarter to focus on more traditional house types
  - The fragmented nature of land use and land ownership presents a major challenge to delivering transformation of the Pier Quarter - a comprehensive and proactive approach to redevelopment is essential to secure and assemble key sites and avoid the threat of piecemeal development undermining wider vision



# Pier Quarter

## Key Actions

- Prepare an Area Action Plan for the Pier Quarter to investigate development opportunities and constraints in detail, ensure sites are bought forward in a strategic manner and guide the public and private sector actions to transform the area
- Secure land required to deliver infrastructure requirements as a priority
- Reduce congestion by implementing the short term road scheme (separation of inbound and outbound traffic and new connection to the improved Saddle Junction) and in the long term implement the full Southern Relief Route
- Improve the public realm between Westwood Park and the town centre, in particular along Wallgate
- Support the regeneration and restoration of Eckersley Mill complex ensuring it links with the surrounding uses and provides a vibrant mix of uses whilst respecting the heritage significance of the complex
- Promote take-up of commercial and leisure space in the Pier Quarter, for example through supporting the regeneration of Trencherfield Mill
- Embrace and capture other site specific development opportunities to raise perceptions and image of the Pier Quarter





## Town Centre

### Vision

Wigan town centre is the thriving heart of the borough. The retail core will provide an attractive, competitive offer supported by complementary uses in the wider town centre. The different parts of the town centre will be well connected and integrated.

### Challenges

Wigan town centre has been transformed in recent years following significant investment into a vibrant retail centre. However, a comprehensive strategy is required to ensure the centre responds to the changing shape of the town centre, addresses future development sites, enhances its leisure offer and improves its relationship with surrounding areas:

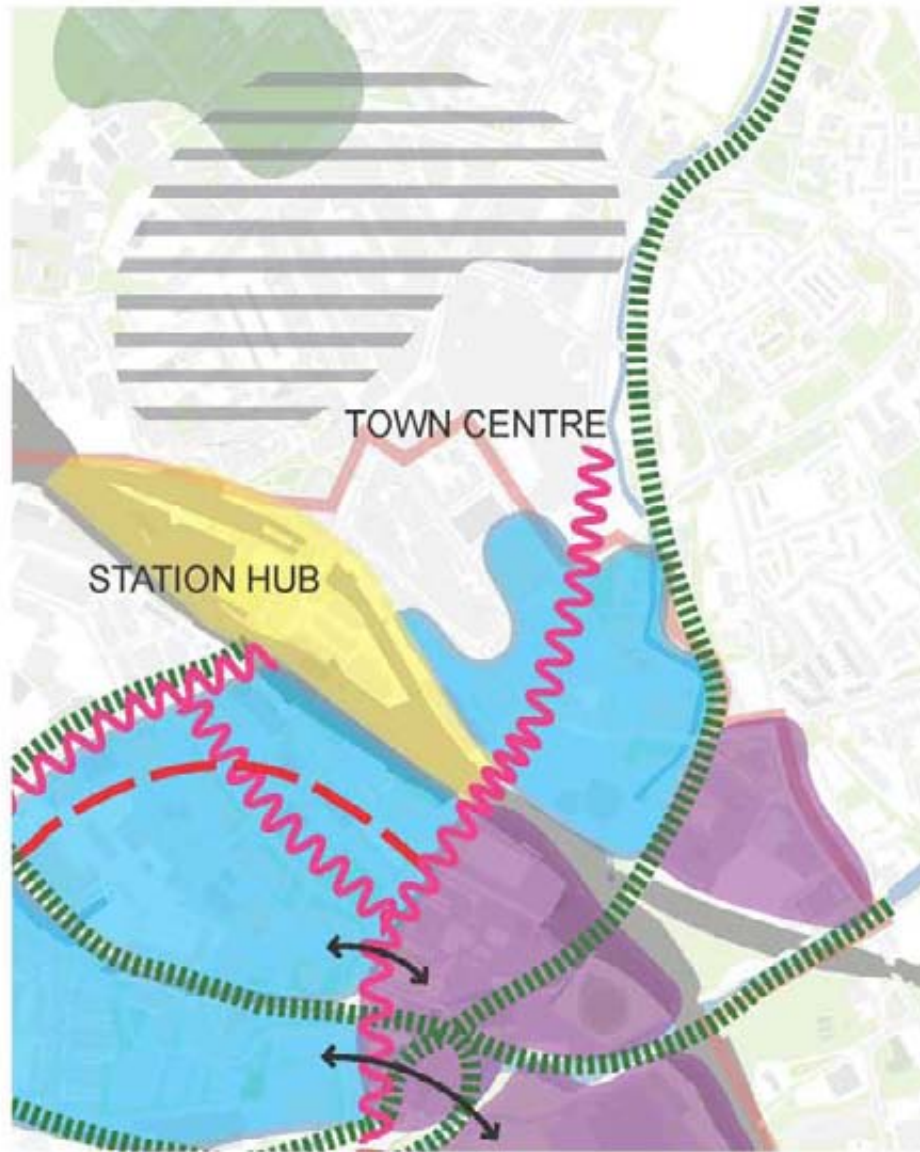
- Wigan town centre benefits from two railway stations but the station environment is poor and lacks profile
- Public realm at the entrances to the town centre are generally poor
- Public realm improvements across the area and particularly along key corridors is essential to improve visual quality and encourage pedestrians movement
- Major investment secured through the Joint Service Centre will stimulate investment in this area. However there is a clear need to capitalise upon the opportunity presented by vacant sites

- Recent investment in the town has shifted the focus of the town centre southwards. The Council's Northern Crescent Study recognises the need to balance this with investment in the Northern Crescent area

### Key Actions

- Delivery of the Transport Hub to raise the profile of rail connections and improve the quality of the environment
- Enhance public realm at key gateways and along key corridors - improving the route between the Pier Quarter and the transport hub along Wallgate is a particular priority
- Wigan and Leigh College's proposals for investment in their campus will raise the Borough's profile. Securing appropriate provision for expansion of their higher education offer in the Wigan South Central area is important to capture benefits for local business and the community
- Support Wigan and Leigh College's aspirations for expansion through provision of suitable development sites and infrastructure
- Secure anchor uses in the Northern Crescent to balance the impact of the Grand Arcade on the focus of the town centre

- The prospect of residential apartment development in sites in the Eastern Gateway needs to be considered in the context of wider trends in the housing market and Wigan Borough's own development pipeline in order to avoid oversupply of apartments
- Create the conditions for the public sector to support the expansion of the town's leisure and entertainment market for all residents specifically targeting the over 30s



- SHORT TERM REVISED ALIGNMENT
- MIXED USE
- GREEN SPACES
- GREEN CORRIDORS
- NEW / IMPROVED EMPLOYMENT
- TRANSPORT HUB
- NORTHERN CRESCENT DEVELOPMENT OPPORTUNITY AREA
- ENVIRONMENTAL IMPROVEMENTS
- IMPROVED LINKAGES




### TOWN CENTRE

Project No: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Author: \_\_\_\_\_  
 Check: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_



# Westwood Park

## Vision

Westwood Park will be transformed by the 'Chinagateway' scheme. The scheme incorporates 1m sq ft of floorspace - a vibrant mix of manufacturing, marketing, warehouse, research and development, hotel and office facilities.

Westwood Park will become the largest clothing and textile industry centre in Europe - a 'textile city' that will be home to a large number of Chinese companies trading within the UK and Europe.

## Challenges

Significant public sector resources have been invested in the remediation and infrastructure in Westwood Park, the Chinagateway investment is the fruit of this investment.

It is important that the value of the investment is maximised through ensuring that:

- The scheme enables the delivery of the direct link from the site to the A49 and the M6
- Development relates sensitively to the adjacent Wigan Flashes and Sites of Special Scientific Interest
- The scheme acts as a flagship project for Wigan by adopting high quality design

- The local workforce is able to benefit from the employment created by putting in place suitable skills and training packages

## Key actions

- Delivery of the A49 link
- Negotiate with Chinamex to ensure all new buildings on the site promote high quality design and demonstrate continued commitment to excellent standards of environmental sustainability
- Work with Wigan and Leigh College and other training providers to ensure appropriate courses are available to allow the local community to benefit from employment opportunities created
- Ensure that the land and property offer across the Borough is appropriate to enable spin off opportunities the investment in Westwood Park will generate to be embraced
- Support the private sector to redevelop underutilised and unattractive sites between Westwood Park and the Pier Quarter through an appropriate mix of environmental improvements and supporting the relocation of inappropriate uses to more suitable locations in Wigan South Central
- Ensure that the recent improvements to the canal walkways, to improve physical linkages and environmental quality between Westwood Park and the town centre (via the Pier Quarter) to enable Westwood Park and the Chinagateway to integrate with the town centre and promote positive spread of benefits
- Establish Westwood Park as the gateway to the Greenheart Initiative through the creation of a visitor centre destination in the vicinity to raise awareness of the area's natural assets





## M6 Gateway and Pemberton

### Vision

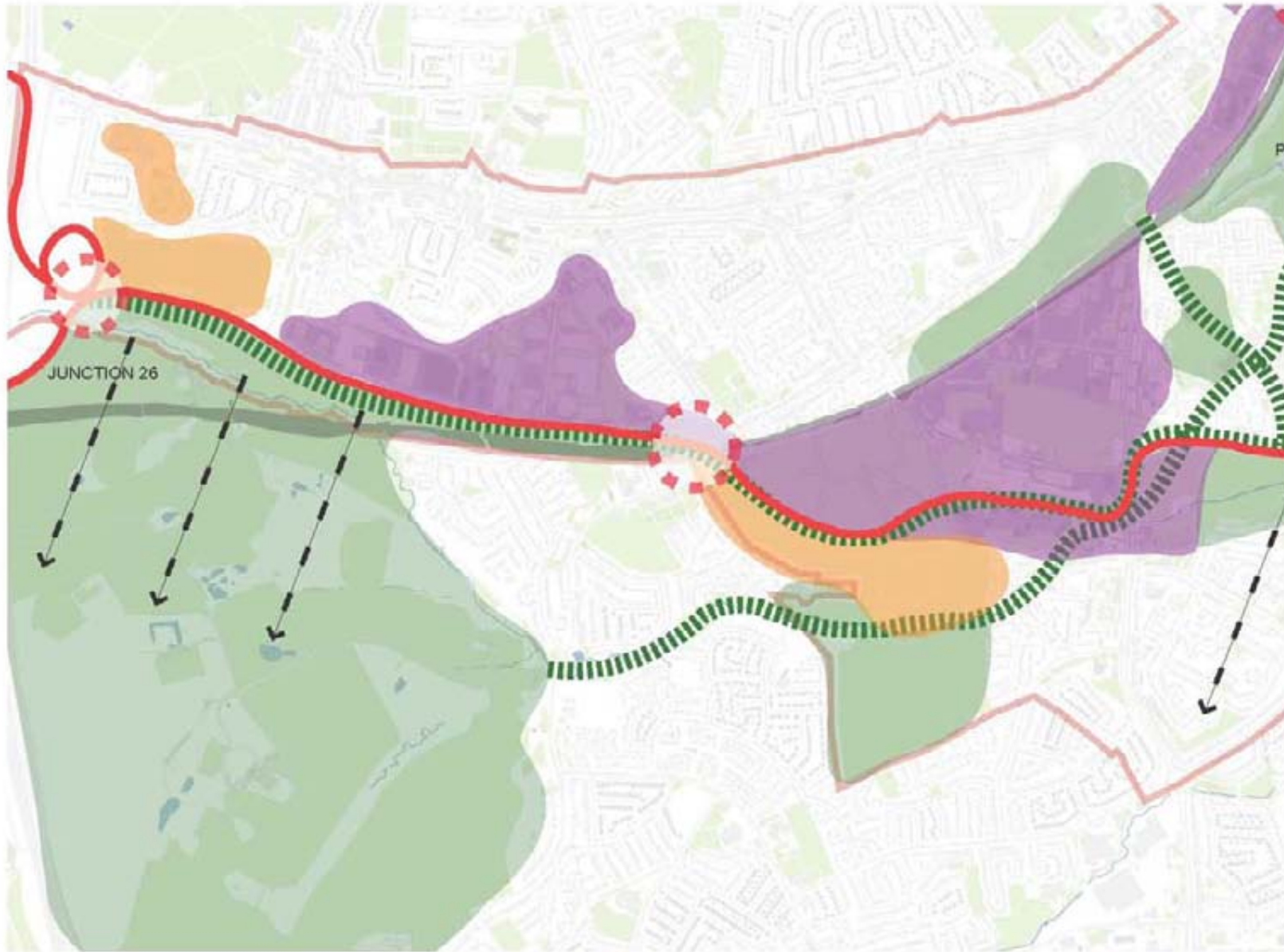
This area will be a high quality gateway into Wigan from the M6. A new direct connection to the M6 between junction 26 and the town centre via the former Pemberton Colliery will establish a high quality employment corridor.

### Challenges

- The former Pemberton Colliery site is owned by Peel Holdings who are producing a masterplan for the site. It is critical that the emerging Pemberton scheme complements and supports the objectives of this Strategic Masterplan. Securing a link across the Billinge Road and the route for the link road to the M6 are fundamental to the overall Wigan South Central strategy
- Poor road frontage and access mean that sites in this area do not currently enjoy a high profile - however, the creation of the link to the M6 could transform this. It is therefore important that quality and mix of development reflects this improved status
- Pemberton is an important employment site in view of limited availability of employment land in the Borough. The scale and locational characteristics of the site also means it provides a valuable opportunity to improve the housing offer in this part of Wigan. The challenge is therefore to strike the right balance between employment, residential and other supporting uses

### Key Actions

- Ensure delivery of high quality road link between M6 Junction 26 and A49 via Pemberton specifically:
  - Undertake detailed feasibility assessments of the route
  - Secure the link across the Billinge Road from Pemberton Colliery
  - Safeguard the route through the former Pemberton Colliery site and minimise the number of junctions off the route
  - Safeguard the route parallel to Leopold Street
  - Safeguard the land either side of Pemberton rail bridge for creation of a junction and potentially a park and ride facility
- Develop Pemberton for a mix of high quality employment uses supported by quality residential and other ancillary uses
- Develop sites around the M6 junction for quality housing
- Develop the Pathfinder school site to north to improve education and community facilities



- HOUSINGS
- GREEN SPACES
- GREEN CORRIDORS
- NEW/IMPROVED EMPLOYMENT
- MAJOR/NEW JUNCTION IMPROVEMENTS
- PROPOSED LINK



No.	Date	Author	Check

**PEMBERTON  
WIDER CONTEXT**

Project Title: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_  
 Drawing Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Author: \_\_\_\_\_  
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## Robin Park and the North West Corridor

### Vision

The success of Robin Park as a major leisure and retail destination will be reinforced through complementary housing-led mixed use development on surrounding sites. The attractiveness of the area as a place to live, work, visit and invest will be enhanced through major works to relieve the congestion associated with Saddle Junction.

### Challenges

The key challenge for this area is to capitalise on under-utilised land resources which are constrained by local congestion, the railway line and the canal corridor. Within this, specific challenges are:

- Relieve congestion around Saddle Junction
- Raise the quality of the retail and leisure offer at Robin Park by promoting development which is distinct but complementary to the town centre offer
- Provide a flexible framework for development which can respond to changing land ownerships in the area

### Key Actions

Whilst this sub area plays an important role, it is not an immediate priority for intervention for the Masterplan.

The potential for Wigan to capitalise upon the rail and water corridors extending in a north westerly direction out of the town centre is acknowledged, this would be a long term prospect - beyond the timeframe of this Strategic Masterplan.

The key actions therefore relate to transport and accessibility improvements that will benefit the wider areas:

- Improve the operation of Saddle Junction including accommodating proposals for both the southern and inner relief roads
- Review feasibility of establishing Robin Park Road/Scot Lane as an alternative north-south route reducing traffic pressure in the Pier Quarter
- Improve pedestrian and cycle networks to enhance the connectivity of this area with the town centre
- Pilot scheme to explore opening up Stadium Way to relieve traffic congestion at Saddle Junction
- Explore feasibility of residential development at Scot Lane to contribute to meeting housing targets





## Worsley Mesnes and Parson's Meadow

### Vision

The Worsley Mesnes area will be an attractive place to live. The neighbourhood will relate well to the Parson's Meadow and the wider area and will be well served by good community facilities.

### Challenges

Wigan and Leigh Housing Trust have invested in the Worsley Mesnes neighbourhood, but it is important to ensure that this valued community benefits from the Strategic Masterplan. The key challenges are to:

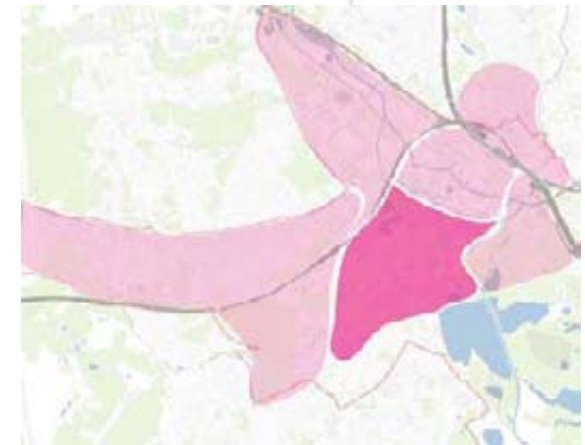
- Improve the appearance of the Worsley Mesnes estate from the route of the A49 and the appearance of the Warrington Road/Gower Street commercial area as views from these routes will shape perceptions of people arriving into Wigan
  - Ensure high quality development is delivered at the new junction of the A49 link
  - Improve the internal layout of the Worsley Mesnes estate to enhance legibility and movement through the area particularly to improve access to green space
  - Improve connections to the surrounding area. In particular ensuring that the A49 does not compromise north-south movement
- Improve connections between Parson's Meadow and the Pier Quarter through establishing green networks and careful orientation of any new development in the Pier Quarter

### Key Actions

- Improve the environmental and pedestrian linkages as part of the A49 Link proposals
- Improve boundaries and facades in the Warrington Road/Gower Street commercial area
- Redevelop the disused cricket pitch to enhance choice of housing available locally
- Enhance Parson's Meadow as a local amenity including improvements to the playing fields
- Create a strong green corridor from the Wigan Flashes through the central area and up to the North Western area, to improve movement for pedestrians and cyclists



- PROPOSED LINK
- SHORT TERM REVISED ALIGNMENT
- LONG TERM REVISED ALIGNMENT
- MIXED USE
- HOUSING
- GREEN SPACES
- IMPROVED GREEN CORRIDORS
- NEW / IMPROVED EMPLOYMENT
- MAJOR / NEW JUNCTION IMPROVEMENTS
- IMPROVED LINKAGES



PARSONS MEADOW	
Project Title	
Client Name	
Date	Scale
Drawn By	Checked/Reviewed
Project Number	Revision
EDAW 2 Riverside Way 1 George Leigh Street Manchester M4 1PL www.edaw.co.uk   44 202 301 200 1000	

## 6.0 Making it happen

The successful implementation of the Strategic Masterplan will transform Wigan South Central. Summarised below are the key components to make it happen.

### Priorities

**Improving transport and accessibility is the key driver of the Strategic Masterplan.** The improvements to transport and accessibility that will arise through implementing the transport proposals will affect all six Wigan South Central sub-areas and deliver benefits across the Borough.

Achieving the vision for Wigan South Central depends upon delivering projects in a co-ordinated fashion across the whole of the Wigan South Central area. The strategy identifies opportunities to contribute to the vision in each of the six sub-areas, however, some proposals have a more significant impact than others depending on their scale, nature and location.

Resources should be focussed on ensuring the most significant projects are delivered. The geographical priorities are therefore:

Priority 1	Pier Quarter
Priority 2	Town Centre; Westwood Park; and M6 Gateway and Pemberton
Priority 3	Robin Park and the North West Corridor; and Worsley Mesnes and Parson's Meadow

### Priority Actions and Phasing

The table at the end of this section breaks down the priority actions highlighted in each sub-area into specific tasks and sets out the relative priority and proposed phasing.

### Indicative Outcomes

Delivery of the masterplan as envisaged could deliver the following outputs over the next 15 years:

- In the order of 240,000 sq m of modern office space
- Up to 35,000 sq m of modern industrial space
- In the order of 55,000 sq m of warehouse space
- In the order of 6,000 sq m of retail space
- In the order of 2,500 new homes
- 3 hotels, new car parking and a new school

### Realising the Masterplan

The public and private sector will need to work in partnership to deliver the masterplan. We anticipate the following delivery mechanisms will be required:

- Wigan South Central Partnership - a partnership of public and private partners with interests in the area who will provide the Masterplan's vision and guide its implementation
- Wigan South Central Delivery Team - a dedicated team sitting within Wigan Council who will be

responsible for the day to day delivery of the Masterplan. The team will include experts in planning gain negotiations, CPO and transport

- Joint Vehicle to deliver the proposed Pier Quarter Area Action Plan
- Individual partnership agreements to bring forward individual sites

### Commitment of Key Partners

We all have a role to play in shaping the future of Wigan.

Wigan South Central is a complex area - there are clearly challenges to overcome, but the reward will be a brighter more sustainable and prosperous future for Wigan Borough and the wider North West region.

The Strategic Masterplan provides the framework to enable partners to prioritise and co-ordinate their activity and harness the huge opportunities that exist in Wigan South Central. No single agency can deliver the strategy alone, it will be joint effort.

Many of the sites are or will be brought forward by the private sector. However to ensure that the individual sites contribute to the overall objectives of Wigan Council and other economic development agencies, the public sector needs to take a leading role in working with the private sector across the whole of the area and at an individual site level to create the conditions for investment.

Our role will therefore include:

- Creating confidence and certainty in the marketplace by setting out the vision for the future of the area in this Strategic Masterplan and engage with public and private sector partners
- Drive the delivery of the Strategic Masterplan
- Commissioning detailed masterplanning and development briefs to guide development in complex areas such as the Pier Quarter
- Commissioning further feasibility into major road infrastructure improvements
- Providing the conditions to facilitate investment through investing in transport infrastructure and public realm improvements
- Working proactively with developers through the planning process - in pre-application negotiations and timely determination of planning applications
- Bringing sites in public sector ownership forward for development
- Using compulsory purchase powers to support site assembly where appropriate

We will be looking to other key public partners to support us in creating this investment:

- Transport and accessibility improvements - Highways Agency, Network Rail
- Environmental improvements - Environment Agency, British Waterways

- Housing - Wigan and Leigh Housing

However, the ultimate delivery of the Masterplan and its success rests in the hands of our private sector partners and we look forward to working with you to deliver our vision.



## Action Plan for the Transformation of Wigan South Central

Tasks	Type	Priority	Phase	Lead
Preparation of Area Action Plan for Pier Quarter	Study	High	Short	Wigan Council
Feasibility study of the Outbound Relief Road Route	Study	High	Short	Wigan Council
Feasibility of alignment of link road between M6 Junction 26 and A49 via Pemberton	Study	High	Short	Wigan Council
Pilot scheme to explore of opening up Stadium Way	Study	Medium	Short	Wigan Council
Feasibility of the Southern Relief Route	Study	Medium	Short	Wigan Council - Transport
Review of feasibility of establishing Robin Park Road/Scot Lane as an alternative north-south route	Study	Medium	Medium	Wigan Council
Review of playing pitch provision to assess the feasibility of releasing sites for alternative use	Study	Medium	Short	Wigan Council
Explore feasibility of housing development at Scot Lane	Study	Low	Long	Wigan Council
Saddle Bridge Capacity Improvements	Transport and accessibility	High	Short	Wigan Council
Ensure delivery of the link between A49 and Westwood Park	Transport and accessibility	High	Short	Wigan Council
Ensure delivery of high quality road link between M6 Junction 26 and A49 via Pemberton in two stages: i) Secure the link across the Billinge Road (new roundabout) and safeguard the route through the former Pemberton Colliery site and minimise the number of junctions off the route ii) Safeguard the route parallel to Leopold Street	Transport and accessibility	High	Short	Wigan Council
Identification of funding and acquisition of land to enable implementation of Outbound Relief Road Route	Transport and accessibility	High	Short/Medium	Wigan Council
Completion of the Outbound Relief Road Route	Transport and accessibility	High	Medium	Wigan Council
Transport Hub	Transport and accessibility	High	Medium	Wigan Council
Acquisition of land to enable implementation of Southern Relief Route	Transport and accessibility	High	Long	Wigan Council
Safeguard land for creation of a park and ride facility	Transport and accessibility	Low	Long	Wigan Council
Connection between the junction at Pemberton Bridge and the M6 Junction 26 north of the railway	Transport and accessibility	High	Medium	Link across Pemberton to A49
Improve pedestrian and cycle networks to enhance the connectivity between Robin Park and the town centre	Transport and accessibility	Medium	Medium	Wigan Council
Completion of the proposed North West Inner Relief Route	Transport and accessibility	Medium	Long	Wigan Council
Completing the Southern Relief Route	Transport and accessibility	Medium	Long	Wigan Council - Operations
Support Wigan and Leigh College's aspirations for expansion	Development	High	Short	Wigan Council/ Wigan and Leigh College
Secure anchor uses in Northern Crescent	Development	Medium	Short	Wigan Council
Develop Pemberton for mix of high quality employment uses supported by quality residential and other ancillary uses	Development	High	Short	Wigan Council
Develop quality housing in Pemberton	Development	High	Short	Wigan Council
Develop Pathfinder School	Development	Low	Short	Wigan Council
Support the regeneration and restoration of Eckersley Mill complex	Development	High	Short	Wigan Council
Promote high quality sustainable design at Westwood Park	Development	Medium	Ongoing	Wigan Council
Pursue implementation of Eastern Gateway Development Framework	Development	Medium	Ongoing	Wigan Council
Promote high quality sustainable design at Westwood Park	Development	High	Medium	Wigan Council
Provide appropriate sites and premises to cater for spin off opportunities arising from Westwood Park	Development	Medium	Medium	Wigan Council
Enhance underutilised and unattractive sites between Westwood Park and the Pier Quarter	Development	Low	Medium	Wigan Council
Provide appropriate sites and premises to cater for spin off opportunities from Chinamex	Development	Medium	Medium	Wigan Council, Wigan an Leigh College
Enhance underutilised and unattractive sites between Westwood Park and the Pier Quarter	Development	Medium	Medium	Wigan Council
Improve boundaries and facades in the Warrington Road/Gower Street commercial area	Development	Low	Medium	Wigan Council

<b>Tasks</b>	<b>Type</b>	<b>Priority</b>	<b>Phase</b>	<b>Lead</b>
Redevelop the disused cricket pitch to improve choice of housing available locally	Development	Low	Medium	Private Sector
Improve the environmental and pedestrian linkages as part of Access Wigan	Environment	Low	Short	Wigan Council
Public realm improvements along Wallgate	Environment	High	Short	Wigan Council
Enhance Parson's Meadow as a local amenity space including improvements to the playing fields	Environment	Low	Medium	Wigan Council
Environmental Improvements on A577 and A571	Environmental	Medium	Medium	Wigan Council
Green corridor from the Wigan Flashes through to North Western area	Environment	Medium	Long	Wigan Council
Development of Higher Education Building for Wigan and Leigh College	Enterprise, education and skills	High	Short	Wigan and Leigh College
Ensure the local community are able to benefit from employment opportunities created	Enterprise, Education, Skills	Medium	Ongoing	Wigan Council/ Wigan and Leigh College