Welcome

Wigan Council and Peel Land & Property are in the process of preparing a strategic outline planning application for a residential led mixed use development, which will deliver up to 2000 family homes, 12 ha of employment developed and new infrastructure with improved east west connectivity.

As part of the masterplanning process it is important to consult with the local community on these plans, and we want to hear your feedback on our initial ideas. This is an opportunity for you to understand what has been happening and have your say on the proposed development.

Where is the Site?
The proposed development site is around 112 Hectares in size and is located to the south of Hindley, generally bounded by Low Hall Park and Liverpool Road to the west, residential properties to the north, Leigh Road to the east and a former railway line to the south.

Why here?
The site is allocated for development in Wigan Council’s Local Plan Core Strategy 2013, and is identified as having the potential to provide much needed family housing. Wigan Council and Peel Land & Property are the majority land owners with other land in private ownership. The site is an ideal location to provide this because:

- It will help remediate and regenerate a large area of brownfield land containing previous coal workings, contaminated land and mine shafts, bringing new benefits for people, business and enhancing the sites biodiversity;
- It will help deliver Wigan Council’s Future Transport Strategy connecting the M58 J26 (M6), to the A579 Atherton Leigh Way, helping reduce local congestion;
- It is located within an existing and popular residential area of the Borough adjacent to Hindley and Hindley Green;
- The site is well served by the existing road network from Leigh Road to the east, and Liverpool Road to the west, and with access to Atherton Road along Park Road;
- The residential element of the development is located outside of designated Green Belt;
- It will help deliver Sustrans National Cycle Network route 55 through the site.

Existing Site Features & Local Facilities
It is important that we produce a high quality scheme which responds to the key features and local facilities, to provide an attractive and functional proposal to the new and existing community.

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Context

Why Now?
The principle of development at this location is established in planning policy and we are consulting with you today whilst the proposals are still very much at an indicative stage. This will feed into the proposals prior to the submission of an outline planning application expected towards April 2017.

Allocation Timeline

Unitary Development Plan 2006
South Hindley land safeguarded for future development.

Local Plan Core Strategy adopted 2013
South Hindley identified as broad location for housing. (Item 1 below)

Transport Strategy & Action Plan 2013
Identified a Long Term Scheme for a South Hindley link road. (Item 2 below)

Allocations & Development Management Local Plan 2015
The public were consulted on the proposed allocation in 2015. (Item 3 below)

1. Wigan Local Plan Core Strategy
The Local Plan Core Strategy (2013) identified South Hindley as having potential to provide much needed housing which the Council is required to provide. Policy SP4 identified the broad locations for new development, including the Land South of Hindley.

The policy details that a planning application for this site will be required to inform future plans and planning policy, and that the South Hindley site will include the following:

- Housing and employment development with approximately 1,000 dwellings, up to 2026;
- A through-road from the A578 Leigh Road to the A58 Liverpool Road will be required;
- A substantial proportion of the site will be required for strategic green infrastructure, including:
  - the retention and improvement of existing facilities, notably Leyland Park and adjacent playing pitches;
  - the provision of links to Greenheart*;
- The development will need to be effectively integrated with the existing town of Hindley*.

2. Future Transport Network Proposals
The proposed new road through the South Hindley site will connect the A58 Liverpool Road and the A578 Leigh Road.

The strategy aims to provide a modern transport infrastructure which includes improvements to roads, footpaths, cycle tracks and public transport and in doing so, improve the economic and employment prospects of the borough residents.

The road through the site will form part of the aspiration to improve the important east west road network by connecting Atherleigh Way to the M58/M6 motorway junction at Orrell.

3. Allocations and Development Management Local Plan 2015
Wigan Council are currently preparing the Wigan Allocations and Development Management Local Plan which will contain detailed policies and plans for the period up to 2026 in line with the strategic policies in the Local Plan Core Strategy.

Consultations on the Initial Draft Plan were conducted from 13 October to 15 December 2015 and the council are currently considering all of the comments received. Within this draft policy the South Hindley site is identified as a Major Site with the strategic Objective to:

*promote strategic, high quality, mixed use developments, including new housing, employment development, road infrastructure and green infrastructure*

Policy MS1 states that "Land south of Hindley, will be developed as a high quality, sustainable extension to the town, including:

1. Approximately 2000 homes, of which 750 homes are anticipated to be built by 2026;
2. A minimum of 12 hectares of new employment development;
3. A new road through the site to connect the A58 Liverpool Road and the A578 Leigh Road;
4. The retention and improvement of a substantial amount of green infrastructure."
Proposal

Design Principles and Vision

In accordance with the adopted local plan for Wigan, our vision for the site is to:

provide a high quality sustainable urban extension at South Hindley which provides new family homes and future opportunities for employment, creating a place for people to live, work and enjoy.

The development will provide a strong landscape framework which incorporates existing site features, and will:

• provide much needed new ‘Homes’ and job opportunities;
• deliver a new road through the site, to alleviate heavy traffic congestion through Hindley;
• provide new areas for sport and play;
• regenerate and improve Leyland Park and integrate the park with the development through new and inclusive access routes;
• be well connected with adjacent areas, including for walking and cycling, and opportunities to use public transport;
• provide good connections and accessibility to the countryside to the south and west as part of the wider Greenheart countryside park;
• provide attractive sustainable drainage features to protect against flooding maintain and enhance wildlife habitats and provide natural green corridors between them;
• be of a high standard of design that is well integrated with its surroundings.

Design Evolution

Proposed Land Use Analysis

Total Site Area = 112ha

Key Design Features

The emerging illustrative masterplan has the following key design features:

• Approximately 50ha of residential land providing approximately 2000 new residential properties including a range of house types and sizes;
• Provision of approximately 40ha of public Open Space, providing a range of natural and semi natural spaces, play facilities, amenity areas, and sports pitches to provide for the existing and new local community;
• Creation of a new strategic Highway boulevard through the development providing a new shared footway and cycleway; sustainable drainage and tree avenues;
• Provision of a new local centre incorporating a new primary school, and flexible provision for new retail, doctor facility, and / or other community facilities as required by the local community;
• Noise and visual buffer between existing residential edge of Hindley and the existing and proposed employment areas; and
• Approximately 12ha of new employment land providing future employment opportunities for the local community.
Benefits

The South Hindley proposals will deliver a high quality residential led mixed use development set within a strong open space framework helping form a new urban extension with a unique sense of place. The indicative masterplan capitalises on South Hindley’s existing features and assets, and uses these to inform the potential for future development.

Technical Considerations

Flood Risk & Drainage
There are two Brooks located within the study area, and a number of drains and small water bodies. The Environment Agency indicates that the eastern edge of the study area is located in Flood Zone D/4. Sustainable drainage techniques will be employed across the site to maintain current flow routes and ensure no risk of flooding. A Flood Risk Assessment and Drainage Strategy are currently being developed and will be submitted as part of the planning application.

Ecology
A series of ecological surveys of the site have been undertaken. These have concluded that the site contains two Sites of Biological Importance, great crested newts, ponds, former ponds which are now ovans, hedges, but activity at Leyland Park, two Brooks, and farmland / acid grassland habitats. The proposals aim to retain existing habitats identified, and mitigate against loss through translocation within the green infrastructure proposals where this is not possible.

Placemaking

Improved Access and Enhanced Connectivity
A new strategic highway will provide a new link road which will help reduce traffic congestion on Atherton Road, and serve the new development and surrounding communities. A corridor incorporating the new highway with tree avenues, shared cycle and footway, and attractive sustainable drainage swales will provide a strong sense of place and inform the character of the wider development. The proposed strategic boulevard will help deliver part of Wigan Borough Council’s Future Transport Strategy.

The South Hindley proposals will retain and improve existing public rights of way and incidental footway linkages through the site. This will provide the opportunity for enhancements to key routes, along with the creation of a new recreational green corridor along the old rail route which forms an important setting to the adjacent green belt.

New and Enhanced Open Space and Sports
The open space strategy will provide a well connected network of multifunctional green infrastructure which will strengthen east-west links through the development and retain the north-south links to connect the existing community to the newly created open spaces with easy access to the Sustrans recreational route. Approximately 19ha of new publicly accessible open space will be provided in addition to 21ha of existing open space, with new natural and semi natural spaces, play facilities, amenity areas, sports pitches, providing for the existing and new local community. As part of our proposals we will:

- Retain existing high quality site features, where possible;
- Contribute to future enhancements of Leyland Park;
- Retain Hindley Juniors Football Club facilities;
- Provide new sports fields, increasing accessibility of facilities for the local population;

New Community Facilities
The proposals will include provision for a new primary school, located within the heart of the proposed development. A new local services centre at the heart of the development with good connections to the existing community, will be able to deliver a number of community benefits including the potential for:

- a new local shop;
- a new doctor’s surgery;
- a new community centre.

New facilities will benefit the existing residential area of Leyland Avenue and residents south of Atherton Road as well as new residents from the proposal.

Economic Benefits
The proposed development will create jobs over the construction period and also once the development is complete. The 12ha of employment land will provide space for existing and new businesses to locate in Wigan, providing jobs both directly and indirectly through supply chains.

Residential development also has many economic benefits, including:

- Additional spend in the local area associated with new residents, helping support businesses;
- Additional Council Tax revenue for the Council to reinvest into the area;
- Additional number of employed people in the area, which supports the local economy;
- New and improved pedestrian and cycling links connecting the new development to the town centre and surrounding areas which will provide alternate sustainable methods of transport reducing the reliance on car journeys.

Flood Risk and Land Remediation
The proposed development will remediate this former coal mining site. The proposals will help to fund this remediation, and mitigate future risks associated with the coal mining shafts present on site. In addition the proposal will use sustainable drainage techniques to maintain current flow routes and ensure no risk of flooding on, or off site.
Next Steps

South Hindley Planning Application Timeline

Once you have had the opportunity to look at our draft proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Your views are important to help us develop our scheme and are very much appreciated. All comments will be reviewed and will help shape the outline plans that will be submitted as part of the outline planning application next year.

Be part of shaping the South Hindley proposals by letting us know your views by:
1. Completing a feedback form available at the exhibition today; or
2. Alternatively visit www.wigan.gov.uk/SouthHindleyUrbanVillage & complete a feedback form by 18.11.16

Thank You