



# Core Proof of Evidence

## Housing

### Wigan Replacement Unitary Development Plan

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## **1. Introduction**

- 1.1 This Core Proof of Evidence is intended to provide the background to the Housing Policies in the Replacement Unitary Development Plan (UDP.) It therefore describes the Council's approach to housing provision and serves as source material for individual proofs of evidence in relation to specific objections to housing policies of the Plan. Reference to it should therefore avoid unnecessary repetition in individual proofs of evidence as well as providing a common source of factual material for those presenting evidence to the Public Local Inquiry.

## **2. Policy Context**

- 2.1 The adopted Wigan UDP was prepared in the 1990's and reflected a different approach to housing provision following the guidance in the then current PPG 3: Housing. The change in the policy approach to housing was signalled by the publication of a revised PPG 3 in March 2000. The changes to housing policy can be summarised as placing duties on local planning authorities to:
- Meet the housing requirements of the whole community, including those in need of affordable and special needs housing;
  - Provide wider housing opportunity and choice and a better mix in the size, type and location of housing, seeking to create mixed communities;
  - Provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites;
  - Create more sustainable patterns of development to deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;
  - Make more efficient use of land by reviewing planning policies and standards;
  - Put the needs of people before ease of traffic movement in designing the layout of housing developments;
  - Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and
  - Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.

- 2.2 In particular, the new approach is characterised by what is described as the *plan, monitor and manage* system of meeting housing requirements, in contrast to the former process of *predict and provide*. In essence this new process involves housing requirements and the way in which they are to be met being kept under regular review. Continuous monitoring of the level of housing provision and its distribution will be undertaken and reported and will result in the regular review of the housing requirement figures from the regional level downwards. PPG 3 specifies that, at the regional level, reviews should occur at least every five years and sooner, if there are signs of either under or over-provision of housing land.
- 2.3 As described in the following section of this proof, Regional Planning Guidance sets the overall level of housing provision for Unitary Development Plan authorities. Guidance in PPG 3 therefore specifies that individual UDPs do not provide the opportunity to re-open consideration of the level of housing provision for their areas since that level has already been fully considered and justified within the statutory process for preparing Regional Planning Guidance. The Council therefore considers that the level of housing provision in the UDP is fixed through the RPG process and is not open to challenge as part of the UDP inquiry.
- 2.4 Wigan's approach to housing policy, as laid out in the UDP therefore takes the Regional Planning Guidance housing provision figure of 410 dwellings per year as it's starting point. Although this figure is specified in RPG as being the annual average rate of provision from April 2002 to April 2006, for the purposes of this Plan, the Council will extend this annual average rate of provision to 2016 until such time as any different rate is adopted following a review of Regional Planning Guidance (or the Regional Spatial Strategy.) Since the regional provision figure is net of clearance it is necessary to add an allowance for the replacement of cleared dwellings. This allowance is based on an estimate of 100 dwellings per year giving a gross housing requirement figure for the Borough of 510 dwellings per year.
- 2.5 The UDP also adopts into policy the target that, on average at least 80% of new dwellings provided between 2002 and 2016 will use previously-developed land, derived from policy UR4 of Regional Planning Guidance.
- 2.6 It should also be noted that, in a continuation of practice in the adopted UDP, the Replacement UDP adopts the definition of *the urban area* as being those parts of the Borough not designated as Green Belt or Safeguarded Land. This provides clear and precise guidance on the delineation of the urban area which is shown on the Proposals Map and which is of relevance to the application of housing policies on the ground.

- 2.7 Wigan Replacement UDP departs from more usual practice in that it contains no specific housing allocations shown on the Proposals Map, other than the mixed use sites at the former Bickershaw Colliery and Wigan Pier Quarter. What is shown, for information, is all sites with planning permission for housing at April 2002 (including sites that were under construction, at that time). As commitments, these sites are not open to objection as part of the UDP deposit process. A listing giving brief details of these sites is included in the Plan at Appendix 4.
- 2.8 This lack of housing allocations in the Plan is a product of the relatively low housing requirement, compared to the past build rates achieved in the Borough, and the relatively large stock of existing sites with permission for housing. In addition there is evidence of a plentiful supply of brownfield windfall sites which will continue to come forward during the plan period.
- 2.9 Windfall sites coming forward will be assessed against policy R1B, which includes a series of criteria based on the sustainability criteria listed in PPG3. It is anticipated that, in line with the target of 80% of dwellings being provided on brownfield land, the majority of windfall sites granted planning permission will be on brownfield sites. However the policy does allow for the exceptional situation where greenfield sites perform better against the sustainability criteria in the policy than available previously-developed sites.
- 2.10 It is also this policy which allows the Council to meet it's duty, laid down in PPG3, of managing the release of sites over the plan period by using the provisions of the policy to phase or restrict the supply of land coming forward for development.
- 2.11 The design of new housing development is seen as an increasingly important aspect of planning policy. Accordingly the UDP contains a policy dealing with the Design of New Residential Development and House Extensions. This will be added to by Supplementary Planning Guidance on the design and planning of new housing development.
- 2.12 The Council's approach to Housing has remained constant throughout the First and Revised Deposit versions of the Replacement UDP with a few minor adjustments to the wording of the policies and dwelling numbers in the housing land supply calculations. These changes are readily apparent in the Revised deposit UDP where deleted text is shown struck through and added text shown underlined.

### 3. Regional Planning Guidance and Housing Requirement

- 3.1 Regional Planning Guidance for the North West (RPG 13) which is core document CD 1. of the Inquiry, is the regional spatial strategy for the north west region and provides the broad development framework within which the UDP was prepared. It is of particular importance for the housing policies of the Plan since it not only identifies the scale and distribution of housing development but also sets a specific target for the proportion of new housing that is to be provided using previously-developed (brownfield) land and sets the annual average rate of housing provision for the Borough.
- 3.2 As referred to at 2.3 above therefore, the RPG overall housing provision requirement for the Borough is not open to re-consideration as part of this Inquiry since it has already been adequately considered as part of the process of preparing and examining RPG itself. This point is clearly made in paragraph 7. of PPG 3 which specifies, *“In preparing structure plans and UDP’s, authorities must have regard to this guidance and should avoid, wherever possible, re-opening consideration of the level of housing provision for their areas which has been considered in full within the RPG process.”* The Council accepts the level of housing provision set by RPG as being appropriate for the Borough and does not propose to re-open consideration of it as part of this Inquiry.
- 3.3 The full text of RPG 13 is available in the Inquiry library (CD1) and is not therefore reproduced here. Nevertheless it is considered worthwhile to give extracts from the key housing policies of the guidance.
- 3.4 Policy UR4 of RPG deals with *Setting Targets for the Recycling of Land and Buildings*. The relevant parts of the policy are given below:

*“The redevelopment and re-use of vacant sites and buildings within the urban areas should be a priority. Additional development should be encouraged to make best use of such sites in sustainable locations.....”*

*“The regional target is that at least 70% of new dwellings, including conversions, constructed in the Region from April 2002 should use previously-developed land and existing buildings in sustainable locations in line with the approach to development set out in the Core Development Principles and the Spatial Development Framework. However, it is recognised that variations exist in the amount of previously-developed land and buildings in sustainable locations across the Region, and in preparing development plans local planning authorities should aim to achieve the following targets, through co-operative working within the specified areas and in conjunction with adjoining authorities:.....”*

- *In the rest of the Greater Manchester area, and Warrington, on average at least 80%;*”

(In this case, Wigan Borough falls within the area defined as *the rest of Greater Manchester*, i.e. Greater Manchester minus Manchester/Salford City Council areas.)

- 3.5 It is therefore apparent that there is a progression of targets for the recycling of previously-developed land. At the national level the Government has set the initial target that 60% of additional housing should use previously-developed land. The equivalent regional target is 70% whilst the target for Wigan Borough is 80%. This target is reflected in Policy R1 of the UDP which includes the statement that, *“AT LEAST 80% OF THE DWELLINGS PROVIDED BETWEEN 2002 AND 2016 WILL USE PREVIOUSLY-DEVELOPED LAND AND EXISTING BUILDINGS IN SUSTAINABLE LOCATIONS WITHIN THE URBAN AREA.”*
- 3.6 Monitoring of this target shows that for the year ending March 2003, Wigan achieved a level of 65% and for 2004, a level of 50%. However this does not mean that the target will not be met but merely that there are yearly variations in the actual percentage of housing built on brownfield land. This arises due to the existence of greenfield housing sites with planning permissions granted prior to the change of policy heralded by PPG3 which, in the main, now precludes greenfield sites being granted permission for housing development. As these sites are built out, the numbers of housing completions on greenfield sites will decline drastically so that the proportion of brownfield completions will rise resulting in an annual percentage greater than 80%. The effect of this will be to produce a percentage of at least 80% over the Plan period as a whole.
- 3.7 Policy UR7 of RPG deals with *Regional Housing Provision* and specifies the annual average rate of housing provision for each of the Strategic Planning Authorities in the region. The policy text is as follows,
- “Local planning authorities should monitor and manage the availability of land identified in development plans to achieve the annual average rates of housing provision set out in Table 5.1 and in doing so must seek to minimise the amount of land needed for new housing by:*
- *bringing about a reduction in vacancy rates to 3% in the existing dwelling stock, and 2% within the new stock, in line with Policy UR6, through the increased re-use of suitable vacant housing, especially in areas where vacancy rates are currently high, including East Lancashire and the North West Metropolitan Area;*
  - *maximising the re-use of vacant and under-used land and buildings in line with Policy UR4;*

- *making allowances for the contribution that can be made by conversions to residential use and subdivision of existing dwellings;*
- *considering the impact of new housing development upon the existing housing stock and market in the immediate area and adjoining districts.*

*In considering the allocation of land for new housing in development plans, local planning authorities should:*

- *adopt the sequential approach to development location as outlined in the Core Development Principles and the Spatial Development Framework;*
- *use the results of up-to-date Urban Potential Studies to inform the allocation of specific sites;*
- *introduce phasing policies in line with Policy UR8 as part of the ‘Plan, Monitor and Manage’ approach;*
- *allow for clearance replacement to reflect local circumstances, as a mechanism for the recreation of viable and sustainable neighbourhoods; and*
- *take into account the need for affordable housing provision in line with Policy UR9.”*

Table 5.1, referred to in the policy, specifies that for Wigan Borough, the Annual Average Rate of Housing Provision Net of clearance shall be 410 dwellings.

- 3.8 This guidance provided by RPG is translated to the local level by UDP policy R1 dealing with *Land for New House Building* which specifies that provision will be made for an average of 510 dwellings per year from April 2002. This annual provision figure is arrived at by adding to the average rate of provision of 410 per year, specified in RPG, an allowance of 100 dwellings per year for the replacement of cleared dwellings. The table below, taken from UDP policy R1A *Housing Provision*, shows the anticipated make-up of the housing land supply in the Borough between April 2002 and April 2006.

## Housing Land Supply

	No. of dwellings
Dwellings on sites under construction ♦	1066
Dwellings with planning permission ♦	2278
Dwellings from new sites not yet identified (windfalls) (estimate of 258 per annum) ∞	3612
Dwellings from conversions and change of use (estimate of 75 per annum based on past performance)	1050
<b>TOTAL HOUSING SUPPLY APRIL 2002 TO APRIL 2016</b>	<b>8006</b>

- ♦ Figures for these categories represent the position at April 2002.
- ∞ Estimate of future windfalls based on average brownfield completions 2000 to 2002.

3.9 Finally, I would refer to RPG policies UR8 and UR9 dealing, respectively with *A Phasing Mechanism for Release of Housing Land* and *Affordable Housing*. These matters are covered in the UDP under policies R1B *New Housing Sites* and R1H *Affordable Housing*.

## 4. Housing Land Supply

4.1 The housing land supply position in the Borough is given in the table following Policy R1A of the UDP and reproduced at 3.8 above. The table however is a *snapshot* of the situation at April 2002, the base date for the housing requirement figures of Regional Planning Guidance. Further details of the sites included as *under construction* and *with planning permission* can be found in Appendix 4 of the UDP and they are also shown on the Proposals Map as Housing Commitments.

4.2 Given below is a re-examination of the housing land supply position in the Borough updated to April 2004. Further details of the sites included in these totals is given in Annex 1. to this proof.

4.3 The Council's view is that the housing land supply for the Borough is made up of 5 component parts. These are:

- (i.) Dwellings on sites under construction;
- (ii.) Dwellings with planning permission;
- (iii.) Dwellings from allocated sites;
- (iv.) Dwellings from unidentified sites (windfalls);
- (v.) Dwellings from conversions and changes of use.

(i.) Dwellings on sites under construction

Table 1. of Annex 1. lists all of the 72 sites which, at April 2004, were under construction from which it can be seen that there were a total of **1217** dwellings, of which 517 were under construction and 700 were dwellings not started on such sites.

(ii.) Dwellings with planning permission.

Table 2. of Annex 1. lists all of the 196 sites with planning permission for housing where development had not started at April 2004. There are a total of **1934** such dwelling plots.

(iii.) Dwellings from allocated sites.

As noted at 2.7 above, there are 2 allocated sites in the UDP which are expected to produce significant amounts of housing development. These are the mixed use allocations at the former Bickershaw Colliery and Wigan Pier Quarter, numbered respectively as policies EM1G and EM1H. Both these allocations are expected to include residential use amongst the mix of uses. Although no specific development schemes have been approved for either of these sites it is estimated that the Bickershaw site will accommodate some 417 dwellings and Wigan Pier Quarter some 500. This gives a total of **917** dwellings from these 2 allocated sites.

(iv.) Dwellings from unidentified sites (windfalls).

The table attached to UDP policy R1A (and given at 3.8 above) shows, at line 3, the Council's estimate of the likely future rate of windfalls, being **258** per annum. This fairly conservative estimate is based on the average number of windfall completions on brownfield sites that occurred in the years 2000 to 2002, being the years since the coming in to operation of PPG3 with its restriction on the release of greenfield sites. This can be seen in Table 3. of Annex 1. which gives a listing of the numbers of windfall housing completions for both brownfield and greenfield sites in the Borough since 1993. Table 4. lists all completions over the same time period thus including also those on allocated sites.

The Council is confident that the supply of previously-developed windfall sites will continue to come forward at an adequate rate throughout the plan period. This confidence is based on the Urban Potential Study carried out by the Council in accordance with the *Urban Potential Study Methodology for the North West* published by the North West Regional Assembly and which is consistent with *Tapping the Potential*, the PPG3 companion document which details best practice in urban potential studies. The Urban Potential Study is published separately from this core proof and details the potential for new housing development in Wigan

Borough. It demonstrates that there is an adequate supply of brownfield sites likely to be available to meet anticipated needs and to fulfil the allowance for windfalls included in the UDP.

(v.) Dwellings from conversions and changes of use.

The table following UDP Policy R1A (and reproduced at 3.8 above) lists an allowance of 75 dwellings per annum from conversions and changes of use as part of the housing land supply. This is an estimate of the likely future rate that dwellings derived from conversions and changes of use will come forward at. It is based on the average number of planning permissions granted for such dwellings between 1997 and 2001. Table 5. of Annex 1. lists the numbers of such dwellings which have been permitted over recent years.

4.4 Conclusions on Housing Land Supply

The table below summarises the housing land supply information given above and in the annex:

**Housing Land Supply at April 2004.**

Dwellings under construction	516
Dwellings not started on sites under construction	700
Dwellings with planning permission	1934
Dwellings from allocated sites	917
<b>Total Supply from Committed and Allocated Sites</b>	<b>4067</b>
Dwellings from unidentified sites	258 per year
Dwellings from conversions and changes of use	75 per year

It is therefore apparent that there is currently some 8 years supply (510 x 8 = 4080) of housing land for the Borough merely from committed and allocated sites. In addition to this there are realistic expectations (based on past experience, backed up by the Urban Potential Study) that at least a further 330 dwellings per year will come forward from windfall sites and from conversions and changes of use of non-residential buildings.

- 4.5 Table 4 of Annex 1. lists annual housing completions in Wigan Borough from April to March, over recent years. From this it can be seen that in the 2 full years from April 2002, the base date for UDP housing requirements, there have been 707 and 764 completions respectively. The average annual requirement of 510 dwellings has therefore been exceeded by some 451 dwellings during the first 2 years of the plan period. It is anticipated however that the numbers of windfall sites coming forward will diminish towards the later years of the plan period as the supply of such sites becomes more restricted and as the more constrained sites are left. Should such a *slowing down* in the rate of windfall sites being delivered not occur, action will be taken to manage the supply of housing land in line with the Government's *plan, monitor and manage* approach to meeting housing requirements. How this will be carried out in Wigan Borough is explained in section 7. of this proof.

## **5 Windfalls and the Urban Potential Study**

- 5.1 According to PPG3 (paragraph 35), windfall sites are those which have not been specifically identified as available in the local plan (or in this case UDP) process. It then goes on to further describe them as comprising previously-developed sites that have unexpectedly become available. Examples of such sites are given as being large sites such as might result from a factory closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop.
- 5.2 It is a product of the lack of specific housing allocations in the UDP (other than the two mixed use sites) that there will be a high level of windfall sites coming forward since virtually all sites will be unidentified in the sense of not being shown as allocations on the Proposals Map. This can be seen in recent years by reference to Tables 3 and 4 of Annex 1. where the number of windfalls has increased since 2000 at a greater rate than the increase in completions overall. As the remaining housing allocations from the adopted UDP are completed, all completions (other than from Bickershaw Colliery and Wigan Pier Quarter) will be windfalls.
- 5.3 Allowance is also made separately in the table following Policy R1A for housing completions arising from conversions and changes of use of non-residential buildings. Although these dwellings are, strictly speaking, also windfalls, they are counted separately since the data source of the information is different than that for new build housing completions.
- 5.4 The Council is confident that the supply of previously-developed windfall sites will continue to come forward at an adequate rate throughout the plan period. As referred to at 3.7 above, this is based on the Urban Potential Study carried out by the Council and published separately from this proof. The study was carried out in accordance with the *Urban*

*Potential Study Methodology for the North West* published by the North West Regional Assembly and which is consistent with the PPG3 guidance. The study demonstrates that there is an adequate supply of brownfield land to meet anticipated needs and to achieve the windfall allowance included in the UDP.

## **6 Clearance and Clearance Replacement**

- 6.1 The annual average rate of housing provision, given in Regional Planning Guidance, is net of clearance. It is therefore for individual authorities to add to that basic level of provision an allowance for the replacement of cleared dwellings to produce the overall rate of housing provision. In the case of Wigan Borough the annual rate is given as 410 dwellings, to which the Council has added a further 100 dwellings per annum for clearance replacement, giving a total rate of 510 dwellings per year.
- 6.2 The estimation of the rate of future housing clearance with any accuracy is a difficult process as it is a reflection of not only the rate of unfitness but also of the actual level of resources available to carry out such clearance. The varying rate of clearance in Wigan over recent years is a reflection of the varying level of resources made available to the Council to carry out such work. Table 6 of Annex 1. gives the rate of housing clearance in the Borough over recent years.
- 6.3 A further complication in Wigan, referred to in the reasoned justification to policy R1, is the clearance of long-term vacant local authority housing. Since such housing was cleared because it was unpopular and had been vacant for some time it is not considered necessary to provide for its replacement.
- 6.4 Taking all the above into account, an estimate of 100 dwellings per year for clearance replacement was arrived at and incorporated into the housing requirement figure. The actual rate of clearance will, of course, be closely monitored against this estimate and any significant variation from it taken into account in the operation of the *plan, monitor and manage* process of managing housing requirement and supply.

## **7 Managing the Supply of Housing Land**

- 7.1 Paragraphs 32 to 34 of PPG3 deal with *Allocating and Releasing Land for Development* and include the guidance that, “*Local plans and UDPs should include policies for the release of sites for housing development according to the order of priority set out in the first sentence of paragraph 32. This should take account of the likely supply of windfall sites.*” In the Wigan UDP it is Policy R1B which deals with the release of sites for

housing development and which is based on the first sentence of paragraph 32 of PPG3, referred to i.e. that previously-developed sites should be developed before greenfield sites. It is also based on the assessment criteria for housing sites listed in paragraph 31 of PPG3.

- 7.2 Further guidance in these paragraphs also specifies that, *“Sufficient sites should be shown on the plan’s proposals map to accommodate at least the first five years (or the first two phases) of housing development proposed in the plan.”* Wigan UDP Proposals Map shows some ten years supply (5545) plots of housing land in the form of the Housing Commitments or some twelve years supply (6462) if the housing capacity of the mixed use allocations are also included. These figures of course only represent the position at April 2002 but the updated figures, given at section 4 above, demonstrate that there is currently 8 years supply of housing land available in the form of committed sites.
- 7.3 The final paragraph of the reasoned justification to Policy R1B explains how, in the lack of specific housing allocations, the Council intends to manage the supply of housing land throughout the plan period. It specifies that:

*“The average annual rate of housing completions will be one of the key indicators which will be continuously monitored, as referred to in Chapter 4. When the Council considers that there is likely to be a significant variation from the average annual rate of provision over the plan period, it will take action to manage the supply of land coming forward. This will involve using this policy to phase or restrict the supply of new sites granted planning permission if there is an over-supply or could involve a review of the Plan to release Safeguarded Land sites if there is an under-supply of housing sites.”*

What this means is that it is possible, should there be an over-supply of housing sites, to use Policy R1B to restrict new planning consents for housing by only allowing those sites which best meet the criteria of the policy. In practice, it is likely that supplementary planning guidance would be issued to put this method in to practice, should it be necessary. Similarly, should there be an under-supply of housing land, it is possible to release further amounts of greenfield land within the urban area under the provisions of clauses (i) to (iii) of Policy R1B by adopting a less restrictive approach to the application of the criteria in the main part of the policy. Beyond that there is also the option, as specified in the quoted part of the policy above, of releasing Safeguarded Land sites, outside the urban area, following a review (or partial review) of the Plan.

## 8 Affordable Housing

8.1 Paragraph 14 of PPG3 specifies that, *“Where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local plans and UDPs should include a policy for seeking affordable housing in suitable housing developments.”* Historically, there has not been a demonstrable lack of affordable housing in Wigan Borough due to the existence of a large stock of low cost, mostly terraced, housing available and due to relatively low housing market prices prevailing. This has meant that the adopted UDP does not contain an affordable housing policy, due to lack of need for such provision.

8.2 In 2003 the Council commissioned a Housing Needs Survey which showed that, due to rising house prices in relation to income levels, there was a need within the Borough for a small amount of affordable housing. Accordingly, Policy R1H dealing with Affordable Housing is included in the UDP. However, the following caveat is included in the reasoned justification to the policy:

*“The Council is in the process of carrying out a comprehensive survey of housing need to inform its wider housing strategy. When the results of that survey have been assimilated into the housing strategy and the need or otherwise for affordable housing in local areas or in the Borough as a whole has been considered, Supplementary Planning Guidance will be brought forward to apply this policy to particular areas. Such guidance is likely to include an indication of what are considered to be suitable sites for such provision, define what the Council considers to be affordable housing in the local context and indicate how many affordable homes need to be provided in the Borough.”*

8.3 There is no intention by the Council to avoid subjecting the policy to public scrutiny since it was included in the Plan at Revised Deposit stage. The reason for its effective *suspension* is simply that the results of the Housing Needs Survey were only published late in the UDP preparation process and there has not yet therefore been time to give reasoned consideration to its results and how the need for affordable housing as a whole can be met within the Council's wider Housing Strategy. The policy is therefore included in the Plan and will be brought into operation, by means of supplementary planning guidance, once further work has been carried out to determine the total need for affordable housing and its application to particular areas of the Borough.

## 9 Conclusions

- 9.1 Regional Planning Guidance for the North West provides the overall level of housing provision for Wigan Borough and is not open to re-consideration as part of this Inquiry since it has already been adequately considered as part of the process of preparing and examining RPG itself. The annual average rate of housing provision, net of clearance, for the Borough is 410 dwellings.
- 9.2 Currently there is some 8 years supply of housing land in the Borough from committed and allocated sites. Additionally there are realistic expectations that at least a further 330 dwellings per year will come forward from windfall sites and from conversions and changes of use of non-residential buildings.
- 9.3 The Council has demonstrated that its estimates of the supply of previously-developed windfall sites are realistic and achievable through the publication of an Urban Potential Study.
- 9.4 An estimated clearance rate of 100 dwellings per year is added to the annual housing provision figure of 410 dwellings per year to produce a total housing requirement of 510 dwellings per year. This clearance rate represents a reasonable estimate of the likely need for clearance replacement in the future but the actual level of clearance occurring will be closely monitored to enable significant variations to be accounted for in managing the supply of housing land.
- 9.5 The Council intends to manage the supply of housing land, in line with the Government's *Plan, monitor and manage* approach. How this will be operated is explained in text within Policy R1B, which specifies:

*"The average annual rate of housing completions will be one of the key indicators which will be continuously monitored, as referred to in Chapter 4. When the Council considers that there is likely to be a significant variation from the average annual rate of provision over the plan period, it will take action to manage the supply of land coming forward. This will involve using this policy to phase or restrict the supply of new sites granted planning permission if there is an over-supply or could involve a review of the Plan to release Safeguarded Land sites if there is an under-supply of housing sites."*

- 9.6 The UDP contains a policy, R1H, dealing with the provision of affordable housing. Until the implications of recent survey work on affordable housing has been fully considered, the policy's operation will be suspended. Once the need for affordable housing has been considered and incorporated into the Council's wider housing strategy, supplementary planning guidance will be published to apply the policy.

## **Annex 1.**



**Table 1: Dwellings on sites under construction**

Site No.	Site Name	District	Last Application	Total Dwellings	Not Started	Under Construction	Completed	Grid Reference
96	ASHWOOD FARM	GOLBORNE	A/00/52072	536	0	3	533	E362062:N397691
217	CAROLINE ST	INCE	A/44056/95	46	6	0	40	E359519:N405654
419	WORTHINGTON FOLD	WIGAN	A/03/59544	578	135	0	443	E355806:N402368
694	PETTICOAT LANE (ADJ NO.2)	INCE	A/02/57346	1	0	1	0	E360650:N405139
740	LILAC RD/PRESCOTT ST	GOLBORNE	A/42732/94	5	2	0	3	E360171:N398359
838	UPHOLLAND ROAD ADJ 156	BILLINGE	A/00/52621	3	0	1	2	E352957:N402512
871	THE MEWS & ATHERTON RD.	HINDLEY	A/02/56820	9	0	9	0	E361642:N404162
971	HOLBORN AVE (26-28)	WIGAN		2	0	2	0	E357552:N404272
1006	LUNE ROAD/MILLERS LANE	ABRAM	A/03/58094	254	166	46	40	E359916:N402933
1027	GUEST STREET/DRUMMOND WAY	LEIGH	A/02/57340	171	108	63	0	E366430:N399987
1083	PLATT LANE (OPP.150-152)	WIGAN	A/37175/91	4	0	2	2	E359457:N406040
1095	CHURCH ROAD (R/O 263)	TYLDESLEY	A/37654/92	1	0	1	0	E370077:N400726
1210	LADIES LANE EAST (2)	HINDLEY	A/00/53015	13	7	0	6	E362023:N405127
1213	SPA ROAD	ATHERTON	A/03/59387	67	22	5	40	E367776:N404048
2008	POCKET NOOK LANE	GOLBORNE	A/37991/92	1	0	1	0	E363427:N397497
3025	MILL ROAD	ORRELL	A/02/56825	2	1	0	1	E352698:N404041

3042	BELVEDERE FARM	HINDLEY	A/03/59012	178	12	48	119	E364453:N403353
3049	SLAG LANE	GOLBORNE	A/39468/93	6	0	6	0	E361849:N398030
3050	PARK ROAD WEST	HINDLEY	A/02/57248	335	57	18	260	E361523:N403762
3051	WELLS DRIVE (BETWEEN 8 & 17)	WIGAN	A/45005/96	4	1	0	3	E359608:N406677
3088	BISF/DURHAM STREET	WIGAN	A/02/57178	102	28	2	64	E359423:N406215
4046	ASTLEY HOSPITAL	TYLDESLEY	A/46243/96	42	3	0	39	E369888:N400972
4049	LEIGH ROAD/JOHNSON STREET	ATHERTON	A/01/54417	72	0	2	70	E366236:N402275
4056	HOLLY STREET	WIGAN	A/01/55214	67	9	36	22	E359944:N406894
4065	MILES LANE (R/O 266)	SHEVINGTON	A02/57192	26	0	15	11	E352684:N409254
4159	LEE LANE FIELD FARM COTT	ABRAM	A/98/48299	1	0	1	0	E360998:N401883
4170	CHURCH AVENUE	LEIGH	A/45445/96	16	1	0	15	E363098:N401917
4193	BRADLEY LANE	STANDISH	A/44952/96	16	0	5	15	E356444:N410683
4201	BRYN ROAD SOUTH	ASHTON	A/00/51810	1	0	1	0	E358135:N399589
4218	CASTLE HILL ROAD (ADJ 93)	HINDLEY	A/02/56154	4	0	4	0	E362341:N404882
4235	SOUGHERS LANE (ADJ 100)	ASHTON	A/01/53481	2	0	2	0	E360786:N402193
4265	COPPULL LANE	WIGAN	A/01/53979	1	0	1	0	E358662:N406492
4289	THE HILLOCK	TYLDESLEY	A/98/49128	1	0	1	0	E370200:N401700
4298	DURHAM STREET	WIGAN	A/02/55728	9	4	1	4	E359431:N406461
4304	SHEVINGTON LANE, ADJ 148	SHEVINGTON	A/00/52312	1	0	1	0	E353012:N409732

4312	ALBERT STREET / SCOT LANE	WIGAN	A/03/58359	5	0	5	0	E356810:N405047
5010	HAWTHORNE HOUSE, FIRS LANE	LEIGH	A/99/50581	1	0	1	0	E364600:N400300
5015	BENTHAM PLACE	STANDISH	A/01/53374	42	17	5	20	E356586:N410722
5022	PENNINGTON LN/BELLE GREEN LN	INCE	A/99/50196	9	3	0	6	E360337:N405667
5028	ATHERTON ROAD (207)	HINDLEY	A/01/54295	23	0	4	19	E362164:N403979
5062	T.R.U.F.C. WELL STREET	TYLDESLEY	A/02/55569	154	22	63	69	E369406:N401700
5078	THOMAS STREET / LEIGH ROAD	HINDLEY	A/00/52891	1	0	1	0	E364036:N403004
5081	RIDYARD STREET	ABRAM	A/00/57033	8	4	0	4	E360537:N403176
5084	WINGATES ROAD	WIGAN	A/02/56531	15	4	0	9	E358225:N408241
5093	LEIGH ROAD (349)	LEIGH	A/00/53202	1	0	1	0	E365688:N401379
5231	ENNERDALE ROAD	LEIGH	A/02/57796	14	1	13	0	E366940:N400041
5232	MOOR ROAD	ORRELL	A/01/55232	181	1	10	144	E353226:N404392
5236	EAST LANCASHIRE ROAD (ADJ 111)	GOLBORNE	A/00/53061	24	0	1	23	E362562:N396988
5240	EDGE HALL ROAD (ADJ 24)	ORRELL	A/01/53426	1	0	1	0	E353392:N404040
5241	TAYLORS HOLE	LEIGH	A/03/59398	92	51	41	0	E365067:N399134
5246	SCOT LANE FARM (175)	ASPULL	A/00/53350	1	0	1	0	E362138:N408721
5305	FLAPPER FOLD LANE	ATHERTON	A/02/56265	12	0	5	7	E367323:N403768
5308	HEY STREET	INCE	A/01/53937	3	0	3	0	E359625:N403502
5312	SMETHURST ROAD (ADJ 2)	BILLINGE	A/02/56515	1	0	1	0	E352623:N403080

5321	NEWTON ROAD (VILLAGE CLUB)	GOLBORNE	A/02/56690	9	1	8	0	E363353:N397729
5330	WINSTANLEY ROAD (ADJ BUSINESS PARK)	ORRELL	A/01/55300	5	1	0	4	E353260:N403884
5332	54 - 72 DOWNALL GREEN ROAD	ASHTON	A/02/56746	4	0	4	0	E356831:N400736
5334	LAND AT 200/202 CHURCH ROAD	TYLDESLEY	A/02/55818	24	9	9	6	E370126:N400967
5336	BRIDGEWATER STREET (ADJ 117)	HINDLEY	A/02/57450	5	4	0	2	E362230:N404530
5345	CHADDOCK LANE (OLIVER FOLD FARM)	TYLDESLEY	A/03/57204	23	14	9	0	E371386:N401014
5400	TAN HOUSE LANE (LANGLEY HOUSE FARM)	WIGAN	A/02/55656	1	0	1	0	E355234:N402809
5402	HINDLEY MILL LANE (17-25)	HINDLEY	A/03/59059	1	0	1	0	E362578:N405064
5403	BOLTON ROAD (ADJ 399)	ASHTON	A/02/56405	3	2	0	1	E358790:N400113
5408	PRESTON ROAD (R/O 175)	STANDISH	A/02/55684	9	0	3	6	E355806:N410695
5413	CHADDOCK LANE (ADJ 227)	TYLDESLEY	A/02/57559	4	0	1	3	E371176:N400967
5420	HOOTEN LANE	LEIGH	A/02/56415	6	1	1	4	E367814:N366151
5434	MOSS LANE	ABRAM	A/02/56836	9	3	6	0	E364348;N403244
5437	MANCHESTER ROAD	TYLDESLEY	A/02/57356	20	0	20	0	E369722:N401983
5445	WIGAN ROAD (235 - 237)	STANDISH	A/03/57939	4	0	4	0	E357817:N408577
5454	HAIGH ROAD (305)	ASPULL	A/03/57557	12	0	12	0	E361109:N408485
5455	BOLTON ROAD (BET 611 - 619)	ASHTON	A/03/57632	3	0	3	0	E359470:N401230
5501	CASTLE HILL ROAD (ADJ 141)	HINDLEY	A/03/59059	2	0	1	1	E362515:N404974
				<b>3309</b>	<b>700</b>	<b>517</b>	<b>2060</b>	

**Table 2: Dwellings with planning permission**

Site No.	Site Name	District	Last Application	No of Dwellings	Plan Status	Grid Reference
197	WARRINGTON RD SPRING VIEW	INCE	A/02/57392	268	FPP	E359495:N404019
513	REEVE ST/NEWTON RD	GOLBORNE	A/03/59423	26	FPP	E363699:N397887
589	NEWTON ROAD (ADJ 287)	GOLBORNE	A/02/55370	2	FPP	E362139:N396546
906	CHAPEL ST (LIVERPOOL RD)	ABRAM	A/03/59041	8	FPP	E360498:N402914
953	BOLTON ROAD (612 BRYN HALL PUB)	ABRAM	A/03/58800	6	OPP	E359515:N401196
955	GRUNDY ST (ADJ 24)	GOLBORNE	A/02/55594	1	FPP	E360244:N397448
996	CHORLEY ROAD, ADJ 14	STANDISH	A/03/58745	1	FPP	E357672:N408775
1068	HALL HOUSE LANE	LEIGH	A/00/53282	1	FPP	E367492:N399633
1091	SLACKEY FOLD	HINDLEY	A/02/57099	7	OPP	E363873:N402222
2003	JACKSON STREET 17	INCE	A/03/58309	1	FPP	E360128:N405185
3007	LICHFIELD STREET	WIGAN	A/03/58461	8	FPP	E355490:N404455
3024	LEE LANE (R/O 11)	ABRAM	A/98/49490	3	FPP	E360758:N402014
3037	PASTURE CLOSE (ADJ 16)	ASHTON	A/00/51910	1	FPP	E356427:N400723
4015	MARTINDALE CRESCENT	WIGAN	A/02/56533	73	FPP	E356492:N404929
4027	TYLDESLEY ROAD (ADJ 241)	ATHERTON	A/02/56687	1	OPP	E368086:N402666
4069	MALHAM CLOSE (ADJ NO. 9)	LEIGH	A/99/50499	1	FPP	E364295:N400341
4095	OLD ROAD (157 - 163)	ASHTON	A/02/55729	2	OPP	E357301:N399524

4097	INTACK FARM, CLOSE LANE	HINDLEY	A/41713/94	1	FPP	E362090:N403537
4099	COMMON NOOK (7)	INCE	A/00/51699	1	FPP	E360300:N404854
4123	ANDERTON STREET	INCE	A/03/58204	4	OPP	E359793:N405294
4161	LYNDON AVENUE (ADJ 22)	SHEVINGTON	A/03/59654	1	FPP	E354426:N408937
4175	RAVENSWOOD DRIVE	HINDLEY	A/01/54492	46	FPP	E362233:N405201
4183	INCE GREEN LANE (130 - 138)	INCE	A/44145/95	4	FPP	E359756:N405076
4186	MILL ROAD ADJ 1	ORRELL	A/00/52766	1	FPP	E352717:N404062
4192	KAY HOUSE FARM, MOSS LANE	TYLDESLEY	A/02/57293	1	FPP	E368840:N398162
4204	MARIEBONNE HOUSE (WIGAN LANE)	WIGAN	A/00/52180	1	FPP	E358644:N407274
4205	PRESTON ROAD (R/O 38)	STANDISH	A/03/57989	6	OPP	E356012:N410301
4207	KENWOOD AVENUE (ADJ 76)	LEIGH	A/01/54785	1	FPP	E367938:N400281
4214	GOLBORNE ROAD (25)	GOLBORNE	A/02/55329	1	FPP	E361396:N397821
4259	CARR COMMON ROAD ADJ 36	HINDLEY	A/03/57728	3	OPP	E364524:N403172
4260	PARK LANE	ABRAM	A01/54084	1	FPP	E361133:N401100
4271	MESNES ROAD (R/O 28)	WIGAN	A/01/54791	2	OPP	E358050:N406834
5001	SURREY AVE (ADJ 23)	LEIGH	A/99/50884	3	FPP	E368235:N399467
5008	BICKERSHAW LANE (BARLOWS FARM)	LEIGH	A/01/54892	3	FPP	E362623:N402685
5012	EAST STREET ADJ 1 - 7	HINDLEY	A/01/55018	2	FPP	E363606:N403194
5017	CARR BANK STREET (188)	ATHERTON	A/99/50173	4	FPP	E367013:N403903
5044	CROSSDALE ROAD (ADJ 6)	HINDLEY	A/03/57593	1	FPP	E362989:N404042
5050	CHURCH LANE (ADJ 21)	SHEVINGTON	A/00/53051	1	FPP	E354434:N408632
5055	BALCARRES ROAD (78)	ASPULL	A/03/59488	1	FPP	E360943:N407981

5057	ORGAN STREET (ADJ 8)	HINDLEY	A/00/52445	1	FPP	E363880:N403090
5061	CHAPEL GREEN ROAD (93)	HINDLEY	A/99/51119	3	FPP	E362166:N404351
5063	ELMHOLME, ASTLEY MOSS	TYLDESLEY	A/99/50875	1	FPP	E371078:N396930
5069	BELLE GREEN LANE	INCE	A/02/56434	15	FPP	E360779:N405943
5071	HAWTHORN AVENUE	STANDISH	A/00/51627	1	FPP	E357861:N408925
5074	DOWER STREET	ABRAM	A/00/51754	2	FPP	E360168:N403162
5080	PRESTON ROAD (207)	STANDISH	A/00/51969	1	FPP	E355762:N410773
5086	SYCAMORE AVENUE (31 - 35)	GOLBORNE	A/00/51924	3	FPP	E360309:N398312
5088	FLEET STREET	WIGAN	A/00/52060	11	FPP	E354706:N404914
5094	CHURCH STREET (63 - 65)	GOLBORNE	A/04/60383	2	FPP	E360737:N398458
5201	STONECROSS LANE NORTH (ADJ 88)	GOLBORNE	A/00/52921	1	FPP	E361236:N397279
5204	MAY STREET (ADJ 24)	GOLBORNE	A/02/55423	6	FPP	E360644:N398464
5206	KENT STREET	WIGAN	A/01/54487	11	FPP	E358965:N405229
5207	TYLDESLEY OLD ROAD (1 - 5)	ATHERTON	A/03/58889	2	OPP	E367920:N402870
5212	PEMBERTON ROAD (ADJ 99)	WIGAN	A/00/52679	1	FPP	E355146:N4002874
5216	ORCHARD LANE	LEIGH	A/02/56517	19	FPP	E366284:N401159
5219	WOODHOUSE LANE	WIGAN	A/00/52909	3	FPP	E356526:N406772
5222	KINGSWAY (SITE OF 3 - 5)	INCE	A/00/53063	2	FPP	E359535:N405156
5223	RINDLE ROAD (MOORLAND COTTAGE)	TYLDESLEY	A/00/52825	1	FPP	E370588:N398353
5224	LILY LANE (ADJ 83)	ABRAM	A/02/56074	2	FPP	E359918:N401578

5229	CHURCH STREET (ADJ ST THOMAS' RECTORY)	GOLBORNE	A/00/53173	1	FPP	E360773:N398098
5233	PRESTON ROAD (5 / 7)	STANDISH	A/00/53357	2	FPP	E356146:N410223
5235	GREEN LANE (15 / 17)	HINDLEY	A/00/53360	7	FPP	E363674:N403938
5237	WESTLEIGH LANE (ADJ 223)	LEIGH	A/00/53262	12	FPP	E364902:N402278
5239	ENTWISTLE GROVE	LEIGH	A/01/53463	2	FPP	E367102:N399205
5300	STANLEY NOOK (11)	ASPULL	A/01/53845	1	OPP	E361349:N408732
5302	ST HELENS ROAD (ADJ 272)	LEIGH	A/01/53667	1	FPP	E364322:N398320
5306	MALPAS AVENUE (ADJ 20)	WIGAN	A/03/59252	2	FPP	E359001:N406339
5307	CRANK ROAD (31)	BILLINGE	A/01/53903	4	FPP	E352658:N402495
5311	GLOVER STREET (ADJ 74)	LEIGH	A/01/53952	7	OPP	E364100:N401967
5313	NEWTON ROAD (189)	GOLBORNE	A/01/53994	1	FPP	E362798:N397300
5314	ORRELL ROAD (148)	ORRELL	A/01/54507	2	FPP	E353944:N404915
5315	ST GEORGES ST / KING WILLIAM ST	TYLDESLEY	A/01/53767	4	OPP	E368787:N401939
5317	CITY ROAD (ADJ 243)	WIGAN	A/01/54287	1	OPP	E354906:N405935
5326	GREEN LANE (TREEBANK HOUSE)	LEIGH	A/01/54443	1	OPP	E367571:N401114
5328	EDGE GREEN LANE (ADJ 47)	GOLBORNE	A/01/53432	2	OPP	E359965:N398548
5331	HOPE VIEW FARM, MARSLAND GREEN LANE	TYLDESLEY	A/01/54751	1	FPP	E368467:N399257
5333	REAR 236 ST. HELENS ROAD	LEIGH	A/03/58587	2	FPP	E364339:N398390
5337	ORRELL HALL CLOSE	ORRELL	A/01/55095	3	FPP	E354795:N405527
5338	ORRELL ROAD (ADJ 234)	ORRELL	A/01/54877	13	FPP	E353325:N405065
5339	AMBERSWOOD COMMON	INCE	A/01/54962	2	OPP	E360289:N404813

5340	ANDERTON STREET (R/O 18)	INCE	A/01/55198	1	OPP	E359715:N405268
5342	BICKERSHAW LANE (R/O 371)	ABRAM	A/02/57315	2	FPP	E361944:N402226
5343	WIGAN LOWER ROAD	WIGAN	A/01/55086	17	OPP	E355922:N407162
5344	ST NICHOLAS ROAD (21)	GOLBORNE	A/01/55150	1	OPP	E363398:N397984
5349	PEMBERTON ROAD (196)	WIGAN	A/03/58573	1	FPP	E355250:N403312
5351	CASTLE STREET (R/O 2 - 4)	TYLDESLEY	A/02/55363	1	FPP	E368707:N402614
5352	LEGH COURT, LEGH STREET	GOLBORNE		2	FPP	E360328:N397520
5401	TANSLEY SQUARE	WIGAN	A/03/58748	1	FPP	E355844:N404307
5404	CROSS STREET	INCE	A/03/58206	4	FPP	E359483:N403598
5405	NORLEY ROAD	WIGAN	A/02/56163	1	FPP	E355067:N405444
5406	WIGAN ROAD (ADJ 28)	LEIGH	A/02/55750	1	FPP	E364269:N401650
5407	CHURCH LANE (ADJ 134)	GOLBORNE	A/03/58789	5	FPP	E361613:N397718
5409	HEATON STREET (ADJ 16)	WIGAN	A/02/55822	1	FPP	E358300:N406761
5410	WIGAN ROAD/ATHERLEIGH WAY (GIBFIELD)	ATHERTON	A/01/55018	471	FPP	E366529:N402901
5412	CHURCH LANE	SHEVINGTON	A/02/55848	1	FPP	E354706:N408526
5414	BAYTREE ROAD	WIGAN	A/02/56352	1	FPP	E356739:N406999
5415	CLOSE LANE (ALDER FARM)	HINDLEY	A/02/56118	1	FPP	E362601:N403304
5417	SAMUAL STREET	ATHERTON	A/03/58412	9	FPP	E368649:N402507
5418	BEECH WALK (ADJ 25)	LEIGH	A/02/56454	1	FPP	E365472:N398739
5419	NEWTON ROAD (REAR 176)	GOLBORNE	A/02/56426	1	OPP	E363228:N397706
5422	LEIGH ROAD (660)	LEIGH	A/02/56516	1	FPP	E365916:N401513
5423	STANDISHGATE (120 - 122)	WIGAN	A/03/57828	21	FPP	E358462:N406222

5424	FIRS LANE (LAND BETWEEN 263 AND 269)	LEIGH	A/02/56556	1	OPP	E363995:N400185
5425	HIGHER GREEN LANE	TYLDESLEY		1	FPP	E:370374:N400223
5426	LILY LANE (ADJ 230)	ABRAM	A/02/56640	1	FPP	E359508:N401318
5427	OLD HALL DRIVE	ASHTON	A/02/56645	1	FPP	E357172:N398981
5428	BELL STREET	LEIGH	A/02/56655	4	OPP	E364902:N402449
5429	ELLIOTT DRIVE	WIGAN	A/02/57045	27	FPP	E357319:N404177
5431	WARRINGTON ROAD (ADJ 425)	INCE	A/02/56740	4	OPP	E359499:N403763
5432	ATHERTON ROAD	HINDLEY	A/02/56785	1	OPP	E362269:N403861
5433	WESTWOOD LANE	INCE	A/02/56792	12	FPP	E359118:N404381
5435	BOLTON ROAD (73 - 75)	ASHTON	A/02/56837	8	FPP	E358088:N399493
5436	RAILWAY ROAD / CONISTON STREET	LEIGH	A/02/56891	6	OPP	E365249:N400305
5439	BEECH AVENUE	LEIGH	A/02/56982	2	FPP	E362890:N397231
5440	HIGHER GREEN LANE	TYLDESLEY	A/02/56984	1	FPP	E370381:N400226
5441	CITY ROAD (ADJ 105)	WIGAN	A/03/58999	1	FPP	E354877:N405373
5443	MOSS LANE	ABRAM	A/02/56832	6	FPP	E360345:N403245
5444	LILY LANE (ADJ 123)	ABRAM	A/02/57107	1	OPP	E359856:N401534
5446	DEVONSHIRE ROAD	ATHERTON	A/02/57206	2	FPP	E367588:N404026
5447	GANTLEY AVENUE	ORRELL	A/02/57260	3	FPP	E352721:N403556
5448	BRYN ROAD (BET 261 & 273)	ASHTON	A/02/56972	1	FPP	E357864:N400359
5449	ROMFORD STREET	HINDLEY	A/02/57171	16	FPP	E362028:N404493
5450	ELLIOT DRIVE	HINDLEY	A/02/56150	5	FPP	E361961:N405040
5451	COBDEN STREET / MILK STREET	TYLDESLEY	A/03/57692	2	FPP	E369343:N402066

5452	RAVENSWOOD DRIVE	HINDLEY	A/02/57150	6	OPP	E362257:N405133
5453	HIGHER GREEN LANE (ADJ 104)	TYLDESLEY	A/02/56592	1	OPP	E370396:N400077
5458	MOSS LANE, PLATT BRIDGE (5-29)	INCE	A/02/57073	6	OPP	E360424:N403217
5459	LILY LANE (ADJ 117)	ABRAM	A/02/57173	2	FPP	E359953:N401566
5460	WARRINGTON ROAD/BRIDGE STREET	GOLBORNE	A/03/58987	56	FPP	E360393:N397173
5500	PARKBROOK LANE (23)	SHEVINGTON	A/03/57718	3	OPP	E354816:N409224
5502	GREEN LANE (91)	STANDISH	A/03/58985	18	FPP	E356318:409626
5503	GROVE LANE	STANDISH	A/03/58130	15	FPP	E356867:N409926
5504	GIANTS HALL ROAD	WIGAN	A/03/57559	18	FPP	E356038:N407451
5505	BELL LANE (BELL HOUSE FARM)	ORRELL	A/03/57812	4	FPP	E354526:N405396
5506	GATHURST LANE (SITE OF GATHURST SERVICE STATION)	SHEVINGTON	A/02/57324	8	FPP	E354018:N407965
5507	ORRELL ROAD (168)	ORRELL	A/03/58071	2	FPP	E353731:N405017
5508	BEECH TREE HOUSES	ABRAM	A/03/58003	1	FPP	E359478:N401007
5509	BRIDGEWATER STREET (ADJ 69)	HINDLEY	A/02/56341	2	OPP	E362272:E404636
5510	PENDLEBURY LANE	WIGAN	A/03/57786	1	FPP	E358874:N409504
5512	CHARLES STREET / ELLIOTT STREET	TYLDESLEY	A/03/57953	4	OPP	E368640:N401958
5513	CHORLEY ROAD (SITE OF BLEACHWORKS)	STANDISH	A/02/56531	190	FPP	E357952:N409999
5514	HOUGH LANE (18 - 24)	TYLDESLEY	A/03/59011	1	OPP	E370467:N401794
5515	HART STREET (REAR OFF)	TYLDESLEY	A/03/58074	23	OPP	E370329:N401895
5516	WIGAN ROAD (79)	STANDISH	A/03/58491	15	FPP	E356696:N409530
5517	SHIREWELL ROAD (ADJ 11)	ORRELL	A/03/58513	1	FPP	E353245:N404349

5518	TREEN ROAD (REAR OF 77)	TYLDESLEY	A/03/58539	1	FPP	E370241:N401852
5519	WESTLEIGH LANE (426)	LEIGH	A/03/58701	2	OPP	E364949:N402991
5520	TYLDESLEY ROAD (457)	TYLDESLEY	A/03/58835	6	OPP	E368585:N402290
5521	WIGAN ROAD (229)	WIGAN	A/03/59815	21	FPP	E357788:N408623
5522	WITHINGTON LANE	ASPULL	A/03/58920	2	FPP	E360347:N407129
5523	NEVILLE STREET	ABRAM	A/03/59647	10	FPP	E360460:N403080
5524	PLANE AVENUE	WIGAN	A/03/58995	16	OPP	E356293:N405059
5525	BRIDGEWATER STREET (ADJ 44)	HH	A/03/59034	2	FPP	E362297:N404720
5526	SANDY LANE (SITE OF 1 - 3)	ORRELL	A/03/59054	1	FPP	E352854:N403613
5528	BOLTON ROAD (ADJ 367)	ASHTON	A/03/59364	4	FPP	E358728:N400045
5529	WIGAN LANE (338)	WIGAN	A/03/58492	18	FPP	E357852:N408272
5530	ALMOND BROOK ROAD (19 - 37)	STANDISH	A/03/59999	13	OPP	E:355508:N410060
5531	LORD STREET (ADJ 28)	WIGAN	A/03/58903	1	FPP	E358404:N406502
5532	BILLINGE ROAD / BOLD STREET	WIGAN	A/03/58919	6	FPP	E356295:N404482
5533	SHUTTLE STREET (7)	TYLDESLEY	A/03/59103	6	FPP	E368819:N402163
5534	GROVE LANE / BIRCH AVENUE	STANDISH	A/03/59345	1	FPP	E356791:N409839
5535	CRANLEIGH (1)	STANDISH	A/03/59442	1	FPP	E356936:N409897
5536	GRUNDYS CLOSE	TYLDESLEY	A/03/59513	1	FPP	E370322:N400189
5537	TRACKS LANE	ORRELL	A/03/59588	1	FPP	E352990:N403134
5538	ARLINGTON DRIVE (50)	LEIGH	A/03/59990	1	FPP	E364397:N397708

5539	MANCHESTER ROAD (ADJ 457), Astley	TYLDESLEY	A/03/59856	1	FPP	E369938:N400622
5540	MILLINGFORD AVENUE (60)	GOLBORNE	A/03/60012	2	FPP	E359885:N398838
5541	JAMES STREET (ADJ 32)	TYLDESLEY	A/03/59312	1	FPP	E368671:N401988
5542	STOUR ROAD	TYLDESLEY	A/03/60028	6	FPP	E369626:N401530
5543	ALMOND BROOK ROAD (169)	STANDISH	A/03/60137	1	OPP	E354757:N410487
5544	UPHOLLAND ROAD (ADJ 64)	BILLINGE	A/03/59771	2	OPP	E353174:N401775
5545	BROCSTEDES AVENUE (ADJ 2)	ASHTON	A/03/59926	1	OPP	E356081:N400729
5546	ALMOND BROOK ROAD (17)	STANDISH	A/03/59844	10	OPP	E355572:N410030
5547	MOSS ROAD	BILLINGE	A/04/60412	3	FPP	E352851:N403305
5548	BRYN RD/BRYN RD SOUTH/BOLTON RD	ASHTON	A/03/59761	10	OPP	E358256:N399701
5549	MESNES ROAD (110)	WIGAN	A/03/59520	10	FPP	E358224N:407303
5550	HEATH STREET (AHJ 57)	GOLBORNE	A/03/59876	3	FPP	E360264:N397982
5551	BOLTON ROAD (R/O 36 & 38)	ASPULL	A/03/59345	1	FPP	E361485:N408134
5552	LAND BETWEEN 102c AND 126 WESTLEIGH LANE	LEIGH	A/03/58264	6	OPP	E365046:N401910
5553	LAND REAR OF 146A HIGHER GREEN LANE	TYLDESLEY	A/03/59321	1	FPP	E370338:N399826
5554	LAND AT GRIMSHAW STREET/BANK STREET	GOLBORNE	A/03/59399	13		E360193:N398122
5555	LAND ADJACENT MANOR HOUSE INCE GREEN LANE	INCE	A/03/59661	1	FPP	E359446:N404861
5556	PROSPECT GARAGE SERVICE STATION WIGAN ROAD	STANDISH	A/03/59703	9	FPP	E356580:N409608
5557	SITE OF 3, 5, 7 AND 9 CHURCH STREET	ORRELL	A/03/59972	2	FPP	E352923:N404305

5558	BAY HORSE INN 30 BOLTON OLD ROAD	ATHERTON	A/03/60027	2	FPP	E367810:N403237
5559	172 PEMBERTON ROAD	WINSTANLEY	A/03/60153	1	OPP	E355270:N403082
5560	LAND REAR OF 581-591 WIGAN ROAD	LEIGH	A/04/60192	2	FPP	E364037:N401888
5561	LAND AT ALFRED STREET	ABRAM	A/04/60209	26	FPP	E360347:N403356
5562	LAND ADJACENT 17 DUKES ROW	ASPULL	A/04/60260	1	FPP	E360894:N407891
5563	KERSHAW HOUSE KERSHAW STREET	TYLDESLEY	A/04/60358	3	FPP	E369411:N402094
5564	CORNER OF GRANVILLE STREET AND ARUNDEL STREET	HINDLEY	A/04/60400	3	FPP	E362127:N404472
5565	MESNES ROAD SERVICE STATION MESNES ROAD	WIGAN	A/04/60448	2	OPP	E358057:N406855
5566	RESERVOIR GARAGE RESERVOIR STREET	ASPULL	A/04/60462	3	OPP	E362588:N407329
5567	LAND BETWEEN 14-16 TURTON STREET	GOLBORNE	A/04/60464	1	OPP	E360317:N397847
5568	LAND AT 42-44 ELLESMERE STREET	TYLDESLEY	A/04/60513	6	FPP	E369281:N402246
5570	LAND REAR OF 40 CARR COMMON ROAD	HINDLEY	A/04/60638	1	OPP	E364550:N403208

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**Table 3: Windfall Completions**

<b>Year</b>	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>
1993/1994	25	37	<b>62</b>
1994/1995	35	20	<b>55</b>
1995/1996	78	29	<b>107</b>
1996/1997	80	61	<b>141</b>
1997/1998	141	39	<b>180</b>
1998/1999	199	31	<b>230</b>
1999/2000	178	51	<b>229</b>
2000/2001	173	111	<b>284</b>
2001/2002	266	94	<b>360</b>
2002/2003	386	136	<b>522</b>
2003/2004	242	178	<b>420</b>

**Table 4: All Completions**

<b>Year</b>	<b>Brownfield</b>	<b>Greenfield</b>	<b>Total</b>
1993/1994	329	335	<b>664</b>
1994/1995	281	581	<b>862</b>
1995/1996	492	446	<b>938</b>
1996/1997	517	596	<b>1113</b>
1997/1998	505	531	<b>1036</b>
1998/1999	624	518	<b>1142</b>
1999/2000	401	535	<b>936</b>
2000/2001	477	495	<b>972</b>
2001/2002	567	240	<b>807</b>
2002/2003	474	233	<b>707</b>
2003/2004	359	405	<b>764</b>

**Table 5: Dwellings from conversions and change of use**

<b>Year</b>	<b>Total</b>
1997/1998	77
1998/1999	108
1999/2000	61
2000/2001	63
2001/2002	50
2002/2003	45
2003/2004	130

**Table 6: Clearance**

<b>Year</b>	<b>Total of demolished dwellings</b>
1997/1998	8
1998/1999	74
1999/2000	26
2000/2001	215
2001/2002	360
2002/2003	72
2003/2004	122