

Appendix A – Strategic Site Options - detail

Option A: Standish

At Standish there are two areas of land safeguarded for future development, one to the west of the town between Standish and Shevington Moor, that we know as 'Almond Brook', and one to the east of the town to the north and south of Rectory Lane.

The area north of Rectory Lane is over 29 hectares. It is 1 kilometre east of Standish town centre and is bounded by the Bradley Lane trading estate to the north; the west coast main railway line to the east; the B5239 Rectory Lane to the south; and the Copeland Drive housing estate to the west. It includes a site of biological importance, an area at risk of surface water flooding and trees and woodland protected by a tree preservation order. The developable area is therefore considered to be around 18 hectares with capacity for around 540 homes. It could be expected that all of these homes could be built by 2026.

The area to the south of Rectory Lane is nearly 80 hectares. It is 1.3 kilometres south-east of Standish town centre and is bounded by the B5239 Rectory Lane to the north; housing areas off the A5106 Chorley Road to the east; Lurdin Lane and the Water Drive housing estate to the south; and substantial areas of housing east of Wigan Road to the west together with St. Wilfrid's CE Primary School. It includes a site of biological importance, areas at risk of surface water flooding, the railway line, trees and woodland protected by Tree Preservation Orders and land reclaimed and laid out as natural open space. The developable area is therefore around 49 hectares with capacity for around 1,500 homes. It could be expected that around 1,100 of these homes could be built by 2026, with the balance thereafter.

Almond Brook is over 48 hectares. It is 1 kilometre north-west of Standish town centre and is bounded by housing areas off the A5209 Almond Brook Road and the Woodhurst Drive housing estate to the south; off Old Pepper Lane in Shevington Moor to the west; off Pepper Lane to the north; and off Preston Road to the east. Also immediately to the east is Standish Community High School. It includes a site of biological importance, areas at risk of surface water flooding, parts of the school sports pitches and trees protected by Tree Preservation Orders. The developable area is therefore around 35 hectares with capacity for over 1,000 homes. It could be expected that all of these homes could be built by 2026.

Option B: Golborne and Lowton

At Golborne and Lowton there are three areas of land safeguarded for future development: at Rothwell's Farm, Lowton Road, Golborne; East of Stone Cross Lane, Lowton; and Pocket Nook Lane, Lowton. These broad site options have previously been consulted upon as part of the proposed broad location for new development at the East Lancashire Road corridor. However, rather than being broad site options, it is now clear that all

three sites would need to be designated for development if the Core Strategy is to be adopted.

Rothwell's Farm, Lowton Road, Golborne is over 17 hectares. It is 1 kilometre north of Golborne town centre and is bounded by a depot and the line of a former mineral railway line to the north; properties fronting Rothwell Road and a farm track to the south-east; and various properties fronting the B5207 Lowton Road to the south-west and the A573 Wigan Road to the west. Golborne High School is located to the south-east. No significant constraints to the development of the site have been identified. Therefore, the whole site is considered to be developable with capacity for around 430 homes. It could be expected that all of these homes could be built by 2026.

East of Stone Cross Lane, Lowton is nearly 26 hectares. It is 1.3 kilometres east of Golborne town centre and is bounded by housing estates off the B5207 Church Lane to the north and the east; the A580 East Lancashire Road to the south; and Stone Cross Lane North, with housing and Stone Cross Business Park to the west. It includes areas at risk of flooding. The developable area is therefore around 22 hectares with capacity for around 650 homes. It could be expected that all of these homes could be built by 2026.

Pocket Nook Lane, Lowton is over 67 hectares. It is 3.2 kilometres east of Golborne town centre and 3.5 kilometres west of Leigh town centre. It is bounded by housing areas with some industry and three schools off the A572 Newton Road to the north and west; the A579 Lowton St Mary's bypass to the east; and the A580 East Lancashire Road to the south. It includes areas at risk of flooding and school playing fields. The developable area is therefore around 53 hectares with capacity for over 1,560 homes. It could be expected that around 1,120 of these homes could be built by 2026, with the balance thereafter.

Option C: Green Belt land around Wigan

An initial assessment of Green Belt land identified 17 broad site options. These were considered against the objectives for Green Belt set out in the National Planning Policy Framework and were reduced to the seven best options on those grounds for further consideration. Five of these broad site options are around Wigan: West of Standish Lower Ground; North of Beech Hill; North-west of New Springs; South-east of Hawkley; and South of Winstanley.

West of Standish Lower Ground, Wigan is nearly 23 hectares. It is 3.4 kilometres north-west of Wigan town centre and is bounded by a pathway along a former mineral railway line with Birley Wood to the north; open land to the east; housing estates and Christopher Park off Wigan Lower Road to the south; and housing off the B5375 Wigan Lower Road to the west. It includes areas at risk of flooding, a site of biological importance, trees and woodland protected by Tree Preservation Orders and sports pitches. The developable area is therefore around 14 hectares with capacity for only 430 homes. It could be expected that all of these homes could be built by 2026.

North of Beech Hill, Wigan is over 71 hectares. It is 2.7 kilometres north-west of Wigan town centre and is bounded by field boundaries with open land in the Green Belt beyond to the north and east, together with Gidlow Cemetery to the east; Billy Pit Brook and the Beech Hill housing estate to the south; and the Standish Lower Ground housing estates to the west. It includes areas of steeply sloping land, areas at risk of flooding and existing housing. The developable area is therefore around 65 hectares with capacity for around 1,948 homes. It could be expected that around 900 of these homes could be built by 2026.

North-west of New Springs, Wigan is over 42 hectares. It is 2.2 kilometres north-east of Wigan town centre and is bounded by the Haigh Plantations to the north; the Leeds and Liverpool Canal to the east; the B5238 Wigan Road, open land with drainage ponds and Canon Sharples CE Primary School to the south; and the Whelley loop line greenway to the west. It includes areas at risk of flooding. The developable area is therefore around 41 hectares with capacity for over 1,200 homes. It could be expected that around 1,000 of these homes could be built by 2026.

South-east of Hawkley, Wigan is over 51 hectares. It is 3.7 kilometres south of Wigan town centre and is bounded by the Hawkley housing estate and Rough Wood to the north-west; Ochre Flash to the east; a track to the south-east; and a field boundary to the south-west with open land beyond. No significant constraints to the development of the site have been identified. Therefore, the whole site is considered to be developable with capacity for over 1,500 homes. It could be expected that around 1,000 of these homes could be built by 2026.

South of Winstanley, Wigan is broadly the same area identified in the Draft Core Strategy as a broad location for new employment development. However, should it not be released for employment development it needs to be considered as an option for housing development.

The area identified is around 83 hectares. It is 5 kilometres south-west of Wigan town centre and is bounded by the Winstanley housing estate and Wheatlea industrial estate to the north; the A49 Warrington Road to the east; the M6 Junction 25 spur road to the south-east; the M6 motorway to the south-west; and Glead Wood to the west. It includes areas at risk of flooding, a site of biological importance, woodland protected by Tree Preservation Orders and fishing ponds. The developable area is therefore around 76 hectares with capacity for nearly 2,300 homes. It could be expected that around 900 of these homes could be built by 2026.

Option D: Green Belt land around Leigh

As noted above, an initial assessment of Green Belt land identified 17 broad site options. These were considered initially against the objectives for Green Belt set out in the National Planning Policy Framework and were reduced to the seven best options on those grounds for further consideration. Two of these broad site options are at Leigh: North-east of Bedford and East of Hooten Gardens.

North-east of Bedford, Leigh is nearly 44 hectares. It is 2.2 kilometres east of Leigh town centre and is bounded by the Higher Folds housing estate to the north; open land and a cemetery to the east; various uses fronting the A572 Manchester Road to the south; and the housing estate off Green Lane to the west. It includes playing fields, an extension of Leigh Cemetery, areas at risk of flooding and trees and woodlands protected by Tree Preservation Orders. The developable area is therefore around 20 hectares with capacity for 600 homes. It could be expected that all of these homes could be built by 2026.

East of Hooten Gardens, Leigh is over 21 hectares. It is 2 kilometres east of Leigh town centre and is bounded by the Bridgewater Canal to the north; field boundaries with open land in the Green Belt beyond to the east and south; and the Hooten Gardens housing areas off the A574 Warrington Road to the west. It includes areas at risk of flooding. The developable area is therefore around 18 hectares with capacity for around 550 homes. It could be expected that all of these homes could be built by 2026.