



WIGAN TOWN CENTRE RESIDENTIAL DEVELOPMENT PROSPECTUS



Town Centre Context



Wigan town centre is the social and economic heart of Wigan borough and it sits at the heart of the North West prominently situated between the Manchester and Liverpool City Regions. Wigan is the largest of the ten districts within Greater Manchester and is one of the eight Greater Manchester principal town centres and due to its accessibility, its reach extends into the adjacent boroughs of Bolton, Chorley and West Lancashire.

With its excellent road and rail network connectivity it offers access to coastal, rural and urban environments as well as top class economic, cultural and leisure opportunities.

The GMCA has made significant progress in recent years in establishing Greater Manchester's most comprehensive growth strategy, investment framework and delivery programme. Wigan is ideally placed, both geographically and corporately, to play an important role in this growth agenda going forward.

A great place to live

In terms of aspiring to enhance its existing and future residential offer, Wigan is not starting from a low base, it is fortunate to already have many of the attributes that make it a great place to live including:

- Excellent access to national road/rail/water network for work and pleasure
- Impressive employment statistics and a range of high profile international, national, regional and local companies.
- Excellent education opportunities - 92% of schools in the borough are rated good or

outstanding. In the heart of the town centre the Innovation and Learning District forms one of the most impressive 11-19 education clusters in the North of England.

- Attractive green space – The Town and its environs boast a range of green and blue assets including the Flashes, Mesnes Park and the Leeds Liverpool Canal. Over 70% of the borough is greenspace.
- Heritage – There are a number of former mills which dominate the town's skyline and these buildings hold the potential to be brought back to life.
- Culture: The Fire Within, our cultural manifesto was launched in 2019 and sets the scene to celebrate our unique heritage and identity and invest in our cultural innovators. Wigan hosts an already impressive events calendar with a renowned international jazz festival and a strong annual 10k road race.
- Local Passion – Local people are passionate about Wigan its people, its town, heritage and its sporting prowess and this will be harnessed to support the successful regeneration of the town.



The Town Centre in the Context of Wigan Borough

The Borough of Wigan has a population of 326,300 which will reach 333,600 by 2037. There are over 645,000 people within a 20 minute travel by road from Wigan town centre.

Wigan Town Centre is an accessible, vibrant and popular town centre and the largest centre in the Borough for shopping, services and employment with over 100,000 visitors per week and supporting 10,000 jobs. All major high street stores and banks are represented alongside independent operators and high quality civic amenities such as the Wigan Life Centre.

The town centre has an important historical core and several listed buildings contained within it, some primed for conversion opportunities.

As the borough's main town centre, Wigan is an important focal point for leisure and cultural activity. There are notable assets including the Wigan Little Theatre and conferencing facilities at the Edge and Old Courts.





Wigan Town Centre, Connected Place



Wigan has the best connectivity in Greater Manchester to both Manchester and Liverpool City Centres providing a multitude of employment, leisure and cultural opportunities that are unique in the North West.

Road

Wigan Town Centre benefits from great road connectivity illustrated in Figure 1.1 which identifies its key gateways from M6, M61, M62 and M58. It also enjoys good links to the A580 connecting Merseyside to Greater Manchester. In the short term, a new A49 link road, which is on site currently, will connect the town centre more

effectively to the wider road network, including the M6, and reduce journey times locally. Subject to confirmation of funding from the Governments Housing Infrastructure Fund, Wigan Council have an aspiration to provide a new east-west link road connecting the M6 to the M61, to improve journey times and movement through the core of the borough and to unlock a game changing 12,960 new homes.

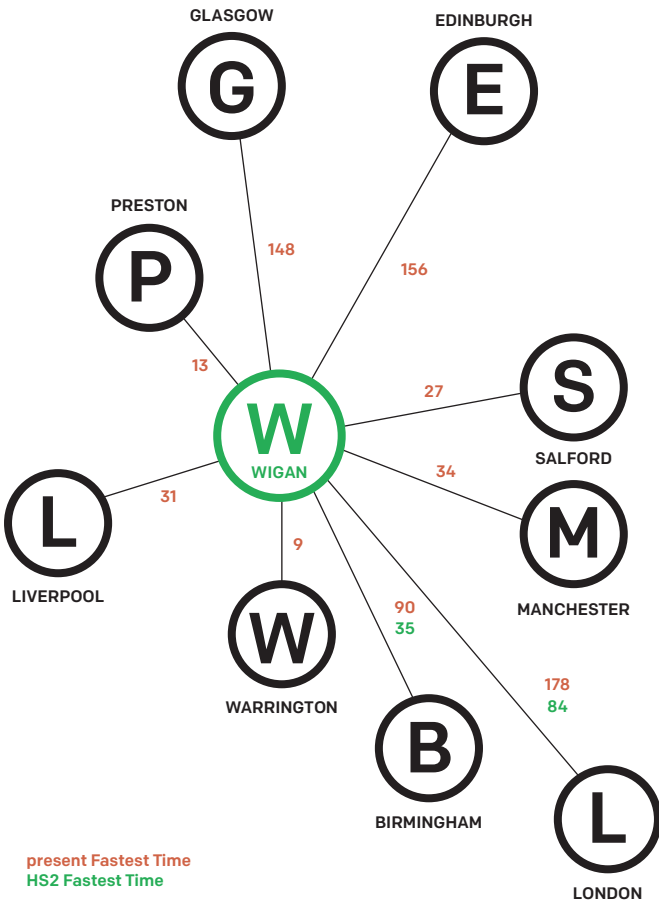
Rail

Wigan already has the rail connectivity to rival many major UK cities. Five railway lines, including the West Coast Mainline, converge in Wigan. With

the proposal for Wigan to be a HS2 station/Hub for the North its strategic position on the network means that the town centre is increasingly going to become a Hub for the hinterlands of Liverpool and Manchester too. Once completed HS2 will connect Wigan to Birmingham in 35 minutes and London in 1 hour 23 minutes and provide a further 8,000 extra commuter seats per day.



Figure 1.1 Road Connectivity







Wigan Town Centre – The Opportunity



There is already a regeneration buzz around the Wigan town centre area, stretching from the new cultural and housing proposals at the iconic Wigan Pier site, to the significant and wide-ranging development potential of the Council owned Galleries and Civic Centre sites through to the edge of centre privately owned Grade 2 listed mill opportunities, such as at Eckersley Mills and Pagefield Mill.

The provision of good quality residential communities of character will be a vital component of our enhanced town centre in future which will, in turn, support an improved and consolidated retail core with new leisure and cultural offers that will provide the platform for new job creation and help sustain a vibrant and dynamic daytime and evening economy.

Strategic Regeneration Framework

Wigan Council formally endorsed the Wigan Town Centre Strategic Regeneration Framework (SRF) in January 2019. The SRF is our 'blueprint' to guide the successful transformation of Wigan town centre. The strategy has been developed through engagement with our partners and professional advisors and carefully reflects on consultation with our wider community. Our three defined tiers – vision, strategic priorities and interventions/projects are grounded in a detailed understanding of how our town centre functions now, an appreciation of the wider socio-economic forces at play, and a shared vision of the type of place we want Wigan town centre to be in the future.



The SRF vision is for Wigan town centre to become:

- A place to live, work and visit
- A place to achieve
- A place for entrepreneurialism and creativity
- A place that seizes the opportunity from digital and technological advances
- A place with a diverse leisure and culture offer that is attractive to all
- A place where people are put first
- A better connected town

The vision is deliberately aspirational but achievable and the development of the SRF has helped us understand the challenges and opportunities that our town centre and similar centres across the country are currently facing, such as changes in the needs and demands of residents, an over provision of outdated retail space and poor quality evening economy.

Wigan Council is committed to responding to the challenges that our town centre currently faces and we are in the process of developing wide scale catalytic interventions to stimulate change and bring about the comprehensive regeneration of our town centre.



Change is happening right here, right now. Step Places are now transforming the historic Wigan Pier site into a vibrant cultural destination with an impressive food hall, residential development and spaces for cafe, bar and deli retailers.

Innovative, Supportive and Successful Council

COUNCIL OF THE YEAR 2019

"This council has pioneered a new operating model, working collaboratively with its residents to make a tangible difference to their lives. Its leadership has depth and is always eager to disseminate innovation, providing a blueprint for British local government and beyond".

This was how the LGC judges summed up Wigan Council and 'The Deal' as we were awarded 'LGC Council of the Year 2019' in March. The award was the culmination of almost ten years of hard work, challenges and innovation to transform the council's relationship with citizens and staff culture to deliver improved services and save £140m, through the principles of The Deal.



THE DEAL 2030

Formed from the views of thousands of our residents, the Deal 2030 is an exciting and ambitious strategy for Wigan Borough. It's a plan which aims to make Wigan Borough the best place it can be over the coming decade. From improving the borough's town centres and making sure people are healthy, to getting children the best start in life and ensuring a litter free environment, the strategy sets out 10 ambitious priorities for the borough.

Within the ten key priorities for the deal the key strands of Vibrant Town Centres for all and A Home for All resonate fully with this prospectus and our ambitions for new development in our town centres.

Through the "big listening project" that informed the creation of the Deal 2030, 'a reason to live in or come in to town centres' was highlighted as really important to local people. We therefore want to create vibrant residential communities in our town centres where people of all ages can enjoy the convenience of our excellent local services and town centre offer, as an engaged community.

FUNDING BIDS

Wigan has a strong track record of funding bids and 2019/20 is no exception. Recent bids have been submitted, or are in the process of being submitted, to the following initiatives:



HOUSING INFRASTRUCTURE FUND (HIF)

Joint bid with Bolton submitted in Spring 2019. Currently awaiting approval from Government on this multi-million-pound game changing opportunity.

Our proposal will provide sufficient additional highway capacity to unlock up to 12,960 new housing units in the East West Corridor of the borough. Ultimately, HIF will create the conditions for future housing growth in the wider Wigan and Bolton area and create enhanced movement across the east west core of the borough.



HERITAGE ACTION ZONE

Bid Submitted in summer 2019.

Wide ranging bid to enhance the role of King Street and the Town Centre Conservation area in the context of the wider regeneration of the town centre, strengthening the strategic physical connection and environment between North Western station and the hub of civic uses in the town centre alongside supporting the renovations and repurposing of several listed buildings including the culturally important Royal Court Theatre.

The bid focuses upon a commitment to town centre heritage regeneration, stimulating growth of the borough's economy and supporting the burgeoning cultural and leisure sector as set out in our cultural strategy.

FUTURE HIGH STREETS FUND

Final Business Case due to be submitted April 2020 – up to £25m.

The objective of the Fund is to renew and reshape town centres and high streets in a way that improves user experience, drives growth and ensures future sustainability. The Council understand the specific challenges faced by our high streets and our overarching strategic ambition is articulated through our town centre SRF and makes up the basis of our bid. Our bid will showcase the aspirations for change in our town centre and what steps need to be taken to make this possible.

Upon a successful bid, we would expect any identified need for investment to fall under the following themes:

- Investment in physical infrastructure
- Acquisition and assembly of land including to support new housing, workspaces and public realm
- Improvements to transport access, traffic flow and circulation in the area
- Supporting change of use including (where appropriate) housing delivery and densification.
- The creation of a new and innovative live \ work environment within Wigan town centre focused on digital, cultural and creative sectors.

PUBLIC AND PRIVATE INVESTMENT

Significant work has already taken place or is underway to drive growth in the town centre. The Councils Strategic Regeneration Framework (SRF) seeks to build on these achievements to create a distinctive town centre that helps Wigan stand out from other Greater Manchester towns. recent investments include:

- The Old Courts, with exciting future plans at multiple venues around the town centre are supporting digital, creative, arts and culture events / activities.
- Wigan Council's acquisition of The Galleries shopping centre which has the near term potential for a major redevelopment scheme in the town centre, including a redefined market proposal, potential leisure opportunities and new town centre residential offer.
- Investment in highways such as the A49 and M6-M58 strategic link roads – due to open in 2021 – directly linking the town centre with the M6 and M58
- A new transport interchange opened in October 2018 (£15.7) funded jointly with TfGM, improving accessibility to the town centre and promoting the use of public transport.
- £7m ongoing programme of investment in cycling and pedestrian improvements to improve connections in and around Wigan town centre is being delivered through funding from GM Mayors Challenge Fund, Cycle City Ambition Grant, Growth Deal and Integrated Transport Board

- £2m investment in the historic fabric of the town centre conservation area through the Townscape Heritage Initiative (THI).
- Market Place public realm was enhanced in spring 2019 (£0.5m) providing a more attractive area to congregate and to hold informal events in the heart of the town centre conservation area.
- A Wigan HS2 Growth Strategy, currently being developed in consultation with TfGM, HS2, Network Rail and DfT, will maximise the regeneration and investment potential of HS2 and is integral to the SRF vision. The strategy includes the potential integration of Wigan Wallgate and North Western stations to operate as an integrated transport hub, improvements to the wider connectivity of the town centre and investment in adjacent opportunity sites.



Development Potential, Building on Success



We have identified over 24ha of land for housing development in the town and edge of centre in both public and private ownerships. Site typologies we are looking to bring forward include; car park sites, vacant brownfield sites, historic mills and sites with potential for demolition and/or conversion.

- Potential for c1800 town centre units on sites identified through this prospectus demonstrate the potential capacity for new homes in Wigan town centre, along with potential for office space, leisure uses and retail space being picked up through our supporting Strategic Regeneration Framework.

Housing Market & Policy

- A substantial housing requirement of 916 per annum across the borough
- Wigan offers a highly affordable housing market attractive for homeowners, renters and investors, with median priced housing being particularly attractive compared with most locations in the region.
- Forthcoming Housing Needs Assessment (HNA) and new Wigan Housing Strategy – to be delivered by Arc4, expected in early 2020, will help inform our housing needs for the next three years in terms of tenure and locations.
- National Planning Policy Framework:

The National Planning Policy Framework (NPPF 2018) outlines that planning should promote the vitality of our main urban areas (para 17). Planning policies should be positive, promote competitive town centre environments and set

out policies for the management and growth of centres over the plan period. Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity and recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites (para 23).

Town Centre Rented Sector – Positive for PRS

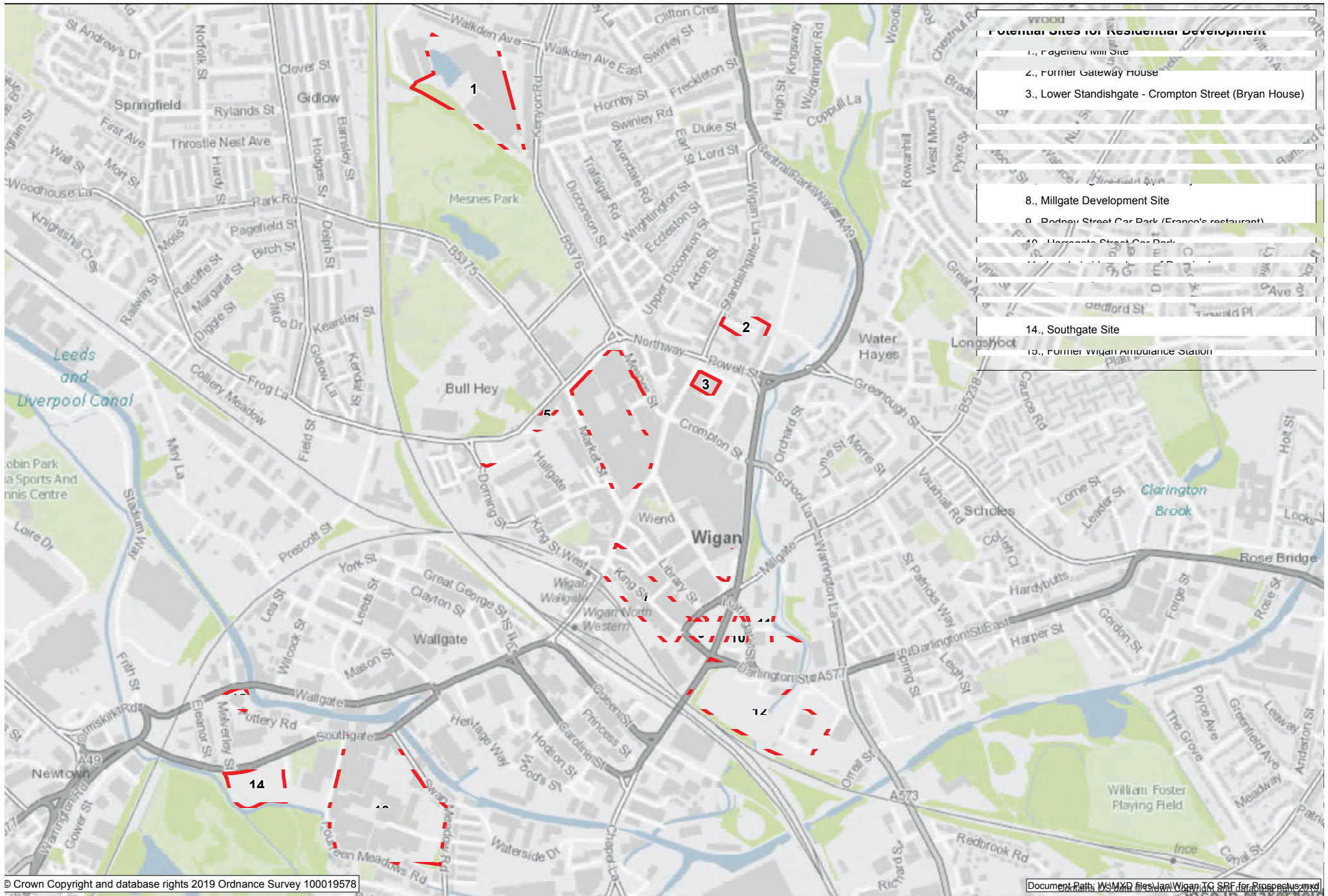
The proportion of the private rented sector in the town centre is high with 23.2% of the homes being socially rented and 20.6% privately rented, compared to 18.9% and 11.6% in Wigan borough respectively. In the town centre between 2001 and 2011 the proportion of owner occupiers fell by 9.3% however the proportion of private renters rose by 9.5%. These shifts in proportions are the highest amongst the local, regional and national benchmarks, indicating that there is a growing rental market within the town centre and one that could respond positively to new developments.

Wigan Housing Delivery

The wider borough currently has an active and strong residential market in comparison to historic standards, with completions averaging at 1039 units per annum over the last 3 years and an identified 5-year housing supply. Key housing delivery areas in Wigan are predominantly on the peripheries of the borough in locations such as Standish and Lowton, however strong residential markets can be found on the edge of the town centre in areas such as Swinley. There are successful residential schemes on the peripheries of the town centre already such as a

fully sold 60-unit Colliery Meadow scheme that started on site in 2017 and the forthcoming 72 unit scheme on Frog Lane by Jigsaw Homes. The Trencherfield Mill redevelopment that comprises 52 converted and 200 new build apartments has been successful and shows that higher density can work in Wigan in the right areas, with the development currently commanding rentals at c£550pcm and sales priced at c£110,000 for a two bedroom apartment on the resale market.





Town Centre Sites



Several key town centre or edge of centre sites have been identified through our recent town centre residential study and others, including a broad area for development and regeneration have come forward due to our comprehensive regeneration aspirations.

These sites, we believe, can play a key part in welcoming a new wave of town centre living to Wigan supporting our aspirations and delivering on our deal 2030. Sites are in both public and private ownerships and in terms of our own sites, are the type of sites we foresee us bringing to the market in the short medium and long term.

Help us achieve our vision

The visions for Wigan borough and specifically Wigan town centre are set out in our Wigan Economic Vision, Strategic Regeneration Framework and Deal 2030 documents. Wigan town centre will become a vibrant town centre for all and place that is fair and people focussed - a destination of choice where people of all ages will want to live, work, visit and invest.

By facilitating new residential communities in the town centre and assisting in bringing realistic development sites forward for this purpose in conjunction with land owners and the Council, our aim is to secure the future of Wigan town centre as an aspirational, high quality, well connected place where development is supported and ultimately people can live and prosper.

Council Support

We want your interactions with Wigan Council to be as beneficial as possible and we have a dedicated New Build and Regeneration Team who are ready and able to assist in facilitating development in Wigan town centre and across the wider borough.

The proactive team can assist with connections to council services and departments such as planning, including pre-application issues and policy direction, land ownership enquiries, site intelligence issues and direct linkages to the Greater Manchester Housing Investment Fund, Registered Providers and Homes England.

Wigan is open and supportive to developers as we see you as crucial partners in our journey.

Please get in touch with us to discuss any sited of interest and to play your part in the future development of Wigan Town Centre.



Key Contact:

Housing New Build and Regeneration – Wigan
Council

Email: NewDevelopment@wigan.gov.uk

Supporting Documents

[Wigan Town Centre Strategic Regeneration
Framework](#)

[Wigan Town Centre Residential Development
Study](#)

[Wigan Economic Vision](#)

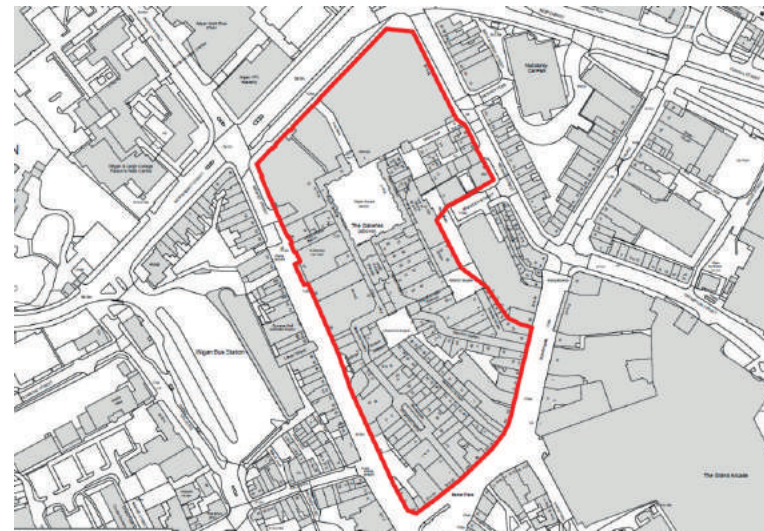
[Wigan Deal 2030](#)

[Engines of Prosperity: New Uses for Old Mills NW](#)

[The Fire Within – Wigan Cultural Manifesto](#)

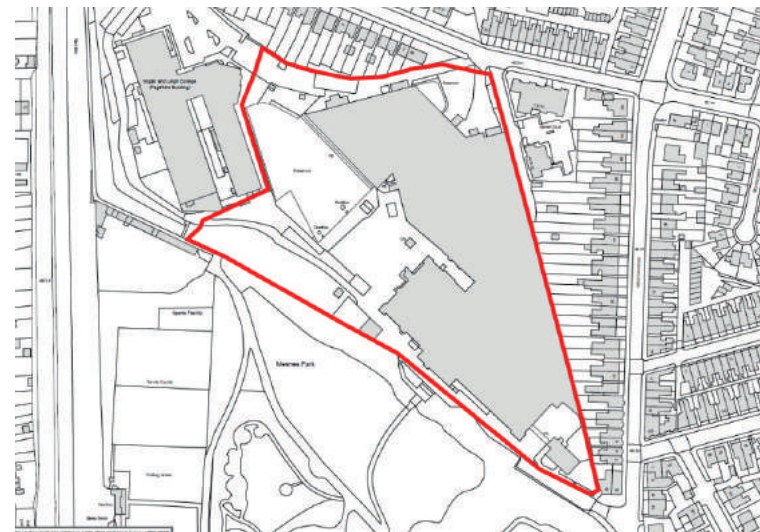
WIGAN TOWN CENTRE DEVELOPMENT OPPORTUNITIES

THE GALLERIES



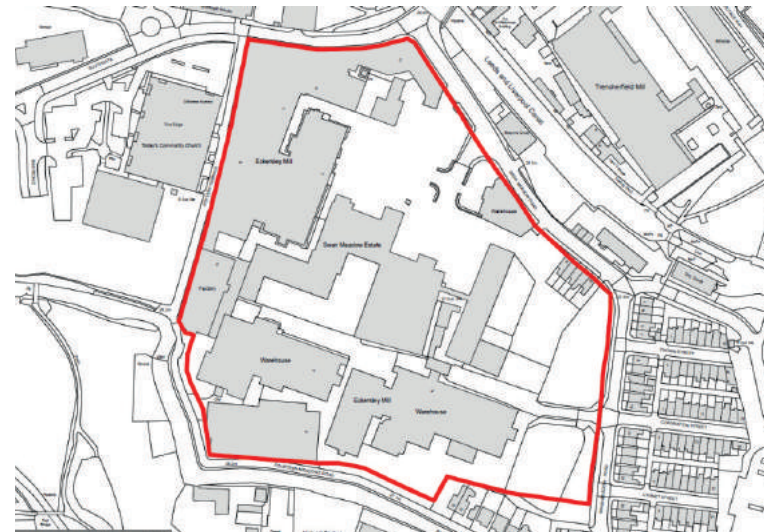
Site Size and Capacity	3.2ha and up to 500 units
Overview and Potential	<p>This large site in the heart of Wigan will be able to deliver a town centre regeneration scheme that is transformational for the town centre. A new comprehensive scheme at the Galleries site will transform the town centre, driving up land values and be a catalyst for future commercially driven proposals to come forward within the town centre and surrounding area.</p> <p>The Galleries site will be able to sustain a new market led residential offer which should aspire to provide a mix of tenures to meet the needs of the Wigan population. This could include housing for aspirational young people, key workers, growing families, and potentially the ageing population.</p>
Ownership	In Council ownership - The Council acquired the Galleries in 2018 to deliver the comprehensive regeneration of the area after years of stagnation and decline.
Constraints	N/A
Planning History	N/A
Key Stakeholders Partners	Wigan Council and Deloitte
Delivery Mechanism(s)	Being brought forward now - Deloitte are acting on the Councils behalf for this scheme in terms of development potential and securing routes to market for interested parties. In October 2019 Wigan Council published a notice to procure a development partner to bring forward an ambitious vision for the market and wider regeneration scheme. It is anticipated a preferred partner will be identified in 2020. Development agreements likely to be finalised in 2021, before any work can begin.
Priority	Highest Priority – Major catalyst for the town centre
Phasing	Short (0-4 years) – Council owned site to be re-purposed ASAP

PAGEFIELD MILL



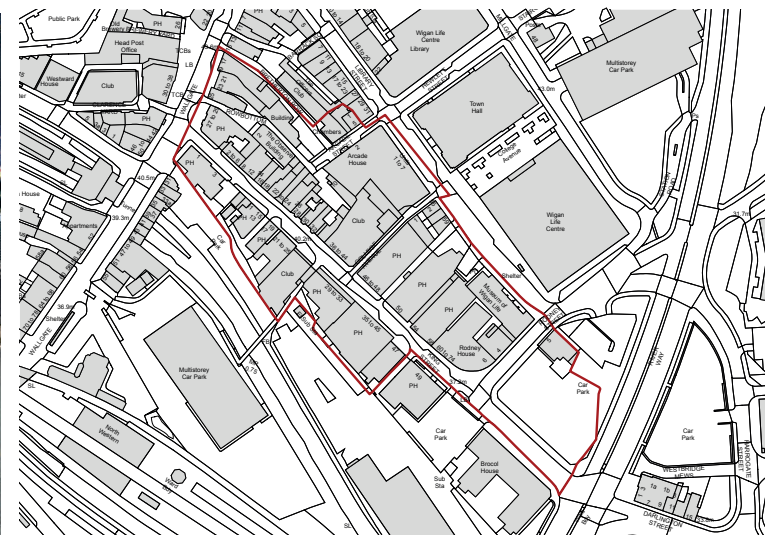
Site Size and Capacity	3.36ha with a capacity for up to 395 Units
Overview and Potential	<p>This Grade II listed mill was opened in 1865 and is notable for its decorative brickwork, although it is now in a deteriorating condition.</p> <p>This site represents an opportunity for an aspirational site of scale in an elevated position on the edge of our town centre (10 minute walk to town centre). Pagefield Mill is located in an area known for its healthy residential property market and would be perfect for a combination of converted apartments and new build. The site is adjacent to Mesnes Park (which is a flagship listed park) and close to a range of educational and health care facilities.</p>
Ownership	<p>In private ownership, the current lease holders aquired a lease in 2018.</p> <p>The building's current lease holders are exploring options for its development, focused on refurbishment of the mill building with the potential for some demolition and new build development surrounding the mill.</p>
Constraints	The site includes several listed structures, including the mill building itself, a partially covered reservoir and is located fully within the Mesnes Conservation Area.
Planning History	No recent planning applications although pre-application discussions have taken place for a mixed use scheme including residential, student residential, PRS and healthcare. A scheme was in for planning in 2007 for mixed use but a S106 agreement was never signed.
Key Stakeholders Partners	Owners, Historic England and Wigan Council
Delivery Mechanism(s)	There will be a need to work with the owners, Historic England and the Council to understand condition of the building and scope to convert. Potential exists for a specialist developer to be interested. Any redevelopment of Pagefield Mill will need to overcome the obstacles usually present in the redevelopment of such historic buildings, namely the costs of restoring and regenerating such a large iconic building, especially one which has been vacant for a number of years. The Council will support the right developer should a workable scheme be highlighted.
Council Priority	<p>High – This site is an exemplar historic mill and it needs to be preserved for future generations as part of Wigan's Heritage.</p> <p>The scale of development here is an outstanding opportunity for the right developer, with experience of conversions, to bring forward and while not directly in the core of the town centre its impact on the town centre and surrounding area with a creation of a new residential offer/community mean that this site is of strategic importance to the Council in terms of an aspiration to help bring forward.</p>
Phasing	Short (0-4 years) - Initial investigations to determine potential timeframes. Council priority.

ECKERSLEY MILL COMPLEX



Site Size and Capacity	5.70ha with outline planning capacity for 310 units
Overview and Potential	<p>The Eckersley Mill complex is bounded by the Leeds Liverpool Canal and River Douglas and fronting Wigan Pier, Eckersley Mill is a group of Grade II listed mill buildings dating from 1827. As well as the older mill buildings, smaller light industrial units have also been constructed more recently. There are approximately 40 existing commercial tenants across the site. Eckersley Mill is within the Wigan Pier Quarter, which had a masterplan published in 2015. Nearby Trencherfield Mill provides a great example of how the town's former mill buildings can be brought back into use, having been redeveloped into apartments and commercial space in the 1990s in a partnership between Wigan Council and a private developer.</p> <p>The mill complex offers large scale potential for a residential or mixed use scheme that preserves the listed nature of site and brings about a comprehensive regeneration scheme based on conversion for apartments and associated new development – including town houses. Regeneration in the Pier Quarter has already started, with the Wigan Pier site itself being currently brought forward for a mixed use scheme, including new residential units in 2020. Now is the perfect time to bring further comprehensive change to the area and support the initial regeneration at Wigan Pier to help create a new heritage focused neighbourhood that Wigan can be proud of.</p>
Ownership	In a single private ownership
Constraints	Eckersley Mill is a group of Grade II listed mill buildings contained fully within the Wigan Pier conservation area
Planning History	Outline planning permission (A/08/70960) for mixed use development, including 310 homes, approved in August 2017.
Key Stakeholders Partners	Owners, Wigan Council, Historic England, Canal and Rivers Trust.
Delivery Mechanism(s)	Need to work with the owners, Council and Historic England to understand condition of the buildings and scope to convert and acquire. Potential to engage with specialist converter with experience of redeveloping mill buildings. Eckersley coming forward would be an important milestone for the town and support the wider regeneration of the Wigan Pier area.
Priority	Medium/High – Major catalyst in the area to the south of the town centre
Phasing	Short/medium (0-8 years)

KING STREET OPPORTUNITY AREA



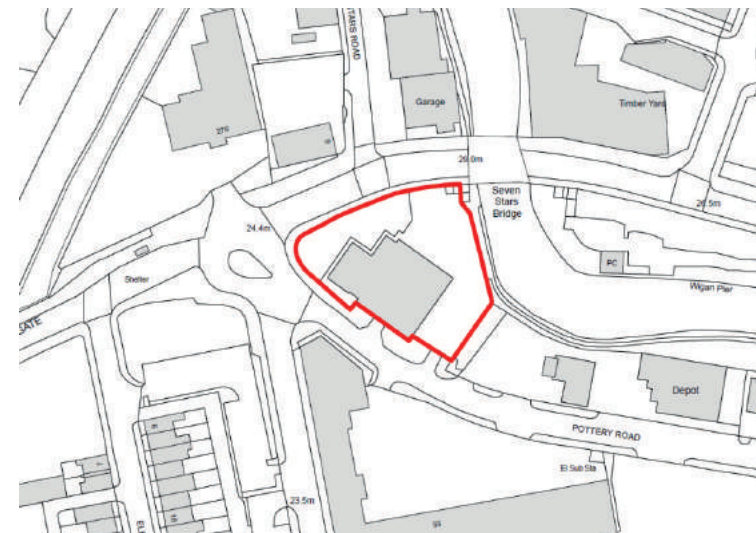
Site Size and Capacity	Individual conversion opportunities up to 0.06ha per building with varying capacity due to wide range of buildings in the area. Potential capacity up to 40 units in the larger potential conversion opportunities.
Overview and Potential	The historic King Street area is a priority regeneration area for Wigan Council and takes up a large part of the town centre between the commercial and civic core of the town and the railway stations of Wigan North Western and Wigan Wallgate. The street is strategically located for all of Wigan's transport hubs and has a popular bus stop located on it. The King Street opportunity Area has recently (2019) been subject to a masterplanning exercise and this plan will be adopted for planning policy and development management purposes to guide development in this key strategic area of the town centre. King Street has successfully attracted Heritage Action Zone (HAZ) funding to bring about change in the area. The King Street project will support economic and cultural growth by repairing and restoring listed buildings, enabling them to be brought back into active use and will provide opportunities for cultural engagement and education linked to the town's heritage. A bid has also been submitted to the Future High Streets Fund that would support public realm improvements and the provision of an innovative Live/Work offer in the King Street area, which will further revitalise the town centre and bring a new quantum of workers and residents to Wigan. There remain several opportunities for conversions of historically important buildings alongside some potential for strategic demolition and rebuild for residential purposes.
Ownership	Multiple private ownerships
Constraints	Area contains several listed buildings and is contained in the Wigan Town Centre Conservation Area.
Planning History	Multiple commercial applications and some developer interest in residential conversions have been noted recently.
Key Stakeholders Partners	Willing owners who want to dispose of their buildings could be assisted by the council and connections made to developers who specialise in conversions and place making.
Delivery Mechanism(s)	Developers will need to work with the Council and private owners to acquire and bring forward sites for residential use and ensure they sit appropriately in the conservation area.
Priority	High – Priority area for the Council
Phasing	Short (0-4 years) – To be driven by Council intervention, funding bids and developer interest

MILLGATE DEVELOPMENT SITE



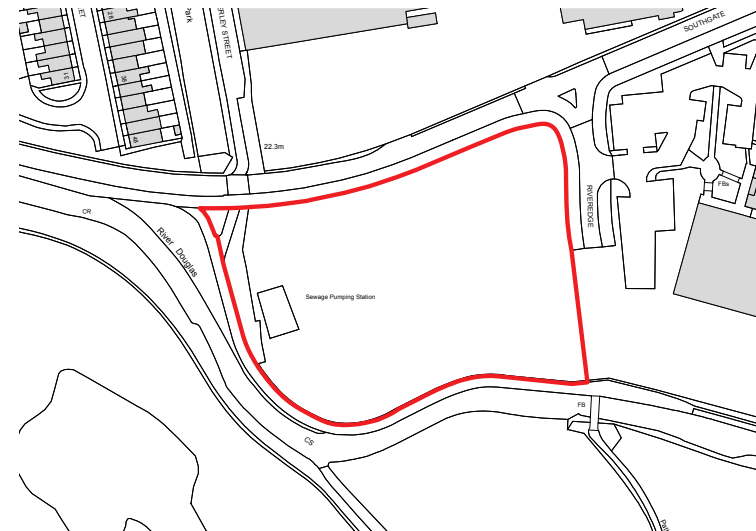
Site Size and Capacity	0.37ha with potential capacity of up to 120 units
Overview and Potential	Small triangular site in between River Way and Millgate. This site has previously seen proposals come forward as part of the Grand Arcade development, but nothing has been forthcoming recently. Suitable for residential development and situated in a good location, very close to the town centre core, civic amenities and regeneration hubs of the Galleries and King Street areas.
Ownership	Site in Council ownership but private owner has option on the site
Constraints	N/A
Planning History	Recent pre application discussions for residential schemes.
Key Stakeholders Partners	The Council and potentially the option holder
Delivery Mechanism(s)	A viable scheme would have to be worked up in conjunction with the Council.
Priority	Medium/High – Well located for a town centre residential scheme to the south east of the town centre
Phasing	Short/medium (0-8 years) – Council owned site to be brought forward

FORMER WIGAN AMBULANCE STATION



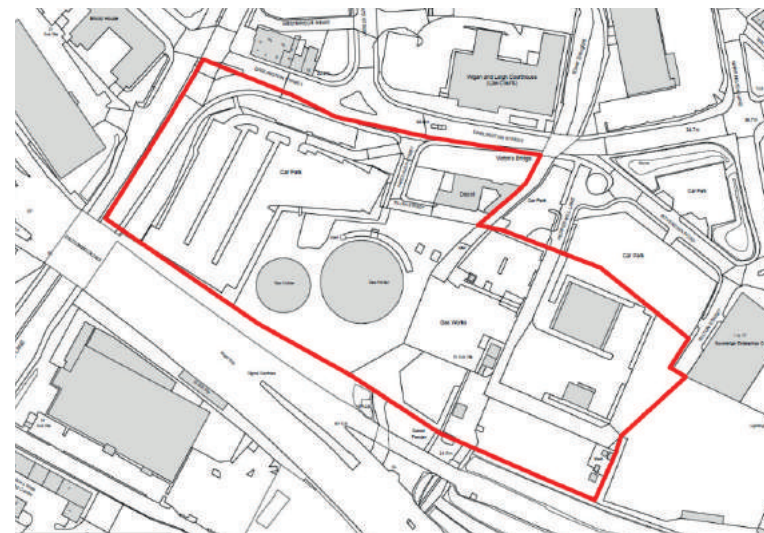
Site Ref & Name	15. Former Wigan Ambulance Station
Site Size and Capacity	0.19ha and assumed capacity for up to 30 units depending on density
Overview and Potential	<p>A small site located on the canal side in close proximity to the current Wigan Pier development site and only a short walk to the town centre core area, transports hubs and future regeneration activities around King Street and the Galleries.</p> <p>Sites in this area are subject to focus of the Council in terms of bringing more coordinated regeneration to the 'Pier Quarter' area. Alongside bringing buildings and land back into use the Council are also planning to bring about wide ranging transport enhancements in the area to make "The Road to Wigan Pier" something residents can be proud of coupled with a new neighbourhood feel.</p> <p>Development at this site would need to complement the existing regeneration proposals at Wigan Pier and could potentially seek to provide a higher density canal side living offer.</p>
Ownership	In Wigan Council ownership
Constraints	Site located in FZ3 – However is a location benefitting from flood defences. Within the Wigan Pier Conservation area.
Planning History	Nothing of Note
Key Stakeholders Partners	Wigan Council, Canal and Rivers Trust
Delivery Mechanism(s)	A viable residential scheme would have to be worked up in conjunction with the Council and potentially the CRT when the site is available to be marketed.
Priority	Medium/High – Complementary site in the area to the south of the town centre
Phasing	Short/medium (0-8 years) – Council owned site to be brought forward via land sale pipeline

SOUTHGATE SITE



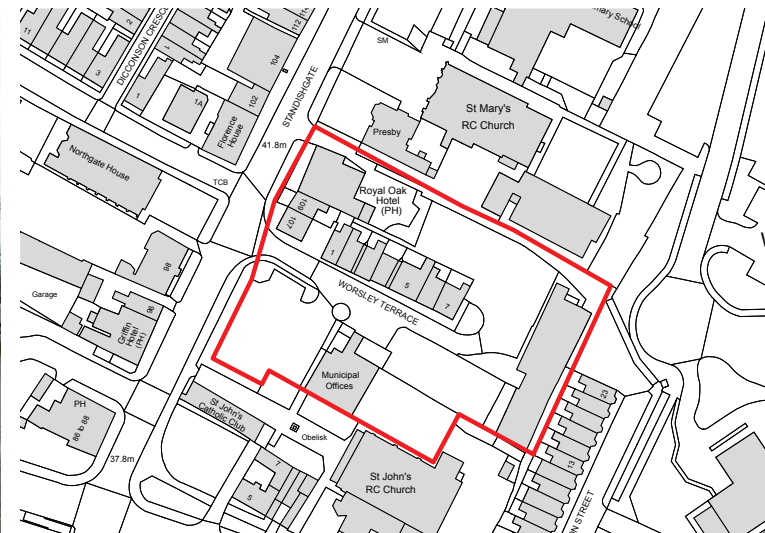
Site Size and Capacity	1.1ha and assumed capacity for c40 units
Overview and Potential	<p>1.1ha area site, which was formerly the site of a bus depot, since demolished. The site has direct access from Southgate and backs onto the River Douglas. It is adjacent to the recently opened Edge/Todays Community Church Centre and in close proximity to the well-known Wigan Pier site that is currently being regenerated for leisure, culture and residential uses, the site is also situated near the Trencherfield Mill apartment scheme. The Southgate site has great potential for residential use and could bring more coordinated regeneration to the 'Pier Quarter' area. Alongside bringing buildings and land back into use the Council are also planning to bring about wide ranging transport enhancements in the area to make "The Road to Wigan Pier" something residents can be proud of coupled with a new neighbourhood feel.</p> <p>Development at this site would need to complement the existing regeneration proposals at Wigan Pier and could potentially seek to provide a higher density water side living offer.</p>
Ownership	In Wigan Council ownership
Constraints	Site located in FZ3 – However is a location benefitting from flood defences.
Planning History	Nothing of note
Key Stakeholders Partners	Wigan Council
Delivery Mechanism(s)	A viable scheme would have to be worked up in conjunction with the Council when the site is available to be marketed.
Priority	Medium/High – Major catalyst in the area to the south of the town centre
Phasing	Short/medium (0-8 years) – Council owned site to be brought forward via land sale pipeline

EASTERN GATEWAY



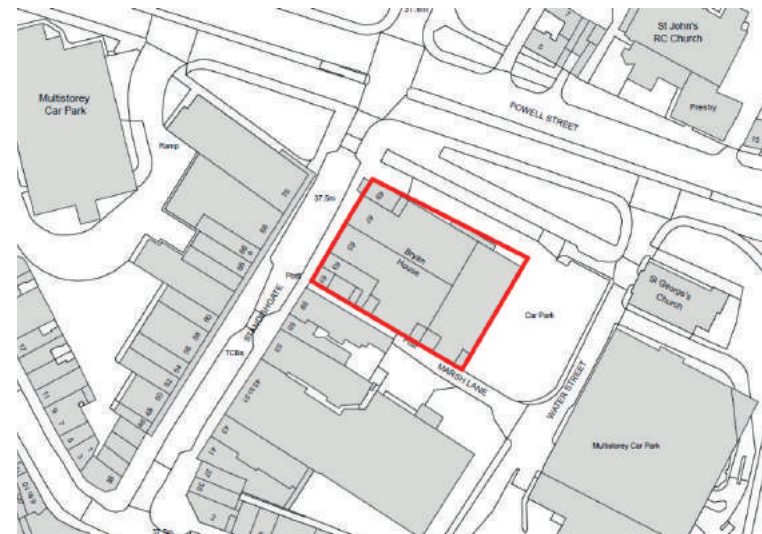
Site Size and Capacity	Up to 4.3ha with an outline potential capacity of up to around 140 units
Overview and Potential	<p>The area south of Darlington Road includes a surface level car park for the use of Wigan Council staff on Chapel Lane and formally two 1930s gas cylinders. The former gas infrastructure has recently been removed by the owners, National Grid and discussions are currently ongoing with them around the status of the land that is now vacant, this may potentially offer further opportunities for development. It is likely however that large-scale remediation works would be necessary. A former depot is situated on Ellen Street off Darlington Street. This is now dilapidated and would require demolition, providing further development opportunities. This part of the site is bounded by the River Douglas before it enters a culvert under the former gas cylinders and railway line.</p> <p>The area is a good development opportunity due to significant Council ownership. The potential could be further enhanced if a case can be made for the creation of a new hub station for HS2 which creates a single station in Wigan the two railway lines cross in this site. There is scope for surplus car park sites to be more efficiently used for residential purposes in this location.</p>
Ownership	Council and National Grid
Constraints	Significant gas transmission infrastructure still remains at the site and the Council remain in dialogue with the National Grid of the status of the site going forward. Culverted section of the river Douglas also passes through the site.
Planning History	A/16/82835/DEM - Prior Notification for demolition of 3 gasholders and associated buildings
Key Stakeholders Partners	Wigan Council, National Grid – Potentially HS2
Delivery Mechanism(s)	A viable scheme would have to be worked up in conjunction with the Council and National Grid when the site is potentially transferred and/or available to be marketed.
Priority	Medium – interactions with the National Grid still need to be worked though
Phasing	Long (8 years+) – Council owned site to potentially be brought forward via land sale pipeline once discussions with National Grid have been finalised.

FORMER GATEWAY HOUSE SITE



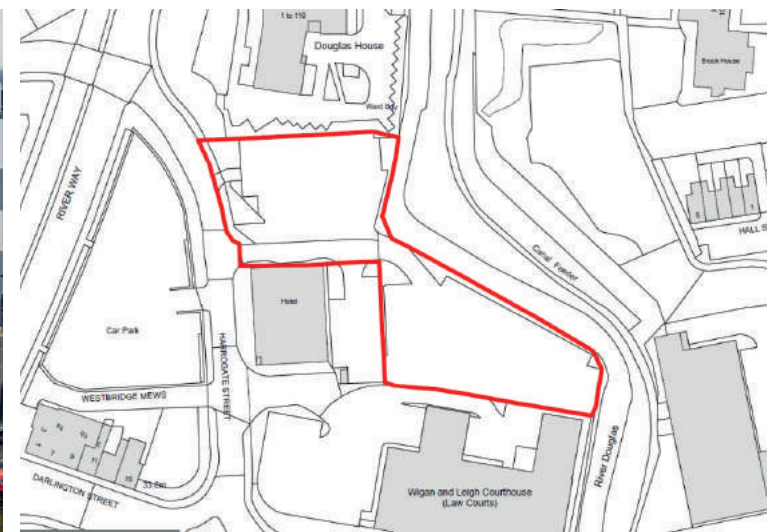
Site Size and Capacity	0.538 ha with a capacity of up to 43 units
Overview and Potential	<p>This site is well located and bounded by Standishgate and Worsley Terrace. It includes the listed Royal Oak public house, with terrace housing facing onto Standishgate and another row of terrace housing on Worsley Terrace. These are currently occupied. At the rear of the site is a former three storey municipal buildings which is currently vacant. This building could be redeveloped although it may be suitable for demolition if appropriate, complementing the existing residential uses in the local edge of centre area.</p> <p>Has a current planning permission for a residential institution so the principal of residential use has therefore been established. This 2018 application had a striking modern visualisation on the application.</p>
Ownership	The building was home to Wigan Council's education department until it relocated to the Wigan Life Centre in 2012. The site was then sold to a private owner.
Constraints	The site lies in the Dicconson Conservation Area and includes a listed building, the Royal Oak pub, and has a proportion of existing residential uses that would need to be addressed at a cost to a developer
Planning History	Full planning permission granted in March 2018 (A/17/84707/MAJOR) for a three storey residential building of 43 flats with interest from an older persons accommodation provider. This interest stalled and subsequently the scheme wasn't built out.
Key Stakeholders Partners	Owners, Wigan Council - including conservation advice/direction
Delivery Mechanism(s)	There will be a requirement to work with the owners of the sites and leaseholders to assemble the site.
Council Priority	Low – While this site has an existing permission which has established residential use in this sensitive area, the assembly of the site may prove a viability challenge, however this site is an edge of centre site, well located and within close proximity to the town centre core.
Phasing	Short (0-4 years) – has current planning application

LOWER STANDISHGATE - BRYAN HOUSE



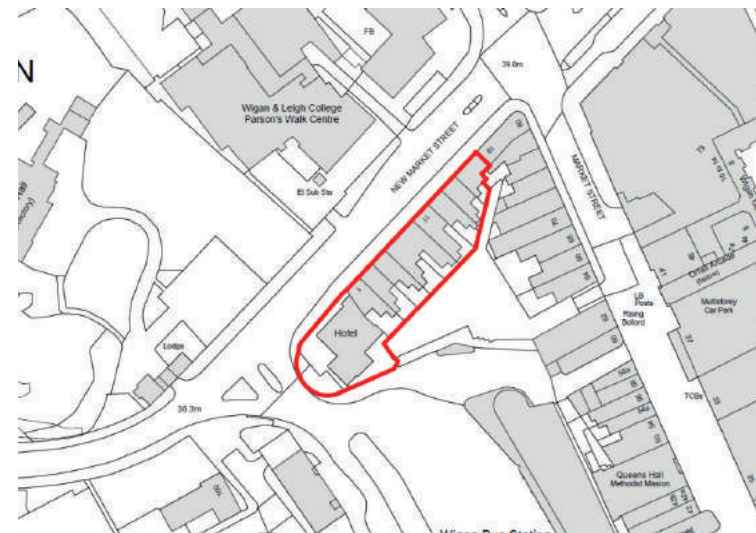
Site Size and Capacity	0.31ha with capacity up to 45 units
Overview and Potential	Bryan House is situated at the gateway into Wigan town centre on the north end of Standishgate. Constructed in the 1970s, this large five storey, flat roofed building dominates the area. It has five units at street level. One unit is currently vacant whilst the remaining units are currently in use as a gym, a restaurant and a minimarket. The first floor is currently vacant and previously hosted a nightclub, with an entrance vestibule on Standishgate. Floors three to five are used as offices, although these appear to be currently vacant. This site could lend itself to a conversion to residential use or potentially demolished to provide a wider floor plate incorporating the car park to the rear and the creation of a substantial residential gateway building.
Ownership	In private ownership with several leaseholder interests
Constraints	Leasehold interests may prove difficult to extinguish in the short term.
Planning History	Nothing of note
Key Stakeholders Partners	Owners, leaseholders and the Council
Delivery Mechanism(s)	There will be a need to work with the owners of the sites and leaseholders to assemble the site with a view to acquire and develop.
Council Priority	Low – While this site is in a good gateway location in the town centre it may be that other town centre sites have greater potential for significant scale of impact on the town centre.
Phasing	Long (8 years+) - Initial investigations to determine potential for conversion and assessment of leaseholder interest.

LAND AT SIDE AND REAR OF THE PREMIER INN



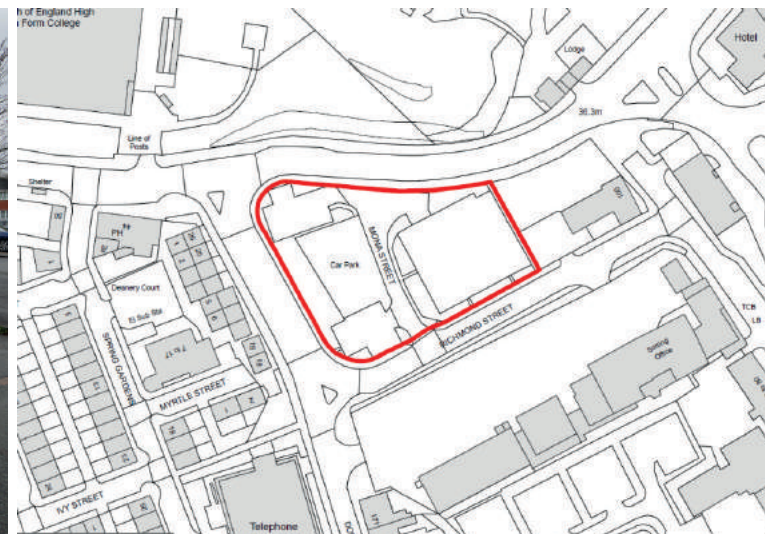
Site Size and Capacity	0.24ha with a potential capacity of around 53 units
Overview and Potential	Brownfield site on the edge of Wigan town centre adjacent to River Douglas, currently used as a surface car park. Suitable for high density development of apartments or an older persons scheme, as it is well located in an accessible location near the civic core of the town centre.
Ownership	In single private ownership
Constraints	It was previously in FZ3 but now benefits from flood defences
Planning History	A/17/84672/RET: SIP Car Park Harrogate Street Wigan to layout 65 space car park and associated fencing, for a temporary period of 5 years
Key Stakeholders Partners	The private owners and Wigan Council
Delivery Mechanism(s)	Work with the owners to acquire the site and work up a viable scheme in consultation with the Council
Priority	Low / Medium – Could be a good catalyst in the area to the south east of the town centre and is close to the major focuses of regeneration in the town centre at the Galleries and Millgate
Phasing	Medium (4-8 years) – Site would need to be acquired from private owners.

NEW MARKET STREET



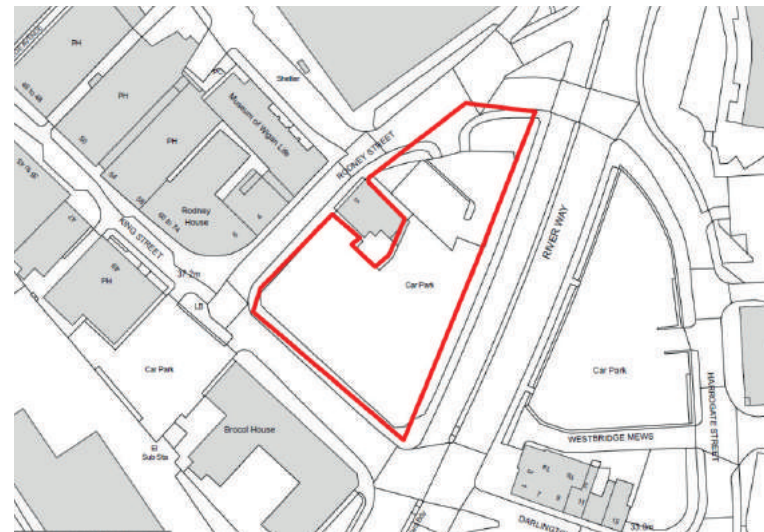
Site Size and Capacity	0.161ha and an outline capacity for up to 30 units for a sensitively designed comprehensive scheme
Overview and Potential	<p>This small area consists of a row of buildings fronting onto New Market Street, one of the main roads through the town centre. It is situated adjacent to Wigan bus station and opposite the town's Innovation and Learning District.</p> <p>The existing buildings are: Tudor House Hotel and 1-17 New Market Street. Much of the units have fallen into disrepair with damage to brickwork, guttering and windows. Some of these buildings have been subdivided into flats and have formerly been used for commercial uses. The site is located in an excellent position close to the town centre core, the bus station, Galleries regeneration site and both train stations.</p>
Ownership	A mix of public and private ownerships including the Council and TfGM.
Constraints	Nothing of note
Planning History	A/15/80382/CU - 1 - 5 New Market Street Wigan WN1 1SE Proposal; Change of use from 3no terraced dwelling houses into 9no two bedroomed apartments following demolition of rear extensions and erection of new three storey rear extension.
Key Stakeholders Partners	Wigan Council, TfGM and private owners
Delivery Mechanism(s)	An opportunity exists for either acquisition and renovation of the terrace, including the units in the Council's ownership or for a comprehensive scheme that would involve acquisitions and potential demolition of the entire row including the Tudor House Hotel.
Priority	Medium – Scheme here would work well in the context of the Galleries site coming forward for redevelopment
Phasing	Short/Medium (0-8 years) – any scheme would need land assembly issues to be addressed

A photograph of a parking lot with several cars parked. In the background, there is a large building with a red cross on its facade, likely a hospital. The sky is overcast, and there are trees and a grassy area in the foreground.



Site Size and Capacity	0.44ha with a potential capacity for up to 40 units
Overview and Potential	Small car park site to the north of the town centre core area, situated close to the bus and rail stations. Site could be appropriate for residential development, close to schools, Mesnes Park, NHS services, bus and train stations and successful existing residential area of Swinley. Site would suit either town houses or mid density apartment scheme.
Ownership	Wigan Council ownership
Constraints	N/A
Planning History	N/A
Key Stakeholders Partners	Wigan Council
Delivery Mechanism(s)	A viable scheme would have to be worked up in conjunction with the Council when the site is available to be marketed, upon review of town centre car parking offer.
Priority	Medium – Good location to stimulate development to the north west of the town centre. Site would however be subject to town centre car parks review.
Phasing	Short/medium (0-8 years) – Council owned site to be brought forward via land sale pipeline when appropriate and subject to town centre car park review.

RODNEY STREET CAR PARK



Site Size and Capacity	0.41ha with a potential capacity for up to 46 units
Overview and Potential	<p>Former site of Wigan Town Hall currently used as a surface car park. Partly located within Wigan town centre Conservation Area and adjacent to a Grade II Listed Building (Franco's Italian restaurant).</p> <p>Town centre site suitable for high density development, located adjacent to the civic core of the town centre, including swimming pools and library/life centre and the King Street area which is subject to regeneration focus and funding bids from the Council.</p>
Ownership	In private ownership.
Constraints	Partially included in the Wigan town centre conservation area and the existing restaurant is a grade II listed building
Planning History	A/14/80115/RET - Site of Former Town Hall King Street Wigan, Retrospective application: Change of use to car park
Key Stakeholders Partners	Site owners and Wigan Council
Delivery Mechanism(s)	Work with the owners to acquire the site and work up a viable scheme in consultation with the Council to address heritage issues and presence of listed structure and conservation area.
Priority	Medium / High - Development here would support the resurgence and regeneration of the historic King Street area of the town centre which has a renewed focus for the Council in terms of the comprehensive regeneration of the town centre as a whole.
Phasing	Medium (4-8 years) – site would need to be acquired from owner.

HARROGATE STREET CAR PARK



Site Size and Capacity	0.37ha with potential capacity of up to 40 units
Overview and Potential	Well located car park in council ownership in an accessible location near the civic core of the town centre. Suitable for medium density development of apartments, commercial on ground floor a possibility.
Ownership	Wigan Council ownership
Constraints	The site is restricted by the presence of key route networks surrounding the site, so could be potential issues with noise and pedestrian access.
Planning History	N/A
Key Stakeholders Partners	Wigan Council
Delivery Mechanism(s)	A viable scheme would have to be worked up in conjunction with the Council when the site is available to be marketed, upon review of town centre car parking offer.
Priority	Low – Would be subject to town centre car parks review.
Phasing	Short/medium (0-8 years) – Council owned site to be brought forward via land sale pipeline when appropriate and subject to town centre car park review.