



Wigan

Strategic Housing Land

Availability Assessment

2020 Update

(Base date of 1 April 2020)

November 2020

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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.

Introduction

- 1.1 Wigan Council's Strategic Housing Land Availability Assessment (SHLAA) is a key component of its 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 Local Plan, including the emerging Greater Manchester Spatial Framework (GMSF). It is updated annually.
- 1.2 This assessment is required by national planning policy as set out in the National Planning Policy Framework (NPPF). Paragraph 67 of the NPPF requires the council to prepare a strategic housing land availability assessment 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 Strategic Housing Land Availability Assessment 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).

This enables Wigan Council to assess whether or not 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.

- 1.4 Further guidance is set out in the housing and economic land availability assessment section of National Planning Practice Guidance.

The 2020 Update

- 1.5 This 2020 Update has a base date of 1 April 2020. It takes account of any changes since 1 April 2019, including new planning permissions, developments starting construction and the progress of sites already under construction. It also includes any suitable new sites which have been proposed since April 2019, arising from landholder/developer interest or, as a result of site information from within the Council. It also removes sites that are no longer considered to have potential for housing, including sites secured for non-residential uses.
- 1.6 We have invited stakeholders to submit suggested sites for new housing development as part of a call for sites exercise since 31 January 2014. As of 1 April 2020, 96 sites have been submitted by landowners and developers¹. These have all been assessed and those that we consider to be suitable for development have been identified in the SHLAA. One site has been submitted through the call for sites exercise since

¹ This excludes sites submitted solely to the Greater Manchester Combined Authority in association with the Greater Manchester Spatial Framework

publication of the 2019 SHLAA Update. An assessment of this site is set out in Appendix B.

- 1.7 Some sites with environmental or other policy designations, such as those identified on the Local Plan Policies Map, have been excluded from the assessment. 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
- 1.8 Sites have been excluded where there is a clear intention for the current use to be continued, thereby rendering the site unavailable.
- 1.9 Sites considered unsuitable for inclusion have been removed as part of the site selection process. Examples include:
 - Sites already developed for housing or other uses that may have appeared in earlier updates but have subsequently been built out.
 - Sites that 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, prior to site appraisals no exceptional circumstances have been demonstrated in order 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 proposed for release from the Green Belt in the draft GMSF will be included in a future assessment once the GMSF has been adopted, or its preparation has reached a sufficiently advanced stage.
 - 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.
- 1.10 Sites considered unsuitable are therefore determined as having no housing potential and are not identified in this assessment.
- 1.11 In addition, other site constraints including Tree Preservation Orders, water features, woodland, utilities infrastructure, 'best and most versatile' agricultural land and land at high risk of flooding have been taken into account in determining developable areas.
- 1.12 A GIS map of all sites, detailing site areas, net developable areas and physical constraints is available on the Wigan Council website at www.wigan.gov.uk/shlaa.

- 1.13 As suggested by national guidance², 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 April 2020 is below 5 homes. Sites with planning permission for less than 5 homes are listed in Appendix D, separate from the schedule of SHLAA sites listed in Appendix E.

Density assumptions

- 1.14 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%

- 1.15 Increasing the average density of new housing developments in the most accessible locations is a key strategy of the emerging GMSF. 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.
- 1.16 Policy GM-H 4 of the emerging GMSF 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 draft GMSF density policy is set out in Table 2.
- 1.17 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).

² Planning Practice Guidance (MHCLG), *Housing and economic land availability assessment*, paragraph 009, Reference ID: 3-009-20190722

Table 2: Minimum net residential density

Location (highest density applies when a site falls within more than one location)	Locations in Wigan	Within the location - minimum net residential density (dwellings per ha)	Within 400m - minimum net residential density (dwellings per ha)	Within 800m - minimum net residential density (dwellings per ha)
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 North Western 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.

* Where more than one density applies to the same part of the site, the highest density is used. Different density may apply to different parts of a site.

** 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.

Lead-in times and build-out rates

1.18 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 widely 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

1.19 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.

1.20 On larger sites consideration has been given to a 2020 study by the consultancy Lichfields³. 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.

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

1.21 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.

³ Lichfields, *Start to Finish: What factors affect the build-out rates of large scale housing sites? Second Edition* (February 2020)

- 1.22 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.
- 1.23 An assumption has been made of up to four developers on larger sites. In general, the assumed number of developers per site has been agreed with key stakeholders.

Sites with planning permission

- 1.24 The deliverability of all sites with planning permission has been considered in detail with the council's Development Management team, and where possible, the developer of the site.
- 1.25 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 guidance⁴.
- 1.26 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.
- 1.27 Sites with outline planning permission, allocated in the development plan or identified on a brownfield register have only be 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

- 1.28 The remaining capacity from small sites with extant planning permission for less than 5 homes, either under construction or yet to be implemented, as at 1 April 2020 is identified in Table 5. There is a total capacity for 244 homes.

Table 5: Contribution from small sites with extant planning permission

Source	Total Capacity	Remaining capacity at 1 April 2020
Small sites below 5 homes	166	155
Small scale conversions / changes of use	90	89
Total	256	244

- 1.29 All small sites with extant planning permissions are listed in Appendix D. 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.

⁴ Planning Practice Guidance (MHCLG), *Housing and economic land availability assessment*, paragraph 028
Reference ID: 3-028-20180913

Small sites allowance

- 1.30 An allowance of 63 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 2015 – 31 March 2020, as shown in Table 6. This is an approach being applied consistently by all Greater Manchester districts in their SHLAAs.
- 1.31 This shows that 317 homes have been completed on small sites in this period which equates to an average of 63 homes per annum, representing around 6% of all completions.

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

	Small site new build completions	Small site new build conversion / COU (net)	Total small site completions	Total completions	Proportion of overall completions
2015/16	24	45	69	639	11%
2016/17	36	25	61	817	7%
2017/18	22	21	43	948	5%
2018/19	47	38	85	1350	5%
2019/20	36	23	59	1367	4%
2015/16 – 2019/20	165	152	317	5121	6%
Average per year	33	30	63	1024	6%

- 1.32 It is not anticipated that the proportion from small sites will continue as delivery rates increase overall, primarily as a larger proportion of future delivery is anticipated on large sites identified in the SHLAA. However, there is no reason why a steady level of around 63 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 already.

Larger sites allowance

- 1.33 Previous SHLAAs have included an allowance for town centre opportunities, to reflect the ambitions of both the Council, the Mayor of Greater Manchester and the GMSF 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).
- 1.34 In January 2019 the Council published a strategic regeneration framework for Wigan town centre, which identified residential delivery as one of the strategic priorities underpinning the vision for the town centre. A strategic regeneration framework for Leigh town centre is currently being developed by the council, whilst a framework for the development of the borough's other district centres is also being developed.
- 1.35 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.

1.36 The Strategic Housing Land Availability Assessment therefore identifies some former employment sites in the supply, but only where it can be demonstrated that they are no longer suitable or viable for continued employment uses, or where planning permission has been granted for housing. Examples include Wigan Enterprise Park, Ince (SHLAA 0360), the former AG Barr factory, Atherton (SHLAA 0191), and Bridgewater Business Park, Leigh (SHLAA 0200).

1.37 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.

1.38 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 63 dwellings per annum from year 6, which relates to small sites only, should therefore be considered conservative.

The supply of sites to 2037 and five-year housing land supply position

1.39 The total supply of sites over the next 17 years to 2037 is summarised in Table 7. This time-period covers the plan period of the emerging GMSF. Timeframes are for dwelling completions. The sites have also been sorted by planning status.

1.40 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 2037, as at 1 April 2020

	2020-25	2025-30	2030-35	2035-37	Total 2020-37
Full planning permission	5,429	748	60	0	6,237
Outline planning permission	103	1,650	835	200	2,788
Permission pending	57	1,288	643	230	2,218
Unpermissioned	0	3,497	1,961	295	5,753
Small sites with planning permission	244	0	0	0	244
Small sites windfall allowance	0	315	315	126	756
Total	5,833	7,498	3,814	851	17,996

1.41 The comprehensive schedule of sites is set out in Appendix E. This sets out the position as at the base date of 1 April 2020. The total supply by settlement is set out in Appendix F for the time period 2020-37.

Five-year housing land supply position

1.42 In accordance with paragraph 73 of the NPPF, the borough’s deliverable housing supply is calculated against its local housing need, given that the strategic policies set out in the adopted Wigan Local Plan Core Strategy are now over 5 years old. The local housing need in the borough for 2020/2021 is 905 homes per annum.

1.43 An explanation of the housing needs assessment which local authorities use to calculate their local housing need is set out in national planning practice guidance.⁵

1.44 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.

1.45 The results for Wigan are set out in Table 8. Wigan has a strong recent record of housing delivery, which has resulted in the delivery of 110% of the homes required. As a result, the council is only required to include a 5% buffer on its five-year housing land supply, which is the minimum buffer for authorities.

Table 8: Housing Delivery Test results

	Homes required	Homes delivered
2016/17	1,000	817
2017/18	898	948
2018/19	944	1,350
Total	2,842	3,115
Housing Delivery Test score		110%

1.46 Table 9 calculates the 5-year supply requirement and the council’s five-year supply position. **It shows that the council can demonstrate a 6.14-year supply of deliverable housing land.**

Table 9: Calculating the 5-year supply position

Basic requirement	5 x the borough’s Local Housing Need of 905 per annum	4,525
5% buffer	As required by NPPF paragraph 73	226
Total requirement		4,751
Number of homes identified		5,833
Number of years supply		6.14

⁵ Planning Practice Guidance (MHCLG) *Housing Need Assessment*, Paragraph 004 Reference ID: 2a-004-20190220

Appendix A: Housing trajectory to 2037 (as at 1 April 2020)

Current planning status	2020/21	2021/22	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	Total 2019/20 - 2036/37
Full planning permission	1,698	1,193	1,271	821	446	385	152	94	67	50	50	10	-	-	-	-	-	6,237
Outline planning permission	-	-	9	44	50	316	350	375	341	268	250	215	170	100	100	100	100	2,788
Permission pending	-	-	25	25	7	358	281	249	203	197	143	125	125	125	125	125	105	2,218
Unpermissioned	-	-	-	-	-	415	922	958	643	559	689	463	335	295	179	150	145	5,753
Small sites with planning permission	127	47	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	244
Small sites windfall allowance	-	-	-	-	-	63	63	63	63	63	63	63	63	63	63	63	63	756
Total					5,833					7,498					3,814	438	413	17,996

Appendix B: Sites suggested for housing development

The council has invited stakeholders to submit site suggestions for new housing development as part of a “Call for Sites” exercise since 31 January 2014. As part of this exercise 96 sites have been suggested and assessed by the Council, including 1 site which has been submitted since the publication of the 2019 SHLAA in August 2019. An assessment of the sites submitted previously can be found in previous SHLAA updates and can be made available upon request.

Representor	Agent	Site address	Assessment	Included in SHLAA?
Mr R Downes, EPD No. 1 Ltd	N/A	Land north of Liza Street, Leigh	This site is already included in the SHLAA as site 0412: Land at School Street and Liza Street, Leigh.	Yes

Appendix C: Net housing completions 2019/20

2019/20 housing completions are listed below. These include demolitions and other losses to enable the calculation of net completions. Net housing completions for the period 2012-19 are available on request by emailing planningpolicy@wigan.gov.uk

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Abram and Platt Bridge	0020	New build	A/17/84752	Land at Smiths Lane, Bickershaw	0	87	87
Abram and Platt Bridge	0029	New build	A/14/79829	Former St Nathaniels Primary & land between 525-539 Liverpool Road	0	1	1
Abram and Platt Bridge	0101	New build	A/16/83258	Land at Calder Drive, Platt Bridge	0	21	21
Abram and Platt Bridge	Small Site	New build	A/18/85317	Stable Nook, Abram	0	2	2
Abram and Platt Bridge	Small Site	New build	A/17/84693	21 Park View, Abram WN2 5QR	0	1	1
Abram and Platt Bridge	Small Site	Conversion / COU	A/15/80566	Crankwood Farm Barn, Crankwood Road, Abram, WN2 5YB	0	1	1
TOTAL					0	113	113
Ashton-in-Makerfield	0005A	New build	A/17/84450	Land to east of Wigan Road / South of Landgate Lane	0	21	21
Ashton-in-Makerfield	0255	New build	A/14/78962	21 - 23 Bolton Road, WN4 8AA	0	2	2
Ashton-in-Makerfield	Small Site	New build	A/17/84286	126 Downall Green Road, WN4 0DN	0	1	1
Ashton-in-Makerfield	Small Site	New build	A/14/79332	Gerard Court Apartments, Gerard Street, WN4 9BL	0	2	2
Ashton-in-Makerfield	Small Site	New build	A/10/74823	1 Lily Farm Croft, WN4 8AB	0	1	1
TOTAL					0	27	27
Aspull	0090	New build	A/14/79775	Knowles Yard, off Ratcliffe Road	0	1	1
Aspull	Small Site	New build	A/16/83233	Dodds Farm, Dodds Farm Lane, WN2 1PU	0	4	4
Aspull	Small Site	New build	A/15/80874	38 Haigh Road, WN2 1YA	0	1	1

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Aspull	Small Site	Conversion / COU	A/13/78550	56 Ratcliffe Road, WN2 1YE	0	1	1
Aspull	Small Site	Conversion / COU	A/17/84153	Old Worthington Dairy, Arley Farm, Arley Lane, Haigh, WN1 2UJ	0	1	1
TOTAL					0	8	8
Atherton	0191	New build	A/14/79259	Site at AG Barr Factory, North Road	0	45	45
Atherton	0210	New build	A/15/80646	Land at Poet's Corner Public House, 66 Spa Road	0	2	2
Atherton	0213	New build	A/16/82773	Land at Bee Fold Lane	0	36	36
Atherton	0229	New build	A/15/81742 & A/18/85348	Hag Fold Working Mens Club, Formby Avenue	0	7	7
Atherton	0252	New build	A/16/83468	Howe Bridge Mill Complex, Gloucester Street	0	2	2
Atherton	0460	New build	A/18/86200	Bowling Green, Flapper Fold Lane	0	7	7
Atherton	0461	New build	A/18/86199	The Club House, 30 Flapper Fold Lane	0	5	5
Atherton	Small Site	Conversion / COU	A/19/86879	32a Market Street, M46 0DG	0	1	1
Atherton	Small Site	Conversion / COU	PD06102017	97A Market Street	0	1	1
TOTAL					0	106	106
Golborne and Lowton	0006	New build	A/15/80743	Rothwells Farm, Golborne	0	71	71
Golborne and Lowton	0007	New build	A/15/81114	Land at Stone Cross Lane Lowton	0	53	53
Golborne and Lowton	0266	New build	A/16/82258	East of Pocket Nook Farm, Pocket Nook Lane, Lowton	0	50	50
Golborne and Lowton	0269	New build	A/18/85923	Land south of Stirrups Farm, Stone Cross Lane, Lowton	0	1	1
Golborne and Lowton	0326	New build	A/16/82102	Land between Pocket Nook Lane and Crompton Way, Lowton	0	52	52
Golborne and Lowton	0394	New build	A/16/82233	Land north of 72 Heath Lane, Lowton	0	42	42
Golborne and Lowton	0396	New build	A/16/83385	Site of The Rose Centre, Hesketh Meadow Lane, Lowton	0	11	11

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Golborne and Lowton	Small Site	New build	A/17/84403	1 Pocket Nook Lane, Lowton, WA3 1AE	0	1	1
TOTAL					0	281	281
Hindley	0001B	New build	A/17/83509	Land west of Tiverton Avenue, south of Corner Lane and southeast of Polegate Drive and Staplehurst Close, Leigh	0	37	37
Hindley	0117	New build	A/17/84261	Hindley Learning Centre, Park Road/Close Lane, Hindley	0	37	37
Hindley	0427	New build	A/14/79838	Vacant land south of 147 Alder Lane, Hindley Green, WN2 4HY	0	47	47
Hindley	Small Site	New build	A/19/86696	44b Wigan Road, Hindley, WN2 3BE	0	1	1
Hindley	Small Site	New build	A/17/83756	899 Atherton Road, Hindley Green, WN2 4TH	0	1	1
Hindley	0512	Conversion / COU	A/16/82109	Former Dray King, Long Lane, Hindley	0	16	16
TOTAL					0	139	139
Ince Scholes Whelley	0110	New build	A/17/84797	Former Park Inn public house, Manchester Road, Ince	0	1	1
Ince Scholes Whelley	0125A	New build	A/17/84270	Former Whelley Hospital site (Phase 2), Bradshaw Street	0	23	23
Ince Scholes Whelley	0196	New build	A/16/81892	Harvey Street, Ince	0	2	2
Ince Scholes Whelley	0257	New build	A/14/79043	Well Street Garage, Counce Road, WN1 3JQ	0	2	2
Ince Scholes Whelley	0375	New build	A/17/83721	Former Hovis Bakery, Cale Lane, New Springs	0	22	22
Ince Scholes Whelley	Small Site	New build	A/14/80166	9A Common Nook, Ince, WN2 2TA	0	1	1
Ince Scholes Whelley	0303	Conversion / COU	A/14/79718	Ince Police Station, 492 - 494 Warrington Road, Ince, WN3 4TB	0	1	1
Ince Scholes Whelley	Small Site	Conversion / COU	A/16/82705	136 Warrington Road, Ince, WN3 4LU	0	2	2
TOTAL					0	54	54
Leigh	0072	New build	A/17/84117	Hall House Lane, Leigh	0	4	4

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Leigh	0130	New build	A/13/78611	Walmsley Farm, Higher Folds, Leigh	0	66	66
Leigh	0197	New build	A/14/79678	Former Bedford Hall Methodist School, Cecil Street	0	4	4
Leigh	0201	New build	A/13/78383	Bickershaw Colliery	0	54	54
Leigh	0205	New build	A/16/82975	Parsonage, Leigh	0	3	3
Leigh	0404	New build	A/17/84214	Site of Chadwicks Waste Transfer, Rowan Meadows	0	12	12
Leigh	0437	New build	A/17/84989	Open Land North West of 32 Hilda Street, Leigh	0	1	1
Leigh	Small Site	New build	A/18/85270	269 Firs Lane, Leigh, WN7 4TJ	0	1	1
Leigh	Small Site	New build	A/17/83474	12 Warrington Road, Leigh, WN7 3EB	0	4	4
Leigh	Small Site	New build	A/14/79275	3 Hilda Street, Leigh, WN7 5DG	0	1	1
Leigh	0055	Conversion / COU	A/15/80496	Mather House, Mather Lane, Leigh	0	1	1
Leigh	0292	Conversion / COU	A/17/84881	Airflow, 100 Lord Street, Leigh, WN7 1BY	0	8	8
Leigh	0386	Conversion / COU	A/15/81669	Mechanics Arms, 277 Leigh Road, Hindley Green, WN2 4XW	0	1	1
Leigh	0432	Conversion / COU	A/17/83958	17-45 Market Street, Leigh, WN7 1DR	0	2	2
Leigh	Small Site	Conversion / COU	A/18/86190	Apartment 1, 6 Hilden Street, Leigh, WN7 4LG	0	1	1
Leigh	Small Site	Conversion / COU	A/17/83873	Flat 3, 101A Railway Road, Leigh, WN7 4AD	0	1	1
Leigh	Small Site	Conversion / COU	PD06092019	69A Railway Road, Leigh, WN7 4AD	0	1	1
Leigh	Small Site	Conversion / COU	A/17/83873	Flat 1, 101A Railway Road, Leigh, WN7 4AD	0	1	1
Leigh	Small Site	Conversion / COU	A/17/83569	Flat 1, 24 Oak Street, Leigh, WN7 4HJ	0	1	1
Leigh	Small Site	Conversion / COU	A/19/87161	20-20A Bradshawgate, Leigh, WN7 4LX	2	8	6
TOTAL					2	175	173
Orrell	0206	New build	A/13/78608	Land (south) on site of former Billinge Hospital	0	10	10
Orrell	Small Site	New build	A/18/85629	18A Moss Road, Billinge, WN5 7BU	0	1	1
TOTAL					0	11	11
Standish	0009	New build	A/15/81209	Land south of Pepper Lane, Standish	0	41	41
Standish	0010	New build	A/16/82434	Land to the north and south of Rectory Lane, Standish	0	77	77

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Standish	0278	New build	A/15/80529	Agricultural land west of Cat l'Th' Window Farm, Almond Brook Road	0	62	62
Standish	0280	New build	A/15/80625	Land to the north of Rectory Lane	0	4	4
Standish	Small Site	New build	A/18/85549	29A Duddon Close, WN6 0UJ	0	1	1
Standish	Small Site	Conversion / COU	A/12/77223	Upperwood Barn, Standish Wood Lane, WN6 0YA	0	1	1
Standish	Small Site	Conversion / COU	A/15/80485	Cross Farm Barn, Preston Road, Standish	0	1	1
TOTAL					0	187	187
Tyldesley Astley	0004A	New build	A/16/82230	Garrett Lane, East of Garrett Hall	0	43	43
Tyldesley Astley	0004C	New build	A/17/83697	Garrett Hall (Norton Rd), Tyldesley	0	15	15
Tyldesley Astley	0031	New build	A/18/85914	Land adjacent Holy Family RC Church, Astley	0	15	15
Tyldesley Astley	0133	New build	A/17/83828	Agricultural land east of Coldalhurst Farm, Coldalhurst Lane, Astley	0	50	50
Tyldesley Astley	0282	New build	A/14/79633	Open land northwest of A580 and Caldwell Ave, Tyldesley	0	2	2
Tyldesley Astley	0328	New build	A/17/83910	Land south of Garrett Lane, Astley	0	25	25
Tyldesley Astley	0334	New build	A/16/82967	Rendezvous, 1 Higher Green Lane, Astley	0	9	9
Tyldesley Astley	0376	New build	A/15/81769	The Lodge, Coldalhurst Lane, Tyldesley	0	4	4
Tyldesley Astley	0441	New build	A/17/84490	Site of and adjacent to 22-34 Common Lane, Tyldesley	0	1	1
Tyldesley Astley	Small Site	New build	A/17/84490	2A Holt Street, Tyldesley, M29 8DA	0	1	1
Tyldesley Astley	0332	Conversion / COU	A/15/81279	Former Astley Methodist Church, Lower Green Lane, Astley, M29 7JF	0	4	4
TOTAL					0	169	169

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Wigan North	0107	New build	A/18/85329	Land at Canal Street, Wigan	0	29	29
Wigan North	0119	New build	A/15/80803	Former household waste recycling centre, Frog Lane	0	2	2
Wigan North	0287	New build	A/14/79399	Former Keepers Inn, Woodhouse Lane	0	9	9
Wigan North	0317	New build	A/15/80335	Site of 186 Wigan Lower Road, Standish Lower Ground	0	3	3
Wigan North	0391	New build & Conversion / COU	A/15/79850	The Venue, 52 Wallgate, WN1 1BA	0	3	3
Wigan North	Small Site	New build	A/18/84977	60 Wigan Lower Road, Standish Lower Ground, WN6 8LJ	0	1	1
Wigan North	Small Site	New build	A/16/82677	49A Springfield Road, WN6 7BB	0	1	1
Wigan North	Small Site	New build	A/17/84988	52A Wigan Lower Road, Standish Lower Ground, WN6 8LJ	0	1	1
Wigan North	Small Site	New build	A/17/84547	55, Acton Street, WN1 2AH	0	2	2
Wigan North	0400	Conversion / COU	A/17/84176	1 - 2 Bridgeman Terrace, Wigan	0	2	2
Wigan North	0490	Conversion / COU	A/18/85755	1 Hilton Street and 19 Powell Street	0	2	2
Wigan North	Small Site	Conversion / COU	PD01052018	Flat 1, 16 Upper Dicconson Street, WN1 2AD	0	1	1
Wigan North	Small Site	Conversion / COU	A/18/85184	Apartment 1, 1 Acton Terrace, WN1 2AQ	0	1	1
Wigan North		Demolition	A/19/87700	Sandalwood Drive and Forest Avenue, Beech Hill	11	0	-11
TOTAL					11	57	46
Wigan South	0108	New build	A/15/81283	Land rear of Goose Green Labour Club, Little Lane	0	13	13
Wigan South	Small Site	New build	A/17/84922	95 Poolstock, WN3 5DS	0	2	2
Wigan South	Small Site	New build	A/18/85066	1 Fulbeck Avenue, WN3 5QN	0	1	1
Wigan South	Small Site	New build	A/18/84563	63 Whitcroft Road, WN3 5PS	0	1	1
TOTAL					0	17	17
Wigan West	0028	New build	A/18/85333	Land to rear of 17-51 Heather Grove and Pioneer Industrial Estate, Newtown	0	12	12
Wigan West	0116	New build	A/15/81288	Mayfield Road, Kitt Green (Phase 1)	0	5	5
Wigan West	0122	New build	A/14/79603	Former Bakery, Winstanley Street, Newtown	0	6	6
Wigan West	0365	New build	A/17/83660	Former Mayfield Centre, Mayfield Road	0	8	8

Settlement	SHLAA reference (2019)	Type	Planning App.	Site address	Before	After	Net
Wigan West	Small Site	New build	A/17/84169	74 Mitchell Street, WN5 9BY	0	1	1
Wigan West	Small Site	New build	A/14/79349	3 St John Street, WN5 0DT	0	1	1
Wigan West	Small Site	Conversion / COU	A/19/87831	10, Loch Street, Orrell, WN5 0AF	0	1	1
Wigan West		Demolition	A/19/88370	Kilshaw Street, Pemberton	5	0	-5
TOTAL					5	34	29
Winstanley Highfield	0120	New build	A/17/83767	Land at former community centre, Anthorn Rd, Goose Green	0	7	7
TOTAL					0	7	7
GRAND TOTAL					18	1,385	1,367

COU = Change of use

Appendix D: Contribution from small sites with planning permission

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Abram and Platt Bridge	A/16/83420	Allotments Rear of 132 - 150 Warrington Road, Abram	Full planning permission	3	3
Abram and Platt Bridge	A/17/84443	Land to The Rear of 357 Warrington Road, Abram, WN2 5RZ	Full planning permission	1	1
Abram and Platt Bridge	A/17/84444	Land to Rear Of 178-188 Warrington Road, Abram	Full planning permission	2	2
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/17/84804	Land Adjacent 179 Walthew Lane, Platt Bridge, WN2 5AA	Full planning permission	2	2

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Abram and Platt Bridge	A/17/83911	2 Alfred Street, Platt Bridge, WN2 3TP	Small scale conversion / COU	1	1
Abram and Platt Bridge	A/18/85038	2 New Street, Platt Bridge, WN2 5JB	Full planning permission	2	2
Abram and Platt Bridge	A/17/84693	Council Depot, Park View, Abram	Full planning permission	2	1
Abram and Platt Bridge	A/18/85666	19 Enid Place, Bamfurlong, WN2 5JR	Full planning permission	2	2
Abram and Platt Bridge	A/18/85878	588 Bickershaw Lane, Bickershaw, WN2 4AE	Full planning permission	1	1
Abram and Platt Bridge	A/19/86722	Land Rear Of 297 Warrington Road, Abram, WN2 5RQ	Full planning permission	2	2
Abram and Platt Bridge	A/19/86903	Vacant Land West Of 17 Kintbury Street, Bamfurlong	Full planning permission	1	1
Total				20	19
Ashton	A/16/82693	Vacant Land South Of 4 Whitledge Road	Full planning permission	2	2
Ashton	A/16/82881	Open Land North Of 638 Wigan Road	Full planning permission	1	1
Ashton	A/17/84619	Rear Of 56 Bolton Road, WN4 8PF	Full planning permission	1	1
Ashton	A/17/84623	Land To The Side Of 499 Bolton Road	Full planning permission	1	1
Ashton	A/17/83532	Vacant Land Barrow Street	Outline planning permission	4	4
Ashton	A/17/83621	33 Bolton Road WN4 8AA	Outline planning permission	1	1
Ashton	A/16/83211	70-72 Gerard Street WN4 9AE	Small scale conversion / COU	3	2
Ashton	A/17/83784	18A Bryn Street, WN4 9AU	Small scale conversion / COU	1	1
Ashton	A/17/83740	Land at Rear Of 168 Booths Brow Road	Full planning permission	1	1
Total				15	14
Aspull	A/17/84520	Former Air Raid Shelter, Southern Fold Farm, Southern Fold Aspull	Full planning permission	1	1
Aspull	A/19/87116	St Elizabeth Vicarage, Bolton Road, WN2 1PR	Full planning permission	1	1
Aspull	A/19/86535	Southern Fold Farm, Southern Fold	Full planning permission	1	1
Total				3	3
Atherton	A/17/84171	Former Police Station, Bag Lane	Full planning permission	4	4
Atherton	A/19/86731	Land Adjacent 29 Millers Lane	Outline planning permission	1	1
Atherton	A/19/86879	32 Market Street, M46 0DG	Small scale conversion / COU	1	1
Atherton	A/19/87164	Land Adjacent 21 Tyldesley Old Road M46 9EH	Full planning permission	2	2

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Atherton	A/19/87707	108 Bolton Road, M46 9JZ	Small scale conversion / COU	1	1
Atherton	A/19/88192	269 Tyldesley Road, M46 9AD	Full planning permission	2	2
Total				11	11
Golborne and Lowton	A/17/83582	Fairhouse Barn, Pocket Nook Lane, Lowton, WA3 1AL	Full planning permission	2	2
Golborne and Lowton	A/17/83640	Rothwells Stud, Sennicar Lane, WN1 2SN	Full planning permission	1	1
Golborne and Lowton	A/17/84083	Land To Be Served From 5 St Nicholas Road, Lowton	Full planning permission	1	1
Golborne and Lowton	A/17/84661	Land To The Side Of 28 Stone Cross Lane North, Lowton Warrington	Full planning permission	1	1
Golborne and Lowton	A/18/85828	Land At Side Of 10 Maple Avenue, Lowton, WA3 2DA	Full planning permission	1	1
Golborne and Lowton	A/19/86842	39 - 41 Park Road, Golborne, WA3 3PU	Full planning permission	2	2
Golborne and Lowton	A/18/86056	Land South Of Bridge House Farm, East Lancashire Road, WA3 5QL	Small scale conversion / COU	1	1
Golborne and Lowton	A/19/87229	68 High Street, Golborne, WA3 3BT	Small scale conversion / COU	1	1
Golborne and Lowton	A/19/87620	28 Beech Avenue, Lowton, WA3 2BZ	Full planning permission	1	1
Golborne and Lowton	A/19/87817	Land To West Of 389 Newton Road, Lowton, WA3 1NU	Full planning permission	1	1
Total				12	12
Hindley	A/17/84000	Rear Of 41 Glossop Way, WN2 4NW	Full planning permission	1	1
Hindley	A/18/85573	Vicarage Farm And 1 Park Road, WN2 3RU	Full planning permission	3	3
Hindley	A/15/80235	Hill Top House, 1 Hill Top Fold, WN2 3LB	Small scale conversion / COU	1	1
Hindley	A/17/84133	Hindley News, 22 Market Street, WN2 3AN	Small scale conversion / COU	1	1
Hindley	A/18/85468	Hill Top House, 1 Hill Top Fold, WN2 3LB	Full planning permission	2	2
Hindley	A/18/85458	Vacant Land North Of 39 Trent Drive, Hindley Green	Full planning permission	1	1
Hindley	A/18/85856	Vacant Land Rigby Street	Full planning permission	4	4
Hindley	A/19/86824	Land Rear Of The Hawthorns, 20 Atherton Road, WN2 3EU	Full planning permission	1	1
Hindley	A/19/86943	87 - 91 Market Street, Hindley, WN2 3AE	Small scale conversion / COU	4	4

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Hindley	A/19/88206	140 Atherton Road, WN2 3RN	Small scale conversion / COU	2	2
Total				20	20
Ince Scholes Whelley	A/14/80166	Site Adjacent To 9 Common Nook, Ince	Full planning permission	2	1
Ince Scholes Whelley	A/16/83033	159A Darlington Street East, WN1 3EF	Small scale conversion / COU	1	1
Ince Scholes Whelley	A/18/85708	Land At Side Of 12 Bromley Close, WN2 1BA	Full planning permission	1	1
Ince Scholes Whelley	A/18/85863	Land At 7 Common Nook, Ince, WN2 2TA	Full planning permission	1	1
Ince Scholes Whelley	A/18/86273	21 Durham Street, WN1 3YN	Full planning permission	1	1
Ince Scholes Whelley	A/19/86522	Land At 33 Pinewood Crescent, Ince, WN2 2DT	Full planning permission	1	1
Ince Scholes Whelley	A/19/86580	Land Adjacent 20 Frederick Street, WN1 3JE	Full planning permission	2	2
Ince Scholes Whelley	A/19/87092	7 Brookhouse Terrace, WN1 3EZ	Small scale conversion / COU	2	2
Total				11	10
Leigh	A/16/83134	Site Of 2-10 Smallbrook Lane	Full planning permission	4	3
Leigh	A/17/84367	Open Land South Of 2 Austin Street	Full planning permission	2	2
Leigh	A/17/84540	Former New Inn, 239 Firs Lane	Full planning permission	2	2
Leigh	A/17/84708	49 Hand Lane, WN7 3NA	Full planning permission	1	1
Leigh	A/17/84952	Land Adjacent To 2 Lime Avenue, WN7 5RA	Full planning permission	2	2
Leigh	A/16/82618	44 - 46 Railway Road, WN7 4AS	Small scale conversion / COU	2	2
Leigh	A/17/83492	167A Wigan Road, WN7 5DF	Small scale conversion / COU	1	1
Leigh	A/17/83569	24 Oak Street, WN7 4HJ	Small scale conversion / COU	1	1
Leigh	A/17/84407	75 Church Street, WN7 1AZ	Small scale conversion / COU	1	1
Leigh	A/17/84432	79 Church Street, WN7 1AZ	Small scale conversion / COU	1	1
Leigh	A/17/84474	Bedford Lodge Farm, Lodge Lane, WN7 2NU	Small scale conversion / COU	3	3
Leigh	A/18/84914	131 Chapel Street, WN7 2AL	Small scale conversion / COU	2	2
Leigh	A/18/85194	Rear Of 85 Chestnut Drive South, WN7 3JX	Full planning permission	1	1
Leigh	A/17/84688	84 Kirkhall Lane, WN7 5QQ	Small scale conversion / COU	2	2

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Leigh	A/18/85230	14 Jaffrey Street, WN7 1XX	Small scale conversion / COU	1	1
Leigh	A/18/85211	Lyndene, Manchester Road, WN7 2NY	Full planning permission	1	1
Leigh	A/18/85625	48 Warrington Road, WN7 3EB	Small scale conversion / COU	1	1
Leigh	A/18/85204	Newlands House, Newlands Road, WN7 4HN	Full planning permission	3	3
Leigh	A/18/85967	88 Leigh Road, WN7 1SL	Small scale conversion / COU	1	1
Leigh	A/19/87287	Leigh and Bedford Old Folks Community Centre, Cross Street	Full planning permission	2	2
Leigh	A/18/85751	Leigh Jewellery Shop, 3 Queen Street, WN7 4NQ	Small scale conversion / COU	2	2
Leigh	A/18/85776	Land Adjacent To 5 Phillips Street, WN7 5JW	Full planning permission	1	1
Leigh	A/19/86868	30 Firs Lane, WN7 4SB	Small scale conversion / COU	1	1
Leigh	A/19/86877	Harrison Salmon Associates, 2 Endsleigh Gardens, WN7 1LR	Small scale conversion / COU	1	1
Leigh	A/19/87304	21 Market Street, WN7 1DR	Small scale conversion / COU	1	1
Leigh	A/19/87322	69 Twist Lane, WN7 4BZ	Small scale conversion / COU	2	2
Leigh	A/19/87445	138 - 140 Wigan Road, WN7 5DR	Small scale conversion / COU	1	1
Leigh	A/19/87738	Land to Be Severed From 217 St Helens Road, WN7 3UB	Outline planning permission	2	2
Leigh	A/19/87895	The Boars Head, 2 Market Place, WN7 1EG	Small scale conversion / COU	3	3
Leigh	A/19/87954	Avanti Pizza, 28 St Helens Road, WN7 4HW	Small scale conversion / COU	1	1
Leigh	A/19/88293	175 The Avenue, WN7 1JF	Full planning permission	1	1
Total				50	49
Orrell	A/17/84492	Garage Site to Rear Of 213 - 217 Orrell Road, WN5 8LZ	Full planning permission	2	2
Orrell	A/17/84775	Vacant Land West Of 4 Farm Meadow Road	Full planning permission	1	1
Orrell	A/17/84784	107 Moor Road, WN5 8RR	Full planning permission	1	1
Orrell	A/18/85569	Post Office, 91 Upholland Road, Billinge, WN5 7JH	Small scale conversion / COU	1	1
Orrell	A/18/85796	12 Sefton Road, WN5 8UP	Small scale conversion / COU	1	1
Orrell	A/18/85845	Sandyforth Farm, Ashton Road, Billinge, WN5 7XZ	Small scale conversion / COU	1	1
Orrell	A/18/85901	Sandyforth Farm, Ashton Road, Billinge, WN5 7XZ	Full planning permission	1	1
Orrell	A/18/85629	18 Moss Road, Billinge, WN5 7BU	Full planning permission	1	1
Total				9	9
Shevington	A/17/84622	Land To The Rear Of 19 Parkbrook Lane, WN6 8AF	Full planning permission	1	1
Shevington	A/17/84915	Launswood, Wigan Road, WN6 8PY	Full planning permission	1	1
Shevington	A/19/87317	138 Gathurst Lane, WN6 8HS	Full planning permission	2	2
Total				4	4

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Standish	A/16/82489	Land Rear Of 214 Almond Brook Road, WN6 0SS	Full planning permission	1	1
Standish	A/17/84776	61 Chorley Road, WN1 2SS	Full planning permission	1	1
Standish	A/17/84895	Dam House Farm, Bradley Lane, WN6 0XE	Full planning permission	1	1
Standish	A/17/83431	Pepper Lane Farm, Pepper Lane, WN6 0PX	Small scale conversion / COU	1	1
Standish	A/17/83611	Lower Wood Farm, Standish Wood Lane, WN6 0YA	Small scale conversion / COU	2	2
Standish	A/17/84179	18 Cross Street, WN6 0HQ	Small scale conversion / COU	1	1
Standish	A/18/85284	Black Horse Farm, Arbour Lane, WN6 0YJ	Outline planning permission	3	3
Standish	A/18/86427	High Brook Barn, 500 Preston Road, WN6 0QA	Full planning permission	3	3
Standish	A/19/86880	38 Arbour Lane, WN6 0YJ	Full planning permission	1	1
Standish	A/19/86575	Langtree Old Hall Farm, Preston Road, WN6 0QA	Full planning permission	1	1
Standish	A/19/87281	Land Adjacent 1 Deerwood Gardens, WN1 2SR	Full planning permission	1	1
Total				16	16
Tyldesley Astley	A/17/84038	Car Park, Crossgill, Tyldesley	Full planning permission	1	1
Tyldesley Astley	A/17/84089	2 Lower Green Lane, Astley M29 7JE	Full planning permission	1	1
Tyldesley Astley	A/17/84838	30 Squires Lane, Tyldesley, M29 8JF	Full planning permission	1	1
Tyldesley Astley	A/18/85101	600 Manchester Road, Astley, M29 7SQ	Full planning permission	2	2
Tyldesley Astley	A/17/84260	Storage Land South Of 110 Astley Street, Tyldesley	Outline planning permission	4	4
Tyldesley Astley	A/17/84671	Open Land West Of 162 Manchester Road, Astley	Outline planning permission	1	1
Tyldesley Astley	A/15/81531	Messuages Farm, Great Moss Road, Tyldesley, M29 7LE	Small scale conversion / COU	2	2
Tyldesley Astley	A/17/83656	2 Castle Street, Tyldesley, M29 8EG	Small scale conversion / COU	1	1
Tyldesley Astley	A/17/83792	Agricultural Building, Light Oaks Hall, Old Moss Lane, Glazebury	Small scale conversion / COU	1	1
Tyldesley Astley	A/18/85565	13 Castle Street, Tyldesley, M29 8FP	Small scale conversion / COU	1	1
Tyldesley Astley	A/18/85667	Land Adjacent 126 Stour Road, Tyldesley, M29 7PX	Full planning permission	2	2

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Tyldesley Astley	A/18/85715	553 - 559 Manchester Road, Astley	Full planning permission	1	1
Tyldesley Astley	A/19/86521	1A Coniston Road, Tyldesley, M29 7AS	Full planning permission	1	1
Tyldesley Astley	A/19/86549	Vacant Land South of Birchwood Farm, Rindle Road, Astley	Full planning permission	1	1
Tyldesley Astley	A/19/87065	7-9 Stanley Street, Tyldesley, M29 8AE	Small scale conversion / COU	2	2
Tyldesley Astley	A/19/87156	Land East Of 94 Henfold Road, Tyldesley, M29 7EX	Full planning permission	2	2
Tyldesley Astley	A/19/87489	33 Castle Street, Tyldesley, M29 8FP	Small scale conversion / COU	1	1
Tyldesley Astley	A/19/87632	Astley Moss House, Rindle Road, Astley, M29 7LT	Full planning permission	1	1
Tyldesley Astley	A/19/88242	RAOB Club, 61 Castle Street, Tyldesley, M29 8EW	Small scale conversion / COU	2	2
Total				28	28
Wigan North	A/16/82737	Site Of 20/20A Baytree Road, WN6 7RN	Full planning permission	2	2
Wigan North	A/18/84344	Site Of 5 And 6 Aspen Walk, WN6 8RL	Full planning permission	4	4
Wigan North	A/17/84547	35 And 37 Upper Dicconson Street, WN1 2AG	Full planning permission	2	2
Wigan North	A/18/84977	Car Park, Royal Oak Hotel, 56 Wigan Lower Road, Standish Lower Ground	Full planning permission	3	1
Wigan North	A/17/85025	50 - 52 Market Street, WN1 1HX	Small scale conversion / COU	4	4
Wigan North	A/18/85184	1 Acton Terrace, WN1 2AQ	Small scale conversion / COU	3	3
Wigan North	A/18/85400	15-23 Library Street, WN1 1NN	Small scale conversion / COU	4	4
Wigan North	A/18/85154	Beech Hill Service Station, Woodhouse Lane, WN6 7NR	Full planning permission	2	2
Wigan North	A/18/86220	Rear Of 39 Upper Dicconson Street	Full planning permission	2	2
Wigan North	A/18/86332	49 Upper Dicconson Street, WN1 2AG	Full planning permission	4	-1
Wigan North	A/18/86291	3 Meeks Building, Bretherton Row, WN1 1LL	Small scale conversion / COU	3	3
Wigan North	A/19/87852	Stabledene House, Brock Mill Lane, WN1 2NZ	Full planning permission	1	1
Wigan North	A/19/86650	2B Princess Road, Standish Lower Ground, WN6 8LT	Small scale conversion / COU	1	1
Wigan North	A/19/87145	25 Mesnes Road, WN1 2DG	Small scale conversion / COU	1	1
Wigan North	A/19/87749	68 Market Street, WN1 1HX	Small scale conversion / COU	1	1
Total				37	30

Settlement	Planning app.	Site name / address	Planning status	Total Capacity	Remaining Capacity at 1 April 2020
Wigan South	A/16/82387	Land To Be Severed From 58 Salesbury Way, WN3 5QQ	Full planning permission	1	1
Wigan South	A/17/84563	Land Adjacent 61 Whitcroft Road, WN3 5PS	Full planning permission	1	1
Wigan South	A/17/84922	Vacant Land South Of 18 Pool Street	Full planning permission	4	3
Total				6	5
Wigan West	A/17/83813	29 Chapel Street, Pemberton, WN5 8JR	Full planning permission	1	1
Wigan West	A/16/83205	223 Ormskirk Road, WN5 9DN	Small scale conversion / COU	2	2
Wigan West	A/17/84200	172A Billinge Road, WN5 9JE	Small scale conversion / COU	1	1
Wigan West	A/17/84253	168 Bell Lane, Orrell, WN5 0DA	Small scale conversion / COU	1	1
Wigan West	A/17/84956	21 Headen Avenue, WN5 8BT	Outline planning permission	1	1
Wigan West	A/18/85897	639-641A Ormskirk Road, WN5 8AG	Full planning permission	1	1
Wigan West	A/19/87551	35 Larch Avenue, WN5 9QN	Small scale conversion / COU	2	2
Wigan West	A/19/87553	248 - 250 Scot Lane, WN5 9SX	Small scale conversion / COU	1	1
Wigan West	A/19/87592	Open Land West Of 108-112 Bell Lane, Orrell	Full planning permission	1	1
Wigan West	A/19/87831	8-10 Loch Street, Orrell, WN5 0AF	Small scale conversion / COU	1	1
Wigan West	A/19/88147	Orrell Hall Farm, Spring Road, Orrell, WN5 0JH	Full planning permission	1	1
Total				13	13
Winstanley Highfield	A/18/85815	Land Adjacent 6 Berkeley Avenue, Winstanley, WN3 6HN	Full planning permission	1	1
Total				1	1
Grand Total				256	244

Appendix E: Schedule of sites

Note: Sites assumed unsuitable until suitability can be demonstrated are shown as having a capacity for housing but show zero future completions. Totals may therefore differ.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0001	Northleigh	Leigh	Outline planning permission	1,489	0	475	500	200	314	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). The site is owned by Countryside who purchased the site in 2018 following the previous owner North Leigh Park Group going into administration. Applications have been submitted for two parts of the site, see SHLAA sites 0001A and 0001B. 1489 homes reflects the part of the site not subject to these applications. Development timeframes are based on information from the developer.
0001A	Land at Nel Pan Lane, Northleigh	Leigh	Full planning permission	199	199	0	0	0	0	Part of North Leigh Key Strategic Site. Site in the ownership of Countryside Properties. Reserved matters application for 199 dwellings.
0001B	Land West Of Tiverton Avenue, South Of Corner Lane and South East Of Polegate Drive And Staplehurst Close, Leigh	Leigh	Full planning permission	46	46	0	0	0	0	Part of North Leigh Key Strategic Site. Reserved matters for 99 dwellings (A/17/83509) approved in July 2017. Under construction.
0002	South of Hindley	Hindley	Permission pending	2,000	0	50	250	100	1,600	Majority land owners (Wigan Council and Peel Holdings) working in partnership to delivery large scale development. Outline application (A/18/85784) pending for up to 2000 dwellings.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0003	East of Atherton	Atherton	Unpermissioned	600	0	100	350	150	0	Identified as a broad location for new development in the Wigan Core Strategy. Close to Atherton railway station and Cutacre employment area. Willing majority landowner (Lilford 2005 Ltd). Estimated capacity based on Core Strategy policy.
0004A	Garrett Hall, Tyldesley	Tyldesley Astley	Full planning permission	127	127	0	0	0	0	The site has Reserved Matters approval for 245 homes (A/16/82230) - Redrow Homes. Under construction.
0004C	Garrett Hall, Tyldesley	Tyldesley Astley	Full planning permission	5	5	0	0	0	0	Site has Reserved Matters approval (A/16/82643) for 48 homes (Eccleston Homes). Under construction.
0004D	Garrett Hall, Tyldesley	Tyldesley Astley	Full planning permission	117	117	0	0	0	0	Reserved matters application for A/17/84108/OUTMAJ seeking approval of appearance, landscaping, layout and scale for 117 dwellings approved 30/08/2019.
0004E	Garrett Hall, Tyldesley	Tyldesley Astley	Full planning permission	102	102	0	0	0	0	Reserved Matters A/19/87897 for 102 dwellings approved on 17/02/20.
0005	Landgate, Ashton	Ashton	Outline planning permission	315	0	250	65	0	0	The site has outline planning permission (A/14/79481) for mixed use residential-led development including 472 homes and new road infrastructure, approved 17 November 2015. Part of the site has permission for 157 homes (SHLAA 005A) which is under construction. Remaining capacity of this site is therefore 315 homes.
0005A	Landgate, Ashton (Part A)	Ashton	Full planning permission	157	157	0	0	0	0	Bellway have permission for 157 homes (A/17/84450/MAJOR). Under construction.
0006	Rothwells Farm, Golborne	Golborne and Lowton	Full planning permission	339	290	49	0	0	0	The site has full planning permission for 453 dwellings, approved July 2015 (A/15/80743). Taylor Wimpey started on site in 2017. Under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0007	Land at Stone Cross Lane Lowton	Golborne and Lowton	Full planning permission	219	219	0	0	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	270	200	70	0	0	0	Owned by Bloor Homes. 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	65	65	0	0	0	0	In ownership of Morris Homes and Persimmon Homes. 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, Belle Green Lane, Ince	Ince Scholes Whelley	Unpermissioned	40	0	40	0	0	0	Site area reduced from 2019 SHLAA to exclude industrial estate. Site is in residential area and considered suitable for housing.
0015	Off Lincoln Drive, Ashton	Ashton	Unpermissioned	39	0	0	39	0	0	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.
0017	Land west of Kendal Road, Astley	Tyldesley Astley	Full planning permission	103	103	0	0	0	0	Reserved matters approval (A/19/87155) granted for 103 dwellings on 20/09/19.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0018	Former Stork Public House, Pembroke Road, Wigan	Wigan West	Unpermissioned	8	0	8	0	0	0	Former pub site (cleared). Density assumption reflects surrounding densities. Willing landowner engaging with the council regarding delivery of affordable housing.
0020	Land at Smith's Lane, Bickershaw	Leigh	Full planning permission	83	83	0	0	0	0	Full planning application for 192 homes approved November 2017 (A/17/84752). Under construction.
0021	Land at Hooten Gardens, Leigh	Leigh	Unpermissioned	192	0	192	0	0	0	Development will require new or improved road access. Areas affected by Flood Zone 3 and River Byelaw removed from developable area. Persimmon Homes and Bellway Homes have land interests and have an intention to develop in the short to medium term. The capacity is based on estimates provided by housebuilders. Part of the site has come forward as a full planning application, A/19/86658 submitted June 2019 now SHLAA0021A. Capacity on this site reflects residual land.
0021A	Land At Bettison Avenue	Leigh	Permission pending	57	57	0	0	0	0	Split from SHLAA0021. Major application A/19/86658 for 57 dwellings pending.
0022	South of Atherton	Atherton	Permission pending	830	0	325	375	130	0	Willing landowner. Site has been masterplanned and is close to Leigh-Salford-Manchester Busway. There are a number of potential direct access points onto Tyldesley Road to the east and Leigh Road to the west. Outline planning application (A/17/84560) covering approximately two-thirds of the site for up to 830 homes was submitted in September 2017. Developer has firm interest to deliver Phase 1 and intend to submit a Reserved Matters application, subject to approval of the pending outline application.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0022A	South of Atherton (land to east)	Atherton	Unpermissioned	320	0	0	175	145	0	This site represents the residual safeguarded land to the South of Atherton that lies outside the current planning application A/17/84560. The full safeguarded area has capacity for 1,150. The estimated capacity of 320 represents this overall capacity minus the homes proposed in the pending application.
0023	Site of Leyland Mill, Leyland Mill Lane, Wigan	Wigan North	Unpermissioned	38	0	25	13	0	0	Existing developed site in the Green Belt containing the vacant Leyland Mill and various employment units (mostly occupied). The landowner is actively looking to bring the whole site forward for housing development and has been in pre-application discussions with the Council alongside a development partner. 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. The site excludes the adjacent foundry. Estimated capacity based on indicative site layout shared by the developer.
0025	Land off Wigan Road (adj to St John the Baptist School)	Ince Scholes Whelley	Unpermissioned.	12	0	12	0	0	0	Full planning application for 12 homes submitted by Wigan Council (A/16/82124) – withdrawn. Development is not likely in the short-term.
0026	Rockleigh Hotel, 50 Bolton Road and land to rear	Ashton	Unpermissioned	25	0	25	0	0	0	Part of the site had outline permission A/05/63943 for residential development, but now lapsed. Gateway location into Ashton town centre. Vacant former hotel and associated buildings in poor condition. Interest in apartment scheme.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0028	Land to rear of 17-51 Heather Grove and Pioneer Industrial Estate, Wigan	Wigan West	Full planning permission	18	18	0	0	0	0	Vacant land previously in employment use. Major application (A/18/85333) approved for 30 dwellings. Under construction.
0035	Rosedale Avenue/Water Street, Atherton	Atherton	Permission pending	37	0	37	0	0	0	A registered provider is keen to deliver the site in the short term and a scheme for 37 homes has been drafted. Potential contamination. Former gas works site adjacent to gas depot. A detailed ground investigation report, robust risk assessment and remediation strategy would be required in support of any planning application for redevelopment of this site. Willing landowner (Lilford 2005 Ltd). Major application A/18/85712 for 37 dwellings pending
0039	Open land east of 26 Sovereign Fold Road, Leigh	Leigh	Permission pending	98	0	98	0	0	0	Pending application for development of 98 dwellings with associated access, parking and landscaping. A decision on the application is expected shortly.
0043	Land between Crankwood Road and Leeds/Liverpool Canal	Leigh	Unpermissioned	35	0	0	35	0	0	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 dph has been assumed to reflect canalside location and opportunity for an element of high density development.
0045	Westleigh Waterfront, Plank Lane, Leigh	Leigh	Outline planning permission	470	75	250	145	0	0	A Masterplan has been prepared for the whole site and an outline planning application (A/16/82492/OUTMES) was approved in July 2017 for around 470

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										homes. Developer interest and reserved matters application expected in short term.
0046	Site Of The Former Home Ground, Lancaster Avenue, Tyldesley	Tyldesley Astley	Full planning permission	40	40	0	0	0	0	Residential development of 40 semi-detached dwellings with associated access, parking and landscaping following demolition of existing public house. Permission granted on 18/09/19 (A/18/86436/MAJOR)..
0048	Land to west of Lovers Lane, Howe Bridge, Atherleigh	Atherton	Unpermissioned	49	0	49	0	0	0	The site 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	Permission pending	122	0	122	0	0	0	Pending full application for 122 dwellings.
0051	Site of Ashtons Tenement Farm, Bickershaw Lane, Platt Bridge	Abram and Platt Bridge	Full planning permission	22	22	0	0	0	0	Outline planning permission for 22 homes (A/16/82818), approved August 2017. A/19//87408/RMMAJ approved for 22 homes on 24/01/20.
0055	Mather House, Leigh	Leigh	Full planning permission	99	99	0	0	0	0	Grade II Listed mill building. Full planning permission for 100 apartments (A/15/80496) approved December 2015. Condition discharge applications received and conversion work is underway.
0056	Land at Coop Street, Scholes	Ince Scholes Whelley	Unpermissioned	18	0	18	0	0	0	Site currently used for informal car parking. Site previously had outline planning permission for apartments. A density of 70dph assumed due to location and nature of site.
0063	Land at Sandalwood Drive, Beech Hill	Wigan North	Full planning permission	39	39	0	0	0	0	Site in Council ownership. Council are proposing a mix of houses and apartments with delivery within five years. This will include the demolition of 30 homes to be replaced by 51 extra-care homes and 18

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										bungalows. Reserved matters approval granted on 18/02/20.
0064	Former Ince St Marys CE Primary School, Derby Street, Ince	Ince Scholes Whelley	Unpermissioned	54	0	54	0	0	0	Cleared site following demolition of school buildings in 2015. Access can be achieved from Derby Street. Play area removed from site.
0067	Land to rear of 94-146 Billinge Road and 90-110 Victoria Street, Wigan	Wigan West	Unpermissioned	108	0	75	33	0	0	Site in Council ownership. Japanese Knotweed present on part of site and is being treated. Access needs to be resolved but there are a number of potential access points onto Billinge Road and Victoria Road. Site investigations underway and the Council intend to market the site for housing in the short term. Allotments would need to be retained or effectively relocated and have been removed from the developable area. River Byelaw also removed from developable area.
0072	Hall House Lane, Leigh	Leigh	Full planning permission	2	2	0	0	0	0	Reserved matters application for 15 homes approved in August 2017 (A/17/84117). In close proximity to Leigh-Salford-Manchester Busway. Under construction.
0074	Land at Liverpool Road and Harper Street, Hindley, Wigan	Hindley	Unpermissioned	11	0	11	0	0	0	Site had planning permission for 16 dwellings (A/08/70454) but now lapsed. Landowner intends to submit a new application for 11 units in the medium term.
0075	Land adjacent to 234 Orrell Road, Orrell, Wigan	Orrell	Permission pending	9	0	9	0	0	0	Application A/19/87697 for 9 dwellings pending (Hagen Homes).

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0078	Former Abraham Guest High School, Orrell Road, Orrell	Wigan West	Unpermissioned	101	0	101	0	0	0	Site in Council ownership. The Council are selling the site on the open market and there is significant developer interest.
0079	Land off Ravenswood Drive, Hindley	Hindley	Unpermissioned	12	0	12	0	0	0	Wainhomes have confirmed site is suitable for around 12 dwellings and that they are considering options for its development.
0085	Land off Bracken Road, Leigh	Leigh	Unpermissioned	13	0	0	13	0	0	Surplus to open space requirements. Direct access could be achieved from Bracken Road.
0087	Land at Woodcock Drive, Abram	Abram and Platt Bridge	Unpermissioned	14	0	0	14	0	0	Poor quality open land in Council ownership within residential area.
0088	Land at Lamberhead Road and Somerset Road, Norley Hall	Wigan West	Unpermissioned	75	0	0	75	0	0	In Wigan Council ownership. Low value open space, which is surplus to requirements due to sufficient provision elsewhere in the locality.
0089	Rear of Woodland Avenue/Athol Crescent, Hindley	Hindley	Unpermissioned	25	0	0	25	0	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.
0098	Former depot, Christopher Street, Ince	Ince Scholes Whelley	Unpermissioned	96	0	96	0	0	0	Site of former depot in Council ownership. There is potentially contamination on the site as a result of former industrial uses which could therefore require mitigation. 40 dwellings per hectare reflects recent draft layout prepared on behalf of the Council.
0101	Land at Ribble Road/Millers Lane, Platt Bridge	Abram and Platt Bridge	Full planning permission	127	100	27	0	0	0	Former housing clearance site in Wigan Council ownership. Gleeson Homes was granted planning permission for 156 homes in September 2017. Anticipated delivery was submitted by Gleeson Homes May 2017. Under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0104	Castle Hill Hindley	Hindley	Unpermissioned	60	0	0	60	0	0	Site in Wigan Council ownership. The Council intends to release the site for residential development in the short term. Japanese Knotweed on the site is currently being treated. 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.
0107	Land at Canal Street, Wigan	Wigan North	Full planning permission	116	116	0	0	0	0	Site granted planning permission August 2018 (A/18/85329/MAJOR) for 24 apartments and 121 houses. Build out rate based on information submitted by developer.
0108	Land to rear of Goose Green Labour Club, Little Lane, Wigan	Wigan South	Full planning permission	1	1	0	0	0	0	The site has full planning permission for 39 supported living apartments - Class C3(b), approved November 2015 (A/15/81283). The scheme is part of Wigan Council New Build and Regeneration programme. Under construction.
0109	Hyndelle Lodge, Hindley	Hindley	Full planning permission	33	33	0	0	0	0	Site in Council ownership. Council are developing the site for supported homes for people with autism. A scheme of 33 units received planning permission in August 2018.
0110	Land at former Park Inn public house, Manchester Road, Higher Ince	Ince Scholes Whelley	Full planning permission	9	9	0	0	0	0	Vacant former pub site. Full application for 10 dwellings approved July 2018.
0113	Worsley Mesnes Regeneration Area	Wigan South	Unpermissioned	100	0	50	50	0	0	This represents the remainder of the council led Worsley Mesnes regeneration scheme that is not being undertaken as part of the first phase (sites 00013a - 0113e). As this site is made of multiple

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										smaller sites a developable area has not been given. The site area excludes phase one sites.
0113A	Worsley Mesnes: Former site of Hindley House	Wigan South	Unpermissioned	15	0	15	0	0	0	Part of phase one of Worsley Mesnes estate regeneration. Council looking for development partner.
0113B	Worsley Mesnes: Shop site at Mesnes Avenue	Wigan South	Unpermissioned	50	0	50	0	0	0	Part of phase one of Worsley Mesnes estate regeneration. Council looking for development partner.
0113C	Worsley Mesnes: Site of Blake Close and Huxley House	Wigan South	Unpermissioned	42	0	42	0	0	0	Part of phase one of Worsley Mesnes estate regeneration. Council looking for development partner.
0113D	Worsley Mesnes: Land to north of Elliot Gardens	Wigan South	Unpermissioned	36	0	36	0	0	0	Part of phase one of Worsley Mesnes estate regeneration. Council looking for development partner.
0113E	Worsley Mesnes: Site of Victoria Labour Club	Wigan South	Unpermissioned	32	0	32	0	0	0	Part of phase one of Worsley Mesnes estate regeneration. Council looking for development partner.
0117	Hindley Learning Centre, Park Road/Close Lane, Hindley	Hindley	Full planning permission	23	23	0	0	0	0	Wigan Council ownership. The site has been cleared. The site has full planning permission for 60 dwellings, approved July 2017. Under construction.
0119	Former Household Waste Recycling Centre, Frog Lane, Wigan	Wigan North	Full planning permission	1	1	0	0	0	0	The site has full planning permission for 51 dwellings (A/15/80803), approved August 2016. Gleeson Homes. Under construction.
0125A	Former Whelley Hospital site, Bradshaw Street, Whelley	Ince Scholes Whelley	Full planning permission	15	15	0	0	0	0	Planning application for 38 homes (A/17/84270), submitted in June 2017 by Adactus Housing. Approved Dec 2017. Under construction.
0126	Site of Wigan and Leigh College Pagefield Building,	Wigan North	Unpermissioned	395	0	200	195	0	0	Grade II Listed Mill Building and surroundings, including former weaving sheds and other associated buildings, attracting significant developer interest.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
	Bridgeman Terrace, Wigan									Capacity based on previous owner's intentions.
0127	Open land south of 12 Car Street, Platt Bridge	Abram and Platt Bridge	Unpermissioned	12	0	0	12	0	0	The site had planning permission for 12 dwellings (A/12/76863) which expired August 2017. Development at this site remains acceptable in principle.
0128	Land adj to Frog Ln Depot (former fork lift truck company), Frog Ln, Wigan	Wigan North	Full planning permission	57	57	0	0	0	0	Outline planning permission granted in November 2013 (A/11/75748) for 85 dwellings, but also included land outside the SHLAA site. Reserved Matters application for 57 homes (A/16/83282) approved in November 2016.
0130	Walmsley Farm Higher Folds Leigh	Leigh	Full planning permission	174	174	0	0	0	0	Hybrid planning permission (A/13/78711) by Persimmon Homes for up to 400 dwellings (full application for 100 homes, with the remainder as an outline application) approved in June 2015. Subsequent RM application for 275 homes approved September 2017 (A/17/83993). Total of 375 homes. Under construction.
0131	Eckersley Mill Complex, Wigan	Wigan South	Full planning permission	310	0	250	60	0	0	Outline planning permission (A/08/70960) for mixed use development, including 310 homes, approved in August 2017. Complexities of site mean that development is unlikely in the short-term.
0133	Agricultural land east of Coldalhurst Farm, Coldalhurst Lane, Astley	Tyldesley Astley	Full planning permission	25	25	0	0	0	0	Reserved matters application for 81 dwellings (A/17/83828), submitted by Redrow in March 2017. Approved 13/11/2017. Under construction.
0134	Westwood Park, Wigan	Wigan South	Unpermissioned	429	0	200	229	0	0	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

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										Council still intends to develop and are assessing options for delivery.
0135	Bradley Hall Industrial Estate, Standish	Standish	Outline planning permission	163	0	163	0	0	0	Outline planning permission (A/13/77974) for 148 dwellings approved in November 2014. The site was acquired by the Homes England in 2017 and a new outline application for 163 homes (A/17/85026) was approved in March 2019.
0144	Site of the former Albion Inn, 189 Bag Lane, Atherton	Atherton	Unpermissioned	12	0	12	0	0	0	Site had planning permission (A/08/70691) for 6 houses and 3 apartments, but now expired. Owners are currently looking to sell the site with some developer interest.
0147	Wigan and Leigh College, Railway Road	Leigh	Unpermissioned	46	0	46	0	0	0	The site had planning permission (A/13/77739) for 24 apartments but lapsed in May 2016. Capacity based on lapsed approval. Feasibility of development work commissioned by the Council in June 2019.
0148	Collier Brook Farm, Bag Lane, Atherton	Atherton	Full planning permission	16	0	16	0	0	0	Planning permission (A/11/75376) for 16 dwellings. Planning permission has been implemented as a result of site clearance, however there are viability and ownership issues.
0155	Hill Top Farm, Off Ravenswood Drive, Hindley	Hindley	Full planning permission	23	0	23	0	0	0	Site has planning permission (A/05/64936) for 41 dwellings. 18 have been completed with permission for 23 dwellings remaining (Wainhomes)
0160	Land at Chaddock Hall, Astley	Tyldesley Astley	Full planning permission	11	0	11	0	0	0	Site has planning permission for 27 dwellings (A/14/79631), approved February 2015 (Redwaters / McCaul Developments). Under construction.
0164	Springbank Industrial Estate, Liverpool Road, Platt Bridge - Part 1	Abram and Platt Bridge	Full planning permission	5	0	5	0	0	0	Site has planning permission for 6 dwellings (A/14/79375) and 5 dwellings (A/14/79298) - both under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0171	Former Hilton Park site, Atherleigh Way, Leigh	Leigh	Full planning permission	103	103	0	0	0	0	Residential development of 103 dwellings comprising of 88 semi/terraced dwellings, 7 detached dwellings and 8 apartments together with the laying of internal roads, footpaths, hard and soft landscaping and other associated works. Previously a different developer had full planning permission for 149 homes (A/15/81063).
0173	Open land east of 57 Lancaster Road, Hindley	Hindley	Full planning permission	8	8	0	0	0	0	Full application A/17/84950 approved July 2018 for 8 dwellings.
0174	St Johns Vicarage, 9 Lee Lane, Abram	Abram and Platt Bridge	Full planning permission	18	18	0	0	0	0	Application A/18/85361 submitted May 2018 for 18 homes. Approved 11/11/19.
0181	Collier Industrial Estate, Atherton	Atherton	Unpermissioned	15	0	0	15	0	0	Site had planning permission (A/11/75721) for 15 dwellings, which expired September 2014. Development at site remains acceptable in principle. The current owner is trying to sell the site.
0187	Tower Buildings And 58-58a And 60 Wallgate, Wigan	Wigan North	Unpermissioned	20	0	20	0	0	0	The site has Townscape Heritage Initiative funding. Planning permission for 20 apartments and 2 offices (A/16/81981), approved September 2016, but expired.
0189	Open Land North Of 2 Low Bank Road, Ashton	Ashton	Full planning permission	8	8	0	0	0	0	The site was granted planning permission for 8 dwellings in December 2014 (A/14/79703). Under construction.
0191	Site at AG Barr Factory, North Road, Atherton	Atherton	Full planning permission	82	82	0	0	0	0	The site has Reserved Matters permission for 194 dwellings and 65 extra care apartments (A/14/79259), and full planning permission for 30 homes (A/16/83188) which will replace the proposed extra care facility. The total is 224 homes. Currently under construction by Keepmoat Homes.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0195	Corporation Yard, Orrell Road, Orrell	Orrell	Full planning permission	17	0	17	0	0	0	The site has full planning permission (A/15/81816) for 17 dwellings, approved May 2017.
0196	Harvey Street Ince	Ince Scholes Whelley	Full planning permission	9	9	0	0	0	0	The site has full planning permission for 11 units (A/16/81892) and development will be supported by the Greater Manchester Housing Investment Fund. Under construction.
0200	Bridgewater Business Park, West Bridgewater Street, Leigh	Leigh	Full planning permission	202	150	52	0	0	0	The site was granted outline planning permission in November 2017 (A/15/80681). Reserved matters approval granted on 05/03/20. The developer has indicated that they plan to build at a rate of 60 units a year.
0201	Bickershaw Colliery, Plank Lane, Leigh	Leigh	Full planning permission	154	154	0	0	0	0	Has planning permission (A/13/78383) for 471 dwellings. Under construction.
0204	The Bungalow, Pocket Nook Lane, Lowton	Golborne and Lowton	Full planning permission	49	49	0	0	0	0	Site has outline planning permission for residential development. A Registered Provider has purchased the site and a Reserved Matters application has been approved (A/18/86062/RMMAJ).
0205	Parsonage, Leigh	Leigh	Full planning permission	157	150	7	0	0	0	A remediated former colliery site that is a priority project within the GM Investment Fund. The site has Reserved Matters approval for 160 homes (A/16/82975), approved February 2017. The anticipated delivery rate reflects information provided by the developer (May 2017).
0213	Land at Bee Fold Lane, Atherton	Atherton	Full planning permission	7	7	0	0	0	0	The site has Reserved Matters approval for 85 dwellings (Bellway), approved October 2016. Street naming and numbering was requested by Bellway in May 2017.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0214	AB Little & Co (Stubshaw Cross) Ltd 2-4 Woods Lane, Ashton	Ashton	Unpermissioned	14	0	14	0	0	0	Had outline planning permission (A/16/83197) for 14 dwellings, approved December 2016, but expired.
0219	Open Land South of 23 Surrey Avenue, Leigh	Leigh	Unpermissioned	5	0	5	0	0	0	Had planning permission (A/12/76778) for 5 dwellings, but expired in 2015. Capacity based on lapsed approval.
0225	Site of 253-255 Wigan Road, Standish	Wigan North	Full planning permission	4	4	0	0	0	0	Has planning permission (A/13/78533) for 5 dwellings. Under construction.
0237	Land at corner of Whitworth Way	Wigan North	Unpermissioned	20	0	20	0	0	0	Vacant and derelict land adjacent to site proposed for housing (SHLAA 0107). Current ownership issues but potential resolution.
0239	Land at Parsonage Farm and Garage, Westleigh Lane	Leigh	Unpermissioned	19	0	19	0	0	0	Call for Sites reference: CFS19. Area affected by Flood Zone 3 and River Byelaw removed from developable area. Site in single ownership. Site within 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	0	0	Call for Sites submission (ref: CFS63). Willing landowners who are in discussions with a housebuilder. Planning application anticipated in short term. 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 and River Byelaw removed from developable area.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0243	St Catherine of Siena RC Church Newton Road, Lowton	Golborne and Lowton	Full planning permission	26	26	0	0	0	0	Application A/18/86539 approved on 05/07/19 for 26 dwellings.
0249	Hawkins House 1 Cross Lane, Billinge	Orrell	Unpermissioned	12	0	12	0	0	0	The site had full planning permission (A/12/76810) for 12 apartments, but lapsed in November 2016. Capacity based on lapsed approval.
0253	Shanghai Palace, Poolstock	Wigan South	Full planning permission	23	0	23	0	0	0	Has planning permission for 23 homes (A/16/83089), approved May 2017.
0254	22-22C And Garage Site To Rear Preston Road, Standish, WN6 0HS	Standish	Full planning permission	8	8	0	0	0	0	Has full planning permission (A/14/78942) for 8 dwellings, approved April 2014. Under construction.
0255	21 - 23 Bolton Road, Ashton-In-Makerfield, WN4 8AA	Ashton	Full planning permission	4	4	0	0	0	0	Full planning permission (A/14/78962) for 6 apartments, approved June 2014. Under construction.
0257	Well Street Garage Counce Road, Wigan WN1 3JQ	Ince Scholes Whelley	Full planning permission	3	3	0	0	0	0	Has planning permission for 5 dwellings (A/14/79043). Under construction.
0265	Hindleys Farm, Wigan Road, Atherton	Atherton	Unpermissioned	18	0	18	0	0	0	Call for Sites submission (ref: CFS16). Willing landowner (Lilford 2005 Ltd).
0266	Land east of Pocket Nook Farm, Pocket Nook Lane, Lowton	Golborne and Lowton	Full planning permission	58	58	0	0	0	0	Site owned by Persimmon Homes. The site has outline planning permission (A/15/80373) for 150 dwellings, approved January 2016. Reserved Matters A/16/82258/RMMAJ approved Nov 2016. Under construction.
0269	Land south of Stirrups Farm, Stone Cross Lane, Lowton	Golborne and Lowton	Full planning permission	67	67	0	0	0	0	Group Tree Preservation Order and area at high risk of surface water flooding removed from developable area. Application A/18/85923 for 68 dwellings from Bloor Homes approved in May 2019. Under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0270	Land to rear of 43-99a Pepper Lane, Standish	Standish	Unpermissioned	85	0	0	0	0	85	Site is safeguarded for future development. Its suitability for development is subject to the conclusions of traffic modelling that is currently underway. The site has capacity for approximately 85 homes.
0273	Land south of Rectory Lane (former golf course), Standish	Standish	Full planning permission	250	250	0	0	0	0	Outline planning application for 250 homes (A/14/79189) approved at appeal in August 2015 (Morris and Persimmon Homes). The delivery rate was confirmed by the developer at the Public Inquiry in July 2015 and it assumes continuation of delivery once the Phase 1 site is delivered (SHLAA 0010). 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 Chorley Road, Standish	Standish	Outline planning permission	93	0	93	0	0	0	Outline planning application for 110 homes (A/14/79178) approved at appeal in August 2015 (Jones Homes). A Reserved Matters application was submitted by Jones Homes for 93 homes (A/16/82822). However, they are now in discussions with a developer who are interested in taking on the application, subject to approval. Build out rates are based on information from the interested developer.
0278	Agricultural land west of Cat l'Th' Window Farm Almond Brook Road	Standish	Full planning permission	125	125	0	0	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	58	58	0	0	0	0	Full planning application for 58 dwellings submitted by Wainhomes in 2017 (A/17/83484). Approved 18/10/18.
0287	Former Keepers Inn, Woodhouse Lane	Wigan North	Full planning permission	5	5	0	0	0	0	Full planning permission for 14 dwellings (A/14/79399). Under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0288	Land north east of 73 Samuel Street, Atherton	Atherton	Full planning permission	17	17	0	0	0	0	The site has full planning permission for 17 dwellings (A/14/79672), approved June 2017.
0289	Land north of Haydock Park Racecourse	Ashton	Unpermissioned	88	0	75	13	0	0	Call for Sites submission in 2015 (ref: CFS41). Willing landowner who considers the site immediately available and deliverable. The site is adjacent to Ashton Heath. Potential access issues that would need to be resolved as part of an application. Landowner intends to submit an outline application in 2020.
0292	Airflow, 100 Lord Street, Leigh WN7 1BY	Leigh	Full planning permission	12	12	0	0	0	0	Full planning permission (A/14/80174) for 15 apartments and 9 commercial units, approved May 2015, plus full planning permission for an additional 3 apartments (A/16/82071) approved November 2016. Further full applications A/17/84864 for 3 apartments and A/17/84881 for 2 apartments approved June 2018. Total now 23 apartments
0297	Off Bolton Road, Aspull	Aspull	Unpermissioned	13	0	0	13	0	0	Potential site for limited infilling within a village in the Green Belt.
0299	592 Liverpool Road, Platt Bridge, WN2 3UJ	Abram and Platt Bridge	Unpermissioned	6	0	6	0	0	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.
0301	Pemberton Central Ward Labour Club Enfield Street, Wigan, WN5 8DJ	Wigan West	Full planning permission	10	10	0	0	0	0	The site has planning permission for 9 dwellings following demolition of existing Labour Club (A/14/79465), approved September 2014, and has a further full permission (A/16/82641/FULL) for an additional dwelling, approved September 2016. Variation planning approval

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										(A/16/82639/VAR), approved September 2016.
0302	Former Pembway, Leopold Street, Pemberton	Wigan West	Unpermissioned	9	0	0	9	0	0	The site had outline planning permission for 9 dwellings (A/13/78799), which expired October 2017. Development at site remains acceptable in principle and owners are currently assessing options for development.
0303	Greater Manchester Police, Ince Police Station 492 - 494 Warrington Road, Ince, WN3 4TB	Ince Scholes Whelley	Full planning permission	7	7	0	0	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.
0305	Land At Marklands Farm, Manchester Road, Astley	Tyldesley Astley	Full planning permission	10	10	0	0	0	0	Outline planning permission for 10 dwellings (A/17/83518), approved April 2017. Reserved matters application (A/18/86211/RMMAJ) approved January 2019.
0307	Development Land East Of 2 - 4 Woods Lane, Ashton-In-Makerfield	Ashton	Full planning permission	7	7	0	0	0	0	Application A/17/84942/FULL for 7 dwellings approved 13/03/2018. Replaced previous, expired application (A/14/80022).
0310	Incefield House 234 Ince Green Lane, Ince, WN3 4RJ	Ince Scholes Whelley	Full planning permission	10	10	0	0	0	0	Full planning permission granted for conversion into 10 flats in June 2019.
0312	1 - 5 New Market Street, Wigan WN1 1SE	Wigan North	Unpermissioned	6	0	6	0	0	0	Site had planning permission (A/15/80382) for the change of use to 9 apartments (net increase of 6 dwellings), but this expired in April 2018.
0313	159-163 Downall Green Road, Ashton-In-Makerfield, WN4 0DW	Ashton	Unpermissioned	10	0	10	0	0	0	Planning permission for change of use from club to 10 apartments (A/15/80412), approved December 2015. This expired December 2018 but development of the site remains acceptable in principle.

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0319	Gateway House, Wigan	Wigan North	Full planning permission	43	43	0	0	0	0	Full planning permission granted in March 2018 (A/17/84707/MAJOR) for a three storey residential building of 43 flats.
0320	Playing fields to former Pemberton Primary School, Norley Hall	Wigan West	Unpermissioned	68	0	68	0	0	0	In Council ownership. Former playing fields to the former Pemberton Primary School which is now a housing site.
0322	Land at Frog Lane and Prescott Street, Wigan	Wigan North	Full planning permission	72	72	0	0	0	0	Former cattle market site in edge of town centre location, formerly in Council ownership. Site was sold and has full permission for 10 apartments and 62 homes (A/18/85820/MAJOR)
0325	Former Gas Works, York Road, Ashton-in-Makerfield	Ashton	Permission pending	30	0	30	0	0	0	Major Outline application (A/15/80753) for 30 dwellings submitted May 2015 by Incartus Developments. However, there are flood constraints which need to be resolved prior to development, which is affecting viability and deliverability in the short term. Wigan Council are in dialogue with the owners regarding options for development and the site is still currently on the market.
0326	Land between Pocket Nook Lane and Crompton Way, Lowton	Golborne and Lowton	Full planning permission	46	46	0	0	0	0	The site has full planning permission for 119 dwellings, approved 7 June 2016 (Bellway Homes). Under construction.
0327	Land east of Phoenix Way, Ince, Wigan	Ince Scholes Whelley	Unpermissioned	95	0	95	0	0	0	The site had planning permission for a mixed-use development comprising housing, employment and retail uses (A/14/79668), approved in January 2015, but permission expired in January 2018. The site is being marketed and has attracted interest from a number of developers. It is anticipated that future

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										development will not include employment and retail.
0328	Land south of Garrett Lane, Astley	Tyldesley Astley	Full planning permission	4	4	0	0	0	0	Reserved matters application for 62 homes (A/17/83910) by Rowland Homes, submitted April 2017. Approved 15/09/2017. Under construction.
0334	Rendezvous, 1 Higher Green Lane, Astley	Tyldesley Astley	Full planning permission	7	7	0	0	0	0	The site has full planning permission (A/15/81645) for 32 apartments, approved May 2016. Under construction.
0336	1 The Grove, Ince, WN2 2BU	Ince Scholes Whelley	Unpermissioned	6	0	0	6	0	0	The site had full planning permission (A/15/80767) for change of use to 6 apartments, but this expired in August 2018. Residential development on the site is acceptable in principle.
0337	Land adjacent 59 Shelley Street, Leigh	Leigh	Unpermissioned	27	0	0	27	0	0	Incidental open space of limited value with housing potential. 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	Outline planning permission	16	0	16	0	0	0	Outline application (A/15/81539) for 16 dwellings. Approved 25 April 2018
0339	Land at Briar Grove, Leigh	Leigh	Unpermissioned	11	0	11	0	0	0	Wigan Council intends to dispose of the site. Some interest from Registered Social Landlords. Site within 250 metres of a nominated landfill site.
0340	Yates Street, Leigh	Leigh	Unpermissioned	6	0	6	0	0	0	Wigan Council intends to dispose of the site and has attracted interest from Registered Social Landlords.

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0342	Galloways, 60 Market Street, Wigan, WN1 1HX	Wigan North	Unpermissioned	6	0	6	0	0	0	The site had planning permission (A/15/81472) for conversion to 6 apartments, approved 4 February 2016. This expired in February 2019.
0343	Former Bickershaw Methodist Church, Grange Road Bickershaw, Wigan WN2 5TR	Abram and Platt Bridge	Full planning permission	9	9	0	0	0	0	Has full planning permission (A/15/81807) for 9 dwellings, approved May 2016. Under construction.
0346	Land north of Druid Street, Ashton-In-Makerfield	Ashton	Full planning permission	7	7	0	0	0	0	Application for 7 dwellings (A/15/81808/FULL) approved December 2018.
0348	Higher Ince Social Club, Empress Industrial Estate Anderton Street, Ince, WN2 2BG	Ince Scholes Whelley	Unpermissioned	11	0	11	0	0	0	The site had full planning permission for 11 dwellings (A/16/81943), approved December 2016.
0349	Land south of multi storey car park, Millgate, Wigan	Wigan North	Unpermissioned	120	0	120	0	0	0	Site in Council ownership but leased to Scarborough Developments. Pre-application discussions for 120 apartments.
0354	Apollo Print Services, Heeley Street, Wigan	Wigan North	Full planning permission	8	8	0	0	0	0	The site has full planning permission (A/16/81990) for 8 dwellings, approved May 2016. New application A/19/87052/CON (Condition Discharge) March 2019.
0355	Springbank Industrial Estate, Liverpool Road, Platt Bridge - Part 2	Abram and Platt Bridge	Permission pending	18	0	18	0	0	0	Full planning application (A/15/81702) for 18 dwellings. Stalled due to ongoing enforcement issues, which is affecting its short term delivery. However, the site is a suitable residential site in a sustainable location.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0356	Remaining land at Springbank Industrial Estate, Liverpool Road, Platt Bridge	Abram and Platt Bridge	Unpermissioned	23	0	0	23	0	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 have ceased operating. Site previously investigated and a Remediation Strategy in place for first phases. A developer has expressed interest in taking the site on.
0357	Site of Methodist School, Plank Lane, Leigh	Leigh	Full planning permission	7	7	0	0	0	0	Full planning permission for 7 dwellings (A/16/82187), approved June 2017. Under construction.
0358	22 Wallgate, Wigan WN1 1JU	Wigan North	Full planning permission	6	6	0	0	0	0	Application submitted (A/16/82278/CU) on 8 April 2016 for the change of use to 5 self-contained apartments. Further application submitted A/17/84400/CU for change of use to 6 apartments, approved 13/03/2018.
0360	Wigan Enterprise Park, Ince	Ince Scholes Whelley	Full planning permission	325	176	149	0	0	0	The site was granted outline planning permission for 325 homes at appeal in April 2016 (A/13/78163). Reserved matters approval granted on 24/01/20 (A/19/87324/RMMAJ). Build out rates based on information submitted by the developer.
0361	Land at Langham Road, Standish	Standish	Full planning permission	80	80	0	0	0	0	Reserved matters approval for 80 dwellings (A/18/85235/RMMAJ), Wainhomes.
0362	Pagefield Hotel and adjacent land, Park Road, Wigan	Wigan North	Full planning permission	31	31	0	0	0	0	Full planning application for 22 apartments and 9 houses (A/16/82916), submitted September 2016. Approved 14/03/2018.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0363	Land at Pickup Street, Ince	Ince Scholes Whelley	Unpermissioned	33	0	33	0	0	0	Site currently being marketed and has potential for both housing and/or retail use. 50 dwellings per hectare has been assumed to reflect local centre location and surrounding densities. The trees on Ince Green Lane are protected and have not been included in the SHLAA site.
0365	Site of former Mayfield Centre, Mayfield Road, Kitt Green	Wigan West	Full planning permission	3	3	0	0	0	0	Site has reserved matters approval for 30 homes (A/17/83660), approved June 2017. Part of council's new build programme. Under construction.
0369	5 Market Street, Leigh	Leigh	Full planning permission	8	8	0	0	0	0	Has change of use planning permission (A/16/82441) for 8 apartments, approved June 2017.
0370	Ena Mill, Flapper Fold Lane, Atherton	Atherton	Full planning permission	44	0	44	0	0	0	The site has full planning permission for the conversion of the Grade II Listed mill for mixed uses, including retail and 44 apartments (A/16/82164), approved January 2017.
0374	Open Land North East Of 21 Knowsley Street, Leigh	Leigh	Unpermissioned	10	0	10	0	0	0	Reserved matters approval for 10 apartments (A/16/82624), approved 13 September 2016. This expired in February 2018, but development of the site remains acceptable in principle.
0375	Former Hovis Bakery, Cale Lane, Wigan	Ince Scholes Whelley	Full planning permission	119	119	0	0	0	0	Outline planning application for up to 149 homes submitted by CBRE, on behalf of the landowner, on 28 February 2017 (A/17/83721) and approved 15/03/2018. Reserved matters application for 141 homes approved August 2018. Under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0377	Kirkless Industrial Estate, Cale Lane, New Springs	Ince Scholes Whelley	Outline planning permission	300	0	175	125	0	0	Outline application (A/15/81125) for 300 homes approved 20 October 2017.
0378	Land To The Rear (West) Of 346 - 348 Wigan Lane, Wigan	Wigan North	Outline planning permission	5	5	0	0	0	0	Outline application (A/19/87498) for residential development approved 07/10/19.
0380	The Dairy, 2 Chadwick Street, Leigh, WN7 1RR	Leigh	Full planning permission	10	10	0	0	0	0	The site has full planning permission for 9 apartments (A/16/83300/FULL) approved February 2017, and approval for one additional apartment (A/17/84180) approved August 2017.
0384	84 Railway Road, Leigh, WN7 4AN	Leigh	Full planning permission	8	8	0	0	0	0	The site has planning permission for 8 apartments (A/16/83150/PDO) approved December 2016.
0385	Vyna House North Lane, Tyldesley, M29 7AB	Tyldesley Astley	Unpermissioned	32	0	32	0	0	0	The site had full planning permission for 32 dwellings (A/16/81994/MAJ) approved January 2017.
0386	Mechanics Arms, 277 Leigh Road, Hindley Green, WN2 4XW	Leigh	Full planning permission	5	5	0	0	0	0	The site has full planning permission for 6 dwellings (A/15/81669/FULL) approved February 2017.
0387	Site Of Former Manse 233 Wigan Road, Ashton-In-Makerfield	Ashton	Full planning permission	5	0	5	0	0	0	The site has full planning permission for 3 dwellings (A/15/81226/FULL) approved September 2015 and for 2 dwellings (A/17/83586/FULL) approved April 2017. Application 19/87529/FULL pending.
0389	Land Adjacent 11 Lee Lane, Abram	Abram and Platt Bridge	Permission pending	6	0	6	0	0	0	Outline planning permission for 6 dwellings (A/17/83620/OUT) approved May 2017. Application A/19/87508/FULL pending

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0392	Eastdale, Old Hall Street, Ince, WN3 4QR	Ince Scholes Whelley	Permission pending	26	0	26	0	0	0	Application 19/87173/MAJOR for 26 apartments pending.
0393	269 Westleigh Lane, Leigh	Leigh	Outline planning permission	17	0	17	0	0	0	A/19/88002/OUT approved 27/10/2016 for 17 dwellings
0394	Land north of 72 Heath Lane, Lowton	Golborne and Lowton	Full planning permission	23	23	0	0	0	0	The site has full planning permission for 129 homes (A/16/82233) approved April 2017. Bloor Homes. Under construction.
0395	Land at 3 Holgate Drive, Orrell	Orrell	Unpermissioned	10	0	10	0	0	0	Call for Site submission. Brownfield site in former light industrial use. In single ownership with intent to deliver in the short term.
0396	Site of The Rose Centre (formerly known As Lowton Civic Hall), Hesketh Meadow Lane, Lowton	Golborne and Lowton	Full planning permission	1	1	0	0	0	0	The site has full planning permission (MCI and Great Places) for a mixed tenure residential scheme consisting of 36 2 and 3 bed houses (A/16/83385/MAJOR). Under construction.
0397	Agricultural land east of 8 Patricroft Road, Ince	Ince Scholes Whelley	Full planning permission	9	9	0	0	0	0	Full planning permission for 9 town houses.
0398	Standish Ambulance Station, Glebe Close, Standish	Standish	Outline planning permission	9	9	0	0	0	0	A/17/83276/OUT for 9 dwellings approved September 2018.
0399	Open Land East Of 242 Atherton Road, Hindley	Hindley	Full planning permission	7	7	0	0	0	0	A/17/83832/FULL for 7 dwellings approved July 2017.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0400	1 - 2 Bridgeman Terrace, Wigan, WN1 1SX	Wigan North	Full planning permission	1	1	0	0	0	0	Site has planning permission for change of use to 8 apartments (A/17/84176/CU), approved August 2017. Under construction.
0401	The Colliers Rest, 28 Firs Lane, Leigh, WN7 4SB	Leigh	Full planning permission	7	7	0	0	0	0	COU application (A/17/83701/CU) for 7 apartments approved July 2017.
0402	Beech Grove House, 155 St Helens Road, Leigh, WN7 3UA	Leigh	Full planning permission	10	10	0	0	0	0	Full planning application (A/17/84018/MAJOR) for 10 dwellings. Approved 13/10/2017. Under construction.
0403	60 Brook Lane, Orrell, Wigan, WN5 8JG	Wigan West	Full planning permission	9	9	0	0	0	0	The site has full planning permission (A/17/84107) for 9 apartments, approved August 2017.
0404	Site of Chadwicks Waste Transfer, Rowan Meadows, Leigh	Leigh	Full planning permission	15	15	0	0	0	0	Full planning application (A/17/84214) submitted July 2017 for 27 dwellings. Approved November 2017. Under construction.
0405	Land adjacent to Premier Inn, Harrogate Street, Wigan	Wigan North	Unpermissioned	53	0	53	0	0	0	Brownfield site on the edge of Wigan town centre adjacent to River Douglas. It was previously 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	Outline planning permission	128	0	128	0	0	0	The site has outline planning permission for 128 homes, approved at appeal in July 2017. A housebuilder is in pre-app discussions with the Council and a reserved matters application is anticipated shortly.
0407	Car park, former Town Hall site, Rodney Street	Wigan North	Unpermissioned	46	0	46	0	0	0	Former site of Wigan Town Hall currently used as a surface car park. In private ownership. Partly located within Wigan

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										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.
0408	Land at Jury Street and Briggs Street, Leigh	Leigh	Unpermissioned	44	0	44	0	0	0	Former housing clearance site in Council ownership, with Council in discussions with a developer regarding a sale. 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.
0409	Land at Premier House, East Bond Street, Leigh	Leigh	Unpermissioned	57	0	25	32	0	0	The site had outline planning permission for residential development but lapsed in 2016. The site is sustainably located on the edge of Leigh town centre and adjacent to the Leigh Guided Busway. The site could accommodate high density development. There are some TPOs on the periphery of the site.
0410	Ullswater Road, Golborne	Golborne and Lowton	Full planning permission	31	31	0	0	0	0	Council owned site. The site has full planning permission for 12 apartments and 19 bungalows (A/18/85351) approved August 2018. Under construction.
0411	Walkden House, Priory Road, Ashton	Ashton	Full planning permission	20	20	0	0	0	0	20 apartments as part of Wigan Council's new build programme. Expected completion April 2020. Under construction.
0412	Land at School Street / Liza Street, Leigh	Leigh	Unpermissioned	8	0	8	0	0	0	Former housing clearance site in Council ownership. Site capacity reflects surrounding density.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0413	Site of 526-540 Liverpool Road, Platt Bridge	Abram and Platt Bridge	Unpermissioned	8	0	0	8	0	0	Site in Council ownership and seeking to sell. 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	0	27	0	0	Council owned site in proximity to Wigan town centre. HRA site with potential for affordable housing provision. Not in the Council's short-term plans for delivery but reasonable prospect for medium term delivery.
0415	Stonehouse Day Nursery, Etherstone Street, Leigh	Leigh	Full planning permission	12	12	0	0	0	0	Site in Council ownership. Full permission (A/18/85672/MAJLA) for demolition of existing nursery and erection of a three storey block of 12 assisted living apartments, car parking and associated access. Under construction.
0418	5 Springfield Road, Wigan, WN6 7AT	Wigan North	Full planning permission	6	6	0	0	0	0	The site has change of use permission A/17/84078 from 1 dwelling to 7 studio flats.
0419	14 Railway Road, Leigh, WN7 4AX	Leigh	Full planning permission	6	6	0	0	0	0	The site has change of use permission (A/17/84085) for 6 flats, approved July 2017.
0420	Rear of Shakerley Road, Tyldesley	Tyldesley Astley	Unpermissioned	22	0	22	0	0	0	Longstanding vacant former allotment site in private ownership. Ready access. Estimated capacity reflects surrounding residential densities. Willing landowner in discussions with the council regarding an affordable housing scheme and intend to submit an application in the short-term.
0421	Former St Gabriel's Primary School, Kensington Drive, Higher Folds, Leigh	Leigh	Permission pending	93	0	93	0	0	0	Former school site in Diocese and Council ownership. The site has been cleared and Phase 2 site investigations have been undertaken. The site is currently being marketed and has attracted some interest from developers.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0422	Site of rugby training facility, Edge Hall Road, Orrell	Orrell	Unpermissioned	70	0	25	45	0	0	Rugby training facility in the ownership of Wigan Warriors RLFC, who are considering relocation of this training facility and have been in discussions with an interested housebuilder. Suitability for residential development is dependent on access and concerns over the loss of open space being resolved.
0423	Oaklands, 196 Newton Road, Lowton	Golborne and Lowton	Permission pending	28	0	28	0	0	0	Pending application (A/18/86157/MAJOR) for residential development of 28 dwelling houses comprising of 6 two storey detached dwellings, 16 two storey semi-detached dwellings and 6 two and a half storey dwellings with parking and landscaping following demolition of existing building. Council owned but sale agreed subject to successful planning application.
0424	Land at Heath Lane, Golborne	Golborne and Lowton	Full planning permission	24	24	0	0	0	0	Land safeguarded for future development in Policy SP4 of the Core Strategy. Major application A/18/85368 for 24 dwellings approved on 15/11/19.
0425	Land to rear of Rowton Rise, Standish	Standish	Unpermissioned	0	0	0	0	0	0	Site in the control of Seddon Homes. Land safeguarded for future development. Willing landowner and developer. Suitability of the site for housing development is subject to the impact on local infrastructure capacity, including the local road network. Access would need to be resolved as part of a development. Assumed unsuitable until suitability can be demonstrated.
0426	Residual land at former Standish golf course, Rectory Lane, Standish	Standish	Unpermissioned	0	0	0	0	0	0	Site owned by Morris and Persimmon Homes who intend to deliver as a further phase (or phases) to the existing approved adjacent development. The site is within

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										the broad location for new development as set in Policy SP4 of the Local Plan Core Strategy. Suitability of the site for housing development is subject to the impact on local infrastructure capacity, including the local road network. Site is assumed unsuitable until suitability can be demonstrated. Areas of protected woodland have been removed from the developable area. Green infrastructure corridors running north-south and east west across the site would be sought to enhance sustainable connectivity.
0427	Land at Alder Lane, Hindley Green	Hindley	Full planning permission	30	30	0	0	0	0	Full application for 84 homes (A/14/79838) from Persimmon Homes. Approved 7 November 2017. Under construction.
0431	Site Of Parr Bridge Works, Mosley Common Road Tyldesley, M29 8PR	Tyldesley Astley	Full planning permission	154	154	0	0	0	0	Reserved matters application for 154 dwellings (A/18/86280) was approved in March 2019. Under construction.
0432	17-45 Market Street Leigh, WN7 1DR	Leigh	Full planning permission	10	10	0	0	0	0	Application A/17/83958 for Prior notification for change of use of first and second floors from offices to residential (18 apartments) approved 8 Feb 2018. Under construction.
0434	177 Firs Lane, Leigh WN7 4SU	Leigh	Unpermissioned	6	0	6	0	0	0	Had change of use permission A/16/82997 for 6 studio apartments. Expired.
0435	Sandy Lane Farm, 186 Sandy Lane, Hindley	Hindley	Full planning permission	9	9	0	0	0	0	Full application received A/17/84479/FULL for 9 dwellings, approved 02/03/2018.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0436	The New Fleece Hotel 9 - 11 Warrington Road Ashton-In-Makerfield, WN4 9PL	Ashton	Full planning permission	11	11	0	0	0	0	Application A/17/84844/MAJ received for conversion to 11 apartments, approved 16/03/2018.
0437	Open Land North West Of 32 Hilda Street, Leigh	Leigh	Full planning permission	8	8	0	0	0	0	Full application received A/17/84989/FULL for 9 dwellings, approved 02/03/2018. Under construction.
0438	Walmsley House, 35 Dicconson Street, Wigan, WN1 2AS	Wigan North	Full planning permission	11	11	0	0	0	0	Full application received A/17/84906/MAJ for change of use to 11 apartments - approved 13/04/2018. Under construction.
0439	Fourways Assessment Unit, Cleworth Hall Lane Tyldesley, M29 8WS	Tyldesley Astley	Full planning permission	8	8	0	0	0	0	Full application A/18/84985/FULL for 8 dwellings - approved 30/04/2018.
0440	Former service station, Bolton Road, Atherton, M46 9JG	Atherton	Outline planning permission	23	0	23	0	0	0	Outline permission (A/17/83953) for 23 apartments approved 25/05/18.
0441	Site Of And Adjacent To 22 - 34 Common Lane, Tyldesley	Tyldesley Astley	Full planning permission	5	5	0	0	0	0	Full permission (A/17/84490) for dwellings granted in 2018. Under construction.
0442	Atherton Car Centre, Leigh Road, Atherton, M46 0LX	Atherton	Full planning permission	10	10	0	0	0	0	Full application A/18/84954 for 5 pairs of semi-detached dwellings - approved 11 June 2018.
0443	Vacant Land West Of 51 Booths Brow Road, Ashton-In-Makerfield	Ashton	Full planning permission	8	8	0	0	0	0	Full application A/17/84609 for 8 dwellings - approved 23/07/2018.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0444	Victoria Mill, Miry Lane, Wigan WN3 4AG	Wigan South	Full planning permission	46	46	0	0	0	0	Prior Notification A/18/85365 for change of use to 46 flats - approved 06/07/2018.
0445	Land East Of 5 New Lodge, Wigan WN1 2ND	Wigan North	Full planning permission	6	6	0	0	0	0	Full application A/18/85539 for 6 apartments - approved 16/07/2018.
0446	31 Atherton Road, Hindley, Wigan WN2 3EA	Hindley	Full planning permission	9	9	0	0	0	0	Full application A/18/85586 for change of use to 9 apartments - approved 18/07/2018.
0447	The Hockery Brook, 146 Wigan Road, Hindley, Wigan WN2 3DF	Hindley	Full planning permission	5	5	0	0	0	0	Full application A/17/84771 for 5 dwellings - approved 19/07/2018.
0448	Former Pemberton Colliery	Winstanley Highfield	Permission pending	268	0	250	18	0	0	In Peel ownership. A/19/87673/OUTMAJ under consideration for 268 dwellings.
0449	Pocket Nook, Lowton	Golborne and Lowton	Unpermissioned	600	0	325	275	0	0	Site in mixed ownership and identified in the Core Strategy as broad location for residential development. The route of the HS2 railway bisects the site and has been removed from the developable area.
0450	Galleries Shopping Centre, Wigan	Wigan North	Unpermissioned	450	0	300	150	0	0	Shopping centre under ownership of Wigan Council. Council undertaking feasibility work on mixed use regeneration, with a likely high density given its town centre location.
0451	Site of former Beech Hill Medical Centre, Wigan, WN6 7HX	Wigan North	Full planning permission	8	8	0	0	0	0	Full planning permission A/18/86073 granted for 8 dwellings.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0452	Site of Formby Hall, Alder Street, Atherton M46 9EY	Atherton	Full planning permission	13	13	0	0	0	0	Full planning permission A/17/84658 granted for 13 supported living bungalows.
0453	26 Gregory Avenue,, Atherton, M46 9WU	Atherton	Full planning permission	6	6	0	0	0	0	Full planning permission (A/17/83764) granted for 6 C2 use apartments.
0454	Ex servicemans club, Cale Lane, WN2 1ET	Ince Scholes Whelley	Full planning permission	10	10	0	0	0	0	Full planning permission (A/18/86458) granted for 10 dwellings. Replaced (A/17/84426) for 9 dwellings. Under construction.
0455	Site To The Rear Of 126 Warrington Road Abram, WN2 5QH	Abram and Platt Bridge	Outline planning permission	9	9	0	0	0	0	Outline application (A/16/82706) granted on 12/10/18 for erection of 9 dwellings, an animal enclosure, stables and lunge pit, together with associated parking and access following demolition of existing buildings.
0457	Tyldesley Conservative Club Stanley Street Tyldesley, M29 8AE	Tyldesley Astley	Full planning permission	17	17	0	0	0	0	Full permission (A/18/85266) granted for change of use to 17 apartments.
0458	Land Adjacent 112 Hulme Road, Leigh, WN7 5BT	Leigh	Full planning permission	8	8	0	0	0	0	Full planning permission (A/18/86153) granted for 8 dwellings.
0459	Walmesley Arms, 465 Warrington Road, Ince, WN3 4TQ	Abram and Platt Bridge	Full planning permission	9	9	0	0	0	0	Full planning permission (A/18/86194) granted for change of use to 9 flats. Under construction.
0460	Bowling Green, Flapper Fold Lane, Atherton	Atherton	Full planning permission	3	3	0	0	0	0	Full planning permission granted (A/18/86200) for 10 apartments. Under construction.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0461	The Club House, 30 Flapper Fold Lane, Atherton, M46 0FA	Atherton	Full planning permission	3	3	0	0	0	0	Full planning permission (A/18/86199) granted for change of use to 8 apartments. Under construction.
0462	Tyldesley Old Road Atherton, M46 9AF	Atherton	Full planning permission	9	9	0	0	0	0	Full planning permission (A/18/85725) granted for 9 apartments.
0463	Spinners Arms 76 Bolton Road, Atherton, M46 9JY	Atherton	Full planning permission	9	9	0	0	0	0	Full planning permission (A/18/86435) granted for change of use to 9 apartments. Under construction.
0464	2 The Avenue, Leigh	Leigh	Full planning permission	18	18	0	0	0	0	Has GPD prior approval (A/18/86333) for change of use to 18 apartments. Under construction.
0465	Hilton Norbury Solicitors, 6 - 8 Upper Dicconson Street, Wigan	Wigan North	Full planning permission	8	8	0	0	0	0	Permission granted (A/18/86449/CU) to convert properties into 8 self-contained apartments (8 one-bedroomed). Under construction.
0466	John Tiernan House, 92 - 102 Ribble Road Platt Bridge	Abram and Platt Bridge	Full planning permission	12	12	0	0	0	0	Permission granted (A/19/86374/MAJOR) for 12 dwellings with associated garages, parking, landscaping and access from Mersey Road following demolition of existing three storey building. Under construction.
0467	Land Adjacent Brook Lane, Orrell	Wigan West	Unpermissioned	8	0	8	0	0	0	Developer interest in residential development of the site.
0468	Masons Arms, 245 - 249 Wigan Road Atherton	Atherton	Outline planning permission	12	0	12	0	0	0	Outline permission granted (A/19/86648/OUT) for the erection of a three storey building comprising of 12 flats together with vehicle parking, amenity

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
										space and associated works (all matters reserved)
0469	62 Railway Road, Leigh	Leigh	Full planning permission	5	5	0	0	0	0	Full permission granted (A/19/86760/FULL) for conversion to create 5 flats together with external alterations.
0470	55 Crawford Avenue And Land To The West And Rear Of 55-25 Crawford Avenue, Tyldesley, M29 8ET	Atherton	Outline planning permission	19	0	19	0	0	0	Outline permission (A/18/84930/OUTMAJ) granted for residential development including the demolition of 55 Crawford Avenue.
0471	New Barn Farm, New Barn Lane, Leigh	Leigh	Outline planning permission	5	5	0	0	0	0	Outline permission (A/18/86063/OUT) granted for residential development of 5 dwellinghouses, associated landscaping and car parking, following demolition of all onsite buildings and structures (All matters reserved).
0472	Brackley House site, Goose Green	Wigan South	Full planning permission	-14	-14	0	0	0	0	Part of Wigan Council's new build programme. Application (A/19/87385/MAJLA) for 17 houses granted in 2019, which includes demolition of 31 existing apartments.
0473	Wharfedale site, Leigh	Leigh	Full planning permission	35	35	0	0	0	0	Part of Wigan Council's new build programme. Application (A/19/87665/MAJLA) granted in 2019, which includes demolition of 21 homes, replaced by a new scheme of 56 extra care apartments.
0474	Chapel Street Car Park, Leigh	Leigh	Permission pending	40	0	40	0	0	0	Site is part of Wigan Council's new build programme with estimated capacity for 40 units. Application A/19/88342/MAJLA under consideration.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0475	Roy Wood Bar Supplies and land to west, Wray Street	Ince Scholes Whelley	Outline planning permission	15	0	15	0	0	0	Outline permission (A/18/85217/OUT) granted for residential development seeking approval of access, all other matters reserved following demolition of existing buildings.
0476	Land east of Thompson's Farm, Lowton	Golborne and Lowton	Permission pending	69	0	69	0	0	0	Residual land within land safeguarded for future development. In Bloor ownership who intend to deliver in the short term. Application A/19/88228/MAJOR pending.
0477	Open Land West Of 241 Tyldesley Road, Atherton	Atherton	Full planning permission	5	5	0	0	0	0	Has full permission (A/18/84957) for 5 flats.
0478	Vacant Land Adjoining 42 Thomas Street, Atherton	Atherton	Full planning permission	8	8	0	0	0	0	Has full permission (A/18/86234) for 8 apartments.
0479	Elizabeth House, Bold Street, Leigh	Leigh	Full planning permission	13	13	0	0	0	0	Has prior approval for change of use (A/18/85946) to 13 apartments.
0480	16 - 22 King Street, Leigh	Leigh	Full planning permission	7	7	0	0	0	0	Has permission (A/18/86190) for conversion to 7 apartments.
0481	2 Hope Street, Leigh	Leigh	Full planning permission	6	6	0	0	0	0	Has permission for change of use (A/19/86613) to 6 apartments.
0482	82 Railway Road, Leigh	Leigh	Full planning permission	15	15	0	0	0	0	Has prior approval for change of use (A/19/87213) to 15 studio apartments.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0483	Fairhouse Barn, Pocket Nook Lane, Lowton	Golborne and Lowton	Outline planning permission	14	0	14	0	0	0	Outline permission A/17/85024 granted for 14 dwellings.
0484	Wigan Pier, Wallgate, Wigan	Wigan South	Full planning permission	8	8	0	0	0	0	Has permission (A/19/87034) for 8 dwellings.
0485	155 Preston Road, Standish	Standish	Full planning permission	21	21	0	0	0	0	Has permission (A/17/84541) for 21 apartments.
0486	Agricultural Buildings, Light Oaks Hall, Old Moss Lane	Tyldesley Astley	Full planning permission	5	5	0	0	0	0	Has permission (A/19/86811) for 5 dwellings
0487	Former Royal Hotel 172 - 174 Manchester Road, Ince	Ince Scholes Whelley	Full planning permission	6	6	0	0	0	0	Has change of use permission (A/19/87495) for 6 apartments.
0488	40 Warrington Lane, Wigan	Ince Scholes Whelley	Full planning permission	5	5	0	0	0	0	Has permission for change of use (A/19/87569) for 5 dwellings.
0489	Observer Buildings, Rowbottom Square, Wigan	Wigan North	Full planning permission	18	18	0	0	0	0	Prior notification for change of use (A/19/87661) to 18 apartments
0490	1 Hilton Street And 19 Powell Street, Wigan	Wigan North	Full planning permission	4	4	0	0	0	0	Has permission (A/18/85755) to convert to 5 flats and 1 bedsit.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0491	Former Morrisons Store, Ince	Ince Scholes Whelley	Unpermissioned	158	0	158	0	0	0	Store closed in 2019. interest shown in residential redevelopment of the site.
0492	Vacant Land At Kingscroft Court, Wigan	Ince Scholes Whelley	Full planning permission	15	15	0	0	0	0	Full permission (A/18/85681) granted for 15 Class C3 (b) apartments.
0493	Ainscows Farm, 351 Bolton Road, Aspull, WN2 1QW	Aspull	Full planning permission	6	6	0	0	0	0	Full permission (A/18/86170) granted for 6 dwellings
0494	7 Springfield Road, Wigan, WN6 7AT	Wigan North	Full planning permission	7	7	0	0	0	0	Permission granted for change of use (A/19/87844) to 7 studio apartments.
0495	King Street Masterplan boundary, Wigan	Wigan North	Unpermissioned	90	0	90	0	0	0	Part of Future High Streets Fund bid. Costed masterplan has been developed - Council to lead on initial phase of scheme. Scheme included in Town centre SRF, therefore a strategic priority.
0496	180 Club, Railway Road, Leigh	Leigh	Unpermissioned	25	0	25	0	0	0	Conversion to residential proposed – site acquired and scheme in design with private owners, Murree Homes Ltd.
0497	Plank Lane Nissan Garage, Leigh	Leigh	Permission pending	87	0	87	0	0	0	Major application (A/20/88612) for 78 retirement apartments and 9 bungalows – pending.
0498	St Peters Church, Bryn	Ashton	Unpermissioned	20	0	20	0	0	0	Site is on market, private sale – Registered providers are interested.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0499	Upper George Street, Tyldesley	Tyldesley Astley	Unpermissioned	20	0	20	0	0	0	Conversion of old college/church. Site sold and discussions taking place with developer.
0500	Wood Street, Tyldesley	Tyldesley Astley	Unpermissioned	9	0	9	0	0	0	Hybrid scheme – Interest in developing self-build plots and 2 dwellings.
0501	Southgate, Wigan	Wigan South	Unpermissioned	40	0	40	0	0	0	Vacant development site.
0502	Former Ambulance station, Pottery Road, Wigan	Wigan South	Unpermissioned	30	0	30	0	0	0	Vacant development site.
0503	Red Cat, 353 Leigh Road, Hindley Green	Leigh	Full planning permission	21	22	0	0	0	-1	Pub Conversion (A/19/87804) for change of use of public house to 9 apartments and new build of 12 apartments
0504	Mesnes House, Mesnes Road, Wigan	Wigan North	Unpermissioned	25	0	25	0	0	0	Vacant office site that is on the market.
0506	Former Bulls Head, Leigh	Leigh	Unpermissioned	12	0	12	0	0	0	Site for sale with interest from Registered Providers.
0507	St Helens Road, Leigh	Leigh	Unpermissioned	10	0	10	0	0	0	Council led development scheme to enhance the street scene on St Helens Road.
0508	Longridge Avenue, Standish	Standish	Unpermissioned	12	0	12	0	0	0	Council Direct delivery scheme.

Reference number	Site name	Settlement	Planning status	Remaining capacity 1 April 2020	2020-25	2025-30	2030-35	2035-37	Post 2037	Comments
0509	Bolton Road/Albert Street, Ashton	Ashton	Unpermissioned	12	0	12	0	0	0	Proposed supported living scheme.
0510	Bold Street/ Billinge Road	Wigan West	Unpermissioned	11	0	11	0	0	0	Part of the site previously had permission for residential use.
0511	Showmans Caravan Site, King Street, Hindley	Hindley	Full planning permission	9	9	0	0	0	0	Permission granted for 9 homes (A/19/86704/FUL) on 19/12/19.
0512	Dray King Hotel, Long Lane, Hindley Green	Hindley	Full planning permission	8	8	0	0	0	0	Permission granted for change of use and conversion to 22 sheltered housing apartments (Class 3b) and 2 dwellings. Under construction.
0513	53 - 55 Walthew Lane, Platt Bridge, WN2 5AL	Abram and Platt Bridge	Full planning permission	5	5	0	0	0	0	Permission granted (A/19/87858/FUL) for conversion of public house to 6 apartments together with a two storey extension to west elevation (Loss of 1 apartment).
0514	The Bridge Inn, 7 St Helens Road, Leigh	Leigh	Full planning permission	24	24	0	0	0	0	Permission granted for the erection of 24 apartments following demolition of existing buildings (A/19/87159/Full).
0515	Golborne Baptist Church, Charles Street, Golborne	Golborne and Lowton	Full planning permission	5	5	0	0	0	0	Permission granted for change of use to 4 flats and 1 dwelling (A/20/88503/CU).

Appendix F: Total housing supply by settlement

The table below sets out the housing supply by settlement for the time period 2020-37.

Settlement	Planning status	2020-25	2025-30	2030-35	2035-37	2020-37
Abram and Platt Bridge	Full planning permission	175	32	0	0	207
Abram and Platt Bridge	Outline planning permission	9	0	0	0	9
Abram and Platt Bridge	Permission pending	0	24	0	0	24
Abram and Platt Bridge	Unpermissioned	0	6	57	0	63
Abram and Platt Bridge	Small sites with planning permission	19	0	0	0	19
Abram and Platt Bridge	Total	203	62	57	0	322
Ashton	Full planning permission	201	5	0	0	206
Ashton	Outline planning permission	0	250	65	0	315
Ashton	Permission pending	0	30	0	0	30
Ashton	Unpermissioned	0	156	52	0	208
Ashton	Small sites with planning permission	14	0	0	0	14
Ashton	Total	215	441	117	0	773
Aspull	Full planning permission	6	0	0	0	6
Aspull	Outline planning permission	0	0	0	0	0
Aspull	Permission pending	0	0	0	0	0
Aspull	Unpermissioned	0	0	13	0	13
Aspull	Small sites with planning permission	3	0	0	0	3
Aspull	Total	9	0	13	0	22
Atherton	Full planning permission	172	60	0	0	232
Atherton	Outline planning permission	0	54	0	0	54
Atherton	Permission pending	0	362	375	130	867
Atherton	Unpermissioned	0	179	540	295	1,014
Atherton	Small sites with planning permission	11	0	0	0	11
Atherton	Total	183	655	915	425	2,178

Settlement	Planning status	2020-25	2025-30	2030-35	2035-37	2020-37
Golborne and Lowton	Full planning permission	839	49	0	0	888
Golborne and Lowton	Outline planning permission	0	14	0	0	14
Golborne and Lowton	Permission pending	0	219	0	0	219
Golborne and Lowton	Unpermissioned	0	378	275	0	653
Golborne and Lowton	Small sites with planning permission	12	0	0	0	12
Golborne and Lowton	Total	851	660	275	0	1,786
Hindley	Full planning permission	141	23	0	0	164
Hindley	Outline planning permission	0	0	0	0	0
Hindley	Permission pending	0	50	250	100	400
Hindley	Unpermissioned	0	23	85	0	108
Hindley	Small sites with planning permission	20	0	0	0	20
Hindley	Total	161	96	335	100	692
Ince Scholes Whelley	Full planning permission	393	149	0	0	542
Ince Scholes Whelley	Outline planning permission	0	206	125	0	331
Ince Scholes Whelley	Permission pending	0	26	0	0	26
Ince Scholes Whelley	Unpermissioned	0	517	33	0	550
Ince Scholes Whelley	Small sites with planning permission	10	0	0	0	10
Ince Scholes Whelley	Total	403	898	158	0	1,459
Leigh	Full planning permission	1,492	59	0	0	1,551
Leigh	Outline planning permission	80	742	645	200	1,667
Leigh	Permission pending	57	318	0	0	375
Leigh	Unpermissioned	0	419	107	0	526
Leigh	Small sites with planning permission	49	0	0	0	49
Leigh	Total	1,678	1,538	752	200	4,168
Orrell	Full planning permission	0	17	0	0	17
Orrell	Outline planning permission	0	0	0	0	0
Orrell	Permission pending	0	9	0	0	9

Settlement	Planning status	2020-25	2025-30	2030-35	2035-37	2020-37
Orrell	Unpermissioned	0	47	45	0	92
Orrell	Small sites with planning permission	9	0	0	0	9
Orrell	Total	9	73	45	0	127
Shevington	Full planning permission	0	0	0	0	0
Shevington	Outline planning permission	0	0	0	0	0
Shevington	Permission pending	0	0	0	0	0
Shevington	Unpermissioned	0	0	0	0	0
Shevington	Small sites with planning permission	4	0	0	0	4
Shevington	Total	4	0	0	0	4
Standish	Full planning permission	749	70	0	0	819
Standish	Outline planning permission	9	384	0	0	393
Standish	Permission pending	0	0	0	0	0
Standish	Unpermissioned	0	12	0	0	12
Standish	Small sites with planning permission	16	0	0	0	16
Standish	Total	774	466	0	0	1,240
Tyldesley Astley	Full planning permission	729	11	0	0	740
Tyldesley Astley	Outline planning permission	0	0	0	0	0
Tyldesley Astley	Permission pending	0	0	0	0	0
Tyldesley Astley	Unpermissioned	0	83	0	0	83
Tyldesley Astley	Small sites with planning permission	28	0	0	0	28
Tyldesley Astley	Total	757	94	0	0	851
Wigan North	Full planning permission	451	0	0	0	451
Wigan North	Outline planning permission	5	0	0	0	5
Wigan North	Permission pending	0	0	0	0	0
Wigan North	Unpermissioned	0	911	358	0	1,269
Wigan North	Small sites with planning permission	30	0	0	0	30
Wigan North	Total	486	911	358	0	1,755

Settlement	Planning status	2020-25	2025-30	2030-35	2035-37	2020-37
Wigan South	Full planning permission	41	273	60	0	374
Wigan South	Outline planning permission	0	0	0	0	0
Wigan South	Permission pending	0	0	0	0	0
Wigan South	Unpermissioned	0	495	279	0	774
Wigan South	Small sites with planning permission	5	0	0	0	5
Wigan South	Total	46	768	339	0	1,153
Wigan West	Full planning permission	40	0	0	0	40
Wigan West	Outline planning permission	0	0	0	0	0
Wigan West	Permission pending	0	0	0	0	0
Wigan West	Unpermissioned	0	271	117	0	388
Wigan West	Small sites with planning permission	13	0	0	0	13
Wigan West	Total	53	271	117	0	441
Winstanley Highfield	Full planning permission	0	0	0	0	0
Winstanley Highfield	Outline planning permission	0	0	0	0	0
Winstanley Highfield	Permission pending	0	250	18	0	268
Winstanley Highfield	Unpermissioned	0	0	0	0	0
Winstanley Highfield	Small sites with planning permission	1	0	0	0	1
Winstanley Highfield	Total	1	250	18	0	269
All sites	Full planning permission	5,429	748	60	0	6,237
All sites	Outline planning permission	103	1,650	835	200	2,788
All sites	Permission pending	57	1,288	643	230	2,218
All sites	Unpermissioned	0	3,497	1,961	295	5,753
All sites	Small sites with planning permission	244	0	0	0	244
All sites	Small sites allowance	0	315	315	126	756
All sites	Total	5,833	7,498	3,814	851	17,996