



**Wigan**<sup>♥</sup>  
**Council**

# **Wigan**

# **Strategic Housing Land Availability Assessment**

**2024 Update**

**(Base date of 1 April 2024)**

**November 2024**

**Contents**

**Introduction** 3

**The 2024 SHLAA** 3

**The supply of sites to 2039 and five-year housing land supply position.....** 10

**Appendix A: Housing trajectory to 2039 (as at 1 April 2024).....**13

**Appendix B: Net housing completions 2023/24.....**14

**Appendix C: Future supply from small sites with planning permission...21**

**Appendix D: Schedule of sites.....**31

**Appendix E: Total housing supply by settlement.....**59

**Disclaimer**

**The Strategic Housing Land Availability Assessment does not allocate land for residential development but provides evidence, alongside other studies, to inform the allocation of land through the Local Plan. It assesses whether sites are suitable for housing, provided they are not required for other purposes, in order to meet plan targets. It identifies constraints to development and considers how they might be overcome.**

**The inclusion of a site in the assessment should not be taken as an indication that it will be allocated or granted planning permission for housing or any other form of development. All future planning applications will be considered on their merits against policies in the development plan and the National Planning Policy Framework.**

## **1. Introduction**

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the council's evidence base to support the delivery of sufficient land for new housing to meet the borough's need for more homes and to inform housing policies within the Wigan Borough Local Plan. The SHLAA is updated annually.
- 1.2 This assessment is required by national planning policy, specifically paragraph 69 of the National Planning Policy Framework, which requires the council to prepare a SHLAA to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 1.3 According to the Government's National Planning Practice Guidance, the primary role of a SHLAA is to:
- Identify sites and broad locations with potential for development;
  - Assess their development potential; and
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 This enables the council to assess whether there is an adequate supply of land to meet the borough's housing needs. Updating the assessment annually also enables the council to update its housing trajectory, set out in Appendix A.
- 1.5 Further guidance is set out in the housing and economic land availability assessment section of National Planning Practice Guidance.

## **2. The 2024 SHLAA**

- 2.1 This SHLAA provides an update of the housing land supply position in the borough, with a base date of April 2024.
- 2.2 Some sites with environmental or other policy designations, such as those identified on the Local Plan Policies Map, have been excluded from the SHLAA. In determining those areas that should be excluded, the following has been considered:
- the national or local importance of the site designation, and
  - the protection afforded to it by the Local Plan.

- 2.3 Sites have also been excluded where there is a clear intention for the current use to be continued, thereby rendering the site unavailable.
- 2.4 Sites considered unsuitable for inclusion have been removed as part of the site selection process. Examples include:
- Sites that have been redeveloped for housing, or which have been retained or developed for other uses.
  - Green Belt sites without planning permission for housing. Such sites do not meet the test of availability or suitability as no exceptional circumstances have been demonstrated to justify their release from the Green Belt, nor has it been demonstrated through a planning application test that very special circumstances exist in favour of the development that are sufficient to outweigh Green Belt harm. The exception to this is where Green Belt sites comprise brownfield land suitable for limited infilling or redevelopment which would not have a greater impact on the openness of the Green Belt and the purpose of including land in it than the existing development.
  - Sites with environmental or other policy designations such as Sites of Special Scientific Interest and Sites of Biological Importance.
  - Sites in existing employment use (unless there is sufficient justification to the contrary).
  - Valuable open space. Sites considered unsuitable are determined as having no housing potential and are not identified in this assessment.
- 2.5 In addition, other site constraints including Tree Preservation Orders, water features, woodland, utilities infrastructure and land at high risk of flooding have been taken into account in determining developable areas.
- 2.6 A GIS map of all sites is available on the Wigan Council website at: [www.wigan.gov.uk/shlaa](http://www.wigan.gov.uk/shlaa).
- 2.7 As suggested by national guidance<sup>1</sup>, a threshold of 5 homes has been applied to the assessment. All sites without planning permission with an estimated capacity of less than 5 homes have not been included. Sites under construction with permission for 5 or more homes have been included even when the remaining capacity at 1

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<sup>1</sup>Planning Practice Guidance (MHCLG), *Housing and economic land availability assessment*, paragraph 009, Reference ID: 3-009-20190722

April 2024 is below 5 homes. Sites with planning permission for less than 5 homes are listed in Appendix C, separate from the schedule of SHLAA sites listed in Appendix D.

### Density assumptions

- 2.8 Unless there is specific site intelligence suggesting otherwise, the gross to net ratios set out in Table 1 have been applied to sites without planning permission, to take into account land needed for supporting infrastructure, internal road layouts, open space etc. This has been applied to the developable areas of sites once site constraints have been considered.

**Table 1:** Gross to net ratios

Gross site area	Gross to net ratio
0-2 hectares	100%
2-10 hectares	75%
Over 10 hectares	50%

- 2.9 Increasing the average density of new housing developments in the most accessible locations is a key strategy of the Places for Everyone (PfE) Plan. Higher densities will reduce the amount of land needed for development, reduce travelling distance and increase local populations to support local facilities and maximise public transport use.
- 2.10 Policy JP-H 4 of the PfE Plan sets out minimum densities appropriate to different locations across the city-region. Outside of these locations a minimum net residential density of 35 dwellings per hectare is considered appropriate. However, lower densities may be acceptable on some sites due to local housing market or site-specific. The PfE density policy is set out in Table 2.
- 2.11 This policy has been applied to all sites without planning permission. Exceptions to this include conversions (such as the redevelopment of former mill buildings) and where development would likely to be in line with the existing density of an area (such as areas of terraced housing).

**Table 2:** Minimum net residential density

Location*	Locations in Wigan	Minimum net residential density (dwellings per hectare)		
		Within the location	Within 400m	Within 800m
City Centre	n/a	200	120	70
Designated town centres	Wigan, Leigh and Ashton town centres	120	70	50
Other designated town centres	Golborne, Pemberton, Hindley, Standish, Atherton, Tyldesley town centres	70	50	35
Main rail stations and Metrolink stops in the City Centre	n/a	n/a	200	120
Other rail stations and Metrolink stops in large, designated centres	Wigan Wallgate and Wigan Northwestern stations	n/a	120	70
Other rail stations with a frequent service and all other Metrolink stops	Atherton and Hindley stations	n/a	70	50
Leigh Guided Busway stops	Various	n/a	50	35
Areas within GMAL6 and above*	Various	50	35	35

All other locations: minimum net residential density 35 dwellings per hectare.

\* The highest density applies when a site falls within more than one location

\*\* GMAL (Greater Manchester Accessibility Layer) measures the accessibility of locations across Greater Manchester by walking and public transport. Areas are scored on a scale of 1-8, with 8 being the most accessible. GMAL scores are published online at [data.gov.uk](http://data.gov.uk).

## Lead-in times and build-out rates

- 2.12 Unless there is specific site intelligence suggesting otherwise, the indicative lead-in times in Table 3 have been applied to sites when determining delivery. These lead-in times are supported by key stakeholders, including developers and local agents. For clarification, the lead-in times represent the timeframe to the completion of the first dwelling on site.

**Table 3:** Indicative lead-in times

Site status	Below 50 dwellings	50+ dwellings
Under construction	n/a	n/a
Full Planning Permission / Reserved Matters	1.5 years	2 years
Outline Planning Permission	2 years	2.5 years
Sites without planning permission	2.5 years	3 years

- 2.13 A general build rate of 25 dwellings per annum per developer has been applied to most sites. This accords with evidence from the Home Builders Federation. Multiple builders are expected on larger sites.
- 2.14 On larger sites, consideration has been given to a 2020 study by the consultancy Lichfields<sup>2</sup>. The research investigated the lead-in times and build out rates of 97 different strategic / large sites delivering 500 or more homes. Its findings are summarised in Table 4.
- 2.15 Alternative build rates have been applied where the council has specific site intelligence, for example where the developer has notified the council of its planned delivery rate.
- 2.16 On sites already under construction, build out rates have been informed by the rate of completions in preceding years. Build out rates will be kept under review in future updates in liaison with key stakeholders. Multiple builders are expected on larger sites.

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<sup>2</sup> Lichfields, *Start to Finish: What factors affect the build-out rates of large scale housing sites? Second Edition* (February 2020)

**Table 4:** Build out rates on large sites

Site size	Average annual build-out rate
500-999	68
1000-1499	107
1500-1999	120
2000+	160

### **Sites with planning permission**

- 2.17 The deliverability of sites with planning permission has been considered through engagement with the council's Development Management and Housing Enabling and Development teams, and where possible, the developer of the site.
- 2.18 In accordance with the definition of a deliverable site in the NPPF, only sites which are available now, offer a suitable location for development now, and are achievable with a realistic prospect of delivery within five years are deemed deliverable and contribute to the borough's five-year housing land supply. The definition and purpose of the five-year housing land supply is set out in national planning practice guidance<sup>3</sup>.
- 2.19 Sites that are not major development (i.e. less than 10 homes), and sites with detailed planning permission, have been considered deliverable, unless there is clear evidence that homes will not be delivered within five years, such as due to a lack of viability, demand and/or other factors.
- 2.20 Sites with outline planning permission for major development, allocated in the development plan or identified on a brownfield register have only been considered deliverable where there is clear evidence that housing completions will begin on site within five years, for example where a developer has indicated that they are to submit a reserved matters application and deliver homes in the short term.

### **Approach to small sites in the planning system**

- 2.21 The remaining capacity from small sites with extant planning permission for less than 5 homes, either under construction or yet to

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<sup>3</sup> Planning Practice Guidance (MHCLG), *Housing and economic land availability assessment*, paragraph 028 Reference ID: 3-028-20180913



be implemented at 1 April 2024 is identified in Table 5. There is a total capacity remaining for 253 homes.

**Table 5:** Contribution from small sites with extant planning permission

Source	Remaining capacity at 1 April 2024
Houses	172
Apartments	81
<b>Total</b>	<b>253</b>

2.22 All small sites with extant planning permissions are listed in Appendix C. These have all been identified in the borough’s five-year housing land supply on the basis that there is no clear evidence that they will not be delivered within this timeframe.

### Small sites allowance

2.23 An allowance of 54 homes per annum has been included to reflect capacity from small sites that are currently not in the planning system. Small sites are those with a capacity of less than the SHLAA threshold of 5 homes. The allowance rate is the average number of residential completions on small sites over the five-year period 1 April 2019 – 31 March 2024, as shown in Table 6. This is an approach being applied consistently by all Greater Manchester districts in their SHLAAs.

2.24 This shows that 268 homes have been completed on small sites in this period which equates to an average of 54 homes per annum, representing around 4% of all completions.

**Table 6: Completions on sites with planning permission for less than 5 dwellings**

	Total small site completions	Total completions	Proportion of overall completions
2019/20	59	1,367	4%
2020/21	56	1,439	4%
2021/22	67	1,333	5%
2022/23	50	1,408	4%
2023/24	36	1,146	3%
<b>2018/19 – 2022/23</b>	<b>268</b>	<b>6,693</b>	<b>4%</b>
<b>Average per year</b>	<b>54</b>	<b>1,339</b>	<b>4%</b>

- 2.25 There is no reason why this level of homes per annum will not continue. The small sites allowance has only been applied from year 6 given that most completions from small sites in years 1 - 5 will already have planning permission and be covered in the supply.

### **Larger sites allowance**

- 2.26 Earlier SHLAAs included an allowance for town centre opportunities to reflect ambitions to develop the residential market in town centres. This allowance was removed from the 2018 update onwards and replaced with the inclusion of specific developable town centre sites within the site schedule (such as SHLAA 450: Galleries Shopping Centre). The council has published strategic regeneration frameworks for Wigan and Leigh Town Centres, and both promote town centre living.
- 2.27 A regular source of windfall development in the borough historically is land falling out of employment use and into other uses, predominantly housing. This is principally due to a significant stock of employment land as a legacy of the borough's industrial past, but which is no longer required by, or attractive to, the employment market. This is the reality of many industrial buildings in Wigan and is a structural change that will most likely continue.
- 2.28 The assessment however does not identify employment sites which are in active use and where the owner has not made it clear that they intend to vacate the site as it would not be reasonable to conclude that these sites are available for development. Therefore, despite proving to be a significant and consistent source of housing development, the capacity from these sites is not taken into account in the SHLAA.
- 2.29 Despite this trend of employment sites falling into housing use, the windfall allowance does not take into account such potential delivery. The applied windfall rate of 54 dwellings per annum from year 6, which relates to small sites only, should therefore be considered conservative.

## **3. The supply of sites to 2039 and five-year housing land supply position**

- 3.1 The total supply of sites over the next 15 years to 2039 is summarised in Table 7. Timeframes are for dwelling completions. The sites have also been sorted by planning status.
- 3.2 This table does not represent a target for the number of homes to be built, nor is it an estimate of the number of homes that will be built. It provides an indication of the total capacity for homes in the borough on sites and broad locations that have been identified as

suitable for development at this moment in time. Further sites will be added in future updates, which are undertaken annually.

**Table 7: Housing land supply to 2039 (at 1 April 2024)**

	2024/29	2029/34	2034/39	Total 2024/39
SHLAA sites with full planning permission	4,204	728	232	5,164
SHLAA sites with outline planning permission	215	1,581	950	2,746
SHLAA sites with permission pending	665	1,307	981	2,953
SHLAA sites that are unpermissioned	0	2,433	2,043	4,476
Small sites with planning permission	253	0	0	253
Small sites windfall allowance	0	270	270	540
<b>Total</b>	<b>5,337</b>	<b>6,319</b>	<b>4,476</b>	<b>16,132</b>

3.3 The comprehensive schedule of SHLAA sites is set out in Appendix D. This sets out the position at the base date of 1 April 2024. The total supply by settlement is set out in Appendix E for the period 2024-39.

### **Five-year housing land supply position**

3.4 The housing requirement figure for the borough is set out in the PfE Plan. This requires an average of 972 dwellings per annum (net) to be delivered over the period 2022 – 2039, which equates to 16,527 dwellings over the plan period. The requirement is phased as shown in Table 8.

**Table 8: Wigan PfE Housing Requirement**

Years	Dwellings per year
2022 - 2025	814
2025 - 2030	972
2030 - 2039	1,025

3.5 The NPPF includes an annual Housing Delivery Test (HDT) for all local planning authorities. The test sets out a standard measure to

compare the delivery of homes over the previous three financial years against the number of homes required during that period.

- 3.6 At the time of publication of this SHLAA, the Government had not published the 2023 HDT Measurement. However, the council achieved a score of 179% in the 2022 HDT Measurement and the number of homes delivered in Wigan has exceeded the number of homes required each year over the relevant 3-year period (2020 – 2023) for the 2023 measurement. Therefore, the council is only required to include a 5% buffer on its five-year housing land supply, which is the minimum buffer for authorities.
- 3.7 Table 9 calculates the 5-year supply requirement and the council’s five-year supply position. It shows that the council can demonstrate a **5.41-year** supply of deliverable housing land.

**Table 9: Calculating the 5-year supply position**

Requirement:	4,702
2024/2025: 814	
2025/2029: 3,888 (972 x4)	
Requirement plus 5% buffer	4,937
Number of homes identified	5,337
<b>Number of years supply</b>	<b>5.41</b>

## Appendix A: Housing trajectory to 2022 - 2039

Current planning status	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	Total 2022 - 2039
2022/24 Completions	1,408	1,146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,554
Full planning permission	0	0	1,214	895	885	665	545	150	160	146	142	130	130	102	0	0	0	5,164
Outline planning permission	0	0	0	0	0	106	109	375	440	440	186	140	165	185	245	220	135	2,746
Permission pending	0	0	0	34	168	258	205	324	312	239	220	212	220	220	220	201	120	2,953
Not permissioned	0	0	0	0	0	0	0	95	323	743	707	565	632	498	431	316	166	4,476
Small sites with planning permission	0	0	84	54	75	37	3	0	0	0	0	0	0	0	0	0	0	253
Small sites windfall allowance	0	0	0	0	0	0	0	54	54	54	54	54	54	54	54	54	54	540
<b>Total 2024 - 2039</b>	<b>0</b>	<b>0</b>	<b>5,337</b>					<b>6,319</b>					<b>4,476</b>					<b>16,132</b>
<b>Total 2022 - 2039</b>	<b>1,408</b>	<b>1,146</b>	<b>5,337</b>					<b>6,319</b>					<b>4,476</b>					<b>18,686</b>

## Appendix B: Net housing completions 2023/24

2023/24 housing completions are listed below. These include demolitions and other losses to enable the calculation of net completions. Net housing completions for the period 2012-23 are available on request by emailing [planningpolicy@wigan.gov.uk](mailto:planningpolicy@wigan.gov.uk)

Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Abram and Platt Bridge	0051	New build	A/19/87408	Site of Ashtons Tenement Farm, Bickershaw Lane, Platt Bridge	0	3	3
Abram and Platt Bridge	0101	New build	A/16/83258	Land at Calder Drive, Platt Bridge	0	19	19
Abram and Platt Bridge	0466	New build	A/19/86374	John Tiernan House, 92 - 102 Ribble Road, Platt Bridge, WN2 5EL	0	5	5
Abram and Platt Bridge	0543	New build	A/22/93503	Land Off Barracks Road, Bickershaw, WN2 5TE	0	2	2
Abram and Platt Bridge	Small site	Conversion / change of use	A/22/93175	6 St Johns Street, Abram, WN2 5RH	0	1	1
<b>TOTAL</b>					<b>0</b>	<b>30</b>	<b>30</b>
Ashton	0005A	New build	A/17/84450	Land to east of Wigan Road/South of Landgate Lane, Bryn	0	20	20
Ashton	0005B	New build	A/21/91116	Development Land north of Bryn Green Avenue, Bryn	0	12	12
Ashton	0387	New build	A/19/87529	Site Of Former Manse, 233 Wigan Road, Ashton-In-Makerfield	0	5	5
Ashton	0498	New build	A/20/90286	St Peters Church, Bryn	0	17	17
Ashton	0563	New build	A/22/93684	Land to the side of 5 Priory Road, Ashton-In-Makerfield, WN4 9UG	0	3	3
Ashton	Small site	New build	A/08/72045	3 Fairholme Gardens, Ashton-In-Makerfield, WN4 8AF	0	3	3
<b>TOTAL</b>					<b>0</b>	<b>60</b>	<b>60</b>
Aspull	0493	New build	A/18/86170	Ainscows Farm, 351 Bolton Road, Aspull, WN2 1QW	0	1	1
<b>TOTAL</b>					<b>0</b>	<b>1</b>	<b>1</b>

Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Atherton	0022B	New build	A/21/92057	Land east of Leigh Road South/West of Bee Fold Lane and west of Millers Lane, Atherton	0	13	13
Atherton	0477	New build	A/22/94788	Open land west of 241 Tyldesley Road, Atherton, M46 9AD	0	5	5
Atherton	0536	New build	A/20/90070	Site of 107-111 Market Street, Atherton, M46 0DA	0	6	6
Atherton	Small site	Conversion / change of use	A/22/94418	31 Millers Lane, Atherton, Manchester, M46 9BW	0	1	1
<b>TOTAL</b>					<b>0</b>	<b>25</b>	<b>25</b>
Golborne and Lowton	0006	New build	A/15/80743	Rothwells Farm, Golborne	0	44	44
Golborne and Lowton	0007	New build	A/15/81114	Land at Stone Cross Lane, Lowton	0	24	24
Golborne and Lowton	0049	New build	A/18/86357	Vacant land north of 20 Bainbridge Avenue, Lowton	0	45	45
Golborne and Lowton	0394	New build	A/16/82233	Land north of 72 Heath Lane, Lowton	0	5	5
Golborne and Lowton	0423	New build	A/18/86157	Oaklands, 196 Newton Road Lowton	0	7	7
Golborne and Lowton	0424	New build	A/20/89864	Land at Heath Lane, Golborne	0	6	6
Golborne and Lowton	0476	New build	A/19/88228	Land east of Thompsons Farm, Golborne	0	3	3
Golborne and Lowton	0483	New build	A/21/91902	Fairhouse Barn, Pocket Nook Lane, Lowton, WA3 1AL	0	3	3
Golborne and Lowton	Small site	New build	A/18/85828	8a Maple Avenue, Lowton, WA3 2DA	0	1	1
<b>Total</b>					<b>0</b>	<b>138</b>	<b>138</b>
Hindley	0538	New build	A/20/89026	Strangeways Hotel, 244 Liverpool Road, Hindley, WN2 3HN	0	1	1
Hindley	Small site	New build	A/18/85573	1 Vicarage Farm Croft, Atherton Road, Hindley, WN2 3RD	0	1	1

Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Hindley	Small site	Caravan	A/12/77283	22 Moss Hall Park, Seaman Way, Ince, WN2 2AH	0	1	1
<b>Total</b>					<b>0</b>	<b>3</b>	<b>3</b>
Ince, Scholes and Whelley	0360	New build	A/19/87324	Wigan Enterprise Park, Ince	0	80	80
Ince, Scholes and Whelley	0375	New build	A/17/83721	Former Hovis Bakery, Cale Lane, Wigan	0	18	18
Ince, Scholes and Whelley	0392	New build	A/19/87173	Eastdale, Old Hall Street, Ince, WN3 4QR	0	18	18
Ince, Scholes and Whelley	0397	New build	A/20/90238	Agricultural land east of 8 Patricroft Road, Ince	0	3	3
Ince, Scholes and Whelley	Small site	New build	A/23/95509	31A Pinewood Crescent, Ince, WN2 2DT	0	1	1
Ince, Scholes and Whelley	Small site	Conversion / change of use	A/20/89344	2 Walmesley Street, Wigan, WN1 3HA	1	2	1
<b>Total</b>					<b>1</b>	<b>122</b>	<b>121</b>
Leigh	0001A	New build	A/19/86980	Land at Nel Pan Lane, North Leigh Park	0	3	3
Leigh	0021A	New build	A/19/86658	Land at Bettison Avenue, Leigh	0	7	7
Leigh	0039	New build	A/18/86438	Open land east of 26 Sovereign Fold Road, Leigh	0	42	42
Leigh	0130	New build	A/13/78611	Walmsley Farm, Higher Folds, Leigh	0	34	34
Leigh	0200	New build	A/19/86515	Bridgewater Business Park, West Bridgewater Street, Leigh	0	68	68
Leigh	0201	New build	A/13/78383	Bickershaw Colliery, Leigh	0	5	5
Leigh	0205	New build	A/16/82975	Parsonage, Leigh	0	27	27
Leigh	0285	New build	A/17/83484	Land at Thames Avenue Leigh (South)	0	28	28
Leigh	0386	New build	A/15/81669	Mechanics Arms, 277 Leigh Road, WN2 4XW	0	2	2
Leigh	0421	New build	A/19/88274	Former St Gabriel's Primary School, Higher Folds, Leigh	0	5	5
Leigh	0473	New build	A/19/87665	Wharfedale, Leigh	0	35	35



Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Leigh	0534	New build	A/21/91634	Land to the south of York Street, Leigh	0	3	3
Leigh	Small site	Conversion / change of use	PD	37a Railway Road, Leigh, WN7 4AA	0	1	1
Leigh	Small site	Conversion / change of use	A/21/92759	2 Wilkinson Street, Leigh, WN7 4DQ	0	3	3
Leigh	Small site	Conversion / change of use	A/23/94936	10 Charles Street, Leigh, WN7 1DB	0	1	1
Leigh	Small site	Conversion / change of use	A/22/94196	43a and 45a St Helens Road, Leigh, WN7 4HA	0	2	2
Leigh	Small site	Conversion / change of use	A/20/89492	Flat 1, 13 Leigh Road, Leigh, WN7 1QZ	0	1	1
Leigh	Small site	Conversion / change of use	A/23/95762	45 Lord Street, Leigh, WN7 1BY	1	2	1
Leigh	Small site	Conversion / change of use	A/23/95067	84 Railway Road, Leigh, WN7 4AN	0	2	2
<b>Total</b>					<b>1</b>	<b>271</b>	<b>270</b>
Orrell	0195	New build	A/19/87198	Corporation Yard, Orrell Road, Orrell	0	2	2
Orrell	Small site	New build	A/20/88980	117 Gathurst Road, Orrell, WN5 8QJ	0	2	2
Orrell	Small site	New build	A/22/93806	11a Church Street, Orrell, WN5 8TG	0	1	1
Orrell	Small site	Conversion / change of use	A/19/87285	9 Church Street, Orrell, WN5 8TG	0	3	3
<b>Total</b>					<b>0</b>	<b>8</b>	<b>8</b>
Shevington							
<b>Total</b>					<b>0</b>	<b>0</b>	<b>0</b>
Standish	0009	New build	A/15/81209	Land south of Pepper Lane, Standish	0	23	23

Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Standish	0010	New build	A/16/82434	Land to the north and south of Rectory Lane, Standish	0	3	3
Standish	0273	New build	A/16/82944	Land south of Rectory Lane (former golf course), Standish	0	19	19
Standish	0278	New build	A/15/80529	Agricultural land west of Cat l'Th' Window Farm, Almond Brook Road, Standish	0	30	30
Standish	0361	New build	A/18/85235	Land at Langham Road, Standish	0	28	28
Standish	0406	New build	A/20/89391	Land to rear of Rectory Farm, Rectory Lane Standish	0	14	14
Standish	0542	New build	A/18/86437	Former Noel Chadwick's Butchers, 51 High Street, Standish	0	20	20
Standish	Small site	New build	A/19/87281	1a, Deerwood Gardens, Standish, WN1 2SR	0	1	1
Standish	Small site	New build	A/18/86427	502 Preston Road, Standish, WN6 0QA	0	1	1
Standish	Small site	New build	A/21/91150	11 Cross Street, Standish, WN6 0HQ	0	2	2
<b>Total</b>					<b>0</b>	<b>141</b>	<b>141</b>
Tyldesley Astley	0004A	New build	A/16/82230	Garrett Lane, East of Garrett Hall, Tyldesley	0	40	40
Tyldesley Astley	0004D	New build	A/19/86931	Agricultural land east Garrett Hall Farm, Garrett Lane, Tyldesley	0	12	12
Tyldesley Astley	0004E	New build	A/19/87897	Land north of Garrett Lane, east of Garrett Hall, Tyldesley	0	14	14
Tyldesley Astley	0017	New build	A/19/87155	Land off Garrett Hall Road, Tyldesley	0	16	16
Tyldesley Astley	0160	New build	A/14/79628	Land at Chaddock Hall, Astley	0	1	1
Tyldesley Astley	0431	New build	A/18/86280	Site of Parr Bridge Works, Mosley Common Road Tyldesley	0	35	35
Tyldesley Astley	0526	New build	A/20/90413	Land between Cross Street / Charles Street and adjacent to James Street / Elliott Street, Tyldesley	0	1	1
Tyldesley Astley	0532	New build	A/20/90460	Land off Bankfield Road, Tyldesley	0	40	40
Tyldesley Astley	0457	Conversion / change of use	A/18/85266	Tyldesley Conservative Club, Stanley Street, Tyldesley, M29 8AE	0	1	1
<b>Total</b>					<b>0</b>	<b>160</b>	<b>160</b>

Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Wigan North	0063	New build	A/19/88109	Land at Sandalwood Drive, Beech Hill, Wigan	0	69	69
Wigan North	0128	New build	A/16/83282	Land adjacent to Frog Lane Depot, Frog Lane, Wigan	0	7	7
Wigan North	0445	New build	A/18/85539	Land east of 5 New Lodge, Wigan, WN1 2ND	0	6	6
Wigan North	0451	New build	A/18/86073	Site of former Beech Hill Medical Practice, Wigan	0	7	7
Wigan North	0559	Conversion / change of use	A/21/91732/ PDO	Bryan House and adjacent Car Park, 61-69 Standishgate, Wigan	0	2	2
Wigan North	0568	Conversion / change of use	A/19/87661/ PDO	Observer Buildings, Rowbottom Square, Wigan WN1 1LN	0	7	7
Wigan North	Small site	Conversion / change of use	A/22/94221	4 Barnsley Street, Wigan, WN6 7JA	1	2	1
Wigan North	Small site	Conversion / change of use	A/21/92714	7 Wallgate, Wigan, WN1 1LD	0	3	3
<b>Total</b>					<b>1</b>	<b>103</b>	<b>102</b>
Wigan South	0113	New build	A/21/93043	Worsley Mesnes Regeneration Area	0	28	28
Wigan South	Small site	New build	A/20/88982	51 Lady Lane, Wigan, WN3 6RG	0	1	1
Wigan South	0564	Conversion / change of use	A/22/94174/ PDMA	87 - 89 Wallgate, Wigan, WN3 4EA	0	5	5
Wigan South		Demolition		Worsley Mesnes Drive, Wigan, WN3 5TE	6	0	-6
<b>Total</b>					<b>6</b>	<b>34</b>	<b>28</b>
Wigan West	0078	New build	A/20/90543 & A/22/93761	Former Abraham Guest High School, Orrell Road, Orrell	0	10	10
Wigan West	0467	New build	A/21/91474	Land adjacent Brook Lane, Orrell	0	9	9
Wigan West	0516	New build	A/19/86516	Newtown and Central Conservative Club, 359 Ormskirk Road, Wigan, WN5 9DD	0	3	3
<b>Total</b>					<b>0</b>	<b>22</b>	<b>22</b>

Settlement	SHLAA reference	Type	Planning App.	Site address	Before	After	Net
Winstanley Highfield	0448	New build	A/21/91969	Former Pemberton Colliery, Wigan	0	37	37
<b>Total</b>					<b>0</b>	<b>37</b>	<b>37</b>
<b>Grand Total</b>					<b>9</b>	<b>1155</b>	<b>1146</b>

## Appendix C: Future supply from small sites with planning permission

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Abram and Platt Bridge	A/17/84444	Land To Rear Of 178-188 Warrington Road Abram	Full planning permission	2	1
Abram and Platt Bridge	A/17/84449	Open Land North Of 250 Warrington Road Abram	Full planning permission	1	1
Abram and Platt Bridge	A/17/83911	2 Alfred Street Platt Bridge Wigan WN2 3TP	Small scale conversion/change of use	1	1
Abram and Platt Bridge	A/22/94734	Land Adjacent 322 Smiths Lane Hindley Green WN2 4XS	Full planning permission	3	3
Abram and Platt Bridge	A/20/89934	Kirkless Hall Farm Lane Aspull WN2 1JP	Full planning permission	3	3
Abram and Platt Bridge	A/20/90391	18 Millers Lane Platt Bridge Wigan WN2 5DG	Full planning permission	2	2
Abram and Platt Bridge	A/21/92949	Open Land South West Of Bryn Hall Hotel 612 Bolton Road Ashton-In-Makerfield WN2 5AY	Full planning permission	4	4
Abram and Platt Bridge	A/21/90873	Bamfurlong Hall Farm Lily Lane Bamfurlong WN2 5JN	Full planning permission	<b>-3</b>	<b>-3</b>
Abram and Platt Bridge	A/22/94354	Land Adjacent To 218 Lily Lane Bamfurlong Wigan WN2 5JT	Full planning permission	1	1
Abram and Platt Bridge	A/22/94568/PD M1	598 Liverpool Road Platt Bridge Wigan WN2 3UJ	Small scale conversion/change of use	1	1
Abram and Platt Bridge	A/22/94661	516 Bickershaw Lane Bickershaw Wigan WN2 5TU	Full planning permission	3	3
Abram and Platt Bridge	A/23/96096/PD MA	3 Tram Street Platt Bridge Wigan WN2 5JE	Small scale conversion/change of use	1	1
<b>Total</b>				<b>19</b>	<b>18</b>
Ashton	A/21/90679	Open Land North Of 638 Wigan Road Ashton-In-Makerfield Wigan WN4 0BY	Full planning permission	1	1
Ashton	A/22/93191/PDM A	16 Wigan Road Ashton In Makerfield Wigan WN4 9BJ	Full planning permission	1	1
Ashton	A/22/93516	15 Bowland Avenue Ashton-In-Makerfield Wigan WN4 8BD	Full planning permission	0	0
Ashton	A/20/88759	Lily Lane Farm Bolton Road Ashton-In-Makerfield Wigan WN4 8TL	Small scale conversion/change of use	1	1
Ashton	A/21/92784	Land To The West Of Eagle And Child 233 Heath Road Ashton-In-Makerfield WN4 9HW	Full planning permission	2	2
Ashton	A/20/90284	2B Druid Street Ashton-In-Makerfield WN4 9HR	Small scale conversion/change of use	1	1
Ashton	A/21/92833	641 Wigan Road Ashton-In-Makerfield Wigan WN4 0BZ	Full planning permission	1	1

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Ashton	A/22/93800	107-109 Wigan Road Ashton-In-Makerfield Wigan WN4 9BH	Small scale conversion/change of use	1	1
Ashton	A/22/93508	Open Land To The Rear Of 168 Booths Brow Road Ashton-In-Makerfield	Outline planning permission	1	1
Ashton	A/22/94323	137 Soughers Lane Ashton-In-Makerfield Wigan WN4 0JT	Outline planning permission	3	3
Ashton	A/22/93156	Locker Lane Farm Locker Lane Ashton-In-Makerfield Wigan WN4 8YF	Outline planning permission	3	3
<b>Total</b>				<b>15</b>	<b>15</b>
Aspull	A/21/90880	St Elizabeth Vicarage Bolton Road Aspull Wigan WN2 1PR	Full planning permission	1	1
Aspull	A/21/92609	Land Adjacent 14A Haigh Road Haigh Wigan WN2 1LB	Full planning permission	1	1
Aspull	A/21/92031	Southerns Fold Farm Southernns Fold Aspull	Full planning permission	2	2
Aspull	A/20/89578	Land At Haigh Road Aspull Wigan	Full planning permission	1	1
Aspull	A/22/94373	12 - 13 Lindsay Terrace Aspull Wigan WN2 1RZ	Full planning permission	1	1
Aspull	A/23/96005/PD Q	Tuckers Hill Farm Tuckers Hill Brow Haigh Wigan WN2 1LJ	Small scale conversion/change of use	2	2
Aspull	A/23/96492/CU	5 Scot Lane Aspull Wigan WN2 1YX	Small scale conversion/change of use	-1	-1
<b>Total</b>				<b>7</b>	<b>7</b>
Atherton	A/19/88192	269 Tyldesley Road Atherton Manchester M46 9AD	Full planning permission	2	2
Atherton	A/21/92920	139A Market Street Atherton Manchester M46 0DF	Small scale conversion/change of use	2	2
Atherton	A/22/93155	Land Adjacent 29 Millers Lane Atherton Manchester M46 9BW	Outline planning permission	1	1
Atherton	A/22/93172	The Manse Bee Fold Lane Atherton Manchester M46 0BL	Outline planning permission	1	1
Atherton	A/22/94721	3 Warwick Road Atherton Manchester M46 9PL	Small scale conversion/change of use	4	4
Atherton	A/23/95466/PD MA	94 Mealhouse Lane Atherton Manchester M46 0FD	Small scale conversion/change of use	0	0
Atherton	A/22/94564	91 Market Street Atherton Manchester M46 0DA	Small scale conversion/change of use	1	1
Atherton	A/23/95452	81A Market Street Atherton Manchester M46 0DA	Small scale conversion/change of use	1	1

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Atherton	A/23/95683	Rear Of 86 To 92 Bag Lane, Fronting Gloucester Street Atherton Manchester M46 0JS	Full planning permission	1	1
<b>Total</b>				<b>13</b>	<b>13</b>
Golborne and Lowton	A/19/86842	39 - 41 Park Road Golborne Warrington WA3 3PU	Full planning permission	4	1
Golborne and Lowton	A/19/87620	28 Beech Avenue Lowton Warrington WA3 2BZ	Full planning permission	1	1
Golborne and Lowton	A/19/87817	Land To West Of 389 Newton Road Lowton Warrington WA3 1NU	Full planning permission	1	1
Golborne and Lowton	A/21/91586	Saddle Tree Fold Farm Byrom Lane Lowton WA3 1BP	Small scale conversion/change of use	1	1
Golborne and Lowton	A/20/90466	24 Cedar Avenue Lowton WA3 2BN	Full planning permission	1	1
Golborne and Lowton	A/20/90472	Land Adjacent To 42 Ashton Road Golborne Warrington WA3 3UN	Full planning permission	1	1
Golborne and Lowton	A/21/91264/PDM1	40 Heath Street Golborne Warrington WA3 3DL	Small scale conversion/change of use	1	1
Golborne and Lowton	A/21/91476	66 Ashton Road Golborne Warrington WA3 3UR	Full planning permission	0	0
Golborne and Lowton	A/21/90871	229 - 231 Church Lane Lowton WA3 2RZ	Small scale conversion/change of use	2	1
Golborne and Lowton	A/20/90511	Land Adjacent 22 And 24 Windy Bank Avenue Lowton Warrington WA3 2TH	Full planning permission	2	2
Golborne and Lowton	A/21/91615	5 St Nicholas Road Lowton Warrington WA3 1DY	Full planning permission	1	1
Golborne and Lowton	A/21/91574	415 Newton Road Lowton Warrington WA3 1NZ	Full planning permission	1	1
Golborne and Lowton	A/21/92017	51 Charles Street Golborne Warrington WA3 3DF	Small scale conversion/change of use	1	1
Golborne and Lowton	A/21/92042	19 Heath Street Golborne Warrington WA3 3BN	Small scale conversion/change of use	1	1
Golborne and Lowton	A/22/93537	Sobia News 44 Newton Road Lowton Warrington WA3 1EB	Small scale conversion/change of use	1	1
Golborne and Lowton	A/22/93752	52 Elm Avenue Golborne Warrington WA3 3SG	Full planning permission	1	1
Golborne and Lowton	A/22/93428	Five Acres Kenyon Lane Lowton Warrington WA3 1LQ	Full planning permission	2	2
Golborne and Lowton	A/22/94208	Fairhouse Barn Pocket Nook Lane Lowton Warrington WA3 1AL	Full planning permission	2	2
Golborne and Lowton	A/22/94775	385 Newton Road Lowton Warrington WA3 1NU	Full planning permission	0	0

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Golborne and Lowton	A/21/91103	66A High Street Golborne Warrington WA3 3BT	Small scale conversion/change of use	1	1
Golborne and Lowton	A/23/95613	Five Acres Kenyon Lane Lowton Warrington WA3 1LQ	Small scale conversion/change of use	1	1
Golborne and Lowton	A/22/94836	106 Newton Road Lowton Warrington WA3 1DG	Full planning permission	4	4
Golborne and Lowton	A/23/96229/PDQ	Balmers Farm Wigan Road Golborne Warrington WA3 3UQ	Small scale conversion/change of use	1	1
<b>Total</b>				<b>31</b>	<b>27</b>
Hindley	A/17/84000	Rear Of 41 Glossop Way Hindley Wigan WN2 4NW	Full planning permission	1	1
Hindley	A/19/86696	Land Adjacent 44 Wigan Road Hindley Wigan WN2 3BE	Full planning permission	2	2
Hindley	A/22/94647	188 Atherton Road Hindley Wigan WN2 3XA	Small scale conversion/change of use	4	4
Hindley	A/20/90552	86 Market Street Hindley Wigan WN2 3AN	Small scale conversion/change of use	1	1
Hindley	A/21/91711	Land Adj 119 Castle Hill Road Hindley Wigan WN2 4BN	Full planning permission	2	2
Hindley	A/22/93139/PDG	504 - 506 Atherton Road Hindley Green Wigan WN2 4QF	Small scale conversion/change of use	1	1
Hindley	A/22/93392	650 Atherton Road Hindley Green Wigan WN2 4SQ	Small scale conversion/change of use	2	2
Hindley	A/22/93078	Land At 36 Woodland Avenue Hindley Green Wigan WN2 4PP	Full planning permission	1	1
Hindley	A/22/92962	Vacant Land Rigby Street Hindley	Full planning permission	4	4
Hindley	A/22/94700	122 Leigh Road Hindley Wigan WN2 4XF	Full planning permission	<b>-1</b>	<b>-1</b>
Hindley	A/22/94694	Laurel House Atherton Road Hindley Wigan WN2 3XD	Small scale conversion/change of use	1	1
Hindley	A/23/95172	Laurel Nurseries Atherton Road Hindley Wigan WN2 3XD	Small scale conversion/change of use	1	1
Hindley	A/23/95795	Vet Care Ltd 18 Ladies Lane Hindley Wigan WN2 2QA	Small scale conversion/change of use	1	1
<b>Total</b>				<b>20</b>	<b>20</b>
Ince Scholes Whelley	A/18/85708	Land At Side Of 12 Bromley Close Wigan WN2 1BA	Full planning permission	1	1
Ince Scholes Whelley	A/23/95202	2 Common Nook Ince	Full planning permission	1	1



Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Ince Scholes Whelley	A/21/92614	Vacant Land To Rear Of 318 Whelley Wigan WN2 1DA	Full planning permission	1	1
Ince Scholes Whelley	A/22/94070	52 Ashbourne Avenue Wigan WN2 1AH	Full planning permission	2	2
Ince Scholes Whelley	A/22/94547	Land Adjacent 51 Belle Green Lane Ince Wigan WN2 2EP	Full planning permission	1	1
Ince Scholes Whelley	A/23/94935	25A Leader Street Wigan WN1 3JH	Small scale conversion/change of use	3	3
Ince Scholes Whelley	A/23/95048	Site Of 125 Camberwell Crescent Wigan WN2 1BB	Full planning permission	2	2
Ince Scholes Whelley	A/23/95491	Land Adjacent 472 Warrington Road Ince Wigan WN3 4TF	Full planning permission	1	1
Ince Scholes Whelley	A/23/95506	207 Darlington Street East Wigan WN1 3EA	Small scale conversion/change of use	1	1
<b>Total</b>				<b>13</b>	<b>13</b>
Leigh	A/16/82331	Land Adjacent 41 Cowper Street Leigh WN7 4ST	Full planning permission	1	1
Leigh	A/16/83134	Site Of 2-10 Smallbrook Lane Leigh	Full planning permission	4	2
Leigh	A/17/84540	Former New Inn 239 Firs Lane Leigh	Full planning permission	2	2
Leigh	A/17/84952	Land Adjacent To 2 Lime Avenue Leigh WN7 5RA	Full planning permission	2	2
Leigh	A/18/84914	131 Chapel Street Leigh WN7 2AL	Small scale conversion/change of use	2	2
Leigh	A/19/87287	Leigh And Bedford Old Folks Community Centre Cross Street Leigh	Full planning permission	2	2
Leigh	A/18/85751	Leigh Jewellery Shop 3 Queen Street Leigh WN7 4NQ	Small scale conversion/change of use	2	2
Leigh	A/19/86877/PDO	Harrison Salmon Associates 2 Endsleigh Gardens Leigh WN7 1LR	Small scale conversion/change of use	1	1
Leigh	A/19/88347	Land To Be Severed From 36 Pickley Green Leigh WN7 5NN	Full planning permission	1	1
Leigh	A/20/89511/PDM 1	175 Firs Lane Leigh WN7 4SU	Small scale conversion/change of use	1	1
Leigh	A/20/90458	25A - 27A Bradshawgate Leigh WN7	Small scale conversion/change of use	2	1
Leigh	A/21/90641/PDM 1	247 Chapel Street Leigh WN7 2AP	Small scale conversion/change of use	1	1
Leigh	A/21/90570	90 - 92 Manchester Road Leigh WN7 2LD	Small scale conversion/change of use	1	1

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Leigh	A/21/90696	114 Bradshawgate Leigh WN7 4NP	Small scale conversion/change of use	4	4
Leigh	A/21/90854	53 Chapel Street Leigh WN7 2PB	Small scale conversion/change of use	1	1
Leigh	A/21/91411	Former Car Park Royal Oak Hotel 232 Wigan Road Leigh WN7 5EP	Full planning permission	2	2
Leigh	A/21/91492	60 Railway Road Leigh WN7 4AT	Small scale conversion/change of use	3	3
Leigh	A/22/93626	Alderwood Croft Bungalow Green Lane Leigh WN7 2TP	Full planning permission	0	0
Leigh	A/21/92528	1 Beech Drive Leigh WN7 3LJ	Full planning permission	1	1
Leigh	A/22/93531	Land Adjacent St Pauls Vicarage Westleigh Lane Leigh WN7 5NW	Outline planning permission	1	1
Leigh	A/22/94419	Land Rear Of 3 Beech Grove Leigh WN7 3LW	Full planning permission	1	1
Leigh	A/22/94720	Land Adjacent 450 Holden Road Leigh WN7 2HU	Full planning permission	1	1
Leigh	A/23/94941	85 Leigh Road Hindley Green Wigan WN2 4XF	Small scale conversion/change of use	1	1
Leigh	A/23/95067	84 Railway Road Leigh WN7 4AN	Small scale conversion/change of use	4	2
Leigh	A/23/94936	4 - 10 Charles Street Leigh WN7 1DB	Small scale conversion/change of use	4	3
Leigh	A/23/95416	181 Charles Street Leigh WN7 1HF	Full planning permission	1	1
Leigh	A/23/94893	4 Surrey Avenue Leigh WN7 2NN	Outline planning permission	1	1
Leigh	A/21/91876	160 Leigh Road Leigh WN7 1SJ	Small scale conversion/change of use	1	1
Leigh	A/23/95234	Squirrels Day Nursery 8 Cook Street Leigh WN7 4BT	Small scale conversion/change of use	3	3
Leigh	A/23/96072	1 Leigh Road Leigh WN7 1QX	Small scale conversion/change of use	1	1
Leigh	A/23/96136	Land To Rear Of 8 Beech Grove Leigh WN7 3LW	Full planning permission	1	1
<b>Total</b>				<b>53</b>	<b>47</b>
Orrell	A/19/87285	Former Rose And Crown Public House Church Street Orrell Wigan WN5 8TG	Small scale conversion/change of use	4	1

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Orrell	A/21/90981	Plane Tree Farm Crank Road Billinge Wigan WN5 7EZ	Small scale conversion/change of use	1	1
Orrell	A/21/91891	Land Adjacent 2 Billinge Road Wigan WN5 9JW	Full planning permission	1	1
Orrell	A/21/92862	100 Moor Road Orrell Wigan WN5	Full planning permission	0	0
Orrell	A/21/92721	Woodview Stables Gathurst Road Orrell WN5 0LL	Full planning permission	1	1
Orrell	A/21/91951	80 St James Road Orrell WN5 8TU	Full planning permission	1	1
Orrell	A/22/94518	110 Church Street Orrell Wigan WN5 8TQ	Small scale conversion/change of use	0	0
Orrell	A/23/95677	Orrell Clinic 299 - 301 Orrell Road Orrell Wigan WN5 8QU	Small scale conversion/change of use	2	2
<b>Total</b>				<b>10</b>	<b>7</b>
Shevington	A/21/92469	1 Copperas Close Shevington Wigan	Full planning permission	1	1
Shevington	A/22/93438	115 Miles Lane Shevington Wigan WN6 8ES	Small scale conversion/change of use	<b>-1</b>	<b>-1</b>
Shevington	A/22/94439	119 Gathurst Lane Shevington WN6 8HS	Outline planning permission	1	1
<b>Total</b>				<b>1</b>	<b>1</b>
Standish	A/18/86427	High Brook Barn 500 Preston Road Standish Wigan WN6 0QA	Full planning permission	3	1
Standish	A/20/88972	Black Horse Farm Arbour Lane Standish Wigan WN6 0YJ	Full planning permission	3	2
Standish	A/20/89599	North Hall Lodge Chorley Road Standish Wigan WN1 2XJ	Full planning permission	1	1
Standish	A/21/91670	Dam House Farm Bradley Lane Standish WN6 0XE	Full planning permission	1	1
Standish	A/21/90953	498 Preston Road Standish Wigan WN6 0QA	Full planning permission	3	3
Standish	A/21/91811	1 St Wilfrids Road Standish Wigan WN6 0DQ	Outline planning permission	1	1
Standish	A/21/92307	1 School Lane Standish WN6 0TG	Small scale conversion/change of use	1	1
Standish	A/20/89975	Standish Hall Farm Standish Hall Standish Wood Lane Standish Wigan WN6 0YQ	Small scale conversion/change of use	1	1
Standish	A/21/91150	Land To The Rear Of 39 Market Street Cross Street Standish WN6 0HW	Full planning permission	3	1
Standish	A/21/92007	153 Chorley Road Standish WN1 2TE	Full planning permission	0	0

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Standish	A/22/93434	61 Preston Road Standish Wigan WN6 0JH	Small scale conversion/change of use	0	0
Standish	A/21/91027	12 - 14 Market Street Standish Wigan WN6 0HN	Small scale conversion/change of use	-1	-1
Standish	A/21/92945	Langtree Hall Farm Langtree Lane Standish Wigan WN6 0QQ	Small scale conversion/change of use	2	2
Standish	A/22/94634	2 Limes Avenue Standish Wigan WN6 0AB	Full planning permission	0	0
Standish	A/22/94648	Owd Barn Service Station 50 Wigan Lower Road Standish Lower Ground Wigan WN6 8LJ	Outline planning permission	3	3
Standish	A/23/95743	Cat 'l' Th' Window Farm Almond Brook Road Standish Wigan WN6 0S	Full planning permission	1	1
<b>Total</b>				<b>22</b>	<b>17</b>
Tyldesley Astley	A/17/83552	Rear Of 2 Lower Green Lane Astley	Full planning permission	1	1
Tyldesley Astley	A/17/84089	2 Lower Green Lane Astley Tyldesley Manchester M29 7JE	Full planning permission	1	1
Tyldesley Astley	A/19/87065	7-9 Stanley Street Tyldesley Manchester M29 8AE	Small scale conversion/change of use	2	1
Tyldesley Astley	A/19/87156	Land East Of 94 Henfold Road Tyldesley Manchester M29 7EX	Full planning permission	2	1
Tyldesley Astley	PD15032021	Cleworth Hall Lane Tyldesley Manchester	Small scale conversion/change of use	4	4
Tyldesley Astley	A/21/91293	56 South Lane Tyldesley M29 7DF	Full planning permission	1	1
Tyldesley Astley	A/21/92368/PDG	45 Castle Street Tyldesley M29 8FP	Small scale conversion/change of use	1	1
Tyldesley Astley	A/21/92749	159 - 161 Elliott Street Tyldesley M29 8FL	Small scale conversion/change of use	1	1
Tyldesley Astley	A/22/93799	5 Spring Bank Tyldesley Manchester M29 7BR	Small scale conversion/change of use	1	1
Tyldesley Astley	A/22/94040	Open Land West Of 162 Manchester Road Astley Tyldesley	Full planning permission	1	1
Tyldesley Astley	A/22/94524/PDG	212 Elliott Street Tyldesley Manchester M29 8DS	Small scale conversion/change of use	1	1
Tyldesley Astley	A/22/94473	Land Adjacent 21 Garrett Lane Tyldesley Manchester M29 7EY	Outline planning permission	2	2
Tyldesley Astley	A/22/94012	3 Shuttle Street Tyldesley	Small scale conversion/change of use	1	1
Tyldesley Astley	A/23/95449	20 Prospect Street Tyldesley Manchester M29 8AU	Small scale conversion/change of use	2	2

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Tyldesley Astley	A/22/94883	Land Rear Of And Adjacent To 162 Manchester Road Astley Tyldesley Manchester M29 7FB	Full permission incl conversion	3	3
Tyldesley Astley	A/23/95822	Land Adjacent To 49 Johnson Street South Tyldesley Manchester M29 8HP	Full planning permission	2	2
Tyldesley Astley	A/23/96222/PDM 1	128 Higher Green Lane Astley Tyldesley Manchester M29 7JB	Small scale conversion/change of use	1	1
<b>Total</b>				<b>27</b>	<b>25</b>
Wigan North	A/16/82737	Site Of 20/20A Baytree Road Wigan WN6 7RN	Full planning permission	2	2
Wigan North	A/21/90769	79 Park Road Wigan WN6 7AE	Small scale conversion/change of use	1	1
Wigan North	PD19082021	5 Mesnes Park Terrace Wigan WN1 1SU	Small scale conversion/change of use	4	4
Wigan North	A/21/91957	76 Swinley Road Wigan WN1 2DL	Small scale conversion/change of use	<b>-1</b>	<b>-1</b>
Wigan North	A/21/92023	5 Springfield Road Wigan WN6 7AT	Small scale conversion/change of use	<b>-4</b>	<b>-4</b>
Wigan North	A/22/93185	4 Springfield Street Wigan WN1 2NA	Small scale conversion/change of use	2	2
Wigan North	A/22/93011	29 - 31 Mesnes Road Wigan WN1 2DG	Small scale conversion/change of use	3	3
Wigan North	A/19/88295	19 Gidlow Avenue Wigan WN6 7PF	Full planning permission	1	1
Wigan North	A/21/90972	96 Standishgate Wigan WN1 1XA	Small scale conversion/change of use	2	2
Wigan North	A/22/94481	The Whitesmiths Arms 86 - 88 Standishgate Wigan WN1 1XA	Small scale conversion/change of use	2	2
Wigan North	A/22/94818	V & V Takeaway 76 Market Street Wigan WN1 1HX	Small scale conversion/change of use	2	2
Wigan North	A/23/96071	Gidlow Methodist Church Buckley Street Wigan WN6 7HE	Full planning permission	4	4
Wigan North	A/23/96214	47B Springfield Road Wigan WN6 7BB	Small scale conversion/change of use	1	1
Wigan North	A/23/96490/PD MA	1-3 Mesnes Street Wigan WN1 1QP	Small scale conversion/change of use	2	2
Wigan North	A/23/96550/PD MA	36 Market Street Wigan WN1 1JF	Small scale conversion/change of use	3	3

Settlement	Planning app.	Site name / address	Planning status	Total capacity	Remaining capacity at 1 April 2024
Wigan North	A/24/96630/PD MA	5 Wrightington Street Wigan WN1 2AZ	Small scale conversion/change of use	3	3
<b>Total</b>				<b>27</b>	<b>27</b>
Wigan South	A/20/89559	574 Warrington Road Wigan WN3 6QQ	Small scale conversion/change of use	1	1
Wigan South	A/20/88982	Vacant Land North Of 49 Lady Lane Wigan	Full planning permission	3	2
<b>Total</b>				<b>4</b>	<b>3</b>
Wigan West	A/20/89991	Open Land West Of 108-112 Bell Lane Orrell Wigan	Full planning permission	1	1
Wigan West	A/20/90467	794 Ormskirk Road Wigan WN5 8AX	Small scale conversion/change of use	1	1
Wigan West	A/21/91923/PDM1	25 Orrell Road Orrell Wigan WN5 8EY	Small scale conversion/change of use	1	1
Wigan West	A/21/92078	78C Edinburgh Drive Wigan WN5 9EY	Full planning permission	1	1
Wigan West	A/21/91397	93 Ormskirk Road Wigan WN5 9EA	Small scale conversion/change of use	2	2
Wigan West	A/22/92846	Vacant Land Old Fold Pemberton Wigan	Full planning permission	2	2
Wigan West	A/22/94051	Land Adjacent 27 Chatsworth Street Wigan WN5 8BQ	Full planning permission	2	2
Wigan West	A/22/94826	582 Ormskirk Road Wigan WN5 9JX	Small scale conversion/change of use	1	1
Wigan West	A/22/93456	17 White Street Pemberton Wigan WN5 8JW	Small scale conversion/change of use	1	1
<b>Total</b>				<b>12</b>	<b>12</b>
Winstanley Highfield	A/23/95323	Methodist Church Antrim Close Winstanley WN3 6DP	Full planning permission	1	1
<b>Total</b>				<b>1</b>	<b>1</b>
<b>Grand Total</b>				<b>275</b>	<b>253</b>

## Appendix D: Schedule of sites

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0001	Northleigh	Leigh	Outline planning permission	800	0	185	460	155	The key strategic site was granted outline planning permission in February 2013 for comprehensive mixed-use development including up to 1,800 homes (A/12/76665). Reserved matters or full applications have been submitted for 805 dwellings on parts of the site (SHLAA sites 0001A, 0001C, 0001D and also 0001B which has been completed). The figure of 800 relates to the residual area of the site taking account of site constraints and is a reduced figure from the figure of 982 in the 2023 SHLAA.
0002	South of Hindley	Hindley	Permission pending	1800	0	540	600	660	Wigan Council as a major landowner and partners are working to deliver a comprehensive large scale development. Outline application (A/18/85784) currently pending for up to 2,000 dwellings is currently being refreshed.
0003	East of Atherton	Atherton	Unpermissioned	600	0	270	300	30	Identified as a broad location for new development in the Wigan Core Strategy and identified as a potential housing allocation in the 2023 Wigan Local Plan Options and Preferences document. Development of this land is supported by the majority landowner, who have indicated that they intend to bring a planning application forward on the site.
0005	Landgate, Ashton	Ashton	Outline planning permission	400	0	225	175		The site has outline planning permission (A/14/79481) for mixed use residential-led development, approved 17 November 2015. The figure of 400 relates to the areas of the site that do not have detailed permission (SHLAA 005B for 67 homes, which is under construction and SHLAA

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
									005A for 157 homes which was completed in 2023.).
0006	Rothwells Farm, Golborne	Golborne and Lowton	Full planning permission	158	158	0	0		The site has full planning permission for 453 dwellings, approved July 2015 (A/15/80743). Taylor Wimpey started on site in 2017. A subsequent application (A/18/85780) added an additional 3 dwellings to the site. Under construction.
0007	Land at Stone Cross Lane Lowton	Golborne and Lowton	Full planning permission	29	29	0	0		The site has full planning permission (A/15/81114) for 362 dwellings, approved March 2016. Under construction.
0009	Land south of Pepper Lane Standish	Standish	Full planning permission	93	93	0	0		The site has full planning permission for 300 homes (A/15/81209), approved 28 January 2016. 47 will be built under this permission. A subsequent application (A/17/84731) for 304 homes was approved in 2017 covering the remainder of the site resulting in a total of 351. Under construction.
0010	Land to the north and south of Rectory Lane, Standish	Standish	Full planning permission	3	3	0	0		The site has full planning permission for 250 homes (A/15/80981), approved 28 January 2016. Under construction.
0012	Land adjacent to Belle Green Industrial Estate, Ince	Ince Scholes Whelley	Unpermissioned	40	0	0	40		Land next to industrial premises with willing landowner. In residential area and suitable for housing in principle.
0015	Off Lincoln Drive, Ashton	Ashton	Unpermissioned	39	0	0	39		Former landfill tip site in council ownership. Site is on the council's disposal register. Potential for enhancement of open space and sustainable drainage. A robust ground investigation/landfill gas risk assessment would be required to support its development.



SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0018	Former Stork Public House, Pembroke Road, Wigan	Wigan West	Full planning permission	15	15	0	0		Permission (A/23/95112/MAJOR) granted for 5 affordable houses & 10 maisonettes. Under construction.
0021	Land at Hooten Gardens, Leigh	Leigh	Unpermissioned	40	0	40	0		Residual area of land safeguarded for development needs. Permission granted for development on parcels to the south.
0022	South of Atherton	Atherton	Outline planning permission	540	0	225	315		Outline planning application (A/17/84560) approved in 2020 for up to 830 homes. Reserved matters approval granted for 290 homes (SHLAA0022B & SHLAA0022C). Capacity reflects residual area of land.
0023	Site of Leyland Mill, Leyland Mill Lane, Wigan	Wigan North	Permission pending	17	0	17	0		Existing developed site in the Green Belt. Leyland Mill is a Building of Local Interest within a conservation area and a heritage appraisal will be required. A detailed Flood Risk Assessment will need to be submitted to support any proposals. Major application A/21/92629/MAJOR pending for 17 dwellings. (Withdrawn June 2024).
0025	Land off Wigan Road (adj to St John the Baptist School)	Ince Scholes Whelley	Unpermissioned	12	0	12	0		Full planning application for 12 homes submitted by Wigan Council (A/16/82124) but withdrawn. Development is not likely in the short-term.
0026	Rockleigh Hotel, 50 Bolton Road and land to rear	Ashton	Full planning permission	26	26	0	0		Vacant former hotel and associated buildings in poor condition. Application A/22/94762 approved for 26 flats. Under construction.
0035	Rosedale Avenue/Water Street, Atherton	Atherton	Unpermissioned	37	0	0	37		Application A/18/85712 for 37 dwellings withdrawn. Site remediation required.
0039	Open land east of 26 Sovereign Fold Road, Leigh	Leigh	Full planning permission	45	45	0	0		Application for development of 98 dwellings (A/18/86438) approved with associated access, parking and landscaping. Under construction.

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0043	Land between Crankwood Road and Leeds/Liverpool Canal	Leigh	Unpermissioned	35	0	0	35		New road infrastructure at Bickershaw South has improved access to the site. Direct access can be achieved from Crankwood Road. Site is adjacent to Leeds Liverpool Canal. Area at high risk of surface water flooding has been removed from developable area. 40 dwellings per hectare has been assumed to reflect canalside location and opportunity for an element of high-density development.
0045	Westleigh Waterfront, Plank Lane, Leigh	Leigh	Full planning permission	470	125	250	95		Outline planning application (A/16/82492/OUTMES) was approved in July 2017 for around 470 homes. Reserved Matters A/20/89543/RMMAJ for 470 dwellings approved in February 2024.
0048	Land to west of Lovers Lane, Howe Bridge, Atherleigh	Atherton	Unpermissioned	49	0	49	0		Council owned site which has been remediated with Derelict Land Grant. All mine shafts have been capped.
0049	Vacant Land North of 20 Bainbridge Avenue, Lowton	Golborne and Lowton	Full planning permission	55	55	0	0		Application (A/18/86357) approved for 122 dwellings. Under construction.
0051	Site of Ashtons Tenement Farm, Bickershaw Lane, Platt Bridge	Abram and Platt Bridge	Full planning permission	22	22	0	0		Reserved Matters approval (A/19/8740) granted for 29 units. Under construction.
0056	Land at Coop Street, Scholes	Ince Scholes Whelley	Full planning permission	27	27	0	0		Permission (A/23/95154) granted for 27 flats. Under construction.
0064	Former Ince St Marys CE Primary School, Derby Street, Ince	Ince Scholes Whelley	Full planning permission	47	47	0	0		Permission (A22/93614) granted for 47 dwellings. Under construction.

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0067	Land to rear of 94-146 Billinge Road and 90-110 Victoria Street, Wigan	Wigan West	Unpermissioned	108	0	0	108		Site in council ownership. Access needs to be resolved but there are a number of potential access points onto Billinge Road and Victoria Road. Allotments would need to be retained or effectively relocated and have been removed from the developable area.
0074	Land at Liverpool Road and Harper Street, Hindley	Hindley	Full planning permission	9	9	0	0		Permission (A/22/94164) granted for 9 houses. Conditions being discharged.
0075	Land adjacent to 234 Orrell Road, Orrell, Wigan	Orrell	Full planning permission	8	8	0	0		Application A/19/87697 for 8 dwellings approved. Conditions being discharged.
0078	Former Abraham Guest High School, Orrell Road, Orrell	Wigan West	Full planning permission	50	50	0	0		Permission (A/20/90543) granted. Under construction.
0079	Land off Ravenswood Drive, Hindley	Hindley	Permission in Principle	9	0	9	0		Permission in principle granted for 9 houses in 2023.
0085	Land off Bracken Road, Leigh	Leigh	Unpermissioned	13	0	13	0		Council owned site. Direct access could be achieved from Bracken Road.
0087	Land at Woodcock Drive, Abram	Abram and Platt Bridge	Unpermissioned	32	0	0	32		Poor quality open land in Council ownership within residential area that provides opportunities for development.
0089	Rear of Woodland Avenue/Athol Crescent, Hindley	Hindley	Unpermissioned	25	0	25	0		The site received outline planning permission (A/14/80048) for 25 units in April 2015. Access from Ashley Road and Woodland Avenue. Permission expired April 2018. Development of the site remains acceptable in principle.
0098	Former depot, Christopher Street, Ince	Ince Scholes Whelley	Unpermissioned	96	0	75	21		Site of former depot in council ownership. There is potentially contamination on the site as a result of former industrial uses

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
									which could require mitigation. 40 dwellings per hectare reflects draft layout prepared on behalf of the council.
0101	Land at Ribble Road/Millers Lane, Platt Bridge	Abram and Platt Bridge	Full planning permission	9	9	0	0		Permission (A/16/83258) granted for 156 homes. Under construction.
0104	Castle Hill, Hindley	Hindley	Unpermissioned	60	0	0	60		Site in Wigan Council ownership. The allotment provision will need to be retained on-site or relocated to an alternative location. A density rate of 40 dph has been applied to reflect surrounding densities and nature of the site.
0113	Worsley Mesnes: Former site of Hindley House	Wigan South	Full planning permission	141	141	0	0		Worsley Mesnes estate regeneration. Major application (A/21/93043) approved for 169 houses across 5 sites. Under construction.
0126	Site of Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan	Wigan North	Unpermissioned	395	0	300	95		Vacant Grade II Listed Mill Building and surroundings, including former weaving sheds and other associated buildings that is subject to development interest.
0127	Open land south of 12 Car Street, Platt Bridge	Abram and Platt Bridge	Full planning permission	28	28	0	0		Application A/20/90543 approved for 28 apartments.
0128	Land adj to Frog Ln Depot (former fork lift truck company), Frog Ln, Wigan	Wigan North	Full planning permission	60	60	0	0		Reserved Matters application for 57 homes (A/16/83282) approved. Under construction.
0131	Eckersley Mill Complex, Wigan	Wigan South	Outline planning permission	817	200	617	0		Hybrid application (A/23/95983/MAJES) approved with outline application including 5 residential blocks - A, B, C, D

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
									and senior living - 817 residential units. Developer indicates intention to start delivery within 5 years at a rate of 200 units per annum.
0134	Westwood Park, Wigan	Wigan South	Unpermissioned	420	0	175	245		Wigan Council ownership. Outline permission for a mixed-use development comprising 429 residential units (A/12/77633), approved 24 September 2015. Expired September 2018. The council still intends to develop and are assessing options for delivery. A Westwood Park Planning Framework has been produced and the site is identified as a potential housing allocation in the 2023 Wigan Local Plan Options and Preferences document.
0135	Bradley Hall Industrial Estate, Standish	Standish	Full planning permission	155	155	0	0		Application (A/21/90730/MAJOR) for 155 dwellings approved. Under construction.
0147	Wigan and Leigh College, Railway Road	Leigh	Unpermissioned	16	0	16	0		The site had planning permission (A/13/77739) for apartments but lapsed in May 2016. Capacity reduced reflecting applications on parts of site (SHLAA0147A & 0147B)
0148	Collier Brook Farm, Bag Lane, Atherton	Atherton	Full planning permission	16	16	0	0		Planning permission (A/11/75376) for 16 dwellings. Planning permission has been implemented as a result of site clearance.
0155	Hill Top Farm, Off Ravenswood Drive, Hindley	Hindley	Full planning permission	23	0	23	0		Site has planning permission A/05/64936 for 41 dwellings. 18 have been completed with permission for 23 dwellings remaining but site has stalled.
0160	Land at Chaddock Hall, Astley	Tyldesley Astley	Full planning permission	6	6	0	0		Site has planning permission (A/14/79631), approved February 2015. Under construction.
0164	Springbank Industrial Estate, Liverpool Road,	Abram and Platt Bridge	Full planning permission	5	0	5	0		Site has planning permission for 6 dwellings (A/14/79375) and 5 dwellings (A/14/79298). Stalled.

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
	Platt Bridge - Part 1								
0174	St Johns Vicarage, 9 Lee Lane, Abram	Abram and Platt Bridge	Full planning permission	18	18	0	0		Application A/19/85361/MAJOR approved for 18 homes. Under construction.
0187	Tower Buildings And 58-58a And 60 Wallgate, Wigan	Wigan North	Expired	20	0	20	0		The site has Townscape Heritage Initiative funding. Planning permission for 20 apartments and 2 offices (A/16/81981), approved. Under construction.
0189	Open Land North Of 2 Low Bank Road, Ashton	Ashton	Full planning permission	5	5	0	0		The site was granted planning permission for 8 dwellings in December 2014 (A/14/79703). Under construction.
0200	Bridgewater Business Park, West Bridgewater Street, Leigh	Leigh	Full planning permission	73	73	0	0		The site was granted outline planning permission in November 2017 (A/15/80681). Application 19/86515/RMMAJ approved and the site is under construction.
0201	Bickershaw Colliery, Plank Lane, Leigh	Leigh	Full planning permission	89	89	0	0		Permission (A/13/78383) granted for 471 dwellings. Under construction.
0205	Parsonage, Leigh	Leigh	Full planning permission	62	62	0	0		A remediated former colliery site. Site has reserved matters approval for 160 homes (A/16/82975), approved February 2017. Under construction.
0214	AB Little & Co (Stubshaw Cross) Ltd 2-4 Woods Lane Ashton	Ashton	Expired	14	0	14	0		Had outline planning permission (A/16/83197) for 14 dwellings, approved December 2016, but expired. Development remains acceptable in principle.
0219	Open Land South of 23 Surrey Avenue, Leigh	Leigh	Full planning permission	2	2	0	0		Application A/20/89189 for 5 dwellings approved. Under construction.
0239	Land at Parsonage Farm and	Leigh	Unpermissioned	19	0	0	19		Call for Sites submission. Area affected by Flood Zone 3 removed from developable area. Site in single ownership. Site within

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
	Garage, Westleigh Lane								250 metres of a nominated landfill site. Planning application would need to be supported by a Landfill Gas Risk Assessment and a noise assessment due to adjacent employment uses.
0240	Land off Barn Lane, Golborne	Golborne and Lowton	Unpermissioned	53	0	53	0		Call for Sites submission. Willing landowners. Potential vehicular access from Barn Lane which would need to be resolved as part of a development. Allotments would need to be retained or relocated. Areas at risk of flooding around Millingford Brook.
0253	Shanghai Palace Poolstock	Wigan South	Full planning permission	30	30	0	0		Application A/22/93762 granted for 24 apartments and 6 bungalows.
0254	22-22C And Garage Site To Rear Preston Road, Standish	Standish	Full planning permission	8	8	0	0		Has full planning permission (A/14/78942) for 8 dwellings. Under construction.
0265	Hindleys Farm Wigan Road Atherton	Atherton	Unpermissioned	18	0	0	18		Call for Sites submission. Willing landowner.
0270	Land to rear of 43-99a Pepper Lane Standish	Standish	Unpermissioned	85	0	85	0		Site is safeguarded for future development. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity. Application A/23/96541/MAJOR refused on part of site in October 2024.
0273	Land south of Rectory Lane (former golf course), Standish	Standish	Full planning permission	41	41	0	0		Reserved Matters application submitted for 250 homes (A/16/82944). Approved 15/03/2018. Under construction.
0275	Land adjacent to Lurdin Lane and west of	Standish	Unpermissioned	93	0	75	18		Outline planning application for 110 homes (A/14/79178) approved at appeal in August 2015. A Reserved Matters

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
	Chorley Road, Standish								application was submitted for 93 homes (A/16/82822) but withdrawn in October 2023.
0278	Agricultural land west of Cat 'Th' Window Farm Almond Brook Road	Standish	Full planning permission	9	9	0	0		The site has planning permission for 297 dwellings (A/15/80529), approved July 2015. Under construction.
0285	Land at Thames Avenue Leigh (South)	Leigh	Full planning permission	1	1	0	0		Full planning application for 59 dwellings approved. (A/17/83484). Under construction
0286	251 Wigan Lane, Wigan	Wigan North	Full planning permission	36	36	0	0		Site has full planning permission for 36 apartments (A20/89097/MAJOR).
0288	Land north east of 73 Samuel Street, Atherton	Tyldesley Astley	Full planning permission	15	15	0	0		Application A/21/90945 approved for 15 dwellings. Under construction.
0289	Land north of Haydock Park Racecourse	Ashton	Outline planning permission	82	0	82	0		Site has outline permission for residential development (A/21/92801/OUTMAJ).
0297	Off Bolton Road Aspull	Aspull	Unpermissioned	13	0	0	13		Potential site for limited infilling within a village in the Green Belt.
0299	592 Liverpool Road, Platt Bridge	Abram and Platt Bridge	Unpermissioned	6	0	6	0		Planning permission for the change of use of public house to 6 dwellings (A/14/79427), approved August 2014. Permission expired August 2017 but development at this site remains acceptable in principle.
0303	Greater Manchester Police Ince Police Station 492 - 494 Warrington Road, Ince	Ince Scholes Whelley	Full planning permission	7	7	0	0		The site has planning permission for 8 dwellings (A/14/79718), approved November 2014. Amendment to four of the dwellings (A/18/85606) approved August 2018. Under construction.
0307	Development Land East Of 2 - 4 Woods Lane	Ashton	Full planning permission	14	14	0	0		Application A/20/88917 for 14 apartments approved. Conditions being discharged.



SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
	Ashton-In-Makerfield								
0312	1 - 5 New Market, Street Wigan	Wigan North	Full planning permission	5	5	0	0		Permission (A/23/95715/FULL) granted for the conversion of 3 houses into 8 residential apartments at upper floor levels and 2 commercial units at ground floor including external alterations (net 5 residential units).
0313	159-163 Downall Green Road, Ashton-In-Makerfield	Ashton	Full planning permission	10	10	0	0		Planning permission for change of use from club to 10 apartments (A/15/80412) Under construction but stalled.
0319	Gateway House, Wigan	Wigan North	Unpermissioned	8	0	8	0		Residual land remaining with development potential. See 0319A.
0320	Playing fields to former Pemberton Primary School, Norley Hall	Wigan West	Full planning permission	21	21	0	0		Former playing fields to the former Pemberton Primary School which is now a housing site. Major application A/21/90778 for 24 dwellings approved in May 2021. Under construction
0327	Land east of Phoenix Way, Ince, Wigan	Ince Scholes Whelley	Permission pending	101	101	0	0		Council owned site. Planning application A/22/94681 for 101 dwellings (approved September 2024). Start on site expected in January 2025.
0337	Land adjacent 59 Shelley Street Leigh	Leigh	Unpermissioned	27	0	0	27		Incidental open space of limited value with housing potential in the medium term. Nominated Landfill site within 250 metres. Therefore, a development proposal would need to be supported by a Landfill Gas Risk Assessment.
0338	Hemfield Road Ince	Ince Scholes Whelley	Full planning permission	28	28	0	0		Outline application (A/15/81539) for 16 dwellings approved 25 April 2018. Reserved Matters application A/21/91330/RMMAJ for 28 dwellings approved.
0339	Land at Briar Grove, Leigh	Leigh	Unpermissioned	15	0	15	0		Site owned by Wigan Council identified as having potential for development in the medium term.

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0340	Yates Street, Leigh	Leigh	Unpermissioned	6	0	6	0		Site owned by Wigan Council identified as having potential for development in the medium term.
0343	Former Bickershaw Methodist Church Grange Road, Bickershaw	Abram and Platt Bridge	Expired	9	0	9	0		Had full planning permission (A/15/81807) for 9 dwellings. Subject to pending application A/23/95966/FULL for 9 dwellings.
0346	Land north of Druid Street, Ashton-In-Makerfield	Ashton	Full planning permission	7	7	0	0		Application for 7 dwellings (A/15/81808/FULL) approved. Under construction.
0348	Higher Ince Social Club Empress Industrial Estate Anderton Street, Ince	Ince Scholes Whelley	Permission pending	16	0	16	0		The site had full planning permission for 11 dwellings (A/16/81943) approved in December 2016 but this expired. Further application A/21/92056/MAJOR pending for 16 apartments.
0349	Land south of multi storey car park, Millgate, Wigan	Wigan North	Unpermissioned	44	0	44	0		Site in council ownership. Site suitable for high density development taking account of neighbouring properties. Assumed 200 dwellings per ha.
0354	Apollo Print Services, Heeley Street, Wigan	Wigan North	Expired	8	0	8	0		The site had full planning permission (A/16/81990 & A/19/87052/CON) for 8 dwellings but not started.
0355	Springbank Industrial Estate, Liverpool Road, Platt Bridge - Part 2	Abram and Platt Bridge	Unpermissioned	18	0	0	18		Full planning application (A/15/81702) for 18 dwellings. Stalled due to ongoing enforcement issues, which is affecting its short-term delivery.
0356	Remaining land at Springbank Industrial Estate,	Abram and Platt Bridge	Unpermissioned	23	0	23	0		Remainder of former Springbank Industrial Estate that does not have planning permission. Road access in place. Part of now lapsed planning permission but housebuilder has ceased

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	Liverpool Road, Platt Bridge								operating. Site previously investigated and a remediation strategy in place for first phases.
0360	Wigan Enterprise Park, Ince	Ince Scholes Whelley	Full planning permission	159	159	0	0		Site granted outline planning permission for 325 homes at appeal in April 2016 (A/13/78163). Reserved matters approval granted (A/19/87324/RMMAJ). Under construction.
0361	Land at Langham Road, Standish	Standish	Full planning permission	10	10	0	0		Full planning permission (A/18/85235/RMMAJ) for 80 dwellings. Under construction.
0362	Pagefield Hotel and adjacent land, Park Road, Wigan	Wigan North	Permission pending	29	0	29	0		Full planning application for 22 apartments and 9 houses (A/16/82916), submitted September 2016. Approved 14/03/2018. Variation and Discharge of Condition applications received 2021. Revised application A/24/97592/MAJOR for 19 dwellings pending.
0363	Land at Pickup Street, Ince	Ince Scholes Whelley	Unpermissioned	33	0	0	33		Site with potential for housing use. 50 dwellings per hectare assumed to reflect surrounding densities. The trees on Ince Green Lane are protected and have not been included in the SHLAA site.
0378	Land To The Rear (West) Of 346 - 348 Wigan Lane Wigan	Wigan North	Expired	5	0	5	0		The site has outline planning permission (A/19/87498) for 5 dwellings. Expired but development remains acceptable in principle.
0387	Site Of Former Manse 233 Wigan Road Ashton-In-Makerfield	Ashton	Full planning permission	4	4	0	0		Site has full planning permission for 8 dwellings (A/19/87529). Under construction.
0392	Eastdale Old Hall Street, Ince	Ince Scholes Whelley	Full planning permission	8	8	0	0		Application 19/87173/MAJOR for 26 apartments approved. Under construction.
0393	269 Westleigh Lane, Leigh	Leigh	Expired	17	0	17	0		The site has outline planning permission (A/19/88002) for 17 dwellings. Expired but

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									development remains acceptable in principle.
0580	Site Of Orrell Methodist Church Church Drive, Orrell	Orrell	Full planning permission	9	9	0	0		Permission (A/22/94388/FULL) granted for 9 dwellinghouses.
0398	Standish Ambulance Station, Glebe Close, Standish	Standish	Full planning permission	8	8	0	0		RM application A/19/87000 for 8 dwellings approved. Under construction.
0399	Open Land East Of 242 Atherton Road Hindley	Hindley	Expired	7	0	7	0		Application A/17/83832/FULL for 7 dwellings approved but expired. Development remains acceptable in principle.
0403	60 Brook Lane Orrell	Wigan West	Expired	9	0	9	0		The site had full planning permission (A/17/84107) for 9 apartments, approved August 2017 but this has expired. Development of the site is acceptable in principle.
0405	Land adjacent to Premier Inn, Harrogate Street, Wigan	Wigan North	Unpermissioned	53	0	0	53		Brownfield site on the edge of Wigan town centre adjacent to River Douglas. It is partly in FZ3 but now benefits from flood defences. In single ownership. Suitable for high density development of apartments.
0406	Land to rear of Rectory Farm, Rectory Lane, Standish	Standish	Full planning permission	105	105	0	0		The site has reserved matters approval (A/20/89391) for 119 homes. Under construction.
0407	Car park, former Town Hall site, Rodney Street	Wigan North	Unpermissioned	46	0	0	46		Former site of Wigan Town Hall currently used as a surface car park. In private ownership. Partly located within Wigan town centre Conservation Area and adjacent to a Grade II Listed Building (Franco's Italian restaurant). Town centre site suitable for high density development of apartments.

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0408	Land at Jury Street and Briggs Street, Leigh	Leigh	Unpermissioned	44	0	33	11		Former housing clearance site in Wigan Council ownership identified as having potential for development in the longer term. High density development would be appropriate to reflect terraced nature in the locality. Estimated capacity assumes 25% of the site to be retained as open space.
0412	Land at School Street / Liza Street, Leigh	Leigh	Full planning permission	5	5	0	0		Permission (A/22/93605) granted for 5 dwellings.
0413	Site of 526-540 Liverpool Road, Platt Bridge	Abram and Platt Bridge	Unpermissioned	8	0	8	0		Site in Council ownership identified as having potential for development in the longer term. Area of open space, constrained by former mineshafts. Density assumption reflects surrounding development.
0414	Land at Limefield, Lime Street, Scholes	Ince Scholes Whelley	Unpermissioned	27	0	27	0		Council owned site in proximity to Wigan town centre identified as having potential for development in the medium term.
0419	14 Railway Road, Leigh	Leigh	Full planning permission	6	6	0	0		Permission (A/23/94912/FULL) granted for change of use of 1st and 2nd floors to 6 self-contained flats.
0420	Rear of Shakerley Road, Tyldesley	Tyldesley Astley	Full planning permission	37	37	0	0		Permission (A/23/95749/MAJOR) granted for 37 dwellings. Under construction.
0423	Oaklands, 196 Newton Road, Lowton	Golborne and Lowton	Full planning permission	20	20	0	0		Permission (A/18/86157/MAJOR) granted for residential development of 28 houses following demolition of existing building. Under construction.
0425	Land to rear of Rowton Rise, Standish	Standish	Unpermissioned	82	0	75	7		Site is safeguarded for future development. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity, including the local road network.

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0426	Residual land at former Standish golf course, Rectory Lane, Standish	Standish	Unpermissioned	380	0	225	155		Site is safeguarded for future development. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity, including the local road network. Green infrastructure corridors running north-south and east west across the site would be sought.
0431	Site Of Parr Bridge Works, Mosley Common Road Tyldesley	Tyldesley Astley	Full planning permission	3	3	0	0		Reserved matters application for 154 dwellings (A/18/86280) was approved in March 2019. Under construction.
0435	Sandy Lane Farm 186 Sandy Lane Hindley	Hindley	Full planning permission	9	9	0	0		Application A/21/90937 approved for 9 dwellings.
0436	The New Fleece Hotel 9 - 11 Warrington Road Ashton-In-Makerfield	Ashton	Full planning permission	12	12	0	0		Permission (A/20/88732/MAJOR) granted for residential development. Conditions being discharged.
0439	Fourways Assessment Unit Cleworth Hall Lane Tyldesley	Tyldesley Astley	Permission pending	8	0	8	0		Application A/24/96798/FULL for 8 semi-detached dwellings pending. (Approved October 2024).
0440	Former service station, Bolton Road, Atherton	Atherton	Expired	23	0	23	0		Outline permission (A/17/83953) for 23 apartments expired but development remains acceptable in principle.
0442	Atherton Car Centre, Leigh Road, Atherton	Atherton	Full planning permission	9	9	0	0		Full application (A/18/84954) for 5 pairs of semi-detached dwellings - approved 11 June 2018. Under construction.
0448	Former Pemberton Colliery	Winstanley Highfield	Full planning permission	220	220	0	0		Application A/21/91969/RMMAJ approved on 19/11/21 for 268 dwellings. Under construction.

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0449	Pocket Nook	Golborne and Lowton	Unpermissioned	364	0	175	189		Site allocated for development in the Places for Everyone Plan. The route of the cancelled HS2 railway bisects the site and has been removed from the developable area. Capacity reflects residual area of land that is not subject to SHLAA0449A.
0450	Galleries Shopping Centre, Wigan	Wigan North	Full / outline permission	465	218	247	0		Former shopping centre under ownership of Wigan Council. A/21/91796/MAJES Hybrid planning application approved including full planning application for the demolition of the existing Wigan Market and The Galleries Shopping Centre buildings and structures and the erection of four residential blocks totalling circa 218 units (Use Class C3) and non-residential uses. 2) Outline planning application for the erection of four plots of up to 8 storeys to include a maximum of 265 residential units (Use Class C3 and non-residential uses. Demolition taking place.
0452	Site of Formby Hall, Alder Street, Atherton	Atherton	Expired	13	0	13	0		Full planning permission A/17/84658 for 13 supported living bungalows. Conditions being discharged.
0455	Rear of 126 Warrington Road, Abram	Abram and Platt Bridge	Expired	9	0	9	0		Outline permission for erection of 9 dwellings expired but development remains acceptable in principle.
0457	Tyldesley Conservative Club, Stanley Street, Tyldesley	Tyldesley Astley	Full planning permission	16	16	0	0		Permission (A/18/85266) for change of use to 17 apartments. Under construction.
0463	Spinners Arms 76 Bolton Road, Atherton	Atherton	Full planning permission	8	8	0	0		Full planning permission (A/18/86435) for change of use to 9 apartments. Under construction.
0464	2 The Avenue, Leigh	Leigh	Full planning permission	4	4	0	0		Has GPD prior approval (A/18/86333) for change of use to 18 apartments. Under construction.

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0466	John Tiernan House 92 - 102 Ribble Road, Platt Bridge	Abram and Platt Bridge	Full planning permission	7	7	0	0		Permission granted (A/19/86374/MAJOR) for 12 dwellings Under construction.
0468	Masons Arms 245 - 249 Wigan Road, Atherton	Atherton	Expired	12	0	12	0		Outline permission granted (A/19/86648/OUT) for the erection of a three-storey building comprising of 12 flats. Expired but development remains acceptable in principle.
0470	55 Crawford Avenue and Land to west And rear of 55-25 Crawford Avenue, Tyldesley	Tyldesley Astley	Full planning permission	19	19	0	0		Reserved Matters application A/21/91618 granted for 19 homes.
0474	Chapel Street Car Park, Leigh	Leigh	Full planning permission	40	40	0	0		Site is part of Wigan Council's new build programme Major application (A/19/88342) for 40 apartments approved. Under construction.
0478	Vacant Land Adjoining 42 Thomas Street Atherton	Atherton	Full planning permission	8	0	8	0		Had full permission (A/18/86234) for 8 apartments. Expired but development remains acceptable in principle.
0482	82 Railway Road Leigh	Leigh	PD planning approval	15	15	0	0		Prior approval for change of use (A/19/87213) to 15 studio apartments. Under construction.
0483	Fairhouse Barn, Pocket Nook Lane, Lowton	Golborne and Lowton	Full planning permission	3	3	0	0		Has full planning permission (A/21/91902) for 6 dwellings. Under construction.
0488	40 Warrington Lane, Wigan	Ince Scholes Whelley	Full planning permission	5	5	0	0		Has permission for change of use from offices to 2 dwellings and the erection of 3 terraced houses (A/19/87569)
0495	King Street Masterplan boundary, Wigan	Wigan North	Permission pending	47	0	47	0		Residual site capacity taking account of 43 approved apartments (SHLAA0495A and 0495B). Pending application (A/24/96739/MAJOR) within boundary for



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									26 apartments at Library Street and Arcade House.
496	180 Club, Railway Road, Leigh	Leigh	Full planning permission	24	24	0	0		Application A/20/89416/MAJOR approved for conversion to 24 apartments.
497	Plank Lane Nissan Garage, Leigh	Leigh	Full planning permission	87	87	0	0		Major application (A/20/88612) approved for 78 retirement apartments and 9 bungalows. Under construction
500	Wood Street Tyldesley	Tyldesley Astley	Outline planning permission	9	9	0	0		Hybrid scheme – self build plots and 2 dwellings. Outline application A/21/92746 for 9 dwellings approved.
502	Former Ambulance station, Pottery Road, Wigan	Wigan South	Unpermissioned	23	0	23	0		Vacant council owned site in Pier Quarter with potential for residential development.
503	Red Cat, 353 Leigh Road, Hindley Green	Leigh	Full planning permission	21	21	0	0		Permission granted (A/19/87804) for change of use of public house to 9 apartments and new build of 12 apartments. Under construction.
507	St Helens Road, Leigh	Leigh	Unpermissioned	10	0	10	0		Site next to SHLAA0200 with potential for residential development in the medium term.
509	Bolton Road/ Albert Street, Ashton	Ashton	Unpermissioned	12	0	12	0		Site with developer interest and potential for development in the medium term.
510	Bold Street/ Billinge Road, Wigan	Wigan West	Unpermissioned	11	0	0	11		Part of the site previously had permission for residential use. Developer interest shown in residential development of site.
511	Former Showman's Site, King Street Hindley	Hindley	Full planning permission	9	9	0	0		Site has full planning permission for 9 dwellinghouses (A/19/86704/FULL). Under construction.
512	Dray King Hotel, Long Lane, Hindley Green	Hindley	Full planning permission	2	2	0	0		Site has permission for change of use and conversion to 22 sheltered housing apartments (Class 3b) and 2 dwellings. Under construction.
0517	Winnard And Brown 64 And	Wigan North	Full planning permission	3	3	0	0		Permission granted for the partial change of use of ground floor, basement, first and

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	64A Market Street, Wigan								second floors to 6 one bed flats (A/20/88373). Under construction.
0518	Site Of XII Apostles Youth Club, 7 Taylor Street, Leigh	Leigh	Full planning permission	9	9	0	0		Permission granted for the erection of 9 dwellings (A/19/86851/MAJOR). Conditions are being discharged.
0519	6-10 Wallgate, Wigan	Wigan North	Full planning permission	5	5	0	0		Permission granted (A/19/88287/CU) for the change of use of first and second floors (B1) offices to five (C3) flats. Under construction.
0521	Bowling Green Hotel, 134A Ormskirk Road, Wigan	Wigan West	Full planning permission	10	10	0	0		Permission granted (A/20/88382/MAJ) for the erection of ten self-contained apartments, together with parking and access following demolition of existing public house. Under construction.
0522	Common Fold Farm, Cumbermere Lane, Tyldesley	Tyldesley Astley	Full planning permission	5	5	0	0		Permission granted to convert former agricultural buildings into 5 dwellings (A/20/89780/CU).
0524	Unit 7 Gym, Poplar Close, Tyldesley	Tyldesley Astley	Full planning permission	5	5	0	0		Permission granted for the development of 5 two storey terraced dwellings following demolition of existing gym (A/20/89016/FULL). Conditions being discharged.
0525	Publication House 14 - 18 Bradshawgate, Leigh	Leigh	Full planning permission	8	8	0	0		Conversion of first and second floors and attic to 8 residential flats (A/20/89966/FULL). Under construction.
0526	Land Between Cross Street and Charles Street and adjacent to James Street And Elliott Street, Tyldesley	Tyldesley Astley	Full planning permission	4	4	0	0		Permission granted to erect five 3 bed detached bungalows (A/20/90413/FULL). Under construction.

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0528	40 Bridgeman Terrace, Wigan	Wigan North	Full planning permission	4	4	0	0		Permission granted for the conversion of building to 5 self-contained flats (A/20/89364/CU). Under construction.
0529	Vacant Land Located At 359 - 369 Warrington Road, Abram	Abram and Platt Bridge	Full planning permission	7	0	7	0		Permission (A/21/90758/FULL) granted for the erection of 7 dwellings.
0530	Three Crowns Hotel, 188 Chapel Street, Leigh	Leigh	Full planning permission	5	5	0	0		Permission (A/21/91223/CU) granted for the change of use of first and second floors to 5 dwellings.
0531	Development Land South Of 34 Ash Lane, Aspull	Ince Scholes Whelley	Full planning permission	8	8	0	0		Permission (A/20/89343/FULL) granted for the erection of 8 semi-detached dwellings. Under construction.
0532	Land Off Bankfield Road, Mosley Common Road, Tyldesley	Tyldesley Astley	Full planning permission	18	18	0	0		Permission (A/20/90460/MAJOR) granted for 71 dwellings. Under construction.
0533	216 Belle Green Lane, Ince	Ince Scholes Whelley	Full planning permission	6	6	0	0		Permission (A/21/91426/CU) granted for the change of use from a restaurant to 6 self-contained flats.
0534	Land To The South Of York Street, Leigh	Leigh	Full planning permission	10	10	0	0		Permission (A/21/91634/MAJOR) granted for the construction of 8 bungalows and a supported living unit containing 5 apartments. Under construction.
0535	Hindley Hall Farm Hall Lane, Hindley	Hindley	Outline planning permission	6	6	0	0		Outline permission (A/19/87923/OUT) granted for residential development for up to 6 dwellings following demolition of existing buildings. Reserved matters application submitted (A/24/97986/RM).
0537	Former Newtown Labour Club, Hesketh Street, Wigan	Wigan West	Full planning permission	14	14	0	0		Permission (A/21/91458/MAJOR) granted for 10 dwellings and 4 flats. Under construction.

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0538	Strangeways Hotel, 244 Liverpool Road, Hindley	Hindley	Full planning permission	4	4	0	0		Permission (A/20/89026/FULL) granted for the erection of 5 townhouses following the demolition of existing building.
0539	19 - 20 Bridgeman Terrace, Wigan	Wigan North	Full planning permission	8	8	0	0		Permission (A/22/93179/CU) for change of use to create 8 apartments.
0540	First And Second Floors 34A - 38A Leigh Road, Leigh	Leigh	Full planning permission	6	6	0	0		Prior approval (A/21/92547/PDMA) for a change of use from first and second floor offices to residential.
0541	Madisen Hall, 135 Market Street, Hindley	Hindley	Full planning permission	12	12	0	0		Permission (A/21/91519/MAJ) for the conversion of the existing building into commercial units at ground floor and creation of 12 residential units on the upper floors.
0542	Fmr Noel Chadwick Butchers 51 High Street and the land adjoining	Standish	Full planning permission	58	58	0	0		Permission granted (A/18/86437/MAJOR) for the erection of retirement living housing and extra care retirement accommodation. Under construction.
0543	Land Off Barracks Road, Bickershaw	Abram and Platt Bridge	Full planning permission	13	13	0	0		Permission (A/22/93503) granted for 15 dwellings. Under construction.
0544	Logwood House Place, Newtown, Wigan	Wigan West	Full planning permission	19	19	0	0		Permission granted (A/23/96253/MAJOR) for 74 flats for social rent, following demolition of existing flats (19 units net).
0545	Belle Green Lane, Ince	Ince Scholes Whelley	Permission pending	10	12	0	0		Redevelopment site including vacant public house. Permission granted (A/23/96501/MAJLA) for residential development on 25/04/24.
0547	Windermere Grove, Leigh	Leigh	Unpermissioned	8	0	8	0		Site owned by Wigan Council identified as having potential for residential development in the medium term.

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0548	Car Bank Square, Atherton	Atherton	Unpermissioned	12	0	12	0		Redevelopment site owned by Wigan Council identified as having potential for development in the medium term.
0549	Leigh Sports Village	Leigh	Unpermissioned	18	0	0	18		Land owned by Wigan Council at Leigh Sports Village identified as having potential for residential development in the longer term.
0550	Pit Pony Club, Low Bank Road, Ashton	Ashton	Permission pending	22	22	0	0		Application A/23/96052/Major for 22 flats pending (Approved June 2024).
0551	Boundary Street, Wigan	Ince Scholes Whelley	Full planning permission	38	38	0	0		Permission granted (A/22/94798/MAJOR) for 38 flats.
0552	St Williams Church Ince Green Lane, Ince	Ince Scholes Whelley	Full planning permission	27	27	0	0		Application (A/22/93924/MAJOR) approved for 13 apartments and 14 dwellings. Under construction.
0553	Oak Avenue, Golborne	Golborne and Lowton	Unpermissioned	6	0	6	0		Small former garage site owned by Wigan Council identified as having potential for development in the medium term.
0554	Adjacent The Old Springs, Spring Road, Orrell	Wigan West	Full planning permission	14	14	0	0		Permission (A/21/91693/MAJOR) granted for 14 dwellings.
0555	Open Land North Of 12 Bridge Street, Golborne	Golborne and Lowton	Full planning permission	7	7	0	0		Permission (A/20/89851/FULL) granted for 7 dwellings.
0556	Former Best Friends Private Day Nursery Best Friends Nursery St Johns Road, Worsley	Tyldesley Astley	Full planning permission	9	9	0	0		Permission (A/21/92284/FULL) granted for 9 dwellings.

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0557	22 Bradshawgate, Leigh	Leigh	Full planning permission	5	5	0	0		Permission (A/21/92171/FULL) granted for 5 apartments.
0558	Open Land West Of 1 Alma Street Tyldesley	Tyldesley Astley	Full planning permission	8	8	0	0		Permission (A/21/92470/MAJOR) granted for 8 dwellings.
0559	Bryan House 61 - 69 Standishgate, Wigan	Wigan North	Full planning permission	46	46	0	0		Prior approval (A/21/91732/PDO) to change use of 2nd, 3rd & 4th floors from offices to 48 apartments.
0560	12 And 14 Market Place, Atherton	Atherton	Full planning permission	7	7	0	0		Permission (A/21/92005/FULL) granted for the demolition of existing building and replacement with mixed-use development including 7 apartments.
0561	Elm Farm, Little Lane, Wigan	Wigan South	Full planning permission	9	9	0	0		Permission (A/21/90814/FULL) granted for 9 dwellings.
0562	35 - 37 Golborne Road, Lowton	Golborne and Lowton	Full planning permission	5	5	0	0		Permission (A/21/92738/FULL) granted for 9 apartments with loss of 4 existing residential units.
0563	Land To The Side Of 5 Priory Road, Ashton	Ashton	Full planning permission	3	3	0	0		Permission (A/22/93684/LA) granted for 6 bungalows. Under construction.
0565	19 Sefton Road, Wigan	Wigan South	Full planning permission	5	5	0	0		Permission (A/21/92830/FULL) granted to convert public house to self-contained flats.
0566	Former Shevington Community Primary School, Miles Lane, Shevington	Shevington	Full planning permission	32	32	0	0		Permission (A/22/94090/MAJLA) granted for site redevelopment to create 32 extra care flats. Under construction.
0567	44 And 46 Railway Road, Leigh	Leigh	Full planning permission	6	6	0	0		Permissions (A/21/92045/PDO & A/22/93872/FULL) granted to convert 2 dwellings to 8 flats. Under construction.
0570	Land At Premier House, East Bond Street, Leigh	Leigh	Full planning permission	9	9	0	0		Prior notification (A/22/93693/PDMA) for change of use to 9 self-contained apartments

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0571	Site Of 196 - 218 City Road, Wigan	Wigan West	Full planning permission	5	5	0	0		Permission (A/22/94500/FULL) granted for 5 dwellings. Under construction.
0572	129 Market Street, Atherton	Atherton	Full planning permission	7	7	0	0		Prior notification (A/22/94780/PDMA) for change of use to 7 apartments.
0573	Fmr Pemberton Area Housing Office 101 - 107 Ridyard Street, Wigan	Wigan West	Full planning permission	8	8	0	0		Permission (A/22/94723/LA) granted to change of use of existing offices into 8 self-contained flats to provide accommodation for the homeless and rough sleepers. Under construction.
0574	Vacant Land Rothay Street, Leigh	Leigh	Full planning permission	10	10	0	0		Permission (A/21/91926/MAJOR) granted for 10 apartments. Under construction.
0575	Land to the west of Stothert Street, Atherton	Atherton	Full planning permission	113	113	0	0		Permission (A/23/95356/MAJOR) granted for 113 dwellings. Conditions being discharged.
0576	292 Tyldesley Road, Atherton	Atherton	Full planning permission	5	5	0	0		Permission (A/22/94808/RET) granted for 5 apartments. Under construction.
0577	157 Heath Road, Ashton	Ashton	Full planning permission	5	5	0	0		Permission (A/21/92070/FULL) granted to convert dance academy building and erect two storey extension to the side to form a total of 5 flats.
0578	42 King Street, Leigh	Leigh	Full planning permission	10	10	0	0		Permission (A/23/95161/MAJOR) granted for upper floor conversion to 10 apartments. Under construction.
0579	Land at the former Enterprise House, Wigan Enterprise Park, Seaman Way Ince	Ince Scholes Whelley	Full planning permission	106	106	0	0		Permission (A/23/95287/MAJOR) granted for 106 dwellings. Under construction.
0395	Land at 3 Holgate Drive, Orrell	Orrell	Unpermissioned	10	0	8	0		Call for Site submission. Brownfield site in former light industrial use. In single ownership with intent to deliver.

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0581	Agricultural Land South Of Wigan Road Farm Wigan Road Golborne	Golborne and Lowton	Full planning permission	26	26	0	0		Permission (A/22/94882/MAJOR) granted for the development of a new employment site and the erection of 26 dwellings.
0582	The Old Bakery Darby Lane, Hindley	Hindley	Full planning permission	24	24	0	0		Permission (A/22/94708/MAJOR) granted for 24 self-contained assisted living apartments.
0583	Ben Johnson Hotel 702 Warrington Road, Wigan	Wigan South	Full planning permission	7	7	0	0		Permission (A/23/95328/FULL) granted for the change of use from a public house, with a 2 storey extension at the rear to create 7 apartments,
0584	2 New Street, Platt Bridge	Abram and Platt Bridge	Full planning permission	5	5	0	0		Permission (A/23/95985/FULL) granted for the conversion of existing dwellinghouse, with an extension to side and rear to create 6 apartments (5 net).
0585	17 - 21 Dicconson Street, Wigan	Wigan North	Full planning permission	9	9	0	0		Permission granted (A/23/96010/FULL) for the change of use from office space to 9 apartments.
0586	North of Mosley Common	Tyldesley Astley	Permission pending	606	0	225	381		Forms part of Places for Everyone housing allocation. Residential development forming outline phase of application A/23/95156/MAJES. Minded to approve at Planning Committee in January 2024 subject to S106 and referral to SoS. (Approved October 2024)
0587	West of Gibfield	Atherton	Unpermissioned	500	0	200	250	50	Places for Everyone housing allocation.
0588	Elizabethan Court Garage Court	Tyldesley Astley	Permission pending	6	6	0	0		Application A/23/96500/LA for 6 apartments. (Approved April 2024).
0001A	Land at Nel Pan Lane, Northleigh	Leigh	Full planning permission	124	124	0	0		Part of North Leigh Site. Reserved matters application for 199 dwellings. Site under construction but paused.
0001C	North Leigh Park, Nel Pan Lane, Leigh	Leigh	Full planning permission	257	0	185	72		Reserved matters approval for the erection of 257 dwellings (A/20/88859/RMMAJ) but not started.



SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0001D	North Leigh Park, Nel Pan Lane, Leigh	Leigh	Full planning permission	250	0	185	65		Permission granted for 250 dwellings (A/20/88849/MAJ) but not started.
0004F	Land At Garrett Hall Farm, Garrett Hall Lane, Tyldesley	Tyldesley Astley	Full planning permission	42	42	0	0		Application A/21/91879/MAJOR approved for 42 dwellings, including works to Grade II Listed Garrett Hall Farmhouse and conversion to dwellings. Under construction.
0005B	Development Land North of Bryn Green Avenue, Bryn, Ashton	Ashton	Full planning permission	55	55	0	0		Land has permission for 67 dwellings. (A/21/91116/MAJOR). Under construction.
0021B	Land at Hooten Gardens, Leigh	Leigh	Full planning permission	146	90	56	0		Permission (A/23/95207/MAJOR) granted for 146 dwellings.
0021C	97 Alderley Lane, Leigh	Leigh	Full planning permission	33	33	0	0		Permission (A/22/93861/MAJOR) granted for 34 dwellings (33 net).
0022A	South of Atherton (land to east)	Atherton	Unpermissioned	320	0	175	145		This site represents the residual safeguarded land to the South of Atherton that lies outside of the area covered by planning application A/17/84560.
0022B	Land East Of Leigh Road South/West of Bee Fold Lane and West Of Millers Lane, Atherton	Atherton	Full planning permission	107	107	0	0		Reserved matters approval for 120 dwellings (A/21/92057/RM) pursuant to outline approval A/17/84560/OUT. Under construction.
0022C	Land East of Leigh Road South/West of Bee Fold Lane and West of Millers Lane, Atherton	Atherton	Permission pending	170	125	45	0		Reserved matters application (A/23/95089/RMMAJ) for 170 dwellings (approved August 2024) pursuant to outline A/17/84560/OUTMAJ.

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
0131A	Eckersley Mill, 3 Swan Meadow Road, Wigan	Wigan South	Full planning permission	137	137	0	0		Permission (A/22/94870/MAJOR) granted for 137 apartments in mill conversion.
0147A	Wigan And Leigh College, Media Centre, Railway Road, Leigh	Leigh	Full planning permission	7	7	0	0		Permission (A/22/93130/CU) granted for conversion to 7 apartments. Conditions being discharged.
0147B	Railway Road Building, Railway Road, Leigh	Leigh	Full planning permission	38	38	0	0		Permission (A/22/94743/MAJOR) granted for 20 houses and 18 apartments following partial demolition of a former gym building.
0319A	Gateway House, Wigan	Wigan North	Full planning permission	8	8	0	0		Prior approval application A/21/91263/PDO for 8 apartments approved.
0363A	Land at Pickup Street, Ince	Ince Scholes Whelley	Full planning permission	6	6	0	0		Change of use of properties on Manchester Road frontage to 2 self-contained flats (6 in total) with single storey rear extension to 184 Manchester Road. Under construction.
0449A	Land adjacent Lower Pocket Nook Farm, Pocket Nook Lane, Lowton	Golborne and Lowton	Permission pending	236	125	111	0		Forms part of Places for Everyone housing allocation. Application A/23/95513/MAJOR for 236 dwellings approved at Planning Committee in March 2024, subject to S106.
0495A	36-44 King Street, Wigan	Wigan North	Full planning permission	36	36	0	0		Permission (A/20/89737/MAJOR) granted for 36 residential apartments on upper floors.
0495B	10 Arcade Street, Wigan	Wigan North	Full planning permission	7	7	0	0		Permission (A/23/95556/FULL) granted for conversion to 7 apartments.
0586A	Land At Silk Mill Street, Mosley Common, Tyldesley	Tyldesley Astley	Permission pending	99	99	0	0		Forms part of Places for Everyone housing allocation. Application A/23/94952/MAJOR for 99 dwellings. Forms extension to SHLAA 0431, which is almost complete. (Approved July 2024). Conditions being discharged.
0586B	North of Mosley Common, Phase 1	Tyldesley Astley	Permission pending	202	175	27	0		Forms part of Places for Everyone housing allocation. Residential development forming Phase 1 of

SHLAA Ref	Site name / address	Settlement	Planning Status	Remaining capacity 1 April 2024	2024 - 2029	2029- 2034	2034 - 2039	Post 2039	Comments
									application A/23/95156/MAJES. Minded to approve at Planning Committee in January 2024 subject to S106 and referral to SoS. (Approved October 2024).
0586C	North of Mosley Common, South of the Busway	Tyldesley Astley	Permission pending	242	0	242	0		Forms part of Places for Everyone housing allocation. Application A/23/95155/OUTMES minded to approve at Planning Committee in January 2024 subject to S106 and referral to SoS. (Approved October 2024).
				<b>16,234</b>	<b>5,084</b>	<b>6,049</b>	<b>4,206</b>	<b>895</b>	

## Appendix E: Total housing supply by settlement

The table below sets out the housing supply by settlement for the time period 2024 - 39.

Settlement	Planning status	2024-29	2029-34	2034-39	2024-39
<b>Abram and Platt Bridge</b>	Full planning permission	102	12	0	114
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	55	50	105
	Small sites with planning permission	18	0	0	18
	<b>Total</b>		<b>120</b>	<b>67</b>	<b>50</b>
<b>Ashton</b>	Full planning permission	141	0	0	141
	Outline planning permission	0	307	175	482
	Permission pending	22	0	0	22
	Unpermissioned	0	26	39	65
	Small sites with planning permission	15	0	0	15
	<b>Total</b>		<b>178</b>	<b>333</b>	<b>214</b>

Settlement	Planning status	2024-29	2029-34	2034-39	2024-39
<b>Aspull</b>	Full planning permission	0	0	0	0
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	0	13	13
	Small sites with planning permission	7	0	0	7
	<b>Total</b>	<b>7</b>	<b>0</b>	<b>13</b>	<b>20</b>
<b>Atherton</b>	Full planning permission	272	8	0	280
	Outline planning permission	0	225	315	540
	Permission pending	125	45	0	170
	Unpermissioned	0	754	750	1,504
	Small sites with planning permission	13	0	0	13
	<b>Total</b>	<b>410</b>	<b>1,032</b>	<b>1,065</b>	<b>2,507</b>
<b>Golborne and Lowton</b>	Full planning permission	303	0	0	303
	Outline planning permission	0	0	0	0
	Permission pending	125	111	0	236
	Unpermissioned	0	234	189	423
	Small sites with planning permission	27	0	0	27
	<b>Total</b>	<b>455</b>	<b>345</b>	<b>189</b>	<b>989</b>
<b>Hindley</b>	Full planning permission	69	32	0	101
	Outline planning permission	6	0	0	6
	Permission pending	0	540	600	1,140
	Unpermissioned	0	32	60	92
	Small sites with planning permission	20	0	0	20
	<b>Total</b>	<b>95</b>	<b>604</b>	<b>660</b>	<b>1,359</b>
<b>Ince Scholes Whelley</b>	Full planning permission	472	0	0	472
	Outline planning permission	0	0	0	0
	Permission pending	113	16	0	129
	Unpermissioned	0	114	94	208

Settlement	Planning status	2024-29	2029-34	2034-39	2024-39
	Small sites with planning permission	13	0	0	13
	<b>Total</b>	<b>598</b>	<b>130</b>	<b>94</b>	<b>822</b>
<b>Leigh</b>	Full planning permission	969	676	232	1,877
	Outline planning permission	0	185	460	645
	Permission pending	0	0	0	0
	Unpermissioned	0	158	110	268
	Small sites with planning permission	47	0	0	47
	<b>Total</b>	<b>1,016</b>	<b>1,019</b>	<b>802</b>	<b>2,837</b>
<b>Orrell</b>	Full planning permission	17	0	0	17
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	8	0	8
	Small sites with planning permission	7	0	0	7
	<b>Total</b>	<b>24</b>	<b>8</b>	<b>0</b>	<b>32</b>
<b>Shevington</b>	Full planning permission	32	0	0	32
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	0	0	0
	Small sites with planning permission	1	0	0	1
	<b>Total</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>33</b>
<b>Standish</b>	Full planning permission	490	0	0	490
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	460	180	640
	Small sites with planning permission	17	0	0	17
	<b>Total</b>	<b>507</b>	<b>460</b>	<b>180</b>	<b>1,147</b>
<b>Tyldesley Astley</b>	Full planning permission	187	0	0	187
	Outline planning permission	9	0	0	9

Settlement	Planning status	2024-29	2029-34	2034-39	2024-39
	Permission pending	280	502	381	1,163
	Unpermissioned	0	0	0	0
	Small sites with planning permission	25	0	0	25
	<b>Total</b>	<b>501</b>	<b>502</b>	<b>381</b>	<b>1,384</b>
<b>Wigan North</b>	Full planning permission	445	0	0	445
	Outline planning permission	0	247	0	247
	Permission pending	0	93	0	93
	Unpermissioned	0	385	194	579
	Small sites with planning permission	27	0	0	27
	<b>Total</b>	<b>472</b>	<b>725</b>	<b>194</b>	<b>1,391</b>
<b>Wigan South</b>	Full planning permission	329	0	0	329
	Outline planning permission	200	617	0	817
	Permission pending	0	0	0	0
	Unpermissioned	0	198	245	443
	Small sites with planning permission	3	0	0	3
	<b>Total</b>	<b>532</b>	<b>815</b>	<b>245</b>	<b>1,592</b>
<b>Wigan West</b>	Full planning permission	156	0	0	156
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	9	119	128
	Small sites with planning permission	12	0	0	12
	<b>Total</b>	<b>168</b>	<b>9</b>	<b>119</b>	<b>296</b>
<b>Winstanley Highfield</b>	Full planning permission	220	0	0	220
	Outline planning permission	0	0	0	0
	Permission pending	0	0	0	0
	Unpermissioned	0	0	0	0
	Small sites with planning permission	1	0	0	1
	<b>Total</b>	<b>221</b>	<b>0</b>	<b>0</b>	<b>221</b>

Settlement	Planning status	2024-29	2029-34	2034-39	2024-39
All sites	Full planning permission	4,204	728	232	5,164
	Outline planning permission	215	1,581	950	2,746
	Permission pending	665	1,307	981	2,953
	Unpermissioned	0	2,433	2,043	4,476
	Small sites with planning permission	253	0	0	253
	Small sites allowance	0	270	270	540
	<b>Total</b>		<b>5,337</b>	<b>6,319</b>	<b>4,476</b>