



REQUEST 18869

Under the Freedom of Information Act 2000, I request disclosure of the following:

1. All documentation, sales particulars, marketing material and internal correspondence relating to the sale of former Council houses on or near Bracken Road, Leigh, where the land now outlined for development was described or represented as “open space” or “not to be built on.”
2. Any planning, valuation or estate records held by Wigan Council confirming the ownership, disposal history, or development status of the L-shaped parcel included in the Bracken Road cluster.

RESPONSE

1. There would not be any sales particulars or marketing material for people exercising their right to buy of a Council owned property.

Internal correspondence is of a private financial nature between the purchaser of any council property and the Council and is exempt under EIR - Section 12(5)(e) which states disclosure would adversely affect “the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest”

Disclosing information of the requested nature could have the potential to impact the live sales and marketing period of council held land in terms of public knowledge, and developers who are competitively bidding for sites. The Council has undertaken a Public Interest Test and concluded that the balance of that test favours withholding the information.

2. The Council confirm they own the freehold to the L-shaped parcel of land in question

There have been two previous outline planning applications for residential development on the site. Application A/92/39194 was to use 0.33 hectares of land for residential purposes, which was approved in 1993. Subsequent application (ref: A/95/43260) to renew the previous application was approved in 1995. No development has come forward on the site.

Any information held by the Council on this request, such as records relating to

planning applications or permissions, is publicly accessible via the Council's website. You can search for relevant information using the search function available at the following link: [Search and comment on planning applications](#)

Support and guidance on how to search the information the Council holds on this section of its website is available on the above webpage, but is also provided in the accompanying 'Public Access User Guide' PDF document and via the link to the relevant page on the Council's website below: [Idox PA for Planning User Guide](#)

In terms of valuation information, as the sites are being actively marketed at the moment and are part of a live disposal process, this information is exempt under EIR - Section 12(5)(e) which states disclosure would adversely affect "the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest". As if such evidence was in the public domain, it could have the potential to distort the market.

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3. Any environmental, highways, or consultation reports relating to this site.

3. As the sites are being actively marketed at the moment and are part of a live disposal process, this information is exempt under EIR - Section 12(5)(e) which states disclosure would adversely affect "the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest". As if such evidence was in the public

domain it could have the potential to distort the market.

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4. The minutes or internal reports discussing inclusion of this land in the “Bracken Road Parcel of Sites” development opportunity.

4. The site was approved by Wigan Council Cabinet in April 2025 to be considered for housing development – see open [Cabinet report](#) for further information and the rationale.