

Appendix 3

**SHLAA Supply NLP's Position
0-5yrs 06-10yrs 11-15yrs To 2028**

NLP's Comments

	2011-2016	2016-2021	2021-2026	2026-2028	Total	
Industrial Area off Edge Green Road, Golborne	0				0	Site is considered unsuitable for development as it is located in the Green Belt and is not an identified MDS. There are highway and contamination issues associated with the site. The low number of dwellings identified would make this development unviable and unachievable.
J&E W Shimmin Transport	18				18	We accept the LPA assumptions.
St Thomas Rectory, Church Street	1				1	Site suitability issues given the mature trees that surround the site and proximity of a Listed Building. This site is unlikely to be able to deliver 13 units as assumed. A development achieving a net gain of 1 unit may be acceptable.
248 Slag Lane	2				2	We accept the LPA assumptions.
The Nook' Land at Millfield Farm, Nook Lane, Lowton	46				46	We accept the LPA assumptions.
The Bungalow and Scrap Yard, Pocket Nook Lane	32				32	The site is currently occupied but was granted planning permission in July 2011. As a result the LPA's assumptions are accepted.
Land to North West of Lowton Civic Hall, Hesketh, Meadow Lane, Lowton	40	41			81	Planning permission has not been granted on this site. It is therefore unlikely that the entire 81 units would be built out in the 0-5 year period, given the requirement for remediation work. Adjustments have been made to the delivery timescales.
Land off Gloucester Avenue, Golborne		19			19	We accept the LPA assumptions.
Spruce Close, Lowton	15				15	We accept the LPA assumptions.
Part of Newton Road PEA, Lowton		44			44	The site does not have planning permission and is in active use but is identified for partial release in Wigan's ELR. As such we accept the LPA assumptions.
Part of Moss Industrial Estate PEA, Lowton		66			66	The site does not have planning permission and is in active use but is identified for partial release in Wigan's ELR. As such we accept the LPA assumptions.
Lowton Health Home, Stone Cross Lane North	16				16	We accept the LPA assumptions.
Golborne High School, Lowton Road, Golborne				0	0	Site has been discounted as the Building Schools for the Future Programme has been abandoned and it is unlikely that the school site will be released for housing development.
Lowton High School, St Helen's Road, Lowton				0	0	Site has been discounted as the Building Schools for the Future Programme has been abandoned and it is unlikely that the school site will be released for housing development.
Lowton J and I School, Newton Road, Lowton				0	0	Site has been discounted as the Building Schools for the Future Programme has been abandoned and it is unlikely that the school site will be released for housing development.
Total	170	170	0	0	340	
Cumulative Total	169	339	339	339	339	

	2011-2016	2016-2021	2021-2026	2026-2028	Total	
Rothwells Farm, Golborne	100	300			400	Site capacity has been amended to reflect a gross development density of 23 dph
Stirrups Farm, Golborne	100	300	182		582	Site capacity has been amended to reflect a gross development density of 23 dph
Pocket Nook Lane, Lowton	100	300	350	140	890	Site capacity has been amended to reflect a gross development density of 23 dph
Total	300	900	532	140	1872	
Cumulative Total	300	1200	1732	1872	1872	

Combined Cumulative Total	469	1539	2071	2211	2211
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Note: For the safeguarded strategic sites, we have assumed delivery rates of 50dpa (2011/16), 60dpa (2016/21) and 70dpa thereafter. We have assumed that development could commence in 2014.