



# Urban Potential Study

**2004**

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## **Wigan Council Urban Potential Study**

### **Important Notice – Disclaimer**

The identification of housing potential from sites and buildings within this study does not imply that the Council would necessarily grant planning permission for their residential development. Similarly, it does not preclude sites being developed for other suitable uses. Nor does it preclude the possibility of residential development being granted on sites that have not been included. All planning applications will continue to be treated on their own merits and decided in accordance with the provisions of the adopted development plan and any other material considerations.

## **Background and Context**

Following the publication in 1997 of the North West Regional Assembly (NWRA) manual "Exploring Urban Potential for Housing" work was commenced in Wigan to undertake an Urban Potential Study (UPS). The objective was to quantify the urban housing capacity of the Wigan Council area.

A summary of the UPS findings was published in, *Public Examination Background Paper 1: Housing for the Review of Regional Planning Guidance for the North West*.

New guidance in PPG3 and the accompanying best practice guide "*Tapping the Potential – Assessing Urban Housing Capacity: Towards Better Practice*" (DETR2000) was subsequently published. The NWRA therefore commissioned Entec UK Ltd and the Centre for Residential Development at Nottingham Trent University to prepare a revised methodology. The resultant guide, "*Exploring Urban Potential for Housing – The Guide 2003*" (ENTEC) replaces the earlier methodology and is intended to reflect developments at the national level, to simplify the process and to reflect recent practice in the field. Its purpose is to assist with the assessment of urban potential in the Region in a consistent manner. Local planning authorities were asked to adopt this new methodology to inform the planned review of RPG to take place in 2006. This Urban Potential Study therefore reflects these recent updates in its approach.

## **The Position in Wigan**

The Wigan Replacement UDP has passed through its First and Revised Deposit stages, and a public local inquiry into objections to the plan is to begin on 7 September 2004. Timetabled at the inquiry are hearings on housing issues throughout September and into October. The Council has undertaken to revise and publish the UPS as an important part of the framework for debate at these sessions to provide evidence to support the approach to housing in the Replacement UDP as well as being a key input to the review of RPG/RSS.

## **Current Study**

The aim of this study is to provide information on the reality of the potential of the area to provide the necessary future housing sites. It seeks to demonstrate that the Council's estimate of 258 dwellings being contributed from this source (Replacement UDP, Policy R1A, page 53) is realistic and achievable.

Regional Planning Guidance (RPG) now sets out the housing requirement for Strategic Planning authorities. Wigan's approach to housing policy as laid out in the UDP therefore takes the RPG housing provision figure of 410 dwellings per year as its starting point. Although this figure is specified in RPG as being the annual average rate of provision from April 2002 to April 2006, 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 RPG (or the Regional Spatial Strategy).

Since the regional provisional 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 for the Borough of 510 dwellings per year.

The UPS shares a common base date with the Housing Core Proof of Evidence of 1 April 2004. The Housing Core Proof was published on 28 June 2004.

### **Survey Methodology**

The methodology outlined in *"Exploring Urban Potential for Housing"* was followed during the production of the study. A list of potential sites was identified and entered into a database. Details included a unique site reference number, location address, area in hectares, type of site (infill, corner plot, vacant, redevelopment etc) and its UDP allocation.

There then followed a process of discounting following the methodology of the ENTEC guide to determine which sites would be likely to come forward in the period being looked at. Deciding whether a site comes forward is a matter of professional judgement. Factors under consideration include sustainable development considerations, planning policy, local character, developability and economic viability.

Sites with dwellings under construction and sites with the benefit of planning permission for residential use were also discounted as these are already identified separately in the Housing Core Proof. Sites currently in employment use which are considered to have potential for housing redevelopment are shown as confidential, with their location withheld, as disclosure would be inappropriate at this time.

Having decided which sites to include in the constrained potential, the next step was to assess how many dwellings could be provided on each site (yield). This was undertaken with reference to the urban design templates and site densities given in the ENTEC guide. Bespoke solutions, taking into account specific local site considerations, were also used where necessary.

## Results

The full results of the Urban Potential Study are given in Appendix 1 in the form of a series of tables listing all sites comprising the constrained potential. As recommended in the ENTEC guide, the sites are classified into three categories according to when they are likely to come forward. These categories are:

- Short Term Sites - Those likely to come forward within 5 years of the Plan base date.
- Medium Term Sites – Those likely to come forward within 5 to 10 years of the Plan base date.
- Long Term Sites – Those likely to come forward within 15 years or more of the Plan base date.

Sites that are judged likely to come forward in the Short Term and Medium Term categories are classified as **likely** and those in the Long Term as **marginal**.

Table 1. below gives the summary results of the study.

**Table 1.: Summary Results**

Category	Area (ha)	Capacity	% Brown-field
Sites available within 5 years - Short Term	76.50	4,699	96%
Sites available within 5-10 years - Medium Term	32.45	1,495	99%
Sites available within 15 years or more – Long Term	53.14	3,046	61%
Total sites	162.09	9,240	85%

## Conclusion

It can be seen from an examination of the results of the Urban Potential Study that there is capacity within the Borough for some 9240 dwellings, equivalent to 18 years supply of housing land. To consider only those sites classified as **likely** to come forward still gives capacity for some 6194 dwellings or 12 years supply. These figures must, of course, be read in conjunction with the information on the additional supply of housing sites listed in the Housing Core Proof of Evidence

On this basis, the Council's allowance for windfalls of 258 dwellings per year, given in Policy R1A of the Replacement UDP seems justified if not rather conservative.

**Short Term Sites**

**APPENDIX 1.**

Site Ref	Location	Greenfield / Brownfield	Type	UDP Allocation	Size of Site (Ha)	No. of Dwellings	Current Status
1.1	Aspull Common, Holly Road	B	V	Unallocated	0.59	21	Southern tip of site undeveloped
1.5	Land at junction with Moorside/Oakfield Crescent, Aspull	B	C	Unallocated	0.18	9	Surrounded by housing, trees in centre
2.2	Rear of Finch Mill Farm, Appley Bridge	B	V	Unallocated	0.34	11	Gloster House located within grassed site.
2.3	Broad O' th' Lane, Shevington	B	V	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	0.26	37	Stabling, associated outbuildings and storage
2.9	334 Wigan Lane, Wigan	B	I	Unallocated	0.09	5	Former petrol filling station
2.10	Land rear of 153 Chorley Road, Standish	B	I	Unallocated	0.13	4	Former stables and yard
2.11	Site of Gemini House, Walkden Avenue, Wigan	B	I	Unallocated	0.25	38	Industrial units
3.4	Land at end of Rectory Avenue, Lowton	B	V	Unallocated	1.1	40	Scout hut on site.
3.9	Hesketh Meadow Lane, Lowton	B	V	Unallocated	0.4	31	Grass to side of Civic Hall with mature trees/hedge enclosing site
3.11	Land surrounding 206 Newton Road, Lowton	B	R	Unallocated	0.57	29	Number of existing uses including residential and depot
3.14	Adj St. Catherines Presbytery, Newton Road, Lowton	B	I	Unallocated	0.29	10	Grass to side of Presbytery.
4.3	Adj 74 Yewdale Road, Ashton	G	I	Unallocated	0.15	6	Grass leading to Land Gate Farm and fields
4.4	Land adjacent to 11 Laurel Grove, Ashton	B	I	Unallocated	0.24	33	Wooded area. Jack Brook runs through centre
4.6	Land opposite 119-121 Bolton Road, Ashton	B	V	Unallocated	0.3	27	Grass with mature trees on north eastern boundary
4.13	Lily Lane Service Station, Platt Bridge	B	I	Unallocated	0.19	8	Former petrol filling station

5.4	Orrell Rugby Union Football Club, Edge Hall Road, Orrell	B	L	Unallocated	4.97	164	Undeveloped
5.9	Summersales Industrial Estate, Highfield	B	V	Unallocated	0.91	30	Industrial estate with associated parking
5.12	Billinge Hospital, Upholland Road, Billinge	B	R	Unallocated	8.46	338	Former hospital site
6.3	Part of Former Gibfield Colliery Site, Gadbury Fold, Atherton	B	V	Unallocated	0.59	65	Includes shop site
6.5	Rear of 2-4a Lancaster Avenue, Atherton	G	V	Unallocated	0.13	4	
6.12	Kirkhall Lane/Leigh Road, Leigh	B	V	E1B - Employment Land (Adopted UDP) Unallocated Replacement UDP	0.49	46	Grass, derelict along the southern part of site
6.13	Site of 126 Mosley Common Road, Tyldesley	B	I	Unallocated	0.08	8	Former petrol filling station
6.14	Land at Kirkhall Lane, Leigh	B	L	Unallocated	3.53	247	Retail warehouse and sports stadium
7.5	Land between Manchester Road, Kenhall Road and Hall House Lane, Leigh	B	I	Unallocated	0.62	32	Grass enclosed by hedge. Storage unit situated to the south of site
7.6	Hall House, off Hall House Lane, Leigh	B	I	Conservation Area	1.35	45	Adjacent to canal and forms the land surrounding Hall House. Mature trees enclose site
7.7	Surrey Avenue/Rutland Street, Leigh	B	I	Unallocated	0.5	20	
7.8	Scott Street/Higher Green Lane, Leigh	B	I	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	0.43	14	Storage units
7.9	Land adjacent to Rogerton Close, Leigh	B	I	Unallocated	0.13	26	Rough grass with paths across
7.10	Redrow House, Holden Road, Leigh	B	I	Unallocated	1.48	61	Former office block and associated car parking
8.5	Land Adjacent 250 Poolstock Lane, Wigan	B	I	Unallocated	0.09	13	Former petrol filling station
9.3	Rear of 25 Pennington Lane, Wiagn	G	I	Unallocated	1.19	86	Untidy grass, industry to the east
9.5	Land at Junction Billinge Road/Bold Street, Wigan	B	I	Unallocated	0.13	12	Rough grassland with paths across to industrial units

10.1	Templeton Road, Platt Bridge	B	V	Unallocated	1.42	91	Mainly grass with paths leading from houses to industrial units. Dense trees to south
10.6	Corner Lane Garage, Corner Lane, Hindley Green	B	I	Unallocated	0.23	9	
10.7	The Evergreens, Arthur Street, Hindley	B	I	Unallocated	0.08	5	Clearance site
12.1	Adj 20 Johnson Close, Leigh	B	V	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	0.31	11	Under used heavily vegetated site
12.2	Jessica Way, Leigh	B	V	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	1.55	112	Vacant site
ABR 1102	Corner of Chapel Street/Liverpool Road, Platt Bridge	B	C	Unallocated	0.13	24	Vacant site
ABR 1103	Gas Street, Platt Bridge	B	R	Bottom part of site allocated Town Centres	0.54	55	Vacant site
ABR 1104	Corner of Lomax Street/Templeton Road/Walthew Lane, Platt Bridge	B	C	Town Centres	0.21	34	Clearance Site. Retain any planting and footpath links
ABR 1105	Millers Lane/Queen Street, Platt Bridge	G	I	Unallocated	0.24	36	Retain some open space and footpath links
ABR 1106	Land adj 34 Warrington Road, Platt Bridge	B	I	Town Centres	0.05	4	Small cleared site
ABR 1107	Land opposite Holy Family Church, Lily Lane, Platt Bridge	B	I	Unallocated	0.09	20	Small un-used site
ABR 1108	Lans rear of Victoria Hotel, Neville Street, Platt Bridge	B	I	Unallocated	0.11	10	
ABR 1201	Land adjacent 36 Warrington Road, Platt Bridge	B	I	Unallocated	0.22	37	Well maintained grass with trees to rear boundary. Previously a cleared site
ABR 1202	Warrington Road/Dootson Street, Platt Bridge	B	C	Unallocated	0.03	3	Clearance Site, now grassed
ABR 1301	Former site of 277-285 Warrington Road, Platt Bridge	B	I	Unallocated	0.11	4	Clearance site, now grassed

ABR 1302	313-315 Warrington Road, Platt Bridge	B	CON	Unallocated	0.07	9	Former Town Hall - conversion possibilities
ABR 1304	Land adjacent 401 Warrington Road, Platt Bridge	B	C	Unallocated	0.1	16	Clearance site, now grassed
ASH 2001	Wigan Road/Lyon Street, Ashton	B	I	Unallocated	0.32	12	Allotments/storage to south, school playing field to north.
ASH 4001	Wigan Road/Eddleston Street, Ashton	B	C	Unallocated	0.02	1	Cleared site, grassed with small trees.
ASH 4002	Land adjacent 463 Wigan Road, Ashton	B	I	Unallocated	0.01	1	Cleared site, provides access to the neighbouring terraces and off road parking
ASH 4004	Bryn Road/Bryn Cross, Ashton	B	R	Unallocated	0.69	35	Northern part has 2 halls enclosed by concrete wall. Rear underused car park and bowling green
ASH 5001	643 Wigan Road, Ashton	G	I	Unallocated	0.08	1	Garden to rear of Cranberry Hotel. Access issues
ASH 5002	Land at Cranberry Hotel, Wigan Road, Ashton	B	I	Unallocated	0.48	52	Car park within hotel grounds. Part of a cleared site
ASH 6101	Townfields Recreation Ground Liverpool Road, Ashton	B	V	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	0.55	30	Land currently part of the recreation area
ASH 6103	Land adjacent 74 Heath Road, Ashton	B	I	Unallocated	0.13	6	Old School Buildings
ASH 6106	Ladysmith Avenue, Ashton	B	C	Town Centres	0.08	12	Undeveloped
ASH 6107	Bolton Road/Albert Street/ Armoury Bank, Ashton	B	I	Town Centres	0.22	33	Undeveloped waste land
ASH 6109	Bolton Road/Hilton Street, Ashton	B	C	Town Centres	0.21	30	Undeveloped
ASH 6111	Millingford Grove, Ashton	B	V	Town Centres	3.9	260	Undeveloped
ASH 6112	Pierre Fauchard House, Heath Road, Ashton	B	I	Unallocated	0.05	10	Existing building on site
ASH 6202	Captains Lane/Bolton Road, Ashton	B	C	Unallocated	0.07	5	Derelict church and surrounding land
ASH 6203	Land at Bolton Road/Orchard Street, Ashton	B	I	Unallocated	0.08	10	Grassed clearance site with trees to rear

ASH 6205	Land at Bolton Road/Orchard Street opposite Bryn Road South, Ashton	B	I	Unallocated	0.68	34	Grassed site with trees
ASH 6301	Bolton Road/Thompson Street, Ashton	B	C	Unallocated	0.05	2	Part of site contains part vacant filling station.
ASH 6302	Bolton Road/Thompson Street/Golborne Street, Ashton	B	C	Unallocated	0.17	34	Possibility of converting old warehouse.
ASH 6303	Land opposite 28-52 Golborne Road, Ashton	B	I	Unallocated	0.2	15	Grass with path running through
ASH 6305	Land opposite St. Wilfred's Catholic Chapel Bolton Road, Ashton	B	I	Unallocated	0.03	3	Grassed area
ASH 6307	North Street (behind 410 Bolton Road), Ashton	B	C	Unallocated	0.07	4	Grassed area
ASH 6309	Walter Street/Bolton Road, Ashton	B	C	Unallocated	0.05	2	Grassed area with tall shrubs along one edge
ASH 6313	Bryn Road (Potter's Farm buildings), Ashton	B	V	Unallocated (site will become available once farm land has been developed as employment site)	1.00	46	Undeveloped
ASH 6314	Bryn Road South (allotments to the rear), Ashton	B	V	Unallocated	0.25	16	Undeveloped
ATH 1101	Blakemore Works, Bag Lane, Atherton	B	R	Unallocated	1.8	56	Industrial units and derelict land
ATH 1201	Collier Brook Farm, Bag Lane, Atherton	B	V	Unallocated	0.63	24	Farm. Conversion of farm and out buildings and new build
ATH 1202	Land adjacent 86 Mealhouse Lane, Atherton	B	V	Unallocated	0.05	4	Car park
ATH 1301	Rosedale Avenue/Water Street, Atherton	B	V	Unallocated	0.4	16	Vacant land adjacent to gas works
ATH 1401	Bolton Road Industrial Estate, Atherton	B	V	H1A - Housing allocation (adopted UDP) Unallocated (replacement UDP)	0.84	56	Two large industrial units
ATH 1402	Bolton Old Road/Park Street, Atherton	B	I	Unallocated	0.11	8	Grassed area
ATH 1403	Land adjacent to Victoria Mill Bolton Old Road, Atherton	B	I	Unallocated	0.39	27	Part derelict. Land to rear mature vegetation and trees

ATH 1404	Victoria Mill, Bolton Old Road, Atherton	B	CON	Unallocated	0.33	161	Former 4 storey mill could be suitable for possible conversion in association with the above site
ATH 3001	Land adjacent 305 Leigh Road, Atherton	B	C	Unallocated	0.2	10	Open space
BIC 1002	Land to rear of 323-333 Bickershaw Lane, Bickershaw	B	V	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.38	13	Allotments and sheds/storage. Rear grassed and forms part of the Queen's Hotel grounds
BIC 1003	Land to rear of 10-16 Gibson Street, Bickershaw	G	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.03	1	Covered in vegetation. Informal car park
BIC 1005	Land rear of 401-409 Bickershaw Lane, Bickershaw	B	V	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.22	8	Grass with small storage units
BIC 1006	Land adjacent 12 Victoria Avenue, Bickershaw	G	C	OL2 - Greenbelt (adopted UDP) GB1D (replacement UDP)	0.09	4	Grassed area with trees/shrubs
BIC 1007	Land to side of 15 Victoria Avenue, Bickershaw	B	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.04	2	Garden of 15 Victoria Avenue. Access could be gained via Grange Road
BIC 1008	Land off Brown Street, Bickershaw	G	V	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.08	3	Grass and informal car park
BIC 1009	Land adj Abram Motors., 510 Bickershaw Lane, Bickershaw	B	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.07	4	Grassed area surrounding car sales fore court
BIC 1010	Rear of 545 Bickershaw Lane, Bickershaw	B	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.13	5	Garden
GOL 1001	Land adj 12 Bank Street, Golborne	B	I	Unallocated	0.04	4	Grass enclosed by brick walls
GOL 1002	Bank Street/Bank Passage, Golborne	B	I	Unallocated	0.03	2	
GOL 1004	Land adj 1 Grimshaw Street, Golborne	B	I	Unallocated	0.07	4	Large car park to the rear of the Royal Hotel
GOL 1005	Land adj 4 Edge Green Lane, Golborne	B	I	Unallocated	0.08	3	Grass with path leading to Asda Car Park
GOL 2101	Railway Road/High Street, Golborne	B	CON	Town Centre, EN8A - Conservation Area	0.01	4	Doctors Surgery
GOL 2102	Dove Street/Ashton Road, Golborne	B	R	Unallocated	0.85	30	Dwellings in bad state of repair
GOL 2202	Land adj Golborne Catholic Club, Turton Street, Golborne	G	I	Unallocated	0.2	18	Derelict land to side of club

HAI 1001	Land adj 1 Haigh Road, Haigh	G	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.03	1	Car park for adjacent properties
HAI 1002	Land adj Tennis Court Haigh Road, Haigh	B	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.1	4	In order to retain character some tree coverage would need to remain along road frontage
HAI 1003	Vicarage 5 Copperas Lane, Haigh	B	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.1	4	Garden with mature trees
HAI 1005	Church Street/Haigh Road, Haigh	B	C	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.07	3	Car park currently used by customers of the Red Lion Hotel (PH) adjacent to site
HAI 1006	Land adj 45 Haigh Road, Haigh	B	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.08	3	Grassed area part of the side garden to 45 Haigh Road
HIN 1201	Land adjacent 151/151b Wigan Road, Hindley	B	I	Unallocated	0.04	3	Grass with mature trees to rear
HIN 1302	Opposite 46-64 Castle Hill Road, Hindley	B	I	Unallocated	0.3	12	Large undeveloped area, mature trees
HIN 1402	Site of 122-134 Atherton Road, Hindley	B	I	Unallocated	0.14	20	Grass with dense trees
HIN 1501	Borsdale Avenue, Hindley	B	C	Unallocated	0.14	21	Grass to the side of Thorley House (Residential Home)
HIN 1502	Hazelmere Gardens, Hindley	B	C	Unallocated	0.14	4	Well maintained grass
HIN 2101	Rear of Woodland Avenue/ Athol Crescent, Hindley	B	V	Unallocated	0.7	26	Grass to side of industrial building
HIN 2102	Land adj 703 Atherton Road, Hindley	B	V	Unallocated	0.14	6	
HIN 2103	Land adj 682 Atherton Road, Hindley	B	I	Unallocated	0.04	2	Grassed area
HIN 2106	Land adj 829 Atherton Road, Hindley	B	I	Unallocated	0.1	2	Under used space
HIN 2107	Atherton Road, Hindley	B	I	Unallocated	0.05	2	Informal parking area - under used
INC 1201	Jackson Street/ Manchester Road, Ince	B	C	Town Centres	0.1	4	Car park
LEI 1101	Land off Kenyon Street/ Westleigh Lane, Leigh	B	C	Unallocated	0.13	6	Car park and landscaped area to front of club
LEI 1102	Land rear of 4 Lambley Close, Leigh	B	I	Unallocated	0.018	1	Block of garages along front edge
LEI 1103	Land rear of 1 Lambley Close, Leigh	B	C	Unallocated	0.13	5	Grass with trees
LEI 1104	Land rear of 107 Westleigh Lane, Leigh	B	C	Unallocated	0.05	2	Rear of PH. Whole site covered by mature trees

LEI 1105	Land surrounding 126 & 128 Westleigh Lane, Leigh	B	V/R	Unallocated	0.13	5	Grass with a houses and trees
LEI 1106	Coal Pit Lane/ Phillips Street, Leigh	B	C	Unallocated	0.06	3	Unofficial car park for nearby residents. Grass with some planting
LEI 1107	Land Opposite 2-10 Liza Street, Leigh	B	I	Unallocated	0.1	6	Grass with some trees. Ex-clearance site
LEI 1108	Land adjacent 38a Westleigh Lane, Leigh	B	C	Unallocated	0.03	2	Ex-clearance site
LEI 1109	Land between 47 & 51 Westleigh Lane, Leigh	B	I	Unallocated	0.36	23	Covered with shrubs and trees
LEI 1110	Land rear of 1-15 Irsherwood Street, Leigh	B	I	Unallocated	0.14	8	Well maintained area with trees to rear boundary
LEI 1112	Land opposite 150-164 Kirkhall Lane and Parallel to Robertshaw Street, Leigh	B	V	H1A - Housing allocation (adopted UDP) Unallocated (replacement UDP)	1.66	116	Grassed ex-clearance site .
LEI 1202	Land opposite 96-130 Leigh Road, Leigh	B	I	E1B - Employment Land (adopted UDP) Unallocated (replacement UDP)	0.3	36	Derelict site with scruffy/unkept grassed area
LEI 1203	Land opposite 114-126 Windermere Grove, Leigh	B	I	Unallocated	0.2	8	Small well maintained area opposite existing residential properties
LEI 1304	Service Station, Lord Street, Leigh	B	I	Town Centres	0.06	6	
LEI 1307	Land at Vicarage Square/Walmesley Road, Leigh	B	I	Unallocated	0.16	12	Car park
LEI 1308	Land at Windermere Road, Leigh	B	I	Unallocated	0.24	33	British Legion Club
LEI 1401	Land rear of 275-295 Twist Lane, Leigh	B	I	Unallocated	0.32	14	Haulage yard and allotments with small garages.
LEI 1403	Land rear of 244-257 Twist Lane, Leigh	B	I	Unallocated	0.11	5	Untidy grassed area with mature shrubs/tress
LEI 1404	Land adjacent 112 Twist Lane	B	C	Unallocated	0.07	4	Car Park for bakery
LEI 1409	Wigan & Leigh College Railway Road, Leigh	B	CON	Northern part of site allocated conservation area	0.44	166	Possible conversion of college building to flats
LEI 1501	West Bridgewater Street/St. Helen's Road, Leigh	B	V	Unallocated	1.62	72	Large site with water frontage. Could relocate school to Leigh Sports Village

LEI 1503	Corner of King Street/Spinning Jenny Way, Leigh	B	C	Unallocated	0.18	12	Taxi office and parking.
LEI 1504	Derby Street/Henry Street, Leigh	B	I	Unallocated	0.11	4	Unused grassed area
LEI 1602	Chapel Street/North Street, Leigh	B	I	Unallocated	0.29	18	Derelict clearance site
LEI 1701	Land at College Street/Smith Street junction, Leigh	B	C	Unallocated	0.07	4	Garage with scrap cars to side
LEI 1801	Land adjacent 74 Firs Lane, Leigh	B	I	Unallocated	0.07	4	Very overgrown enclosed by wooden fence
LEI 1802	Land adja 31 Firs Lane, Leigh	B	I	Unallocated	0.04	2	Small site with parking and a grassed area
LEI 1803	Primrose Street/Cowper Street, Leigh	B	C	Unallocated	0.03	1	Small overgrown site
LIN 1101	Cemetery Road/Polding Street, Lower Ince	B	C	Unallocated	0.2	28	Site used for light industry - suitable for redevelopment
NEW 1001	Land adj Stanley Street, Wigan	B	C	Unallocated	0.14	21	Grassed area with some trees
NEW 1002	Junction of Warrington Road/Victoria Street, Wigan	B	C	Unallocated	0.25	32	Grassed area with some trees
NEW 1004	Land adjacent 92 Ormskirk Road, Wigan	B	I	Town Centres	0.03	2	Advertisement board fronting road. Derelict and over grown to rear
NEW 1005	Ormskirk Road/Stanley Street, Wigan	B	I	Town Centres	0.02	1	Small corner plot with high wall bounding site
NEW 1007	Adjacent 105 Ormskirk Road, Wigan	B	I	Town Centres	0.04	2	Advertisement board fronting road. Derelict and over grown to rear
NEW 1008	Corner of Ormskirk Road/Scot Lane, Wigan	B	C	Town Centres	0.04	3	Maintained landscaped site with mature trees to rear
NEW 1009	86-106 Ormskirk Road, Wigan	B	CON	Town Centres	0.08	10	Vacant partially derelict shop units - developable as part of site NEW 1004
NEW 1010	France Street, Wigan	B	I	Town Centres	0.03	2	Small derelict site, soil and gravelled surface
ORR 1004	Land adjacent 40 Church Street, Orrell	B	I	Unallocated	0.07	2	Car park for shoppers and residents.
ORR 1005	St. James Road/Church Street, Orrell	B	C	Unallocated	0.03	2	Grassed/landscaped area

ORR 1007	Adjacent 174 Moor Road, Orrell	B	I	Unallocated	0.03	1	Auto Repair and services garage.
ORR 1009	Church Street/Church Drive, Orrell	G	C	Unallocated	0.03	2	Church land. Grass and enclosed by wall
ORR 2002	Corner of Fisher Drive/Orrell Road, Orrell	B	C	Unallocated	0.03	1	Garden enclosed by hedge
ORR 2003	Rear of 228-234 Orrell Road, Orrell	B	I	Unallocated	0.12	5	Land to south, tarmaced and used for parking. Land to North used for storage.
PEM 1101	Enfield Street/Smethurst Lane/Chatsworth Street, Pemberton	B	C	Unallocated	0.09	6	Unsurfaced underused car park
PEM 1103	Land adjacent Chatsworth Street, Pemberton	B	I	Unallocated	0.02	1	Small possible infill site
PEM 1108	Wardley Street/Normanby Street, Pemberton	B	C	Town Centres	0.07	4	Underused car park
PEM 1109	Cross Street, Pemberton	B	C	Town Centres	0.07	10	Underused car park
PEM 1110	Chapel Street, Pemberton	B	I	Unallocated	0.04	2	Car park
PEM 1111	Brook Lane, Pemberton	G	C	Unallocated	0.2	6	Open space. Some development possible leaving improved open space
PEM 1201	Tunstall Lane/Ormskirk Road, Pemberton	B	I	Unallocated	0.08	4	Car park
STA 1102	Rear of Preston Road (opposite Avondale Street), Standish	B	V	Unallocated	0.97	62	Vacant land
STA 1103	School Lane (land to side and rear of sub station), Standish	B	I	Unallocated	0.04	2	Garden and storage area
STA 1104	Green Lane/School Lane, Standish	B	C	Unallocated	0.05	3	Garden for Greenacres Care Home
STA 1105	School Lane/Quakers Place, Standish	B	C	Unallocated	0.1	9	Car park
STA 1106	Land to rear of 3-9 High Street, Standish	B	I	Town Centre, EN8A - Conservation Area	0.07	3	Long plots of land to rear of shops
STA 1107	Land to rear of 1-9 High Street, Standish	B	I	Town Centre, EN8A - Conservation Area	0.07	11	Partially used car park
STA 1111	Land adjacent 72 High Street, Standish	B	I	Unallocated	0.03	2	Small amenity area.

STA 1114	Pole Street, Standish	B	I	Town Centre, EN8A - Conservation Area	0.02	3	Small well used car park
STA 1201	Preston Road/James Square, Standish	B	C	Unallocated	0.12	5	Car park
STA 1202	Land to the side of 111 Preston Road, Standish	B	I	Unallocated	0.02	1	Provides access to the rear of terrace
STA 1203	Preston Road, Standish	B	I	Unallocated	0.35	18	Vacant with the front used to park vehicles from garage
TYL 2003	Land adj Chaddock Hall, Chaddock Lane, Tyldesley	B	CON	Unallocated	0.05	1	Listed barn at Chaddock Hall (possibility suitable for barn conversion)
TYL 4105	Land at Tyldesley Road/Hindsford Street, Tyldesley	B	C	Unallocated	0.06	9	Poorly maintained garages with overgrown trees/shrubs
TYL 4106	Land adjacent/rear of 13 Shakerley Road, Tyldesley	B	C	Unallocated	0.13	7	Grass with footpath
TYL 4108	Land at junction of Alma Street/Elliott Street, Tyldesley	B	C	Unallocated	0.33	13	Garages with parking, rear very overgrown
TYL 4110	Land adjacent 27 Factory Street, Tyldesley	B	I	Unallocated	0.10	9	Untidy grassed area to the rear of swimming baths
TYL 4203	Land rear of 21 Upper George Street, Tyldesley	B	CON	Conservation Area	0.01	2	Vacant land to side of underused Club
TYL 4210	Shuttle Street opposite Milk Street, Tyldesley	B	CON	Unallocated	0.03	5	Disused former Church
TYL 4211	Shuttle Street/Robinson Street, Tyldesley	B	C	Unallocated	0.14	13	Undeveloped - Being used as informal car park
WIG 1003	Land adjacent 140 Wigan Lower Road, Wigan	B	I	Unallocated	0.07	6	Previously metro owned car park.
WIG 1004	Land to rear of 140 Wigan Lower Road, Wigan	B	I	Unallocated	0.16	8	Several storage units/garages with informal parking
WIG 1008	Former depot Wigan Lower Road, Wigan	B	V	Unallocated	0.27	14	Storage yard.
WIG 1009	126 Wigan Lower Road, Wigan	B	I	Unallocated	0.02	1	Shop unit possibly vacant
WIG 2202	Gateway House, Standishgate, Wigan	B	C	EN8A - Conservation Area (adopted UDP) EV4A - Conservation Area	0.1	15	Parking and small grassed area
WIG 2203	Standishgate/Powell Street, Wigan	B	C	EN8A - Conservation Area (adopted UDP) EV4A - Conservation Area	0.04	6	Grassed area

WIG 2401	Land adjacent 50 Frog Lane, Wigan	B	C	Unallocated	0.04	6	Car park
WIG 2402	Land rear of 11-21 Field Street, Wigan	B	V	PEA land (adopted UDP) Unallocated (replacement UDP)	0.23	21	Derelict/scrap land untidy looking adjacent to railway
WIG 2501	Car park between Harrogate Street and Riverway, Wigan	B	V	Unallocated	0.27	37	Underused car park
WIG 6201	Land adjacent 117 Little Lane, Wigan	G	I	Unallocated	0.20	30	Grass with access route to an informal car park
WIG 6301	Land adjacent 13 Clifton Street, Worsley Mesnes	B	C	Unallocated	0.11	17	Untidy looking to rear of Bold Hotel (PH), with informal car park
WIG 6401	Land adj 6 Poolstock Lane, Wigan	B	C	Unallocated	0.04	2	Small grassed corner plot
WIG 6402	Land adjacent 132 Poolstock, Wigan	B	C	Unallocated	0.06	3	Small derelict looking corner plot
WIG 8001	Land adj Pagefield Hotel, 168 Gidlow Lane, Wigan	B	C	Unallocated	0.05	8	Ex-clearance site well maintained grass
WIG 9101	Land adj 83 Whelley, Wigan	B	C	Unallocated	0.04	6	Ex-clearance site well maintained grass with some trees and path
WIG 9102	Land adj 3 Salmon Street & 4 Sole Street, Wigan	B	C	Unallocated	0.05	7	Ex-clearance site well maintained grass with trees in centre
WIG 9103	Land adj 3 Sole Street & 6 Cumberland Street, Wigan	B	C	Unallocated	0.04	6	Ex-clearance site well maintained grass with trees in the centre
WIG 9201	Land adjacent 24 Wigan Road	B	I	Unallocated	0.08	3	Planting along one side.
GB 1	Former Leigh CE High School, Leigh Road, Leigh	B	R	GB1E Major existing developed site in Green Belt	1.99	48	Additional 0.11ha available for development.

GB 3	Bispham Hall Brick & Terracotta Works, Smethurst Road, Billinge	B	R/CON	GB1E Major existing developed site in Green Belt	0.30	38	Major developed site in Green Belt. Flats in converted industrial buildings plus two separate dwellings. 0.20ha available for redevelopment.
GB 6	Leyland Mill, Leyland Mill Lane, Wigan	B	R/CON	GB1E Major existing developed site in Green Belt	0.44	69	Major developed site in Green Belt. Flats in converted industrial buildings plus one separate dwelling. 0.26ha available for redevelopment.
GB 7	Dicconson Mill, Mill Lane Aspull	B	R/CON	GB1E Major existing developed site in Green Belt	0.39	34	Major developed site in Green Belt. Flats in converted industrial buildings. 0.03ha available for redevelopment.
GB 8	Astley Works, Ley Road, Gin Pit Village	B	L	GB1E Major existing developed site in Green Belt	4.59	160	A/03/60096 - 146 Dwellings permission refused and appeal pending. Pre application discussions for 160 dwellings in progress.
GB 9	Crown Hotel, Platt Lane, Standish	B	CON	Greenbelt	0.27	13	Former hotel and public house
B= %					76.478	4699	

#### Type

<b>I</b>	Infill (up to 0.4 ha)
<b>C</b>	Corner (up to 0.4 ha)
<b>V</b>	Vacant/under-used sites (0.4 to 2 ha)
<b>R</b>	Redevelopment incorporating existing buildings (0.4 to 2 ha)
<b>L</b>	Large scale redevelopment (over 2 ha)
<b>CON</b>	Conversion of non-residential property

**Medium Term Sites**

Site Ref	Location	Greenfield / Brownfield	Type	UDP Allocation	Size of Site (Ha)	No. of Dwellings	Current Status
1.2	Knowles Yard, off Ratcliffe Road, Aspull	B	I	Unallocated	0.8	28	Storage units/sheds adjacent to green belt and housing
1.3	Land rear of service station Haigh Road, Aspull	G	I	Unallocated	0.38	15	Grass with trees along northern boundary
3.12	Off East Lancs Road (no. 81)	B	I	Unallocated	0.48	37	Site surrounded by trees.
4.7	Princess Street, Ashton	B	L	H1A - Housing Allocation & EN2A - Land Rec. Allocation in adopted UDP	5.31	212	Large untidy grassed area with small trees in centre
10.5	Land west of Hindley Sewage Works, Templeton Road, Platt Bridge	B	L	Employment Land and Wildlife Corridor - adopted UDP, Unallocated - replacement	3.4	173	Grass to side of sewage works
11.2	Maypole industrial Estate - Former Maypole Colliery Site, Abram	B	R	Restriction of Industrial Development and Wildlife Corridor	9.66	290	Industrial Estate with large industrial units
GOL 2103	Land to rear 64-82 Ashton Road, Golborne	B	L	Unallocated	6.69	341	Large site with some differences in levels.
STA 1108	Land rear of 29 - 35 High Street, Standish	B	I	EN8A - Conservation Area	0.15	8	Disused grassed area behind shops.
WIG 2502	Land between Warrington Lane, Chapel Lane and Darlington Street, Wigan	B	L	Unallocated	5.58	391	Industrial area with various different uses
B= %					32.45	1495	

**Type**

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<b>L</b>	Large scale redevelopment (over 2 ha)
<b>CON</b>	Conversion of non-residential property

## Long Term Sites

Site Ref	Location	Greenfield / Brownfield	Type	UDP Allocation	Size of Site (Ha)	No. of Dwellings	Current Status
1.6	Walkers Higher Farm, Scot Lane, Aspull	G	I/CON	Unallocated	0.37	13	Small farm, house and storage units
3.3	Land opposite All Saints Catholic Primary School, Nook Lane, Golborne	G	V	Unallocated	1.63	117	Grass surrounded by industrial uses and housing
3.5	Cleveland Drive (Crow Wood Road), Lowton	G	V	Unallocated	1.05	38	Field adjacent to playing fields enclosed by hedge
3.7	Garton Drive, Lowton	G	I	Unallocated	1.75	63	Grass between two housing estates, with Gorton Drive and public footpaths
3.8	Spawell Drive, Lowton	G	I	Unallocated	0.70	25	Grass between two housing estates with paths
3.15	Land between Winwick Lane, Green Meadows, Winton Road and Newton Road, Lowton	G	I	Unallocated	0.35	12	
5.5	Confidential Site	B	L	Unallocated	0.69	28	Business & other land
5.7	Norley Quarry, Wigan	B	L	Unallocated	21.1	1414	Predominantly grass.
5.10	Tan House Drive, Winstanley	G	I	Unallocated	0.58	19	Well maintained, opposite Barton's Wood. Footpaths through centre
6.1	Land to rear of St Paul's Church Pickley Green, Leigh	G	V	Unallocated	0.38	13	Grass behind church with houses adjoining site
6.4	Land to rear of Hertford Drive off Lancaster Avenue, Tyldesley	G	V	Unallocated	1.37	70	Large open grass land leading to green belt
6.6	Higher Folds Play Area Imperial Drive/Coronation Drive, Leigh	G	V	Unallocated	1.35	69	Large grassed area

6.7	Coronation Drive/Royal Drive, Leigh	G	V	Unallocated	0.40	14	Well maintained grass with several paths
9.1	Land to rear of 188 Billinge Road - Victoria Street, Wigan	G	V	Unallocated	2.39	124	
10.3	Land at end of Ravenswood Drive, Hindley	G	I	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	1.39	100	Well maintained grassed area surrounded by housing
11.1	Land adjacent 39 Park Lane (Park Lane Farm), Abram	G	V	Unallocated	0.69	28	Park Lane Farm to south, various out buildings, fields beyond
12.3	Keats Street/Browning Street, Leigh	G	V	H1A - Housing Allocation (adopted UDP) Unallocated (replacement UDP)	0.80	35	Undeveloped grass with paths round edge
ABR 1203	Confidential Site	B	C	Unallocated	0.3	45	Business & other land
ASH 1001	Land to rear of Dovedale Road (off Wigan Road), Ashton	G	I	Unallocated	0.59	45	High grass mound between housing and industrial estate. Access could be problematic
ASH 3001	Confidential Site	B	R	Unallocated	0.77	28	Business
ASH 4003	Confidential Site	B	I	Unallocated	0.34	17	Business & other land
ASH 6110	Confidential Site	B	V	Unallocated	0.26	9	Business
ASH 6312	Rear of New Street, Ashton	G	V	Unallocated	0.77	50	Underused allotments
ASH 6415	Rear of John Street, Ashton	G	V	Unallocated	1.21	50	Underused allotments Access via site ASH 6309
GOL 1007	Confidential Site	B	V	Unallocated	0.56	25	Business
GOL 1009	Confidential Site	B	I	Unallocated	0.15	5	Business
GOL 2201	Confidential Site	B	I	Town Centre	0.21	10	Business

HAI 1004	Land adjacent St. David's Church, Copperas Lane, Haigh	G	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement, EN8C - Historic Parks & Gardens	0.46	15	Mature trees restrict development
HAI 1007	Land to rear of Our Lady's RC Church, Haigh Road, Haigh	G	I	OL2 - Greenbelt, OL2D - Greenbelt Settlement	0.09	4	Small field enclosed by hedge. Access could be gained via Victoria Close
HIN 1103	Land rear of Ravenswood Drive, Hindley	G	V	Unallocated	1.50	109	Overgrown fields with trees
LEI 1111	Confidential Site	B	R	Unallocated	1.1	32	Business
LEI 1405	Confidential Site	B	V	Unallocated	0.62	56	Business
LEI 1406	Confidential Site	B	I	Southern part of site allocated employment land	0.35	10	Business
LEI 1408	Confidential Site	B	C	Unallocated	0.03	2	Business
LEI 1702	Confidential Site	B	R	Unallocated	0.9	76	Business
LEI 1704	Confidential Site	B	V	Unallocated	0.23	14	Business
PEM 1102	Confidential Site	B	R	Unallocated	0.8	41	Business
PEM 1107	Confidential Site	B	R	Unallocated	0.17	9	Business & other land
STA 1110	Land to rear of 61-95 High Street, Standish	G	V	Unallocated	0.64	33	Well maintained grass. Has accessibility issues
TYL 2002	Land adjacent Holy Family RC Church, Chaddock Lane, Tyldesley	G	I	Unallocated	0.34	12	Undeveloped land between listed building and Holy Family RC church
TYL 2004	Land to rear of 103-117 Gilda Road, Tyldesley	G	I	Unallocated	0.29	10	Adjacent to Oliver Fold Farm. Access and level difference may be problematic
TYL 4103	Confidential Site	B	C	Unallocated	0.25	38	Business
TYL 4104	Land rear of 39-61 Samuel Street, Tyldesley	G	I	Unallocated	0.3	15	Well maintained grass. Slopes towards Hindsford Brook
TYL 4208	Confidential Site	B	C	Unallocated	0.11	4	Business & other land

TYL 4209	Confidential Site	B	C	Unallocated	0.24	7	Business & other land
WIG 1001	Land to rear of 299 Wigan Lower Road, Wigan	G	I	Unallocated	0.14	6	Well maintained grassed area with tree/shrubs along rear boundary
WIG 1002	Land adjacent to 186 Wigan Lower Road, Wigan	G	I	Unallocated	0.23	15	Non-farmed field, stables next door. South of site landscaped but overgrown
WIG 2701	Land to rear of 1-39 Laburnum Avenue, Wigan	G	V	Unallocated	1.50	51	Grassed area fronting railway. Trees/shrubs in centre
WIG 9203	Land Rear of Alexandra Hotel, 213 Whelley, Wigan	G	V	H1A - Housing allocation (adopted UDP) Unallocated (Replacement UDP)	0.70	21	Grass with dense planting and trees around edge
		B= %			53.14	3046	

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<b>R</b>	Redevelopment incorporating existing buildings (0.4 to 2 ha)
<b>L</b>	Large scale redevelopment (over 2 ha)
<b>CON</b>	Conversion of non-residential property