Wigan Council

Wigan Borough Local Plan

Site Allocation Assessment Report 5: Remaining land at Landgate, Ashton-in-Makerfield

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Note of changes made since the August 2026 version of this document:

Section	
1.4	Update to reflect the submission of a planning application in October 2026
1.5	Update to cover consultation on the Publication version
5.1	Factual update

1. Background

1.1 Introduction

1.1.1 This is one of 6 site allocation assessment reports, each one relating directly to one of 6 site allocations in the draft Wigan Borough Local Plan. This is Site Allocation Assessment Report 5 on Remaining land at Landgate, Ashton-in-Makerfield.

1.1.2 The site allocation assessment reports distil the evidence base that has been collated and, where applicable, commissioned to support the site allocation, and set out the key messages to help demonstrate that the site is justified, appropriate, deliverable and effective, against national planning policy and relevant strategic planning policies.

1.1.3 The 6 site allocation assessment reports need to be read alongside the 7 Topic Papers and the self-assessment toolkit reports. For more detailed information reference should be made to the source reports and studies.

1.2 Site details

1.2.1 The site comprises around 39 hectares of predominantly greenfield land located to the south of Landgate Lane and to the north of Bryn Road, Bryn in Ashton-in-Makerfield. The existing character of the area is predominantly residential in nature, with existing residential development located to the immediate west at Bryn Green Avenue and to the north at Landgate. To the south east, the site is bordered by a railway line beyond which lies the South Lancashire Industrial Estate, and to the east is open land. A green waste management business and Landgate School, which is a community special school, lie in the north-western part of the site. Bryn Recreation Ground is located at the southern extent of the site and Landgate fishing ponds are located towards the north.

1.2.2 The site allocation boundary is shown on the following page:



1.3 Proposed development

1.3.1 The remaining land at Landgate is allocated for residential development comprising around 500 homes, with an appropriate mix of house types, sizes and tenures, including affordable housing. Bellway Homes will shortly be submitting a detailed planning application for residential development of the allocation.

1.3.2 Landgate School and the adjacent employment premises will be retained or appropriately replaced. This is subject to the existing employment premises on site being appropriately relocated elsewhere.

1.3.3 Development of the site will be required to extend the new road, Bryn Green Avenue, from the A49 Wigan Road through the site to the B5207 Bryn Road.

1.3.4 The fishing ponds on the site will be safeguarded and their settings enhanced for recreation and wildlife.

1.3.5 The existing playing pitches at Bryn Recreation Ground will be retained or re-configured, and enhanced, including the provision of ancillary changing facilities and car parking.

1.3.6 Bellway Homes intend to submit a detailed planning application for residential development of the allocation in the short term.

1.4 Planning history

1.4.1 Wigan Replacement Unitary Development Plan policy GB2 identifies this land as Safeguarded Land. The allocation of this site in the Wigan Borough Local Plan will replace its safeguarded land status. Further information on the de-designation of all of the safeguarded land shown on the existing policies map can be found in the Safeguarded Land Report that accompanies the Local Plan.

1.4.2 Policy SP4 in the Wigan Local Plan Core Strategy designates East of Wigan Road, Landgate as a broad location for employment and housing development. It requires a route for a bypass to Bryn Cross to/from Bryn Road and the South Lancashire Industrial Estate, and the safeguarding of the existing playing field provision and fishing ponds.

1.4.3 Outline planning application A/14/79481 was approved in November 2015 for a mixed-use development scheme comprising residential, employment uses, a retail store with petrol filling station, relocated football pitches with community building and layout of a new road between Wigan Road and Bryn Road. All matters were reserved except access. This application excluded land within the eastern part of the proposed allocation and the land that is occupied by Landgate School and the waste management business.

1.4.4 Since approval of the outline application, the following full permissions (not reserved matters) have been granted on the safeguarded land:

- A/17/84450/MAJOR for 157 homes together with associated access, spine road, internal roads and landscaping
- A/21/91116/MAJOR for 67 dwellings together with associated internal roads and landscaping

1.4.5 Both schemes have been completed, together with the associated section of spine road. The site allocation boundary excludes those developments.

1.4.6 In October 2026, Bellway Homes submitted a major planning application for 526 new homes within the allocation boundary. As at November 2026, this application is awaiting validation.

1.4.7 A key component of the proposal is the delivery of affordable housing, with Bellway indicating that 25% (132) of the homes would be provided through a partnership with Onward Homes, a registered provider of affordable housing. Most of these homes (123) are proposed to be for Social Rent (formula rent), with 9 properties being

made available for a Rent to Buy tenure, so as to support home ownership.

1.4.8 Alongside new housing provision, the development aims to support community infrastructure through investment in local facilities and services, helping to meet the needs of both existing and future residents. These include the provision of a new internal link road designed to improve connectivity and reduce pressure on the existing Bryn Road and Wigan Road junction. This road would be partially situated on Council land.

1.4.9 Bellway also proposes improvements to Bryn Recreation Ground and Rose Hill Park, of which the full extent are all Council owned land assets. Improvements offered as part of the scheme include, upgraded play facilities, sports pitches, changing facilities and new parking provision, creating improved opportunities for local sports clubs and wider community use.

1.4.10 In addition, the proposals also include the potential transfer of land to Landgate School to facilitate future expansion or improvement of educational provision for children with special educational needs and disabilities, should it be required.

1.4.11 In order to facilitate the scheme as noted above, works will need to take place on Council owned land to enable the delivery of the link road, and the improvements to both Bryn Recreation Ground and Rose Hill Park. This was approved by virtue of a cabinet decision in October 2026.

1.5 Summary of consultation responses

1.5.1 Comments were received in response to the proposed allocation in the Initial Draft Local Plan from 24 respondents including Natural England, National Highways, Sport England, United Utilities, NHS Property Services, Transport for Greater Manchester, Lancashire Wildlife Trust, the majority landowner and 15 residents.

1.5.2 A summary of the comments received, and the Council's response, can be viewed in the Consultation Report. In summary, there is broad support for the site from bodies / organisations, with some amendments suggested to strengthen the policy in terms of managing its impact on the natural environment, on existing sport provision, and in relation to infrastructure delivery and protection. The landowner suggests that the site could potentially deliver more homes.

1.5.3 12 comments were received in response to the proposed allocation in the Publication and Submission version of the plan in Autumn 2026, including from Natural England, Sport England, United Utilities, NHS Property Services, Bellway Homes and 7 residents.

1.5.4 Residents have raised objections across various themes, including:

- Traffic
- The use, and unsuitability, of Bryn Green Avenue as a through road
- Air pollution
- Impact on wildlife and ecology
- Impact on recreational land
- Impact on health and wellbeing
- Need for homes
- Social infrastructure capacity, including education and health provision

1.6 Integrated assessment

1.6.1 The broad implications of policy H7 'Remaining land at Landgate' were assessed as part of the Integrated Assessment (IA) process. The policy was considered to have broadly positive implications in relation to housing, health and community, equality and diversity, biodiversity / geodiversity and transport. The implications in terms of climate change, water, environment quality, historic environment, landscape / townscape, resource efficiency, land and soil, economy and town centres were considered to be broadly neutral. No broadly negative implications were identified.

1.6.2 Following consultation on the Initial Draft Plan, changes were made to policies, including policy H7. The integrated assessment has been updated to take account of the changes made to all policies (including further consideration of mitigation and enhancement measures), but no further mitigation and enhancement measures were identified as the changes made do not lead to significant negative effects.

2. Physical assessment

2.1 Transport

2.1.1 The outline planning application (A/14/79481) was accompanied by a Transport Assessment to fully understand the transport implications of the proposal.

2.1.2 The number of trips generated by the development was based on the TRICS database for surveys of similar sites. In total, the development was forecast to generate 752 two-way trips during the AM peak period and 1,101 two-way trips during the PM peak period.

2.1.3 The distribution of trips onto the highway network was agreed with the Greater Manchester Transportation Unit (now known as the Greater Manchester Highways Forecasting and Analytical Services). This determined that the following junctions in the vicinity of the site are likely to be impacted by development traffic:

1. A49 Wigan Road / Bryn Road / Downall Green Road
2. A58 Liverpool Road / Warrington Road / A58 Gerard Street / Bryn Street
3. A58 Bolton Road / A49 Wigan Road/Princess Road
4. A49 Wigan Road / Old Road/Bryn Road

2.1.4 The traffic impact assessment highlighted that the traffic generated by the development would have a considerable impact at the A49 Wigan Road / Bryn Road / Downall Green Road junction.

2.1.5 Mitigation is provided in the form of a link road from the A49 travelling through the development to Bryn Road. This allows for trips generated by the development and existing trips on the network to bypass the junction.

2.1.6 Outline planning permission was secured for a mixed-use development scheme comprising residential uses, B1/B2/B8 employment uses, an A1 Retail store with petrol filling station and relocated football pitches with a community building.

2.1.7 The proposed allocation for the development of around 500 homes and no employment uses is acceptable in transport terms on the basis that the consented use classes would generate more trips during peak periods, and overall.

2.1.8 The link road connecting the A49 to Bryn Road is still needed to mitigate the impact of the development at the A49 Wigan Road / Bryn Road / Downall Green Road junction. The exact trigger point for

delivery of the full link road is likely to replicate the outline permission in terms of the number of trips generated.

2.1.9 On this basis, it was concluded that the proposed development would comply with national planning policy on promoting sustainable transport, which requires that safe and suitable access to the site can be achieved for all road users and that any significant impacts from the development on the transport network in terms of capacity and congestion, or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

2.2 Flood risk and drainage

2.2.1 The site promoter has undertaken a flood risk assessment report for part of the wider site allocation that would form the next phase of the site's development.

2.2.2 The site is in Flood Zone 1 and is generally at very low risk, with only two small areas showing low to high surface water flood risk, due to limitations in mapping accuracy, which may not fully account for storage capacity in existing drainage ditches and the presence of surface water storage on adjacent development. Groundwater flood risk is low, and the site is not at risk from reservoirs or canals. Mitigation measures proposed include setting finished floor levels at least 0.15 metres above adjacent ground levels and profiling the site to direct overland flows away from buildings.

2.2.3 The report states that surface water drainage would be managed through attenuation and controlled discharge meeting the required greenfield run-off rates.

2.2.4 A drainage strategy forms part of the report and aligns with the drainage hierarchy and regulatory standards. The report includes detailed correspondence with United Utilities, confirming asset constraints and discharge options. Foul water drainage would connect to existing public combined sewers in Bryn Road. United Utilities confirmed capacity to accept flows from the development.

2.2.5 In conclusion, the proposed allocation is considered safe from flood risk and will not increase flood risk elsewhere. The proposed robust drainage strategy incorporates sustainable design principles. The report includes detailed technical appendices covering site plans, topographic surveys, runoff calculations, attenuation modelling and sewer records, ensuring a comprehensive understanding of the site's flood and drainage context.

2.2.6 Although the submitted flood risk assessment does not cover the whole of the proposed allocation site area, the rest of the site is also within Flood Zone 1. There are further instances of surface water flood risk within the wider allocation, however it is considered that these can be dealt with by further robust drainage strategies in line with that proposed for the first phase of development.

2.3 Ground conditions

2.3.1 The site is subject to land contamination and potential landfill / ground gas, associated with past land uses. The site is associated with Nominated Landfill Site A004 – Railway Cutting off Landgate Lane and Nominated Landfill Site A082 Wigan Road, Bryn lies just outside of the site to the west, which is occupied by Edmund Collins Park.

2.3.2 Bellway Homes have undertaken a number of ground investigations of site parcels as part of the proposed development of this land, which has identified potential constraints in terms of land contamination and ground conditions. The assessments set out that these issues could be resolved through further site investigations and appropriate design and mitigation measures as the development comes forward.

2.4 Utilities

2.4.1 The following details how utilities infrastructure will be dealt with and provided for on site.

Electricity

2.4.2 Ashton-in-Makerfield has one primary substation which is sufficient for current demands. Electricity North West (ENW) will need to be consulted on electricity connections and any requirement for additional supply by the developer prior to the site's development. Additionally, ENW will need to be consulted on any diversions of existing infrastructure on and adjacent to the site prior to commencement on site.

Gas

2.4.3 There are no gas assets within the development area, the nearest being low pressure mains within the previous Bellway development that was subject to planning application A/17/84450/MAJOR. For connections to the mains gas network Cadent should be consulted with regard to capacity and location of suitable connections and associated land requirements for access to and servicing of new gas supplies.

Clean water

2.4.4 A United Utilities trunk mains runs through the previous Bellway development and along the western boundary of the allocation. The asset will interact with the new proposed access from Bryn Road and the same asset protection measures installed on the previous phase should be adopted.

2.4.5 The delivery of clean water to the site will need to be agreed with United Utilities. This will include identification and supply from the mains, and an assessment of any re-enforcement works to ensure that supply is maintained in the locality. All works will be co-ordinated with United Utilities.

Sewers

2.4.6 A comprehensive drainage strategy will be required and agreed with United Utilities, this will be implemented in phases as the site is developed. As part of this drainage strategy, a capacity check enquiry will confirm the capability of the existing sewerage infrastructure to accommodate the proposed flow from the development. If there is not sufficient capacity, strategic reinforcement works by United Utilities will ensure that sufficient capacity is provided. United Utilities would also have an obligation to provide a connection and capacity for the sewer network.

Telecommunications and digital infrastructure

2.4.7 Provision of telecommunications and digital infrastructure will be co-ordinated with Open Reach and other suppliers. Where there is existing infrastructure such as overhead and underground cables any disconnections and diversions will be agreed with the service provider to minimise disruption.

3. Environmental assessment

3.1 Recreation

3.1.1 Criterion 7 of the proposed site allocation policy requires the retention or re-configuration, and enhancement of the playing pitches in the south of the site, including the provision of ancillary changing facilities and car parking. Policy PE5 requires the provision of open space and play provision on site at developments of this scale except where the development is adjacent, or otherwise very close to, and easily accessible to existing open space and equipped play space, where it would be logical to enhance the existing facilities.

3.1.2 Wigan Borough Open Space Report (2025) identifies three amenity greenspaces within the site allocation boundary on Bryn Road / Beech Street to the south, rated poor quality, at Yewdale Road to the north, rated average quality, and adjacent 416 Wigan Road to the west, rated good quality.

3.1.3 The Open Space Report also identifies two areas of natural / semi-natural greenspaces within the site allocation boundary at Landgate Lodge, Landgate Lane to the north, rated average quality, and Beech Street off Bryn Road to the south, rated poor quality.

3.1.4 The Open Space Report observes that Bryn with Ashton-in-Makerfield North Ward has a small shortfall in parks and gardens (-0.56 hectares per 1,000 population) and is sufficient in amenity greenspace and natural / semi-natural greenspace.

3.1.5 The Wigan Borough Playing Pitch and Outdoor Sports Strategy (PPOSS) – Strategy and Action Plan Report (September 2025) provides a number of scenarios as a guide to show the potential additional demand for pitch sports that could be generated from housing growth in Wigan, including for each of the proposed site allocations.

3.1.6 Assuming an occupancy rating of 2.44 people per household (based on a national average), the PPOSS Strategy and Action Plan estimates that a development of 500 homes at Remaining Land at Landgate would generate an additional 1,220 people, which would equate to an additional demand for 2.08 pitches.

3.1.7 Informed by this, the development will need to contribute accordingly to meeting the needs of open space, sport and recreation provision in the locality in accordance with proposed Local Plan policy PE5.

3.2 Landscape

3.2.1 As set out in the Greater Manchester Landscape Character Assessment (2018), the proposed allocation is within the Bispham, Winstanley and Land Gate landscape character area and identified as landscape character type: Urban Fringe Farmland.

3.2.2 The assessment identifies that the overall sensitivity of this landscape type is low to moderate for 2-3 storey high residential development, and moderate to high for commercial development. This is a rural landscape but one which remains influenced by its industrial legacy and proximity to surrounding urban and industrial areas, which is the case for this proposed allocation given the proximity of existing development at Landgate and the South Lancashire Industrial Estate.

3.3 Ecology and biodiversity

3.3.1 The proposed allocation is within an Impact Risk Zone for Sites of Special Scientific Interest (Bryn Marsh & Ince Moss SSSI and Abram Flashes SSSI) and, as such, will need to be delivered in line with our proposed policies and national planning policy to mitigate any identified risks. It is not identified within the Nature Network of the Greater Manchester Local Nature Recovery Strategy.

3.3.2 A preliminary ecological assessment (PEA) has been undertaken for part of the wider site allocation that would form the next phase of development.

3.3.3 The site comprises a mix of habitats: winter wheat / cereal crop, winter stubble, modified grassland, sealed hardstanding, buildings, bramble scrub, willow scrub, mixed scrub, tall forbs, bare ground, broadleaved woodland, individual trees, a waterbody, dry ditches, and an ornamental hedgerow. The other cereal crops, winter stubble, bare ground and buildings are of the lowest value for wildlife, with the waterbody, mixed, willow and bramble scrub, tall forbs, other broadleaved woodland and individual trees comprising the areas of the highest value.

3.3.4 The site supports potential habitat for several protected species. Several trees have moderate bat roost potential and one building has high bat roost potential, these will require further nocturnal surveys and static detectors. The site is not considered to provide resting habitat for otters, but they could commute through the area to the nearby fishing ponds. Further surveys will be required of adjacent pond and woodland. Ditches within the site are suitable for water vole with further surveys are required. Three nearby / on-site

waterbodies were considered to have potential to support Great Crested Newts. Reasonable Avoidance Measures (RAMS) and precautionary checks are also advised for hedgehogs, badgers and brown hares.

3.3.5 Invasive species in the form of Himalayan Balsam and Japanese Knotweed have been identified within or adjacent to the site boundary. They will require treatment prior to development.

3.3.6 Several statutory and non-statutory sites lie within 2km, including The Flashes of Wigan and Leigh National Nature Reserve and Three Sisters Local Nature Reserve. Construction and post-construction impacts (dust, noise, recreation) should be mitigated via screening, a Construction Environmental Management Plan (CEMP) and public awareness measures.

3.3.7 The PEA highlights recommendations for further protected species surveys including Great Crested Newt, bats, water vole and breeding birds. A range of mitigation and avoidance measures are also detailed in the report. This should include consultation with Natural England due to the site's location within SSSI impact risk zones, alongside pollution prevention measures to protect nearby designated sites and water features. A 10 m buffer is recommended to designated sites, which should be maintained during construction where relevant, and woodland, trees, hedgerows and the on-site waterbody should be retained and protected wherever possible.

3.3.8 Ecologically important habitats should also be retained as dark corridors through a bat-sensitive lighting strategy, using warm white lighting and avoiding light spill onto woodland, scrub, water and linear habitats. Where bat potential trees need to be removed, this should be undertaken by soft-felling under ecological supervision, with bat boxes provided as compensation. Vegetation and working areas should be checked for hedgehogs, nesting birds, badgers, brown hare, reptiles and amphibians prior to clearance, and ecological enhancements should include wildflower planting, native trees and shrubs, bird and bat boxes, hedgehog houses and invertebrate features.

3.3.9 In conclusion, the PEA states that with appropriate mitigation, avoidance and enhancement measures, the development is unlikely to significantly impact local biodiversity. Although the PEA only covers the next proposed phase of development, the rest of the site contains habitats in line with those covered by the PEA and is unlikely to contain any further protected species than those already identified.

3.4 Habitats Regulation Assessment

3.4.1 The proposed site allocation has been considered in the Habitats Regulation Assessment carried out by the Greater Manchester Ecology Unit. The key recommendations and mitigations suggested in the HRA are to apply the Holcroft Moss Planning Obligations Supplementary Planning Document (2025) to all relevant allocations to mitigate traffic-related nitrogen oxide pollution and ensure that collaboration takes place with United Utilities to ensure wastewater treatment capacity keeps pace with development. The HRA also concludes that the local plan contains many policies which are designed to reduce or eliminate risks to European sites by embedding environmental safeguards, in particular Policies EN1-3, EN5-7 and EN10-13.

3.5 Historic Environment Assessment

3.5.1 A heritage and archaeological desk-based assessment has been undertaken for the site. There are two designated heritage assets within 1 km of the proposed site allocation. However, the proposed site allocation is not within the setting of these assets and, therefore, would not be capable of affecting their heritage significance.

3.5.2 The line of the Roman road and the site of Landgate Farm are areas of archaeological interest that warrant further investigation in advance of development. A scheme for further archaeological investigation prior to development should be agreed, which should consider the Roman road, the site of Landgate Farm and potential for Late Bronze Age and Late Medieval Remains. There is an opportunity to consider whether future development could leave a section of the Roman road alignment untouched / lightly landscaped as a small piece of public realm with appropriate interpretation.

3.5.3 There are no heritage or archaeological constraints preventing residential allocation of this site, subject to mitigation measures.

3.6 Air quality

3.6.1 Bellway Homes has commissioned an air quality assessment in relation to the allocation of this site to determine baseline conditions and assess potential effects as a result of the scheme. During the construction phase there is the potential for air quality impacts from dust emissions from the site but subject to the implementation of relevant mitigation measures, the impact is predicted to be not significant. Potential impacts during the operational phase of the proposals may occur due to road traffic emissions but subject to

appropriate mitigation measures the assessment finds that they are not considered to be a constraint to development. A full air quality assessment will be required in support of any forthcoming planning application for the development of the site.

3.6.2 Bellway Homes has also commissioned an odour assessment to assess potential impacts on the site. This concludes that overall odour effects are not significant and do not pose a constraint to residential development coming forward on the site.

3.7 Noise

3.7.1 A noise assessment will need to be submitted with any forthcoming planning application. It should cover all noise sources that may impact the development site, including industrial, commercial and transport related noise sources. This should include the nearby Three Sisters motor circuit, taking account of the noise created from vehicles drifting at the circuit, which holds specialised drift events. The assessment should cover all noise sensitive receptors that may be impacted by the development, and it should be prepared by a professional noise consultant and be prepared in line with all relevant standards and guidance.

4. Social assessment

4.1 Access to local shops and services

4.1.1 The site is within the catchment area of Bryn local centre, which is one of the larger local centres in the borough. Additional provision is, therefore, not considered to be necessary.

4.2 Education and skills

4.2.1 Landgate School, which is a school for pupils with special educational needs and disabilities (SEND), is located within the site allocation to the north. Criterion 3 of the policy requires the school to be either retained on-site or appropriately replaced if a suitable location can be found, either on-site or elsewhere within the borough.

4.2.2 Criterion 9 of the site allocation policy requires the development to provide, or contribute towards the provision of, the infrastructure needed to support it including for education, in accordance with policy PE6. The level of contribution required, and whether it is for on-site or off-site provision, will be determined at the planning application stage based on evidence of need at that time.

4.2.3 In line with Places for Everyone (PfE) Plan policy JP-J1(F), the development will also need to address the requirements for local training and employment as part of the construction phase.

4.3 Health

4.3.1 As with education, criterion 9 of the policy also requires the development to provide, or contribute towards the provision of health and care, as appropriate in accordance with proposed policy PE6. The level of contribution required, and whether it is for on-site or off-site provision, will be determined at the planning application stage based on evidence of need at that time.

4.3.2 Future planning applications on the site will also need to be supported, where appropriate, by a Health Impact Assessment in accordance with PfE policy JP-P6 and proposed policy PE1.

4.3.3 A Health Impact Assessment will help ensure that the effects of development on both health and wellbeing are considered and responded to during the planning process. They should aim to enhance the potential positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected. This is

detailed in the council's Planning for Health Supplementary Planning Document.

5. Deliverability

5.1 Viability

5.1.1 AspinallVerdi have undertaken a borough-wide high-level viability assessment using broad, non-site-specific assumptions. The assessment identifies value zones, based on ward boundaries and uses specific site (e.g. greenfield / brownfield / Green Belt) and scheme typologies (e.g. number of units, flats etc.) to appraise sites.

5.1.2 The remaining land at Landgate is a large greenfield site located within the Bryn with Ashton-in-Makerfield North Ward, which the viability assessment identifies as a low-medium value zone. In this zone, the assessment indicates that schemes of 400-600 units at 25% affordable housing are likely to be unviable, with market values needing to increase by around 20% for it to be viable.

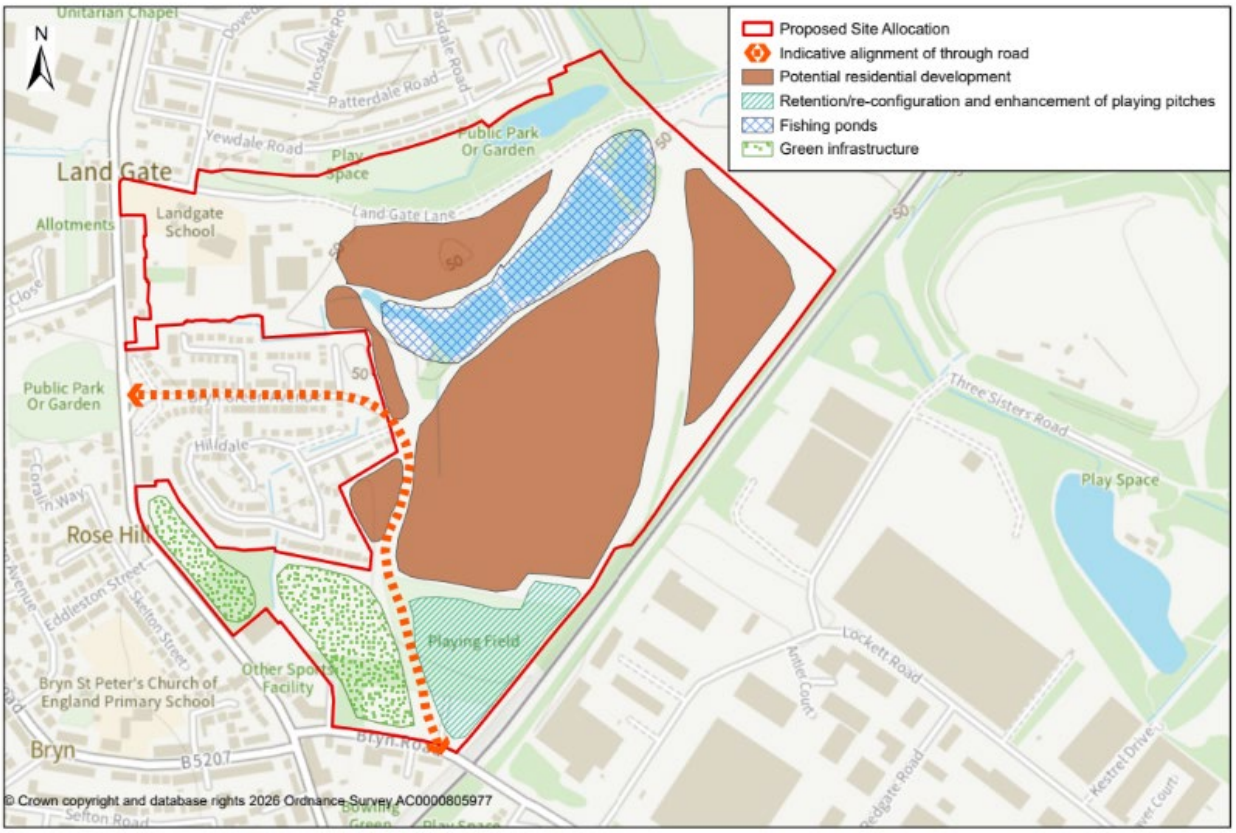
5.1.3 Viability will need to be assessed as part of the planning application; however, the current Bellway application (awaiting validation at November 2026) supports a position with 25% affordable housing, being provided on site, through a partnership with the housing association Onward, using Homes England Grant Funding.

5.2 Phasing

5.2.1 The site will be delivered in phases, and Bellway Homes has indicated that a delivery rate of 50 dwellings per annum is realistic. The delivery trajectory will be dependent upon the timing of application approval, but this site could start to make a contribution within 5 years and should be able to be fully delivered within the plan period.

5.3 Indicative concept plan

5.3.1 A concept plan prepared by the council is included on the following page. This provides a spatial representation of the allocation policy and shows an indicative layout of the potential development of the site, including around 500 homes, the extension of the new road through to the A5207 Bryn Road, the retention of the fishing ponds, retention / reconfiguration of the playing pitches and improved walking and cycling connections to local amenities and into the countryside to the east.


Proposed Site Allocation
Indicative alignment of through road
Potential residential development
Retention/re-configuration and enhancement of playing pitches
Fishing ponds
Green infrastructure
N
Land Gate
Landgate School
Allotments
Public Park Or Garden
Play Space
Yewdale Road
Patterdale Road
Land Gate Lane
Hilldale
Rose Hill
Bryn St Peter's Church of England Primary School
Other Sports Facility
Playing Field
Bryn
B5207
Three Sisters Road
Play Space
Lockett Road
Kestrel Drive
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