



FOI 18883	RESPONSE
<p>1. Copies of any land surveys, ecology reports, environmental assessments, valuation reports, or feasibility studies commissioned by or on behalf of Wigan Council since January 2023 relating to land at or near Bracken Road, Erica Walk, and Firs Lane, Leigh (postcode WN7 4XD).</p> <p>2. Any correspondence, internal reports, meeting notes, or email discussions between Wigan Council officers, external agents, or developers relating to the inclusion of the Bracken Road parcel of sites within the Council's "Developer Hub" or "Development Opportunities" listings.</p> <p>3. The name(s) of any developer, consultancy, or agent that has expressed interest, been invited to tender, or submitted an enquiry about development of the Bracken Road site since January 2023.</p>	<p>1. The Council confirms it has material somewhat related to the question, however, 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.</p> <p>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.</p> <p>The Council has undertaken a Public Interest Test and concluded that the balance of that test favours withholding the information.</p> <p>2. The site was approved by Wigan Council Cabinet in April 2025 to be considered for housing development, see open <a href="#">Cabinet report</a> for further information and the rationale.</p> <p>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".</p> <p>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.</p> <p>The Council has undertaken a Public Interest Test and concluded that the balance of that test favours withholding the information.</p>