



The background is a solid orange color. There are several white squares of varying sizes scattered across the page. Some are arranged in rows, while others are isolated. The text is centered and reads "SMALL DEVELOPER FORUM" in a bold, white, sans-serif font.

# SMALL DEVELOPER FORUM

# **Wigan Council Strategic Overview & Priorities: Growth and Housing**

**Lee Payne, Service Manager, New Build and Regeneration**

# Wigan Council Strategic Overview & Priorities: Growth and Housing



## Background to the Borough – Positive Place:

- At 77 square miles, Wigan is one of the largest boroughs in Greater Manchester, with a population of 324,700 that is projected to grow to 346,300 by 2030
- Wigan's economy has grown by 2.2% since 2011, faster than GM's average of 1.9%. Wigan has 3,000 more people in employment today than in 2016/17
- 4,180 apprenticeship starts, highest across Greater Manchester
- Nearly 70% of the borough is greenspace
- Excellent transport links to city regions via train, motorway and guided busway
- Happiest place to live in GM (HM Government wellbeing survey 2018)
- Wigan Council – "Council of the year 2019" – LGA Award



# Wigan Council Strategic Overview & Priorities: Growth and Housing



## Housing in Wigan Currently – Key Statistics

- Around 142,000 properties in total
- Characterised by a high proportion of semi-detached (45.7%) and terraced properties (27.3%), with a lower proportion of detached properties (17.6%).
- 68% are owner occupied – broadly average for the UK
- 19% social housing – Wigan Council own 22,000 and other stock owned by 22 Registered Providers
- 12% of homes are private rented – noted as a growing sector within Wigan
- 4,227 Empty properties, 1,359 long term (6 months or more)





# Wigan Council Strategic Overview & Priorities: Growth and Housing

## The need for more homes:

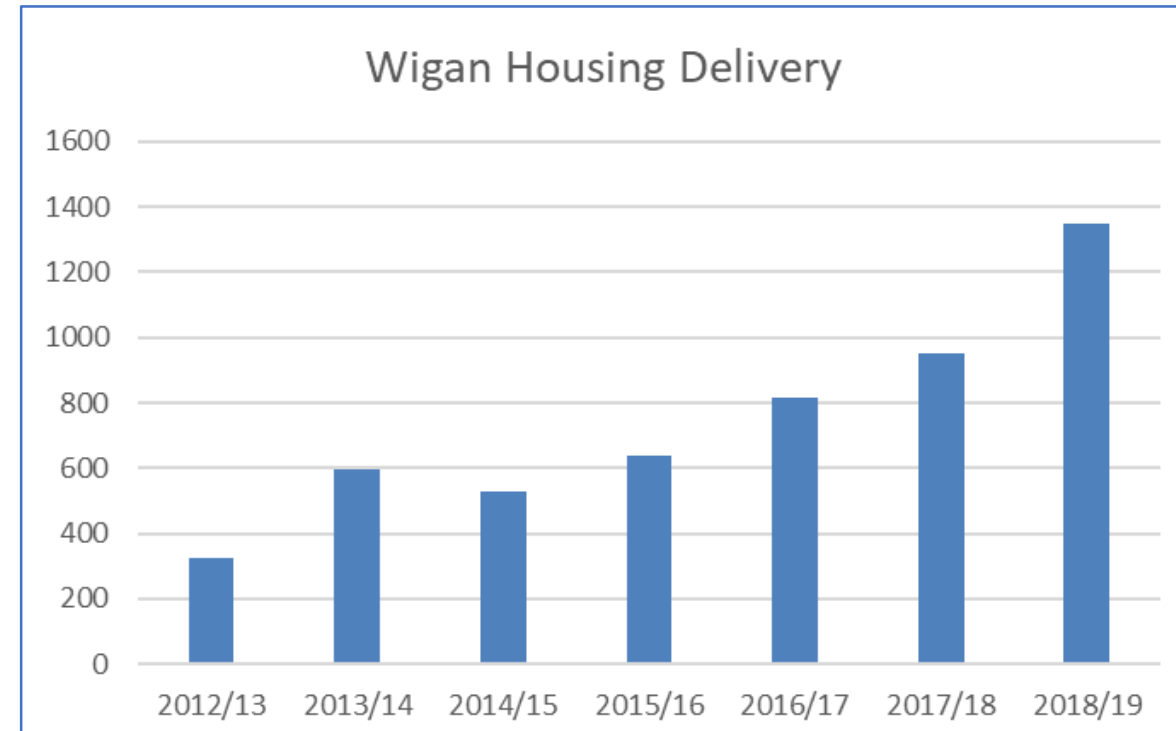
- Population increasing (346,300 by 2030)
- Increasing pressures on council stock with increasing numbers on housing register (c9000 currently, compared to 2,912 in 2013/14)
- Decreasing stock numbers - properties lost through Right to Buy (increased year on year with 232 in 2017/18 and 179 in 18/19; 111 in 2013/14); not replacing to the same extent
- Need to meet housing requirement of 916 per annum
- New housing acts as a key regeneration driver for both small and large scale sites and estates and town centres
- Affordability in PRS and owner-occupation



# Wigan Council Strategic Overview & Priorities: Growth and Housing

## Current Housing Delivery in Wigan:

- Planning permission for 13,000+ homes since 2011
- Historically not enough homes being built - but this is now improving with 1350 homes built in 2018/19
- The mix of property types delivered indicates a continued delivery of larger homes, with around 37% being detached houses. 33.5% completions were semis, 20% terrace and 9.5% apartments in 18/19
- The split between brownfield sites and greenfield sites was approximately 50:50



# **Wigan Council Strategic Overview & Priorities: Growth and Housing**

**Angela Durkin, Team Leader, New Build and Regeneration**



# Wigan Council Strategic Overview & Priorities: Growth and Housing



- The Deal 2030 is our ambitious plan for Wigan Borough.
- This plan has been developed by residents, community organisations, businesses and public sector bodies
- It is our plan for our place

The Deal 2030 has several strands that resonate with housing and development in the borough

- A Home for All
- Vibrant town centres for all
- Economic growth that benefits everyone



# Wigan Council Strategic Overview & Priorities: Growth and Housing

## Strategic Priorities:

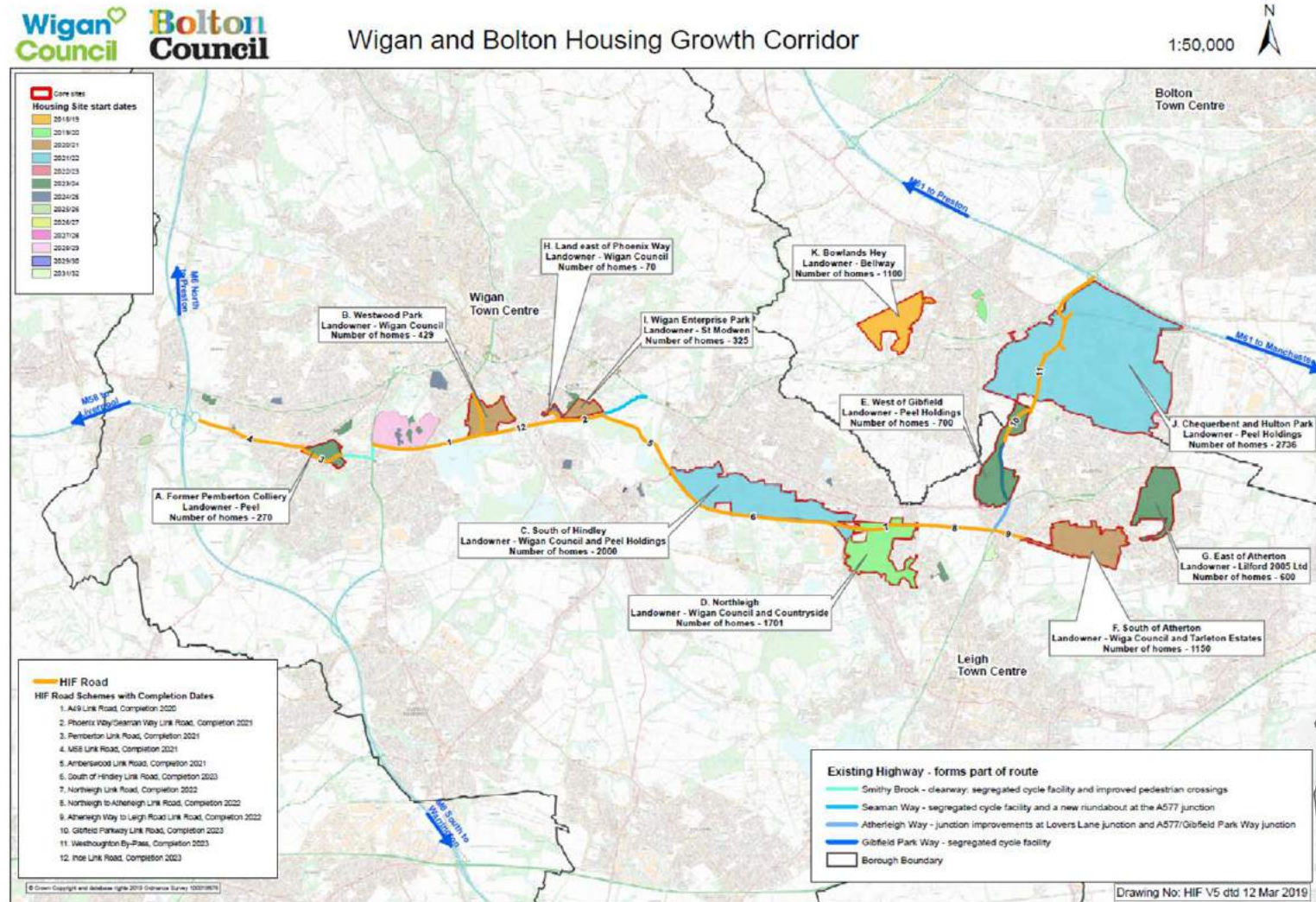
- Town Centres
  - Significant potential for housing growth and regeneration at scale
  - Strategic Regeneration Frameworks (SRF) for Leigh and Wigan
  - Future High Streets and Heritage Action Zone Funding bids
- Housing Infrastructure Fund (HIF) Incorporating Key Strategic Sites:
  - The East / West Housing Growth Corridor in Wigan and Bolton has significant potential for new housing and employment space - 12,960 new units and 183,093 sqm of employment space
- Developing Brownfield Land & Regeneration opportunities on both large and small scale sites
- Low Carbon and affordable Homes – Building on the GM Strategy
- Community Wealth Building - Aiming to localise spend, securing investment in local supply chains and improving local economic competitiveness



# Wigan Council Strategic Overview & Priorities: Growth and Housing

## Housing Infrastructure Fund:

- 11 Core Sites and 49 smaller non-core sites – 311h of Brownfield Land, 183h of LA land
- C13,000 new homes – 9000 in Wigan
- Potential supply to meet housing constrained by lack of capacity in the local highway network. Without additional capacity in existing local highway infrastructure these units will not come forward
- Pressure on greenbelt release means political and community sensitivities and challenges
- Our proposal will construct a 17km East – West road link connecting J26 of the M6/M58 with J5 of the M61
- HIF will create the conditions for future housing growth





# Wigan Council Strategic Overview & Priorities: Growth and Housing

## Town Centres:

- Wigan Council is committed to responding to the challenges that our town centres currently face and we are in the process of developing wide scale catalytic interventions to stimulate change and bring about the comprehensive regeneration of our town centres.
- The provision of good quality residential communities of character will be a vital component of our enhanced town centres which will, in turn, support improved and consolidated retail cores with new leisure and cultural offers that will provide the platform for new job creation and help sustain vibrant and dynamic daytime and evening economies.

## Strategic Interventions / Opportunities –

- Future High Streets Fund & Heritage Action Zone
  - The Galleries & Market
  - King Street
- Mill Conversions
- Brownfield Sites Close to Town Centres of all sizes



# Wigan Council Strategic Overview & Priorities



## Affordable Housing, Housing Needs and Registered Providers

- Wigan Council have a policy that 25% of all new development on sites of 10 or more units, subject to viability, will be affordable homes.
- Affordable homes are a key aspect of us meeting the “Homes for All” priority contained within the ‘Deal 2030’ and the need for affordable homes stated in the GM Housing Strategy
- A new Housing Needs Assessment (HNA) will be received by the Council in February 2020 and will guide the Council and partners in terms of what homes are needed in what location.
- Wigan Council work closely with a range of Registered providers and Homes England to ensure that there is a strong pipeline of affordable homes in the borough – 297 affordable homes delivered in 2018/19
- There are opportunities to engage with registered providers through the Housing Partnerships Team at Wigan Council.
- The Council builds its own stock through our successful Direct Delivery Programme



# Wigan Council Strategic Overview & Priorities

## Wigan Council Direct Delivery Programme

- Direct delivery programme started in 2010 at Wigan and Leigh Homes.
- Transferred into Growth and Housing in Wigan Council in April 2017.
- 482 Homes built since 2010.
- Homes England Investment Partner status, schemes are part funded with Homes England grant.
- Affordable rent tenure including general needs and specialist schemes.
- Current programme of 5 schemes on site – 96 units to complete in 2020.
- Ongoing direct delivery programme with aspiration to accelerate delivery in future.





# Wigan Council Strategic Overview & Priorities: Growth and Housing



## Low Carbon Homes: Manchester Housing Strategy

- The GM Housing Strategy suggests we urgently need to reduce the energy demands of our homes and all other buildings to meet ambitious plans for delivering a net zero carbon neutral city region no later than 2038.
- Building quality, modern, properly insulated and energy efficient homes are cheaper to run as well as helping reduce carbon emissions and being better suited to deal with our changing climate.
- We need to lead in delivering new net zero carbon homes alongside finding ways to accelerate retrofitting of our existing homes.
- We want all our homes to be safe, decent and affordable, and our commitment for net zero carbon homes includes making improvements to drive up standards and reduce carbon emissions of our existing stock.



**GREATER  
MANCHESTER**  
DOING THINGS DIFFERENTLY

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GREATER MANCHESTER  
LOW CARBON HUB

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## The Greater Manchester Investment Fund

**Martin Ewell, Relationship Manager**

**GMCA**

BOLTON  
BURY

MANCHESTER  
OLDHAM

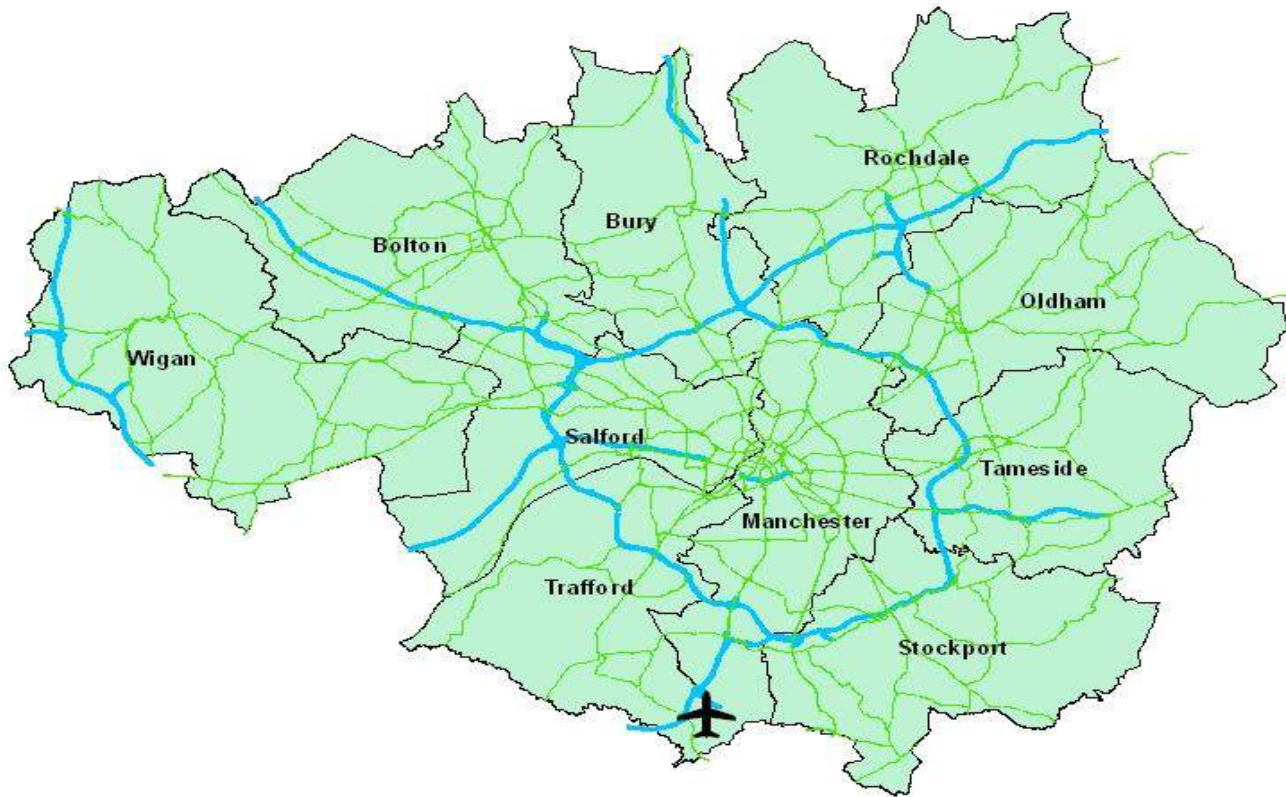
ROCHDALE  
SALFORD

STOCKPORT  
TAMESIDE

TRAFFORD  
WIGAN

- Martin Ewell – Business Relationship Manager
- 3.5 years with the GM Housing Fund
- Previous 23 years with Lloyds Bank Corporate Real Estate Team in Liverpool & Manchester

GM Fund Geography



GMCA

BOLTON  
BURY

MANCHESTER  
OLDHAM

ROCHDALE  
SALFORD

STOCKPORT  
TAMESIDE

TRAFFORD  
WIGAN

- 2014 GM Devolution Agreement
- £300m Revolving Funding Pot.
- 10 year Committed Funding Line Supporting the Private Sector
- Accelerate and Unlock Current Housing Schemes
- 10,000 to 15,000 Homes Target.
- Core Investment Team
  - Evergreen, Growing Places, RGF, Low Carbon. Life sciences, Small Business Loans
  - Combined total £635m.

- Typical Housing
- City/Town Centre Apartments and Regeneration Schemes.
- PDR and Renovations
- Historic and Listed Buildings Conversions.
- PRS
- Excluding Social / Student / High End



- Traditional Development Loan Finance / No Grant.
- Debt Quantum Above £500k up to £30m
- Pricing Competitive and Lending Structures.
- Bespoke facilities tailored to individual schemes and able to provide:
  - Senior and Junior Lending Facilities
  - Stretch Senior
  - Equity
  - Club Transactions

- Vanilla Pricing with No Exit, Commitment or Penalty Fees.
- Committed Long Term Funding
- Recycling of Receipts to Avoid Phasing or Fully Funded Schemes.
- Valuation to Count as Equity.
- No pre-sales requirements

## Benefits

- Secure and Committed Funding
- Local Government Partnership
- Experienced and Proactive Management Team

## Performance to Date

- £125m Drawn to Date
- £450m pipeline.
- 43 sites and providing 5,700 homes.

**GMCA**

BOLTON  
BURY

MANCHESTER  
OLDHAM

ROCHDALE  
SALFORD

STOCKPORT  
TAMESIDE

TRAFFORD  
WIGAN

- Westleigh : 9 houses - £0.6m
- Ince : 11 Houses - £0.7m
- Aspull : 10 Houses - £1.1m
- Lowton : 24 Houses - £2.5m
- Wigan : 8 Modular Homes – £1.1m

# Funding Partnerships

- Renaker
- Mulbury
- Wiggett Homes
- Keepmoat
- Rowlinson
- Laurus Homes
- CPUK
- Urban & Civic
- Capital & Centric
- Maya Properties
- Cert Properties
- Newpark Homes
- Splash Developments
- Peel Properties

# **Potential Land Opportunities**

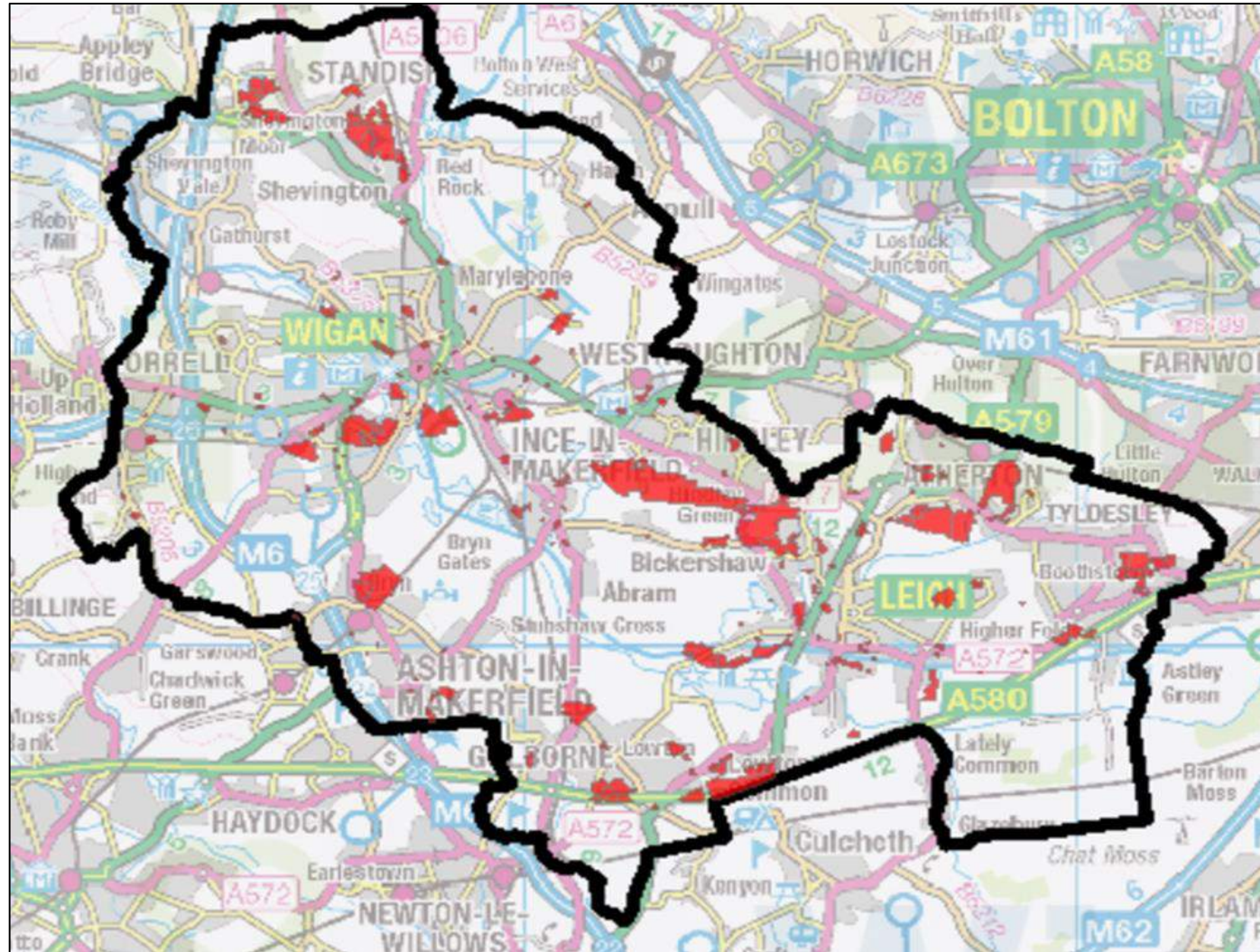
**David Kearsley, Team Leader, Strategic Planning**



- Wigan Local Plan Core Strategy: 1,000 homes per year (2011-26)
- Local Housing Need: 916 homes per year
- Draft GMSF: 1,126 per year (to 2037)
- Five year supply position – 6.12 year supply (2019)

# Land Opportunities, Strategic Housing Land Availability Assessment (SHLAA)

- [www.wigan.gov.uk/shlaa](http://www.wigan.gov.uk/shlaa)
- Updated annually
- Identifies sites with potential for housing
- Identifies supply of around 20,000 homes to 2037
- Allows developers to identify potential housing sites
- Wigan Council may be able to assist in contact details and site intelligence where possible.



# **Potential Land Opportunities**

**Nick Metcalfe, Housing Partnerships and Strategy**


# Council Land and Property

- The Council is a large landowner in the borough and when sites are surplus to requirements, we will often market the land for development via our Council Website or via auction sites. E.g. 62 unit site sold in mid 2019 in Orrell.
- <https://www.wigan.gov.uk/Business/Property-and-Land/index.aspx>
- We have small team of specialists who manage a wide range of non-housing properties and land holdings on behalf of Wigan Council
- Council Land and Property issues are dealt with by our Property Team
- Further Details will be held on our Developer Hub and alerts can be given to any opportunities that may come forward



[Home](#) / [Business](#) / [Property and land](#) /

## Land and property availability

The following properties are those that we have for sale or rent. However, there are many more properties and areas of land available from the private sector.

All information on this page is subject to the following [disclaimer](#) .

### Premises to let

Address	Area	Rent (per year)	Additional Information
<a href="#">17 Yewdale Road, Wigan, WN4 0EA</a> 	46.4 m <sup>2</sup>	£4,500	Existing hot food takeaway use - Viewing essential
<a href="#">27 Yewdale Road, Wigan WN4 0EA</a> 	46.5 m <sup>2</sup>	£3,600	

### Development sites for sale

Address	Description	Method of Sale	Additional Information	Utilities
No current sites available				

## Stalled Sites

- Wigan Council are monitoring sites that have or have previously had planning to see if they come forward, this happens through both the SHLAA administration process and via our own site intelligence.
- Sites that don't seem to be moving are held on a database that is ran by the Housing Partnerships team.
- It is possible that these sites may be distressed and become available through discussions or approaches to the owners.
- Potential to share list upon request with interested developers

## **Planning Service**

**Gareth Jones, Team Leader of Development Management**



## Introduction

Wigan Council aims to determine planning applications as efficiently as possible. To help with this it is essential that applications are submitted with all the information that the Council will need to determine them. At the same time, it is important that our information requirements are proportionate and do not force applicants to incur unnecessary expense.

We have produced this Validation Checklist in order to ensure that we strike this balance. In preparing it we have had regard to article 11(3)(c) of the Town and Country Planning (Development Management Procedure) Order 2015, and to paragraph 44 of the National Planning Policy Framework.

# Validation Checklist 2019



## Validation Checklist for Planning Applications

August 2019

1

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### Introduction

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### How to use this Checklist

The Checklist is in two parts:

**PART ONE** lists a range of national and local information requirements and details the circumstances in which they will apply.

**PART TWO** provides further information to help applicants understand what a particular document should contain. Applicants should ensure that their submissions reflect these requirements in order to avoid delay in processing their applications.

Applicants should note that it will sometimes be necessary for the case officer to request further information about an application that has already met the validation criteria. We will only do this where it is essential for the case officer, and the public, to fully understand and be able to assess the development that is proposed and its impact.

### The Council's policy on the validation of planning applications

1. The Council's preferred channel for the submission of planning applications is via the Planning Portal webpage which can be accessed via <https://www.planningportal.co.uk/applications>
2. Electronic submissions must adhere to the following:
  - Files to be in .pdf format, others may be acceptable if no alternative exists.
  - All drawings and documents must be provided in files not exceeding 10MB in size, to

2

## PART ONE – SUBMISSION REQUIREMENTS

### National Requirements

Information detailed on the national list is always required. Applications that are missing any of this information will automatically be invalid. Applicants must take note of the requirements as regards file format and size set out on Page 2.

	Requirement	Have you included? ✓
N1	<b>Application Form:</b> Answer all questions	
N2	<b>Correct Fee</b>	
N3	<b>Ownership Certificates</b> <ul style="list-style-type: none"><li>• <b>Certificate A</b> must be completed when the applicant is the sole owner of the site</li><li>• <b>Certificate B</b> must be completed when the applicant is not the sole owner of the site but the other owner(s) are known</li><li>• <b>Certificate C and D</b> must be completed when some or none of the owners are known</li></ul> <p>For this purpose an "owner" is anyone with a freehold interest, or a leasehold interest the unexpired term of which is not less than 7 years.</p>	
N4	<b>Agricultural Holdings Certificate</b>	
N5	<b>Notices Served on Owners</b> <ul style="list-style-type: none"><li>• <b>If Certificate B or C is used</b> an Article 6 Notice must have been served on the owner</li><li>• <b>If Certificate D is used</b> the proposed application must have been advertised in the press in the correct form; and a copy of the advertisement must be submitted with the application.</li></ul>	
N6	<b>Location Plan</b> <ul style="list-style-type: none"><li>• Ordnance Survey quality</li><li>• At a scale of 1:1,250 unless the size of the site dictates that a different scale is necessary</li><li>• Show a North point</li><li>• Show at least 2 road names and sufficient property numbers to allow the site location to be clearly identified</li><li>• Show a red edge around the application site which includes all the land required to carry out the development, including any required to connect the development site to a highway</li><li>• Show a blue edge around any other land the applicant owns or has an interest in</li></ul>	

- **There is a national set of minimum information requirements which apply to all planning applications; however in order to ensure that LPAs have the information needed to address issues that are relevant in their areas, the planning legislation enables them to publish a list of additional local requirements.**
- **In order for LPAs to be able to insist that applicants provide this additional information, the list of requirements must be published in a local ‘validation checklist’ which must**
  - i.) have been subject to consultation**
  - ii.) be less than 2 years old**
- **Wigan’s previous checklist was introduced in 2017. An updated checklist has been prepared and adopted to improve clarity, reflect local circumstances and information requirements relevant to Wigan.**
- **The new checklist has been the subject of consultation with the development industry and has been approved by the Cabinet Member for Planning and Environment.**

- **Revised presentation: requirements appear in a ‘tick list’ format, with additional commentary separated and presented in a later section of the document.**
- **A new section setting out in detail the Council’s approach to validating planning applications, and how it will handle applications that are invalid. This is important to:**
  - Streamline workflows in the service
  - Reducing abortive time spent on applications that never become valid
  - A key objective is to improve the application validation timescale
- **Requirements for applications that would normally be liable for developer contributions to be submitted with either draft Heads of Terms for the required legal agreement, or a viability appraisal with summary demonstrating why the development cannot provide the contribution.**

# How to use the checklist....

## How to use this Checklist

The Checklist is in two parts:

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## **PART ONE – SUBMISSION REQUIREMENTS**

### **Local Requirements**

**L1: Affordable Housing Statement**  
**L2: Air Quality Assessment**  
**L3: Biodiversity Survey and Report**  
**L4: Crime Impact Statement**  
**L5: Coal Mining Risk Assessment**  
**L6: Construction Environment Management Plan**  
**L7: Drainage Scheme**  
**L8: Electric Vehicle Charging Point Details**  
**L9: Flood Risk Assessment**  
**L10: Health Impact Assessment**  
**L11: Heritage Assessment**  
**L12: High Speed Broadband Infrastructure Details**  
**L13: Land Contamination Assessment**  
**L14: Landscaping Details**  
**L15: Lighting Assessment**  
**L16: Minerals and Landfill Details**  
**L17: Noise Impact Assessment**  
**L18: Open Space Assessment**

**L19: Parking Plan**  
**L20: Photographs and Photomontages**  
**L21: Planning Obligations / Draft Heads of Terms**  
**L22: Planning Statement**  
**L23: Refuse Storage Facilities / Recycling Details**  
**L24: Site Waste Management Plan**  
**L25: Statement of Consultation**  
**L26: Structural Survey**  
**L27: Telecommunications Statement**  
**L28: Topographical Survey / Site Levels / Finished Floor Levels**  
**L29: Town Centre Uses: Impact Assessment /Sequential Test**  
**L30: Transport Assessment**  
**L31: Travel Plan**  
**L32: Tree Survey / Arboricultural Assessment**  
**L33: Ventilation / Extraction Details**  
**L34: Visibility Appraisal**  
**L35: Waste Management Scheme Details**



## PART TWO – ADDITIONAL INFORMATION ON LOCAL REQUIREMENTS

This section sets out additional detail as to what the Council expects to be included in the documents listed in Part One. The content of documents will not be checked in detail at validation stage, but applicants are strongly advised to ensure their submissions address the issues set out below, in order to avoid delays in determining their application once submitted. Where an application clearly does not contain information, which is asked for in this Checklist, to a standard sufficient to determine the application, the Council may refuse the application, within the statutory time period, on the grounds of having insufficient information.

- By discussing a project before applying for planning permission we can help you put together a successful application that meets all requirements and avoids delays.
- Our new pre-application advice service is available to householders, developers, businesses and agents. We will always provide our advice in writing and will arrange a one-to-one meeting with you if required.

# What are the benefits?

- **Access vital advice at an early stage to help ensure your project is acceptable**
- **Make amendments to your application**
- **Identify missing information**
- **Get your submitted plans validated more quickly**
- **Understand how we apply our planning policies and requirements**
- **Get advice on any pre-application consultations required**
- **Identify and deal with issues before you submit your application, which can result in fewer amendments and a quicker decision when you submit**
- **Reduce the likelihood of an invalid application**
- **A named planning case officer who will be familiar with your project and will deal with your planning application when it's submitted**

# Fees & Timescales

## Householders, minors & others

### Pre-application advice fees 2019/20

Development type	Fees	Service offer	Timescale
Householder	£25	Written response	15 working days
<b>Minors and others</b> - Not a householder development and not major or large scale major development.  Typically, small new build developments including residential schemes of between 1 and 9 units; retail, commercial, industrial schemes of less than 1,000 sq m; changes of use.	£480 (or £240 for a small business - <a href="#">see notes</a> )	Meeting if necessary with planning case officer.  Site visit and written response.	Meeting confirmed within 10 working days, to take place within 15 working days of request.  Written response within 5 days following meeting.

# Fees & Timescales

## Majors

Pre-application advice fees 2019/20			
Development type	Fees	Service offer	Timescale
<p><b>Majors</b> - Residential schemes of between 10 and 49 units, or where the number of dwellings is not specified, a site area of between 0.5 and 2.499 hectares.</p> <p>Retail, commercial and industrial schemes with a floorspace of between 1,000 sqm and 1,999 sq m, or on sites of between 1 hectare and 1.999 hectares.</p> <p>Educational, hospital, leisure and recreation schemes on sites of between 1 hectare and 1.999 hectares.</p> <p>Schemes with two or more land uses on sites of between 1 hectare and 1.499 hectares.</p> <p>Changes of use of building(s) with a gross floor area of between 1,000 sq m and 1,499 sq m</p>	£960	<p>Meeting with planning case officer and other disciplines if necessary.</p> <p>Site visit and written response.</p>	<p>Meeting confirmed within 10 working days, to take place within 15 working days of request.</p> <p>Written response within 5 days following meeting.</p>

# Fees & Timescales




## Large scale majors

### Pre-application advice fees 2019/20

Development type	Fees	Service offer	Timescale
<p><b>Large scale majors -</b> Residential schemes of over 50 units.</p> <p>Retail, commercial and industrial schemes with a floorspace of 2,000 sq m or more, or on sites of 2 hectares or more.</p> <p>Educational, hospital, leisure and recreation schemes on sites of 2 hectares or more.</p> <p>Schemes with 2 or more land uses on sites of 1.5 hectares or more.</p> <p>Changes of use of building(s) with a gross floor area of 1,500 sq m or more.</p> <p>Any scheme requiring an Environmental Impact Assessment</p>	£2,400	<p>Meeting with development team – all disciplines represented.</p> <p>Site visit and written response.</p>	<p>Meeting confirmed within 10 working days, to take place within 15 working days of request.</p> <p>Written response within 5 days following meeting.</p>



# What happens if you don't use the service?

- **Pre-application advice is optional, so you don't have to use it.**
- **However, if you don't use it or if advice given at pre-application stage is not reflected in your application, we will not normally negotiate further changes to the project and will make our decision based on what is submitted.**
- **If your planning application is not approved, this may delay your project and incur extra costs.**
- **Since the introduction of the pre-application service last year there has been the following improvement between 2018 and 2019 in meeting statutory timescale targets:**
  - **24% betterment in major application performance** 
  - **13% betterment in minor application performance** 
  - **12% betterment in other application performance** 

# How to request pre-application advice...

- Before requesting pre-application advice you will need to confirm the correct fee for your type of development. Guidance can be found on our website at the following address:
- To request pre-application advice:

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Pre-application-advice.aspx>

- Complete our online form and pay the relevant fee - the fee is payable online when the application is made
  - Email site location plan and sketch drawings of your proposal, as well as any photographs or other additional information to [validation@wigan.gov.uk](mailto:validation@wigan.gov.uk).
- You should only use this service when you have a specific project to submit. For more general information see our planning section.

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Index.aspx>

- Once you have completed the online form and payment is made, a planning officer will contact you shortly.

**Housing Partnership Team**

**Nick Metcalfe & Jen McWilliam**

# Housing Partnership Team

## Nick Metcalfe & Jen McWilliam



- Aim to provide support and advice regarding developing in the borough;
- Provide data on housing demand/need in the borough;
- Site analysis
- Assist with any issues/barriers you may be facing in developing in Wigan and work together to try resolve them;
- Signposting and support service:
  - Registered Providers
  - Council Services – planning, highways etc

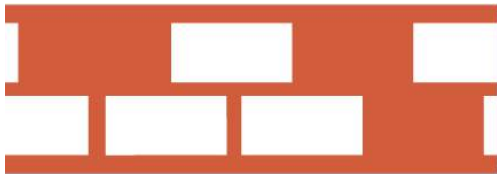


# DEVELOPER HUB



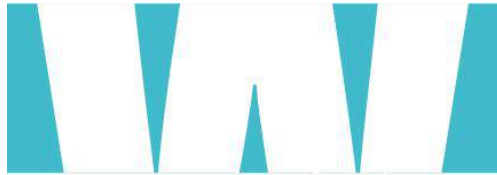
**PLAN IT. FUND IT. BUILD IT.**

# Developer Hub... Moving forward



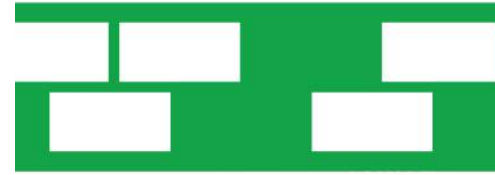
## How can we support you?

Housing Partnership Team, how can we support you?



## Small Developers Forum

We hold regular forums throughout the year. Find out more on how you can be involved and have your say.



## What's it about?

An online hub to support housing developers and aiming to provide information through your development.



## Navigating the planning system

Guidance and support to navigating the planning system.



## Land and property availability

Links to our Strategic Housing Land Availability Assessment (SHLAA), Council Land Sale and Stalled Sites Information



## What funding options are there?

Funding options & Greater Manchester Investment Fund

- The landing page for [Developer Hub](#) is in its final stages of development;
- It will have 6 key areas that have importance to developing;
- Our Web Team will work with us to monitor and update the site when needed.

**We want to work with you to keep housing delivery moving forward by staying up to date with policies, news and opportunities that help small developers and builders.**



# The Housing Partnership Team and Developers, together we will:



## Wigan Council:

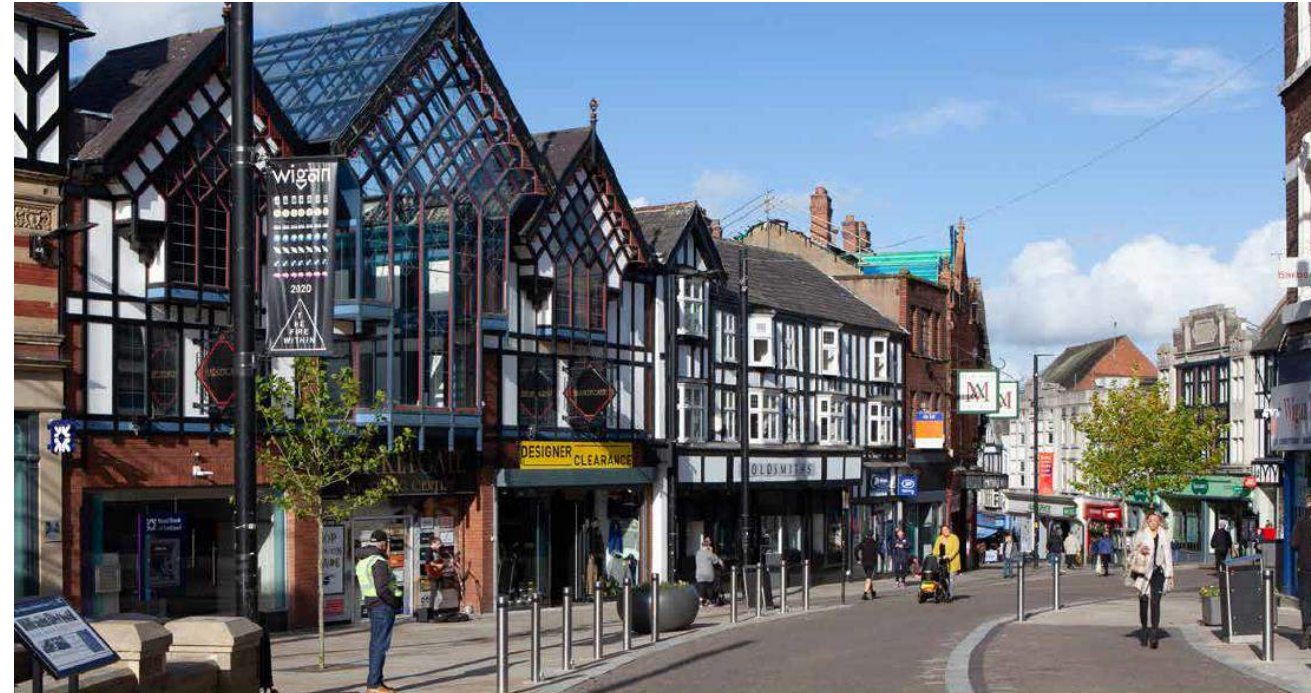
- Scope and identify housing growth requirements
- Signpost to potential land and funding opportunities
- Help address identified gaps in skills and knowledge and signpost to support
- Support developers to navigate the planning system and work with open, honest and transparent communication
- Encourage a range of housing developers to build and develop in Wigan and link with the Community Wealth Building

## Developers:

- Increase housing delivery especially in the east west core of the borough and also brownfield development sites
- Bring forward sites of high quality, affordable and accessible homes
- Identify gaps in skills and knowledge
- If you have submitted a planning application, provide required information for planning and building control in a timely manner
- Maximise Social Value, employ local people and strengthen local supply chains

# Town Centre Prospectus

- A Wigan Town Centre Residential Development Prospectus has been created to bring different sites together showcasing why Wigan town centre is a great place to develop a new residential market.
- It will be an opportunity to drive interest in the town centre as a development location to any prospective developers.
- The final draft is due to be approved.
- An electronic version will sit in the Developer Hub.
- It will be updated with any new sites or intelligence that comes forward and it can also easily be shared with partners.



WIGAN TOWN CENTRE RESIDENTIAL DEVELOPMENT PROSPECTUS

## Contact Details

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- June 2020 – Focus on Skills and Training and Housing Needs Assessment (HNA) & Housing Strategy
- October 2020 – Highways & Planning

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# **SMALL DEVELOPER FORUM**



## Lee Payne, Service Manager Housing







**HERE IN WIGAN WE SEE THE POTENTIAL, THE POSSIBILITIES,  
THE PROMISE OF A DIVERSE AND RESILIENT ECONOMY.**

**WE KNOW THAT PARTNERSHIP IS KEY TO SUCCESS.  
WHETHER YOUR BUSINESS IS ALREADY HERE, OR  
YOU'RE LOOKING FOR A PLACE TO GROW AND INVEST,  
YOU CAN BE PART OF OUR VISION FOR WIGAN.**

