



**Wigan Local Development Framework  
Core Strategy Examination-in-Public**

**Further information on  
Matter 4: Housing requested by the  
Inspector, 2 February 2012**

**Wigan Council  
7 February 2012**

## **1. Further information on Matter 4: Housing requested by the Inspector, 2 February 2012**

- 1.1 The additional information and clarification on the housing supply position requested by the Inspector from the council was:
- To provide an up-to-date and easy to understand summary of the information in the housing trajectory, to include:
    - A breakdown of the SHLAA sites
    - Those with planning permission, stating which sites are under construction
    - Information on extending the plan period to 2028
    - Information on Northleigh Park, South of Hindley and Garrett Hall as discussed at the session
    - An explanation of where the figures are from and what the assumptions are.
  - Subsequently the Inspector requested an explanation of the text on the 5 year housing supply set out in paragraph 3.50 of our Seventh Annual Monitoring Report (submission document L1)
- 1.2 This paper sets out the council's response.

## **2. Revised supply details for the housing trajectory, including information on extending the plan period to 2028 and on Northleigh Park, South of Hindley and Garrett Hall**

- 2.1 Compared to the housing trajectory table considered at the hearing, the table on the following page has been amended to add 2 additional years to the period of the Core Strategy, to allow for at least 15 years from the date of adoption. In addition, the South of Atherton SHLAA site has been identified separately from the other SHLAA sites; and the Coldalhurst Lane SHLAA site has also been identified separately to the rest of the East Lancashire Road corridor, in recognition by the council that there is insufficient justification for the whole of Astley not being part of the east-west core. Other changes to the table compared to that submitted to the hearing are explained on the page following the table.

**Table 1 (replacement): Sources of supply and phasing to inform the housing trajectory**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
	Years 1 to 5					Years 6 to 10					Years 11 to 15							
Source of Supply:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL
<b>1. Remaining capacity on sites with planning permission</b>	400	450	400	400	350	200	101											<b>2301</b>
<b>2. Northleigh Key Strategic Site</b>				75	100	125	125	125	125	125	200	200	200	200	200			<b>1800</b>
<b>3. Broad locations for new development</b>																		
South of Hindley						25	75	100	150	150	150	150	150	150	150	150	150	<b>1550</b>
Landgate									50	60	60	60	40					<b>270</b>
East of Atherton									50	100	100	100	71					<b>421</b>
Garrett Hall				25	75	75	75	75	75	75	75	50						<b>600</b>
East Lancs Road corridor				25	75	100	100	100	100	100								<b>600</b>
South of Atherton SHLAA site										50	100	150	150	200	200	200	200	<b>1250</b>
Coldhurst Lane SHLAA site					50	75	75	29										<b>229</b>
<b>4. Other SHLAA sites</b>				25	150	400	599	771	700	575	495	395	409	430	430	550	550	<b>6479</b>
<b>5. Windfall allowance</b>			100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	<b>1500</b>
<b>TOTAL</b>	<b>400</b>	<b>450</b>	<b>500</b>	<b>650</b>	<b>900</b>	<b>1100</b>	<b>1250</b>	<b>1300</b>	<b>1350</b>	<b>1335</b>	<b>1280</b>	<b>1205</b>	<b>1120</b>	<b>1080</b>	<b>1080</b>	<b>1000</b>	<b>1000</b>	<b>17,000</b>

2.2 The other key changes to the housing trajectory table are:

- The phasing for the **Northleigh Park** key strategic site is in line with Northleigh Park Group's own phasing plan for the site as set out at the hearings.
- The phasing for **South of Hindley** is as set out by Peel Developments Ltd at the hearing. There will be further development beyond the 17 years to build out the site.
- The phasings for **Landgate** and **East of Atherton** have been amended slightly to reflect the development patterns on the other sites discussed, with the start dates remaining the same but the development period for Landgate contracted to 5 years.
- The phasing for **Garrett Hall** is as set out by Peel Developments Ltd at the hearing.
- The phasing for the **East Lancashire Road corridor** is in line with the phasing for Garrett Hall.
- The phasing for **South for Atherton** has been determined to start in year 10, 6 years after Northleigh Park and 4 years after South of Hindley. The site is part of the same regeneration corridor as those schemes and will contribute to the transformational change sought by the council and the promoters of those other two schemes. There will be a further year of building after the 17 years set out to deliver around 1,400 houses in total.
- The phasing for **Coldalhurst Lane** is in line with Garrett Hall and the East Lancashire Road corridor.
- The **windfall allowance** has been removed from years 1 and 2 as they are incorporated into schemes with planning permission. The trend of completions is set out in Table 2 on page 8 of the Strategic Housing Land Availability Assessment 2011 Update (supporting document 7.11). The number of completions on such sites in 2011/12 (end of January) is 15. The annual average over the last 8 years, including the current year to date, is 97. These sites cannot appear in the Strategic Housing Land Availability Assessment until we are confident that proposals are forthcoming or the site is clearly vacant. This is an ongoing feature of the Wigan economy, specifically the supply of older employment accommodation that can be demonstrated not to meet modern business requirements and for which, redevelopment for employment uses is unviable, either in whole or in part without cross-subsidy from higher value uses, typically housing.

The council is aware of additional proposals for the redevelopment of nearly 30 hectares of employment land and buildings, at 3 locations, only one of which – 14 hectares at Westwood Park – is currently in the public domain. As a result, it will be included in the SHLAA 2012 Update but the other two sites will not be unless there is a material change before the end of March.

- 2.3 The possible **extension of the plan period** by two years is met by a further two years of development at South of Hindley and South of Atherton; the continuation of the windfall allowance; and a substantial number of sites that are in the Strategic Housing Land Availability Assessment.

### **3. The supply of sites by time band and type**

- 3.1 The supply of 'policy-on' sites (see paragraph 4.4 below for an explanation) in the Strategic Housing Land Availability Assessment 2011 Update, by 5 years time bands and categories of site, is set out in the tables in the Appendix to this report.
- 3.2 The first 5 years supply in the trajectory is made up of 2,950 dwellings, comprising 2,050 dwellings with planning permission (or minded to approve subject to s106) as at 1 April 2011, of which 677 are on sites where development has commenced; 175 dwellings at Northleigh Park; 100 dwellings at both Garrett Hall and the East Lancashire Road corridor; 125 dwellings on other sites in the SHLAA yet to receive planning permission; and 300 dwellings on windfall sites not in the SHLAA. Capacity for 2,650 dwellings is needed from the SHLAA (2,950 less 300 on windfall sites), of which the majority has planning permission. The policy-on SHLAA, as amended (details in this report), has capacity for over 5,000 dwellings in the 0-5 years time band. Taking into account the earlier phasing in the trajectory of some of the larger sites compared to the SHLAA, capacity for over 2,000 dwellings in the 0-5 years time band within the SHLAA can be deferred until the 6-10 years time band in the trajectory.
- 3.3 The time band 6-10 years in the trajectory is made up of 6,335 dwellings, comprising 200 dwellings with planning permission (or minded to approve subject to s106) as at 1 April 2011; 625 dwellings at Northleigh Park; 500 dwellings at South of Hindley; 110 dwellings at Landgate; 150 at East of Atherton; 375 at Garrett Hall; 500 at the East Lancashire Road corridor; 3,101 dwellings on other sites in the SHLAA yet to receive planning permission; and 500 dwellings on windfall sites not in the SHLAA. Capacity for 5,835 dwellings is needed from the SHLAA (6,335 less 500 on windfall sites). Capacity for over 2,000 dwellings is deferred from the 0-5 years time band in the SHLAA. The policy-on SHLAA, as amended, also has capacity for over 6,900 dwellings in the 6-10 years time band. Taking into account the earlier phasing in the trajectory of some of the larger sites compared to the SHLAA, capacity for over 3,700 dwellings in the 6-10 years time band within the SHLAA can be deferred until the 11-15 years time band in the trajectory.
- 3.4 The time band 11-15 years in the trajectory is made up of 5,715 dwellings, comprising: 1,000 dwellings at Northleigh Park; 750 dwellings at South of Hindley; 160 dwellings at Landgate; 271 at East of Atherton; 125 at Garrett Hall; 800 at South of Atherton; 2,109 dwellings on other sites in the SHLAA yet to receive planning permission; and 500 dwellings on windfall sites not in the SHLAA.

Capacity for 5,215 dwellings is needed from the SHLAA (5,715 less 500 on windfall sites). Capacity for over 3,700 dwellings is deferred from the 6-10 years time band in the SHLAA. The policy-on SHLAA, as amended, also has capacity for over 3,400 dwellings in the 11-15 years time band. Taking into account the changed phasing in the trajectory of some of the larger sites compared to the SHLAA, capacity for over 2,000 dwellings in earlier time bands within the SHLAA can be deferred until the 16-17 years time band in the trajectory.

- 3.5 The time band 16-17 years in the trajectory is made up of 2,000 dwellings, comprising: 300 dwellings at South of Hindley; 400 at South of Atherton; 1,100 dwellings on other sites in the SHLAA yet to receive planning permission; and 200 dwellings on windfall sites not in the SHLAA. Capacity for 1,900 dwellings is needed from the SHLAA (2,100 less 200 on windfall sites). Capacity for over 2,000 dwellings is deferred from earlier time bands in the SHLAA, sufficient to meet this requirement.

### **Flexibility**

- 3.6 Flexibility in the supply of housing land is provided for by the council's proposed change to policy SP4.6 on the East Lancashire Road corridor. This would allow additional land to be released in the East Lancashire Road corridor, if less than 80% of the housing trajectory has been delivered by April 2019 (end of year 8), and there is not a 5-year supply of deliverable sites.

- 3.7 The capacity of the 3 broad site options in the East Lancashire Road corridor other than Coldalhurst Lane, which is included in the supply already, is:

Pocket Nook, developable area 51.25 has, 1,538 at 30 dph  
Stirrup's Farm, developable area 23.24 has, 700 at 30 dph  
Rothwell's Farm, developable area 17.10 has, 513 at 30 dph

- 3.8 600 houses are included in the supply already. These are identified in policy SP4.6 as being at a lower density. Therefore more than 20 hectares will be needed to meet this requirement. If, by way of example, 20 houses were provided at 10 per hectare, on 2 hectares; 40 houses at 20 per hectare, on 2 hectares; 300 houses at 25 per hectare, on 12 hectares; and 240 houses at 30 per hectare, on 8 hectares; 24 hectares would be needed. The balance against the developable areas of the 3 broad site options is around 67 hectares. At 30 per hectare there would be capacity for around 2,000 dwellings, additional to the supply for 17,000 dwellings set out in Table 1.

## **4. The supply of sites to meet the housing trajectory**

- 4.1 The supply of sites to meet the housing trajectory derives from the Strategic Housing Land Availability Assessment 2011 Update (supporting document 7.11). From the overall potential supply a 'policy-on' position in line with the Core Strategy was set out in our response to Matter 4: Housing on 13 January 2012. The Strategic Housing Land Availability Assessment was subject to challenge in a

number of responses on Matter 4: Housing from developers so, in response, our policy-on position was amended for consideration at the examination hearing. It was then subject to further challenge leading to the Inspector’s request for additional information and clarification as outlined above. This process is described further below.

**The initial approach to establishing the potential supply**

4.2 The Strategic Housing Land Availability Assessment 2011 Update sets out the potential housing supply in the borough at 1 April 2011 (the start date for the Core Strategy) for the next 15 years, in time bands for years 0-5, 6-10 and 11-15. The assessment demonstrates the council has a sufficient supply for the period of the Core Strategy and beyond, based on planning permissions and a general density assumption of 30 dwellings per hectare for other sites. Significantly, however, the assessment is not a policy document and the supply shown is the ‘policy-off’ position, which means that the sites are identified irrespective of whether the planning policy position would allow housing. There are some significant exceptions to this, most notably Green Belt. No sites in the Green Belt are included unless on a designated major existing developed site in the Green Belt. The capacity of sites identified in the assessment by time band is:

<b>Time band</b>	<b>Units</b>
0-5 years	5,587
6-10 years	14,887
11-15 years	2,491
15+ years	799
<b>Total</b>	<b>23,764</b>

4.3 The 0-5 year time band included a windfall allowance of 731 units. In addition there were 62 units arising on sites with outstanding capacity for 9 units or less and 17 units on sites where the capacity had been reduced to 9 or less as a result of the Strategic Flood Risk Assessment. These small sites are not individually identified in the Strategic Housing Land Availability Assessment.

**The ‘policy-on’ supply, 13 January 2012**

4.4 From the total supply in the Strategic Housing Land Availability Assessment, we then applied the spatial approach set out in policies SP1 and SP4 in the Core Strategy. This removed/excluded a selection of sites including:

- Safeguarded land outside of the east-west core.
- Major existing developed sites in the Green Belt identified under policy GB1E in the Unitary Development Plan, which are unrealistic for housing.
- Site reference no. Wig 156: South of Atherton, which, although policy compliant, was not part of the policy-on supply stated on the basis that it wasn’t needed to meet our housing land requirement.

4.5 The resultant ‘policy-on’ supply demonstrated that there was a 15 year supply for an average of around 1,000 dwellings per year to 2026, net

of clearance replacements. This supply forms the basis of the housing trajectory included in the Draft Core Strategy, in the supporting text for policy CP6. The tables proposed for inclusion in the supporting text for policy CP6 submitted by the council on 13 January were as follows:

**Table 9.4: Spatial distribution of housing development by settlement, 2011-2026 (indicative), 13 January 2012**

<b>Settlement</b>	<b>Capacity of sites at 30 dph# plus planning permissions</b>	<b>% of total provision</b>
<b>Within the east-west core of the borough</b>		
Wigan	3,945	26
Hindley	1,985	13
Platt Bridge	624	4
Leigh	3,587	24
Atherton	1,031	7
Ashton-in-Makerfield	614	4
Tyldesley	1,013	7
<b>Sub total</b>	<b>12,799</b>	<b>85</b>
<b>Outside of the east-west core of the borough</b>		
Astley	441	3*
Golborne and Lowton	1,007	6*
Standish	183	1
Aspull	98	1
Shevington	120	1
Orrell and Billinge	443	3
<b>Sub total</b>	<b>2,292</b>	<b>15</b>
<b>Total</b>	<b>15,091</b>	<b>100</b>

# dph is dwellings per hectare

\*This spatial distribution includes 600 units within Golborne and Lowton as an indicative account of the East Lancashire Road corridor broad location.



**Table 9.5: Source of housing supply in the borough, 13 January 2012**

<b>Source of supply</b>	<b>No. of units</b>
Remaining capacity on sites with planning permission	2,446
Northleigh Park key strategic site (policy SP3)	1,663
5 broad locations for new development (policy SP4): <ul style="list-style-type: none"> <li>• South of Hindley</li> <li>• East of Atherton</li> <li>• East of Wigan Road, Landgate, Ashton-in-Makerfield</li> <li>• Garrett Hall, Tyldesley</li> <li>• East Lancashire Road Corridor.</li> </ul>	3,590*
Other sites identified within the Strategic Housing Land Availability Assessment (policy-on), including smaller areas of safeguarded land.	6,582
Windfall allowance plus contribution from known small sites	810
<b>Total</b>	<b>15,091</b>

\* The figures given for the 5 broad locations are indicative.

**Challenges to sites and phasing and revisions to the policy-on supply**

4.6 A number of responses on Matter 4: Housing from developers challenged sites and phasings within the Strategic Housing Land Availability Assessment 2011 Update. We have scrutinised these and in some cases have amended the assessment's conclusions in respect of the policy-on position. These are set out in Table 2 below. These informed the changes to the table(s) proposed for inclusion in the supporting text for policy CP6, submitted to the examination on 30 January.

**Table 2: Sites challenged or otherwise identified by developers in their responses to Matter 4: Housing, where the council accepts that changes are appropriate**

Site	Address	Capacity / years			Comments	Revision to 2011 SHLAA capacity?
		0-5	6-10	11-15		
Wig 152	Garrett Hall, Tyldesley		600		Peel challenge the delivery timescale. United Utilities are to deliver solution to flooding constraints on this site in 2014. A start could be made in 2014 and has been allowed for in the housing trajectory (Table 1).	Yes, phasing amended in the trajectory to include 100 in years 0-5
Wig 159	South of Hindley		510	1189	Peel state that 10-15 year build-out on over 2,000 units. We have capacities of 510 in 6-10 and 1189 in 10-15 (1,699 total) so consistent with 10-15 yr build-out.	Yes, phasing amended in the trajectory
Wig 165	Kilhey Court, Standish	28			WR Estates consider this site should be removed as planning permission has lapsed.	Yes, site removed from policy-on supply.
Wig 880	Leopold Street, Pemberton	125			Peel state that site does not having planning permission. Capacity is based on current planning permission A/11/75207 for 63 units, now under construction by Wainhomes.	Yes, reduce by 62
Wig 882 new	Walmsley Farm, Higher Folds, Leigh				Persimmon identify this site which has been omitted from the SHLAA to date in error, and are in pre-application discussions with the council. It will be included in the 2012 Update with a capacity of 343.	Yes, add 343

4.7 Of these 5 sites, two are phasing changes. One site has been removed from the housing supply and the capacity of one other has been reduced, a total reduction of 90 dwellings. However, this has been offset by the addition of a new site with a capacity of 343 dwellings.

4.8 In addition we added the 'South of Atherton' site (Wig 156) to our policy-on supply in recognition that it was needed as part of the land supply. As a result of these changes the total policy-on supply increased to 16,468 units. This was the position presented to the examination hearing for discussion on 31 January. It was presented as changes to the tables proposed for inclusion in the supporting text for policy CP6 as follows:

**Table 9.4: Spatial distribution of housing development by settlement, 2010-2026 (indicative), 30 January 2012**

Settlement	Capacity of sites at 30 dph# plus planning permissions	% of total provision
<b>Within the east-west core of the borough</b>		
Wigan	3,868	23
Hindley	1,980	12
Platt Bridge & Abram	622	4
Leigh	3,936	24
Atherton	2,527	15
Ashton-in-Makerfield	612	4
Tyldesley	1,010	6
<b>Sub total</b>	<b>14,555</b>	<b>88</b>
<b>Outside of the east-west core of the borough</b>		
Astley	98	1*
Golborne and Lowton	972	6*
Standish	182	1
Aspull	98	1
Shevington	119	1
Orrell and Billinge	444	2
<b>Sub total</b>	<b>1,913</b>	<b>12</b>
<b>Total</b>	<b>16,468</b>	<b>100</b>

#dph is density per hectare

\*This spatial distribution includes 600 units within Golborne and Lowton as an indicative account of the East Lancashire Road corridor broad location.

**Table 9.5: Capacity for new housing from different categories of land, 30 January 2012**

Source of Supply	No. of units
Remaining capacity on sites with planning permission	2,509
Northleigh Park key strategic site (policy SP3)	1,663
5 broad locations for new development (policy SP4): <ul style="list-style-type: none"> <li>• South of Hindley</li> <li>• East of Atherton</li> <li>• East of Wigan Road, Landgate, Ashton in Makerfield</li> <li>• Garrett Hall, Tyldesley</li> <li>• East Lancashire Road Corridor</li> </ul>	3,590*
Other sites identified within the Strategic Housing Land Availability Assessment	7,896
Windfall allowance plus contribution from known small sites	810
<b>Total</b>	<b>16,468</b>

\* The figures given for the 5 broad locations are indicative

- 4.9 In addition, at the request of the Inspector, a new table was circulated showing how the 15 year supply of 15,000 dwellings informed the housing trajectory. This has been overtaken by the revised Table 1 presented in section 1 of this paper. As with that table it showed the sources of supply including remaining capacity from sites with planning permission; the Northleigh Key Strategic Site, the broad locations for new development; other SHLAA sites, i.e. those with an estimate of capacity rather than a capacity from a planning permission; and a windfall allowance including small sites not specifically identified in the SHLAA.
- 4.10 An allowance was made for the development period of South of Hindley and, within the SHLAA sites, South of Atherton to extend beyond the 15 years period and some sites with planning permission not to be built out in the 15 years period. This was the difference between the 15,000 supply and the full supply identified of 16,468 dwellings.
- 4.11 The accompanying Table 2 showed the full 16,468 capacity broken down in terms of supply elements with the numbers and percentages on brownfield land.
- 4.12 In addition the council produced policy-on supply tables for each settlement in advance of the hearing session.
- 4.13 Subsequent changes to the 'policy-on' supply arising from the hearing sessions have been incorporated in the housing trajectory table (Table 1) in section 1 of this paper and in the housing supply tables included as an appendix to this report and summarised in section 3.

## **5. The five years housing supply target**

- 5.1 On Friday 3 February, the Inspector drew our attention to text in paragraph 3.50 of the council's Seventh Annual Monitoring Report which states: "The annual housing target for the borough in the regional strategy is 978 units (net of clearance replacement). Therefore, the 5 year housing supply is 4,890 units (5x978)". He asked us to consider how this is compatible with our view, expressed at the Hearing on Thursday 2 February, that we regard a 5 year supply as being the next 5 years of the trajectory, in accordance with guidance at paragraph 57 of PPS3.
- 5.2 Paragraph 57 is in the context set by paragraph 53, which starts: "At the local level, Local Planning Authorities should set out in Local Development Documents.....". It is clear therefore that the advice in paragraph 57 relates to the actions that Local Planning Authorities take in preparing Local Development Documents.
- 5.3 It is for this reason that that the council, in the Annual Monitoring Report, preceded the sentence quoted above with one which states: "In the absence of an adopted Core Strategy the 5 year housing supply for the borough in place at 2010/11 was set out in the Regional Spatial Strategy."
- 5.4 It is the council's view therefore that the housing trajectory only has the status of being part of the emerging Core Strategy until that Local Development Document is adopted and that, until then, the 5 year housing requirement is set by the Regional Spatial Strategy. Conversely, once the Core Strategy is adopted the 5 year housing requirement is set by the next five years of the housing trajectory, in line with guidance at paragraph 57 of PPS3. The council's view, expressed in the Annual Monitoring Report is, therefore, entirely compatible with the position set out at the Hearing on 3 February.

## **6. Other issues**

### **Assumptions made in the SHLAA**

- 6.1 Site capacity in the SHLAA is based upon a planning permission where one exists or otherwise 30 dwellings per hectare. There are exceptions.
- 6.2 For sites with planning permissions for high density apartments, the capacity has been reduced substantially according to the location and characteristics of the site concerned.
- 6.3 Land within flood zone 3 or at risk of high or intermediate surface water flooding as identified in our Strategic Flood Risk Assessment, has also been removed from the calculations of capacity.
- 6.4 Other known constraints such as nature conservation designations, watercourses / water bodies and open space, sport and recreation provision or policy requirements have also been removed from the calculations of capacity. For the South of Atherton site and the broad site options in the East Lancashire Road corridor, this has been done in

the policy-on calculations and will be taken into account in the full SHLAA for the 2012 update.

- 6.5 On smaller sites the net density is the equivalent of the gross in line with definition of net dwelling density set out in Annex B to PPS3. It states that net dwelling density includes housing and directly associated uses such as “access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children’s play space, where these are provided.
- 6.6 Open space and play space can be provided on land that is subject to flood risk. Given the removal of this land from the calculations of capacity across over 20 sites, there is an opportunity on these sites to provide some of the net provision within land outside of the supply and, by so doing, exceed the capacity in the SHLAA even at 30 dwellings per hectare.

### **Higher densities**

- 6.7 At the Preferred Options stage the Core Strategy included objective H4 to achieve an average density of 40 dwellings per hectare. This was discontinued due to the property crash and recession but it remains an objective of national planning policy to use land efficiently and effectively. The provision of 15-17,000 houses in the borough to 2026-2028 needs to be achieved efficiently and effectively. The council has already stated at the hearing that it believes that a higher average density than 30 per hectare will be achieved over the plan period. The high level of housing figures will not be achieved without a strong housing market recovery, no matter how much additional greenfield land is released or not released in outer areas. A housing market recovery will deliver higher densities. By way of illustration, 17,000 houses at 40 per hectare would need 140 hectares less than 17,000 houses at 30 per hectare. A position somewhere between the two is likely to be achieved over the timeframe of the Core Strategy.

### **Shortfall against the Regional Spatial Strategy**

- 6.8 The housing requirement set out in the Core Strategy is a locally generated figure using a variety of sources of evidence including the Regional Spatial Strategy, as set out in our Housing Topic Paper (supporting document 4.6), to meet the need from 2011 to 2026. As such an historic shortfall from the Regional Spatial Strategy, or any other plan prior to 1 April 2011, does not have to be met in the period 2011-26.

### **Net of clearance**

- 6.9 The council has accepted that the average of around 1,000 dwellings per year is net of clearance. The supply for 17,000 dwellings between 2011 and 2028 does not include an allowance for replacement dwellings. Historically, clearance has been around 50 dwellings per year. However, recent investment in the public sector housing stock will mean that there are very few or no clearances in that sector. Significant amounts of private sector clearance are also unlikely. Changes of use from residential to other uses are also less likely with

residential values still at historically high levels compared to other uses. Therefore, the level of clearances in the period to 2026 or 2028 is expected to be low.

#### **The end date**

- 6.10 Last week it was announced that the Trafford Core Strategy has been adopted with “plans for how to develop land over the next 14 years”. The council’s preference is to adopt the Core Strategy with the existing end date, similar to the position in Trafford.

#### **Plan review**

- 6.11 The council has already stated at the hearing that it anticipates reviewing the Core Strategy in time for a revised strategy / plan to be adopted by 2022. This will allow a new 15 year strategy and land supply to be established at that time, against prevailing population, household and other evidence.

#### **Evidence**

- 6.12 The current and most recent household and population projections are at historically high levels, especially compared to those that prevailed less than a decade ago. The projections are informed by what has gone before. In the last 10 years there has been a large increase in population as a result of higher birth rates and in-migration. For the most part this has been pre-recession. The recession has changed the situation considerably. It is perhaps unlikely that the high levels of population growth will be sustained throughout the timeframe of the Core Strategy.

#### **Conclusion**

- 6.13 The council has shown that it has a sufficient supply of land for the period to 2026. Should it need to it has also shown that it has a sufficient supply of land for the period to 2028.

## Appendix: Supply of sites by time band and type (in support of Table 1)

### Years 1 to 5

#### 1. Remaining capacity on sites with planning permission

##### a. Sites with planning permission and under construction:

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 539	BROWNFIELD	Billinge Hospital, Upholland Road	A/05/65382 (Granted on 24/11/2005)	Suitable for residential - under construction	0-5yrs		6.34			170	capacity based on current application
Wig 651	BROWNFIELD	Former Astley Works, Gin Pit Village, Ley Rd, Tyldesley	A/06/66756 (Granted on 24/08/2006)	Suitable for residential - under construction	0-5yrs		4.87			97	capacity based on current application
Wig 829	GREENFIELD	Open land at end of Tan House Drive, Winstanley, Wigan	A/07/70330 (Granted on 07/02/2008) or A/08/72111 (Granted on 07/01/2009)	Suitable for residential-current planning permission	0-5yrs		4.23			61	
Wig 610	BROWNFIELD	Warrington Road (Holme Park), Abram/Ince	A/05/64230 (Granted on 27/07/2005)	Suitable for residential - under construction	0-5yrs		10.89			56	capacity based on current application
Wig 535	BROWNFIELD	Site of Cranberry Hotel and 641-643 Wigan Road	A/04/61623 (Granted on 09/09/2004)	Suitable for residential - under construction	0-5yrs		0.48			52	capacity based on current application
Wig 649	GREENFIELD	Leigh Sports	A/06/67348	Suitable for	0-5yrs		2.95			45	capacity



Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
		Village, Atherleigh Way, Leigh	(Granted on 24/10/2006)	residential - under construction							based on current application
Wig 873	BROWNFIELD	Land At The Orchards, Off Chatham Street, Leigh	A/10/74113 (granted on 29/06/2010)	Suitable for residential-current planning permission	0-5yrs		1.09	1.09		35	

**Collective contribution for this section from sites with 30 dwellings or less:**

**17 sites** (Wig 013, Wig 322, Wig 595, Wig 607, Wig 611, Wig 626, Wig 628, Wig 632, Wig 648, Wig 713, Wig 807, Wig 808, Wig 810, Wig 813, Wig 815, Wig 819, Wig 875)

**161 dwellings**

**b. Sites with planning permission and not under construction:**

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 136	BROWNFIELD	Bickershaw Colliery, Plank Lane, Leigh	A/07/70356 (Granted on 14/04/09)	Suitable for residential as part of a mixed use site - planning permission for residential	0-5yrs and 5-10yrs	Contamination issues have been resolved through site preparation works	18.88	16.99		300	10% for commercial (use numbers of current planning app)
Wig 869	GREENFIELD	Site of AG Barr factory, North, Road, Atherton		Suitable for residential conditional on replacement of lost PEA land on unallocated land to the west	0-5yrs		3.07	2.65		275	
Wig 766	BROWNFIELD	Site of former St Thomas More School, Robin Park Road, Newtown	A/10/74557 granted on 09/08/2011.	Suitable for residential	0-5yrs		5.01	5.01		140	

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 169	BROWNFIELD	Orica Ltd UK Site, Shevington	A/10/73984 (Granted on 22/12/2010)( Outline)	Suitable for residential	0-5yrs	The majority of the site is covered by TPO's and a nature conservation designation.	29.46	6.74		113	MED site in the Green Belt, so only the equivalent area of footprint of existing buildings can be developed, also within TPOs and nature conservation constraints.
Wig 650	BROWNFIELD	Bispham Hall Brick and Terracotta Works, Smethurst Rd, Billinge	A/06/67975 (Granted on 25/01/2007)	Suitable for residential - current planning permission (MED site)	0-5yrs	Major highways improvements required	4.34			12	capacity based on current application
Wig 826	GREENFIELD	Land at Alma Street/Elliott Street, Tyldesley	A/06/67973 (Granted on 13/03/2007) A/10/74411 (granted on 07/10/2010)	Suitable for residential-current planning permission	0-5yrs		0.33			41	

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 811	BROWNFIELD	Springbank Industrial Estate, Liverpool Road, Platt Bridge	A/06/67903 (Granted on 16/04/2007)	Suitable for residential-current planning permission	0-5yrs and 5-10yrs		1.42			39	

**Collective contribution for this section from sites with 30 dwellings or less:**

**23 sites** (Wig 623, Wig 876, Wig 532, Wig 733, Wig 823, Wig 828, Wig 822, Wig 814, Wig 820, Wig 812, Wig 731, Wig 316, Wig 055, Wig 818, Wig 817, Wig 083, Wig 874, Wig 871, Wig 824, Wig 827, Wig 866, Wig 806, Wig 604)

**403 dwellings**

#### 4. Other SHLAA sites

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 688	GREENFIELD	Pemberton Colliery		Suitable for residential as part of a mixed use scheme	0-5yrs and 5-10yrs	Current proposal leaves flood risk areas as open space	44.52	6.60	120		Capacity is based on current mixed use planning application
Wig 727	BROWNFIELD	Land at rear of Whelley Hospital, Whelley		Suitable for residential	0-5yrs		1.24	1.24	37		

**Collective contribution for this section from sites with 30 dwellings or less:**

**1 site (Wig 879)**

**18 dwellings**

## Years 6 to 11

### 1. Remaining capacity on sites with planning permission

#### Sites with planning permission not under construction:

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 136	BROWNFIELD	Bickershaw Colliery, Plank Lane, Leigh	A/07/70356 (Granted on 14/04/09)	Suitable for residential as part of a mixed use site - planning permission for residential	0-5yrs and 5-10yrs	Contamination issues resolved	18.87511	16.99		200	10% for commercial (use numbers of current planning app)
Wig 650	BROWNFIELD	Bispham Hall Brick and Terracotta Works, Smethurst Rd, Billinge	A/06/67975 (Granted on 25/01/2007)	Suitable for residential - current planning permission (MED site)	0-5yrs	Major highways improvements required	4.337633			99	capacity based on current application
Wig 867	GREENFIELD	Site of Leigh RLFC, Hilton Park	A/07/68921 - for 99 units (allowed on appeal)	Suitable for residential - Current planning permission allowed on appeal	0-5yrs		2.23	2.23		99	

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 880	GREENFIELD	Land at Leopold Street, Pemberton		Suitable for residential	0-5yrs		4.17	4.17		63	
Wig 811	BROWNFIELD	Springbank Industrial Estate, Liverpool Road, Platt Bridge	A/06/67903 (Granted on 16/04/2007)	Suitable for residential-current planning permission	0-5yrs and 5-10yrs		1.42			39	

**Collective contribution for this section from sites with 30 dwellings or less:**

**1 site (Wig 738)**

**9 dwellings**

#### 4. Other SHLAA sites

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 882	GREENFIELD	Land at Walmsley's Farm, Higher Folds, Leigh		Suitable for residential	0-5yrs		18.18	11.42	343		
Wig 728	BROWNFIELD	Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan		Suitable for residential	0-5yrs and 5-10yrs		2.61	2.61	295		
Wig 135	GREENFIELD	Norley Quarry, Wigan		Suitable for residential provided that open space is incorporated into design	5-10yrs	Major highways improvements required	27.733127	27.733127	274		



Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 137	BROWNFIELD	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.48	9.48	268		
Wig 728	BROWNFIELD	Wigan and Leigh College Pagefield Building, Bridgeman Terrace, Wigan		Suitable for residential	0-5yrs and 5-10yrs		2.61	2.61	221		
Wig 708	BROWNFIELD	Liverpool Road, Platt Bridge		Suitable for residential. Land remediation may be required.	0-5yrs	Remediation arising from past land use may be required.	5.77	5.77	173		
Wig 025	BROWNFIELD	Wilding Street, Lower Ince		Suitable for residential	0-5yrs		4.40	4.40	132		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 702	BROWNFIELD	Land to west of Lovers Lane, Howe Bridge, Atherleigh		Suitable for residential as long as contamination and highways issues can be resolved	0-5yrs	Contamination issues and major highways improvements required	6.55	4.11	123		overhead power lines
Wig 704	GREENFIELD	Land to northwest of Lowton Civic Hall, Hesketh Meadow Lane, Lowton		Suitable for residential	0-5yrs	Some land remediation may be required and junction improvements are needed	5.31	5.31	81		
Wig 688	GREENFIELD	Pemberton Colliery		Suitable for residential as part of a mixed use scheme	0-5yrs and 5-10yrs	Current proposal leaves flood risk areas as open space	44.52	6.60	78		Capacity is based on current mixed use planning application
Wig 687	BROWNFIELD	Parsonage, Leigh	A/08/70445 (granted on 4/08/2010) (Outline mixed use)	Suitable for residential as part of a mixed use development	0-5yrs	Contamination and topographical constraints.	2.52	2.52	75		Brook across middle of larger site

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 740	BROWNFIELD	Former Police Station, Harrogate Street, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	0.78	0.78	63		
Wig 839	BROWNFIELD	Whelley Hospital, Bradshaw Street, Whelley		Suitable for residential	0-5yrs	TPO's and part of site in Landfill Gas Zone	1.66	1.66	50		TPO's
Wig 670	GREENFIELD	The Nook', Land at Millfield Farm, Nook Lane, Lowton	A/11/75160 (granted on 24/03/2011)( Outline)	Suitable for residential	0-5yrs	Junction improvements required	1.64	1.64	46		
Wig 878	BROWNFIELD	Land (south) At Site Of Billing e Hospital	Residential application A/11/76214 submitted to LPA for determination	Suitable for residential	0-5yrs		1.51	1.51	45		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 351	BROWNFIELD	St Nathaniel's Primary School & Land between, 525-539 Liverpool Road		Suitable for residential (site did have outline planning permission (granted in 2006))	0-5yrs		1.30	1.30	39		
Wig 711	GREENFIELD	Land to east of Falconers Green, Worsley Mesnes		Suitable for residential (half of site suggestion wasn't suitable as open space)	0-5yrs		3.24	1.62	38		
Wig 660	BROWNFIELD	Land at Hindleys Farm, Wigan Road, Atherton		Suitable for residential	0-5yrs	Junction improvements required	1.25	1.25	37		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 685	BROWNFIELD	Land between Crankwood Road and Leeds/Liverpool Canal		Suitable for residential	0-5yrs	Some land remediation may be required and junction improvements needed. Also slight topographical constraints	1.31	1.31	34		
Wig 675	BROWNFIELD	The Bungalow and Scrap Yard, Pocket Nook Lane, Lowton		Suitable for residential	0-5yrs	Contamination may be an issue and junction improvements are required	1.07	1.07	32		
Wig 113	BROWNFIELD	Templeton Road, Platt Bridge		Suitability of site subject to flood risk assessment and the exception test	0-5yrs	Part of site is flood zone 3 therefore appropriate flood protection/mitigation required. Also topography constraints	1.76	1.41	32		topography

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 674	BROWNFIELD	Chaddock Lane, Astley		Suitable for residential	0-5yrs	Potential contamination and slight topographical constraints	1.07	1.07	32		

**Collective contribution for this section from sites with 30 dwellings or less:**

**38 sites** (Wig 760, Wig 838, Wig 090, Wig 842, Wig 856, Wig 735, Wig 694, Wig 843, Wig 841, Wig 758, Wig 857, Wig 700, Wig 870, Wig 074, Wig 709, Wig 840, Wig 864, Wig 066, Wig 064, Wig 354, Wig 858, Wig 051, Wig 063, Wig 764, Wig 746, Wig 625, Wig 695, Wig 715, Wig 769, Wig 877, Wig 320, Wig 837, Wig 849, Wig 855, Wig 845, Wig 722, Wig 048, Wig 162)

**533 dwellings**

## Years 11 to 15

### 4. Other SHLAA sites

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 135	GREENFIELD	Norley Quarry, Wigan		Suitable for residential provided that open space is incorporated into design	5-10yrs	Major highways improvements required	27.733127	27.733127	347		
Wig 667	BROWNFIELD	Lafarge Roofing Ltd, Cale Lane, New Springs		Suitable for residential	5-10yrs	Policy constraint to overcome as the site in current employment use. Also potential contamination issues and major highway improvements required	6.518386	6.518386	196		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 701	GREENFIELD	Land to north of Treen Street /Bodmin Road /Cranleigh Drive		Suitable for residential as long as contamination and highways issues can be resolved	5-10yrs	Potential contamination and topographical constraints. Major highways improvements are also required	6.372416	6.372416	191		
Wig 146	GREENFIELD	Smiths Lane, Hindley Green		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs		8.870605	5.85	176		playing fields
Wig 145	GREENFIELD	Hope Carr, Pennington		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Contains grade 3A agricultural land.	7.739142	5.108	144		33% not appropriate - sewage works to expand onto that section of site



Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 130	BROWNFIELD	Off Lincoln Drive, Ashton		Suitable for residential as long as contamination and access issues can be resolved	5-10yrs	Contamination is a major issue. Junction improvements are also required	4.841108	4.841108	91		
Wig 768	GREENFIELD	Billinge Road/Little Lane, Newtown		Suitable for residential as long as access issues can be resolved	5-10yrs	Access to be resolved. Issue of a dismantled railway running across site. Allotments to be accommodated within the site or replaced elsewhere.	2.94	2.94	82		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 801	BROWNFIELD	Part of Moss Industrial Estate PEA, Lowton		Suitable for residential as long as contamination issues can be resolved and consideration against policy EM1A.	5-10yrs	Contamination may be an issue and junction improvements are required	2.459498	2.21	66		10% buffer for adjacent industrial area
Wig 671	GREENFIELD	Land at Green Lane, Standish		Suitable for residential	5-10yrs	Cricket Ground provision needs to be replaced before the site can be redeveloped	2.1185	2.1185	64		
Wig 143	GREENFIELD	Garrett Hall 2, Tyldesley		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Access issues	2.47235	1.63	49		33% school playing field
Wig 868	GREENFIELD	Poolstock Cricket Club		Suitable for residential	5-10yrs		1.59	1.59	48		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 743	GREENFIELD	Land behind Laburnum Avenue, Lower Ince		Suitable for residential	5-10yrs	Access to be resolved	1.675217	1.51	45		Need to allow a 10% buffer for the railway line & industrial area adjacent to site
Wig 800	BROWNFIELD	Part of Newton Road PEA, Lowton		Suitable for residential as long as contamination issues can be resolved	5-10yrs	Contamination may be an issue	1.48331	1.48331	44		
Wig 120	BROWNFIELD	Land opp 150-164 Kirkhall Ln and parallel to Robertshaw St, Leigh		Suitable for residential	5-10yrs	Some land remediation may be required	1.472229	1.472229	44		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 127	BROWNFIELD	Millingford Grove, Ashton		Suitability of site subject to flood risk assessment and the exception test	5-10yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required. There are also topographical issues and junction improvements required.	4.322014	3.46	38		Brook runs across site
Wig 737	GREENFIELD	Saddleback Crescent, Norley		Suitable for residential	5-10yrs		1.172993	1.172993	35		
Wig 658	BROWNFIELD	Ashton FC Ground off Golborne Road, Ashton		Suitable for residential	5-10yrs	Need to replace football ground before development can take place	1.114349	1.114349	33		
Wig 736	GREENFIELD	The Green, Norley		Suitable for residential	5-10yrs		1.10927	1.10927	33		

**Collective contribution for this section from sites with 30 dwellings or less:**

**26 sites** (Wig 865, Wig 107, Wig 095, Wig 528, Wig 754, Wig 744/745, Wig 803, Wig 083, Wig 805, Wig 726, Wig 084, Wig 161, Wig 339, Wig 092, Wig 676, Wig 706B, Wig 749, Wig 081, Wig 507, Wig 765, Wig 723, Wig 756, Wig 321, Wig 755, Wig 324, Wig 057)

**432 dwellings**

## Years 16 and 17

### 4. Other SHLAA sites

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 680	BROWNFIELD	Kirkless Industrial Estate, Cale Lane, Aspull		Suitable for residential	10-15yrs	Contamination may be an issue. Highway junction improvements are needed. Access to be resolved	12.378653	11.76	353		canal runs down 5% of the site
Wig 696	BROWNFIELD	Firs Lane/Plank Lane Canalside		Suitable for residential subject to suitable highway improvements	10-15yrs	Potential contamination and highways improvements required	19.27	10.24857	307		
Wig 147	GREENFIELD	Hooten Gardens, Leigh		Suitable for residential. Safeguarded land therefore not available until re-designated	5-10yrs	Some land remediation may be required and junction improvements are needed	9.11462	9.11462	244		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 131	BROWNFIELD	Land between Warrington Lane, Chapel Lane and Darlington Street, Wigan		Suitability of site subject to flood risk assessment and the exception test	10-15yrs	Contamination may be an issue that needs to be overcome. Part of site Flood zone 3 therefore appropriate flood protection / mitigation required	5.561562	4.45	134		Gasometers on site
Wig 691	BROWNFIELD	Alexandra Colliery, Wigan		Suitable for residential	15yrs+	Access issues to be resolved	4.12	4.12	124		Minewater decontamination scheme (ponds) is in place.
Wig 137	BROWNFIELD	Wigan Pier Quarter, Wigan		Suitability of site subject to flood risk assessment and the exception test	0-5yrs, 5-10yrs and 10-15yrs	Part of site is flood zone 3 therefore appropriate flood protection/ mitigation required	9.480705	9.480705	89		
Wig 835	GREENFIELD	Abraham Guest High School, Orrell Road, Orrell		Suitable for residential	15yrs +		2.02	2.02	61		

Final Site reference	Brownfield / Greenfield	Site Address	Residential planning permission reference and date granted (where applicable)	Site Suitable For Housing?	Deliverable/ Developable	Constraints to overcome	Site Area (ha)	Area Developable	Estimated Capacity based on 30dph	If has planning permission - capacity remaining at 31 March 2011 (units not completed)	Issues Affecting Capacity
Wig 118	BROWNFIELD	West Bridgewater Street/St. Helen's Road, Leigh		Suitable for residential	5-10yrs	Some land remediation and junction improvements may be required	1.706931	1.706931	51		
Wig 656	BROWNFIELD	Ainscough Metals, Warrington Road, Ince		Suitable for residential	10-15yrs	Major highways improvements required	1.122488	1.122488	34		

**Collective contribution for this section from sites with 30 dwellings or less:**

**7 sites (Wig 716, Wig 836, Wig 752, Wig 705, Wig 060, Wig 881, Wig 047)**

**134 dwellings**