



Wigan♥
Council

Wigan Borough Local Plan

Safeguarded Land

Report

Author: Strategic Planning

Date: May 2026

1. Introduction

- 1.1 This report provides justification for the de-designation of all the safeguarded land shown on the existing policies map, through work on the emerging Wigan Borough Local Plan. This is set out in Table 1 with associated site maps of each safeguarded land parcel in Appendix A.

2. Current safeguarded land for future development

- 2.1 Policy GB2 of the Wigan Replacement Unitary Development Plan (2006) designated around 642 hectares of safeguarded land in the borough for future development, across 19 parcels. 617.84 hectares of this safeguarded land remains designated in the borough's development plan today – with 24.22 hectares of safeguarded land being allocated for residential-led mixed use development at North Leigh in the Local Plan Core Strategy in October 2013.
- 2.2 An additional 44.81 hectares of safeguarded land at Pocket Nook, Lowton was allocated for residential-led mixed-use development through the Places for Everyone Plan in March 2024. However, this was not formally de-designated through the Places for Everyone Plan process and remains as safeguarded land.
- 2.3 Of the remaining 617.84 hectares:
- 159.07 hectares have been developed (predominantly for housing), as shown in the 4th column in Table 1 below and the accompanying maps in the appendix.
 - 348.01 hectares are identified in the borough's housing land supply (SHLAA), as shown in the 5th column in Table 1 below, including:
 - sites with planning permission that have not started
 - sites under construction
 - sites proposed for allocation in the emerging Wigan Borough Local Plan, specifically:
 - Policy H4: South of Hindley
 - Policy H5: Remaining land south of Atherton
 - Policy H6: East of Atherton
 - Policy H7: Remaining land at Landgate, Ashton-in-Makerfield
 - sites proposed for designation in Policy H9: Sustainable growth in Standish
 - the Pocket Nook site allocated in the Places for Everyone Plan.
 - 110.76 hectares, as shown in the 6th and 7th columns in Table 1 below and the accompanying maps in the appendix, are considered unsuitable or unavailable for development and,

therefore, are not suitable for continued designation as safeguarded land for future development in the emerging Wigan Borough Local Plan.

3. Assessment of safeguarded land

- 3.1 For each of the 19 parcels of safeguarded land, Table 1 sets out how much has either been developed, is identified in the borough's housing land supply and/or is allocated for development in the proposed Local Plan, and how much remains undeveloped. Justification for de-designating the remaining undeveloped parcels of safeguarded land is set out in the final column of the table.
- 3.2 Site maps are set out in Appendix A with each remaining undeveloped parcel of safeguarded land referenced against the lettered sections in the final column of the table.

Table 1: Safeguarded land in Wigan Borough

Map ref.	Safeguarded Land site name	Site area (ha)	Developed (ha)	Within the housing land supply and/or proposed for allocation (ha)	Remaining undeveloped SGL (ha)	Justification for de-designating the undeveloped parcels of safeguarded land - parcel references relate to the maps at appendix A)
1	Pepper Lane, Standish	50.39	16.99	17.02 (including 2.88 hectares covered by proposed policy H9 in the Publication and Submission version of the Wigan Borough Local Plan)	16.38 across 5 parcels	A. 4.28ha – Site of Biological Importance - Almond Brook Road and Pepper Lane ponds (1.3ha) and a Green Corridor in the Standish Neighbourhood Plan B. 2.04ha – Green Corridor (Standish Neighbourhood Plan) C. 4.56ha - Standish High School playing field and Robin Hill Field Local Greenspace (Standish Neighbourhood Plan) D. 0.6ha – Existing development at Cat i'th' Window farmhouse E. 4.9ha - Designated Local Green Space: Almond Brook Ponds and Green Corridor (Standish Neighbourhood Plan) and Almond Brook Hotel
2	Rectory Lane, Standish	110.63	21.73	40.46 (including 26.23 hectares covered by proposed policy H9 in the Publication and	48.44 across 10 parcels	A. 13.37ha – largely a Site of Biological Importance - Barrowcroft Wood B. 4.43ha – Group Tree Preservation Order C. 5.64ha - Group Tree Preservation Order and Amenity / Open Green

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				Submission version of the Wigan Borough Local Plan)		Space in the Standish Neighbourhood Plan D. 3.47ha - Group Tree Preservation Order and Amenity / Open Green Space (Standish Neighbourhood Plan) E. 13.25ha – Group Tree Preservation Order; Site of Biological Importance - Fairhurst Lane; Amenity / Open Green Space in the Standish Neighbourhood Plan; and a Local Green Space in the Standish Neighbourhood Plan F. 0.19ha - Remnant Safeguarded Land G. 0.16ha - Farmhouse and Group Tree Preservation Order H. 0.76ha – Rectory Lane highway I. 6.79ha – Group Tree Preservation Order J. 0.38ha - Ponds and field drain, rear of Vardon Avenue
3	Crown Chemicals, Appley Bridge	1.83	1.83	0	0	Not applicable

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4	South Hindley	113.2	0	108.49 (including 108.49 hectares covered by proposed policy H4 in the Publication and Submission version of the Wigan Borough Local Plan)	4.71 across 3 parcels	A. 0.16ha – Amenity greenspace B. 0.35ha – Existing farmhouse and outbuildings (Intack Farm) C. 4.2ha – Pre-existing housing development
5	Westleigh Lane	2.41	0.04	0	2.37 across 4 parcels	A. 0.17ha – Small pockets of undevelopable land alongside brook B. 0.01ha – small area of remnant Safeguarded Land adjacent to Westleigh High School C. 1.28ha – Westleigh High School playing fields and sports pitches D. 0.91ha - XII Apostles Primary School playing field
6	Smiths Lane, Bickershaw	8.87	6.09	0	2.78 across 3 parcels	A. 0.20ha – Pre-existing housing B. 0.28ha – Farmhouse and outbuildings (Owens Farm) C. 2.3ha – Sports pitches (recreation club)

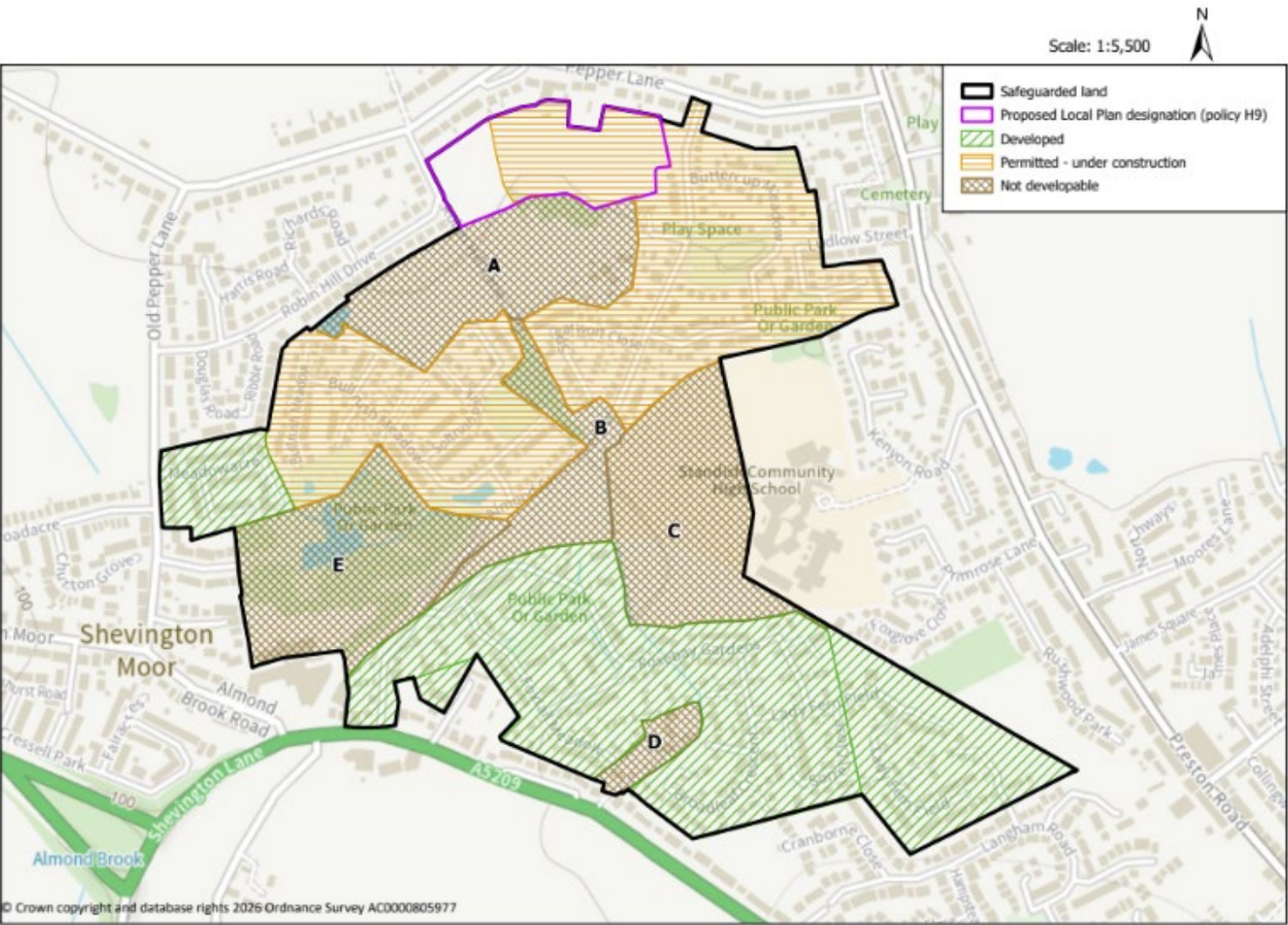
Map ref.	Safeguarded Land site name	Site area (ha)	Developed (ha)	Within the housing land supply and/or proposed for allocation (ha)	Remaining undeveloped SGL (ha)	Justification for de-designating the undeveloped parcels of safeguarded land - parcel references relate to the maps at appendix A)
7	Landgate, Ashton-in-Makerfield	45.50	7.62	37.88 (including 37.88 hectares covered by proposed policy H7 in the Publication and Submission version of the Wigan Borough Local Plan)	0	Not applicable
8	Rothwells Farm, Golborne	17.00	17.00	0	0	Not applicable
9	Stone Cross Lane, Lowton	26.40	23.36	0	3.04 across 2 parcels	A. 1.5ha - Heath Lane highway and pre-existing development off Heath Lane B. 1.54ha – Group Tree Preservation Order
10	Pocket Nook, Lowton	69.52	12.69	44.81 (all covered by policy JPA 33 in the Places for Everyone Plan)	12.02 across 4 parcels	A. 0.65ha - Lowton St Mary's CE Primary School playing field B. 5.92ha - Lowton High School playing fields C. 3.71ha – Pre-existing development on Pocket Nook Lane D. 1.74ha - Land constrained by water utility infrastructure.

Map ref.	Safeguarded Land site name	Site area (ha)	Developed (ha)	Within the housing land supply and/or proposed for allocation (ha)	Remaining undeveloped SGL (ha)	Justification for de-designating the undeveloped parcels of safeguarded land - parcel references relate to the maps at appendix A)
11	East of Atherton	45.27	3.15	40.24 (including 39.20 hectares covered by proposed policy H6 in the Publication and Submission version of the Wigan Borough Local Plan)	1.88 across 2 parcels	A. 0.05ha – Remnant Safeguarded Land B. 1.83ha – Natural / semi-natural greenspace adjacent to Hindsford Brook
12	South of Atherton	59.73	3.18	49.36 (including 19.80 hectares covered by proposed policy H5 in the Publication and Submission version of the Wigan Borough Local Plan)	7.19 across 4 parcels	A. 5.36ha - Atherton Community School playing fields B. 0.65ha - Woodland C. 0.47ha – Pre-existing housing on Millers Lane D. 0.71ha - Remnant Safeguarded Land
13	Garrett Hall North, Astley	27.56	23.57	2.6	1.39 across 3 parcels	A. 0.86ha – Pre-existing housing and private gardens B. 0.20ha - Honksford Brook C. 0.33ha - Garrett Lane bridleway

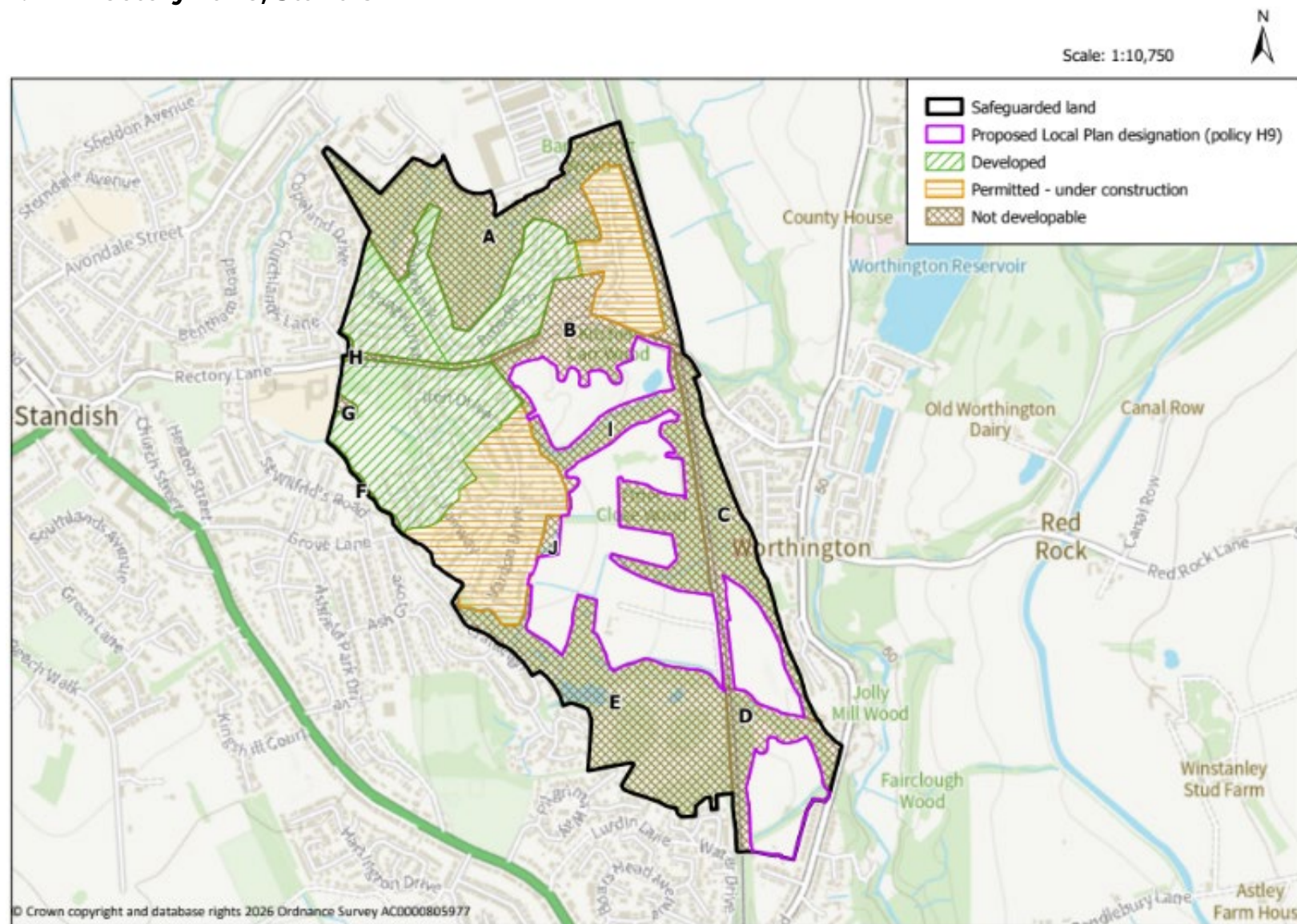
Map ref.	Safeguarded Land site name	Site area (ha)	Developed (ha)	Within the housing land supply and/or proposed for allocation (ha)	Remaining undeveloped SGL (ha)	Justification for de-designating the undeveloped parcels of safeguarded land - parcel references relate to the maps at appendix A)
14	Garrett Hall South, Astley	2.40	1.65	0	0.75 across 3 parcels	A. 0.04ha - Domestic private garden B. 0.03ha - Domestic private garden C. 0.68ha - Boothstown Holy Family Catholic Primary School playing field
15	Land at Coldalhurst Lane, Astley	13.50	10.92	0	2.58 across 2 parcels	A. 2.08ha - Tyldesley Wastewater Pumping Station and adjacent amenity greenspace B. 0.5ha – Pre-existing development
16	Hooten Gardens, Leigh	9.00	1.78	7.15	0.07	A. 0.07ha - Private garden to 37 Highfield Avenue
17	Thames Avenue, Leigh	5.15	4.50	0	0.65 across 2 parcels	A. 0.54ha - Pennington Brook B. 0.11ha - Field drain rear of Thames Avenue
18	Hope Carr, Leigh	1.74	0	0	1.74 across 2 parcels	A. 0.78ha – United Utilities Environmental Education Centre B. 0.96ha – Hope Carr Terrace (pre-existing housing), Semi / natural greenspace and woodland
19	Pennington Road, Leigh	7.74	2.97 (Solar Farm)	0	4.77	A. 4.77ha - Underground water utility infrastructure associated with Wastewater Treatment Works
		617.84	159.07	348.01	110.76	

Appendix A: Site maps

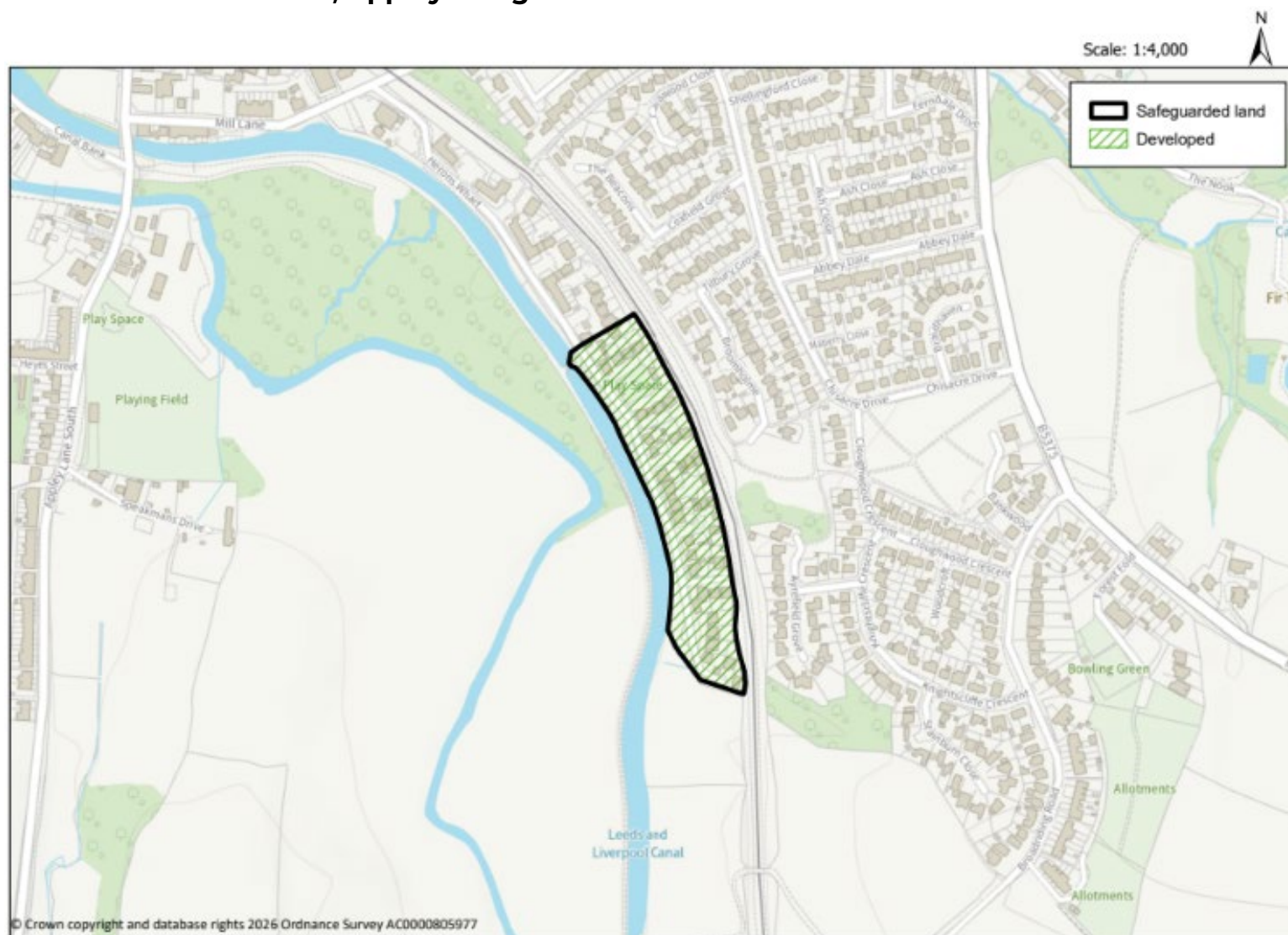
Pepper Lane, Standish



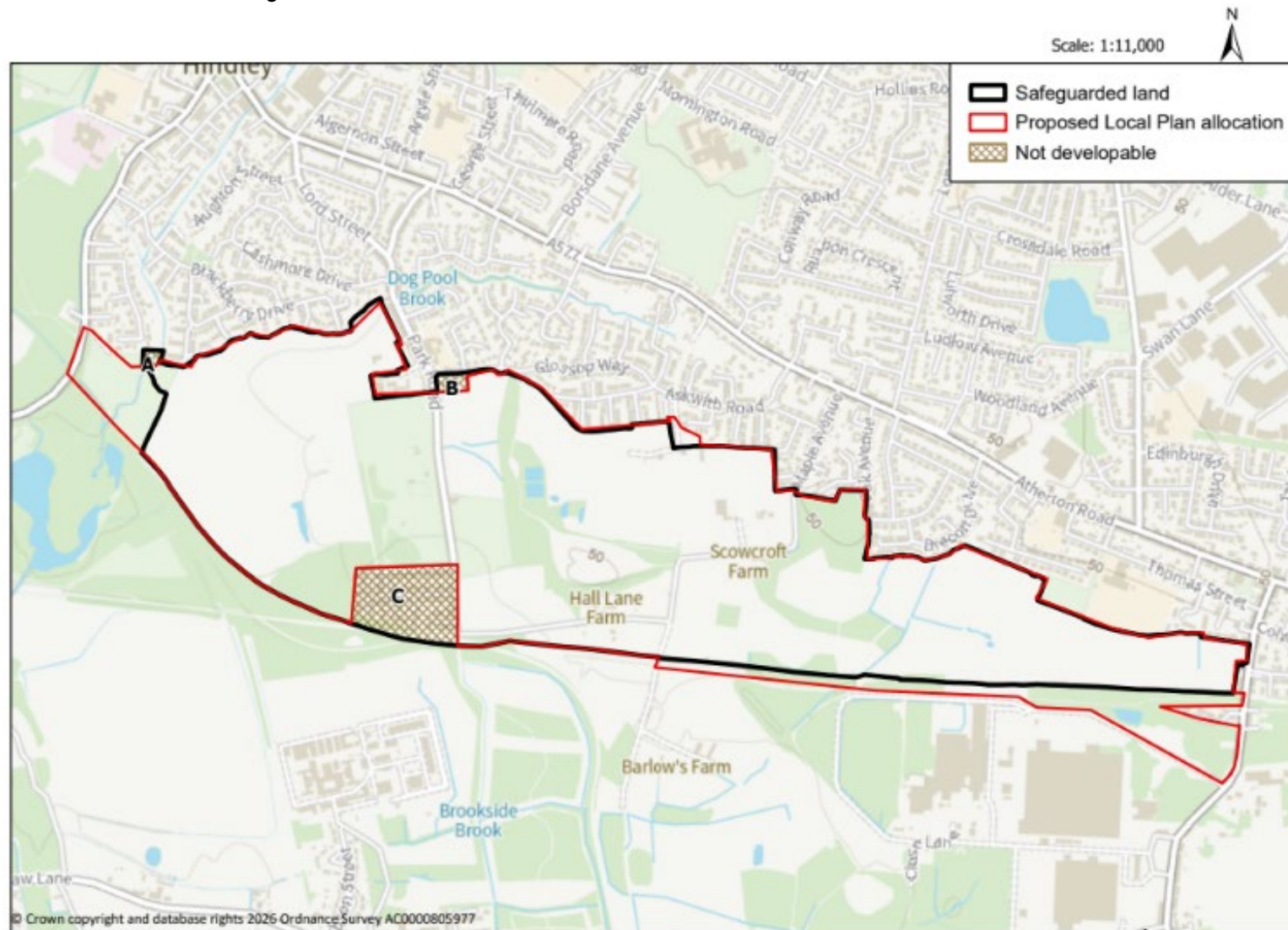
2. Rectory Lane, Standish



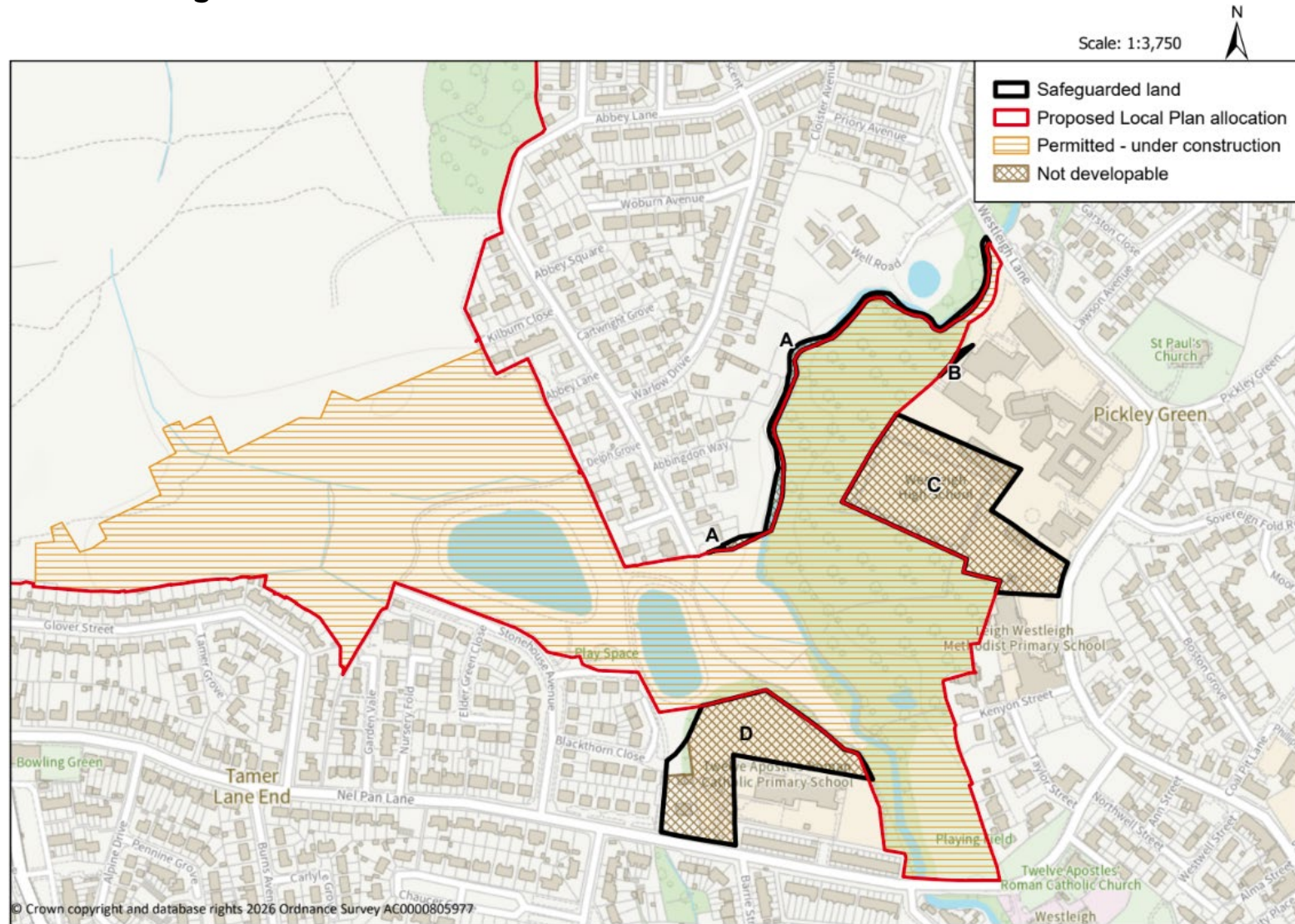
3. Crown Chemicals, Appley Bridge



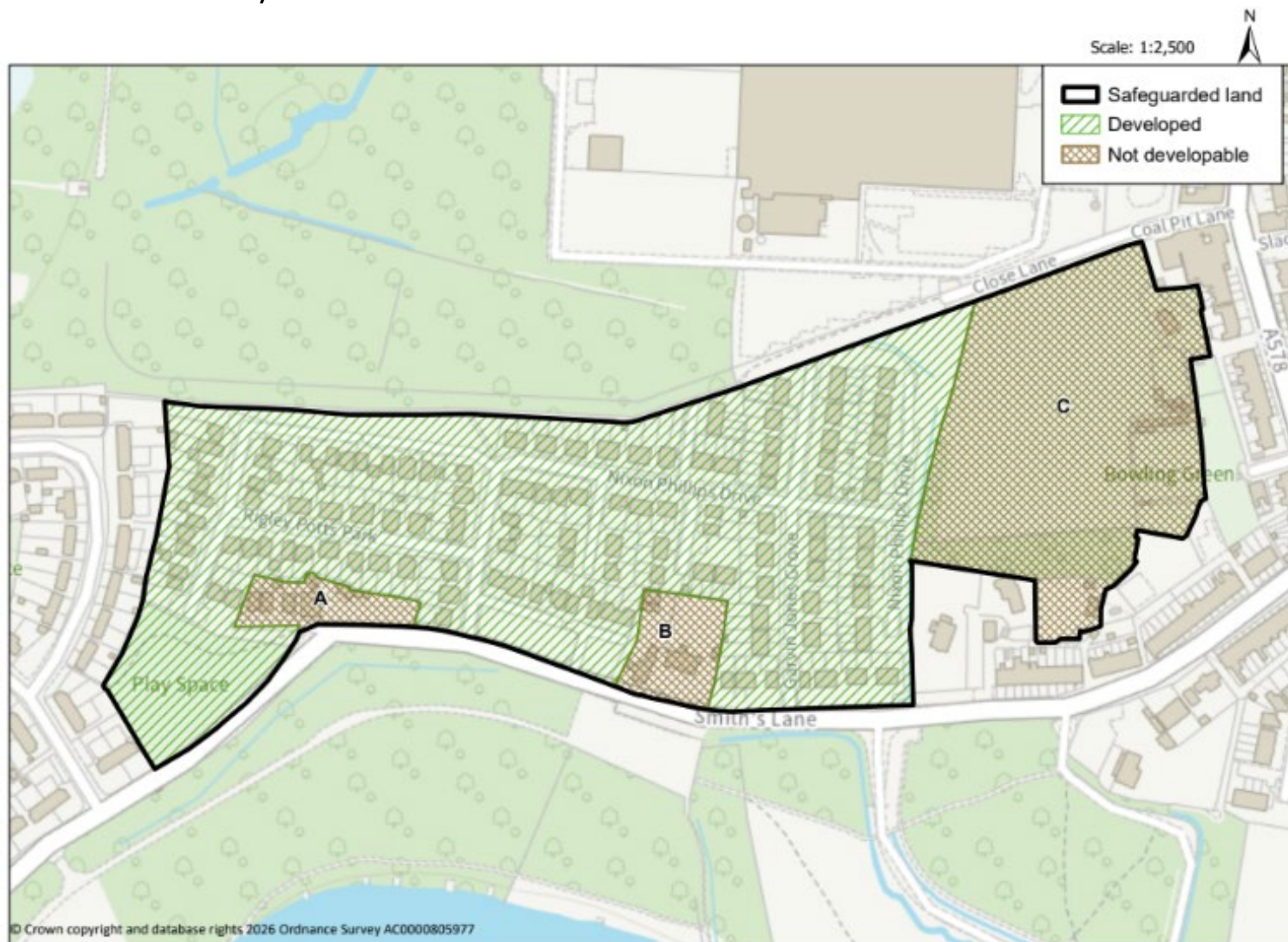
4. South Hindley



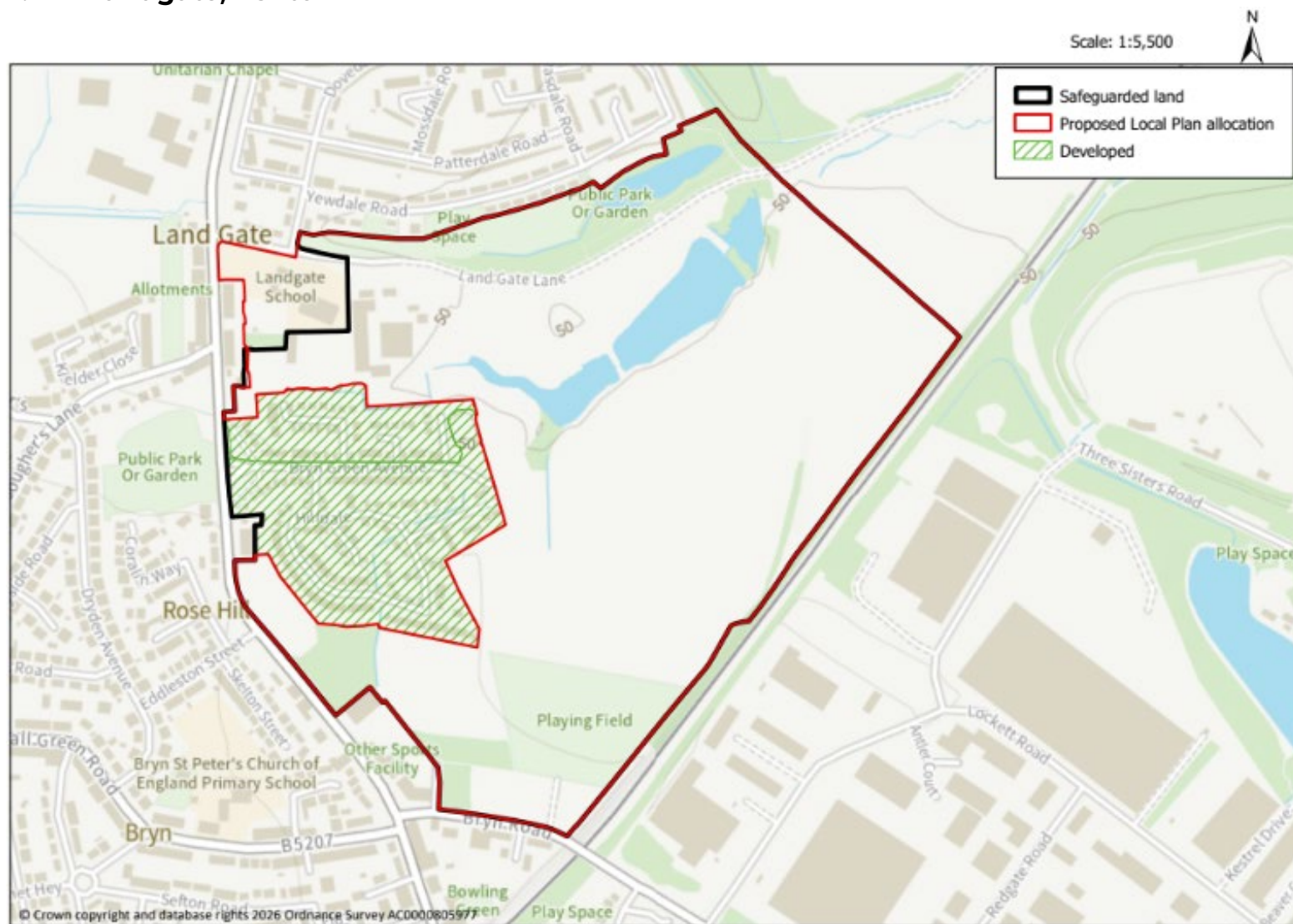
5. Westleigh Lane



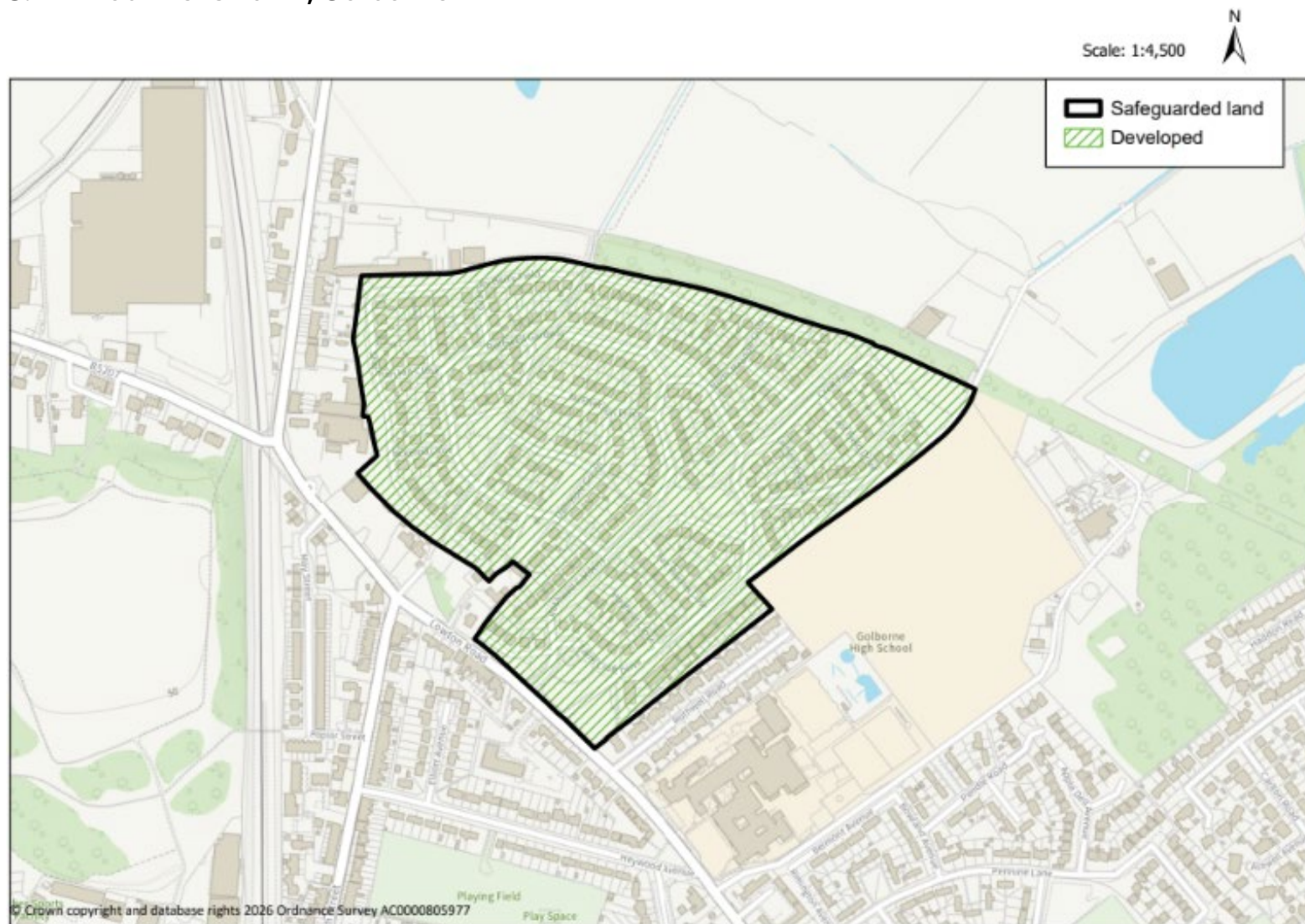
6. Smiths Lane, Bickershaw



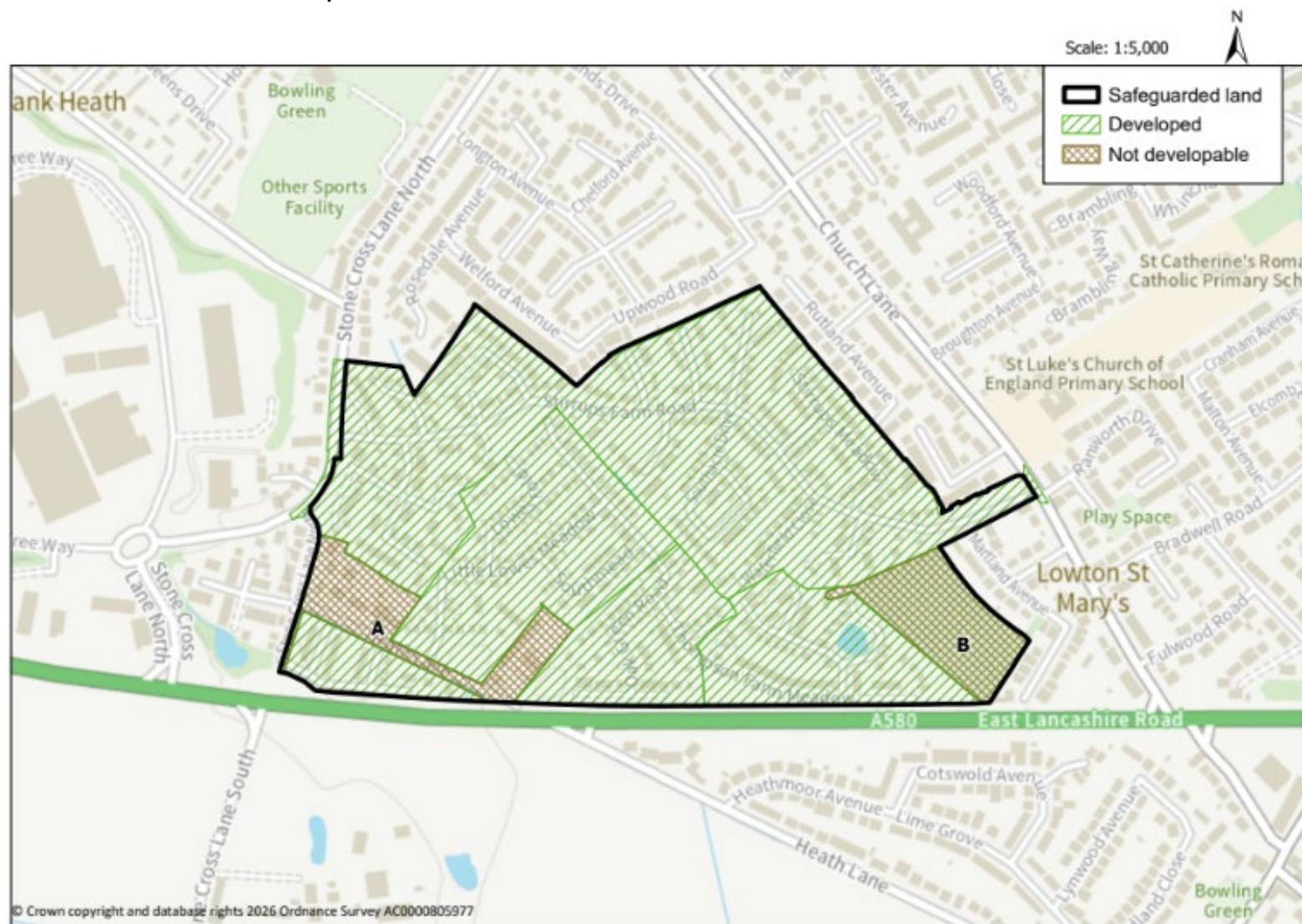
7. Landgate, Ashton



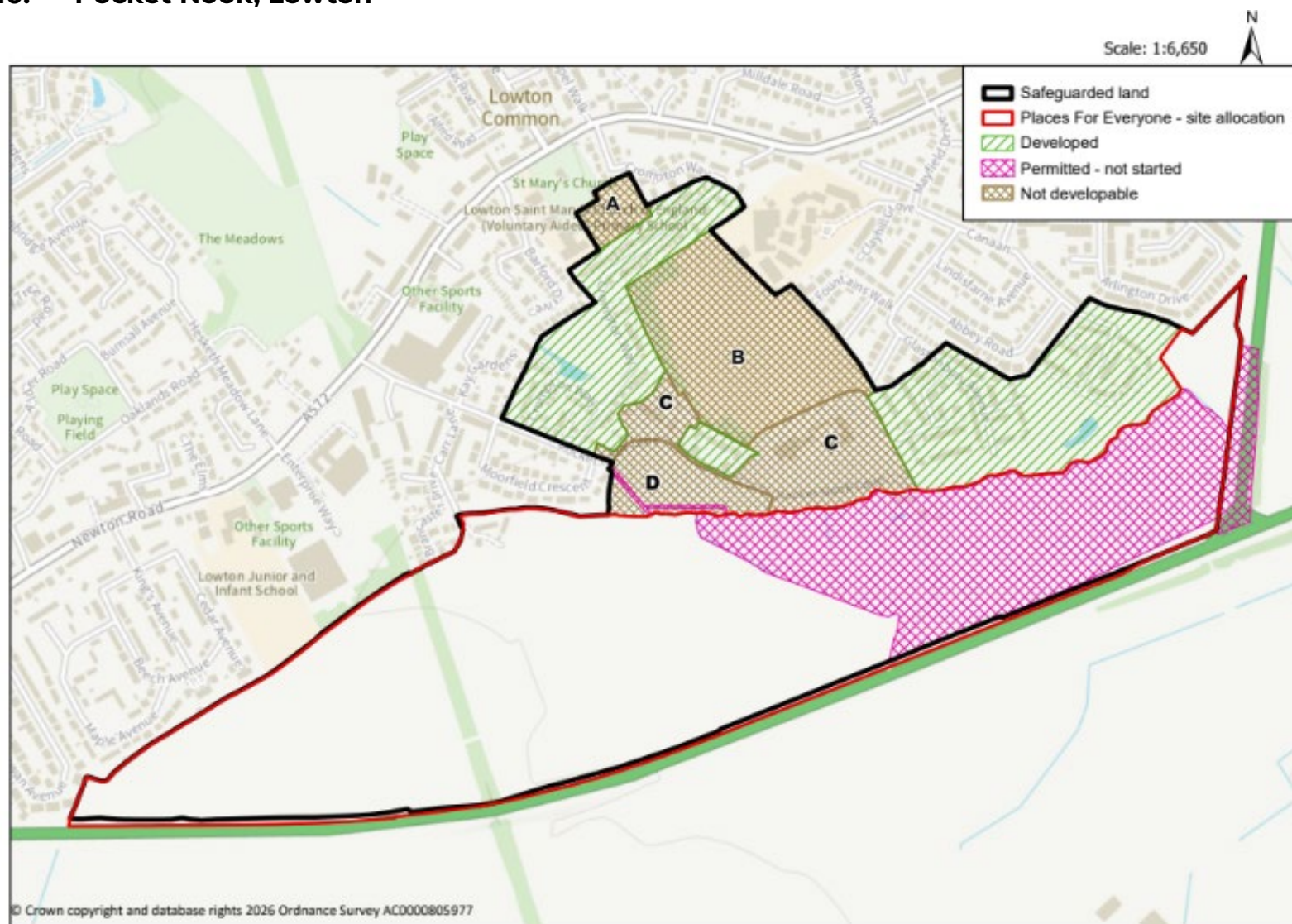
8. Rothwells Farm, Golborne



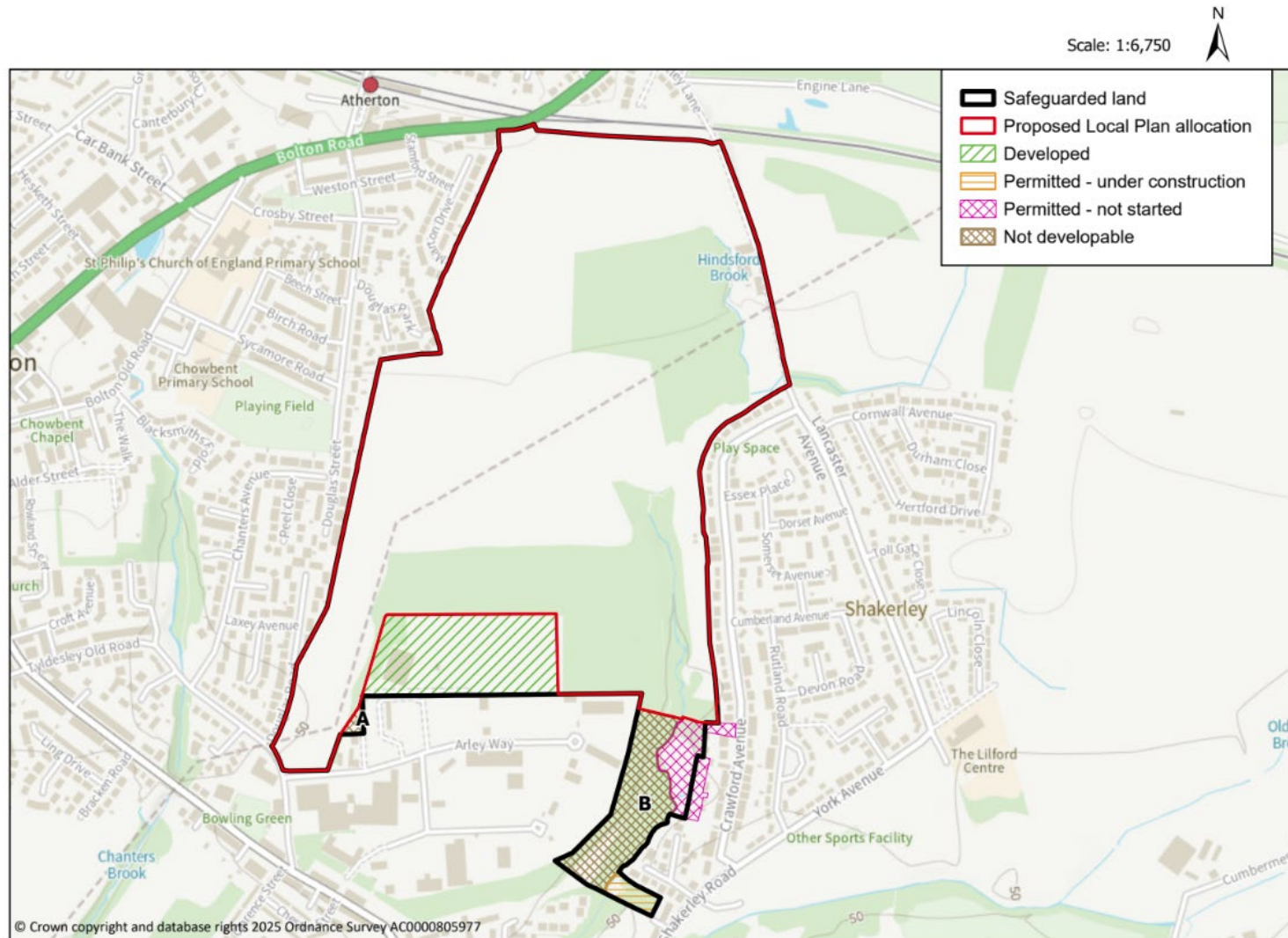
9. Stone Cross Lane, Lowton



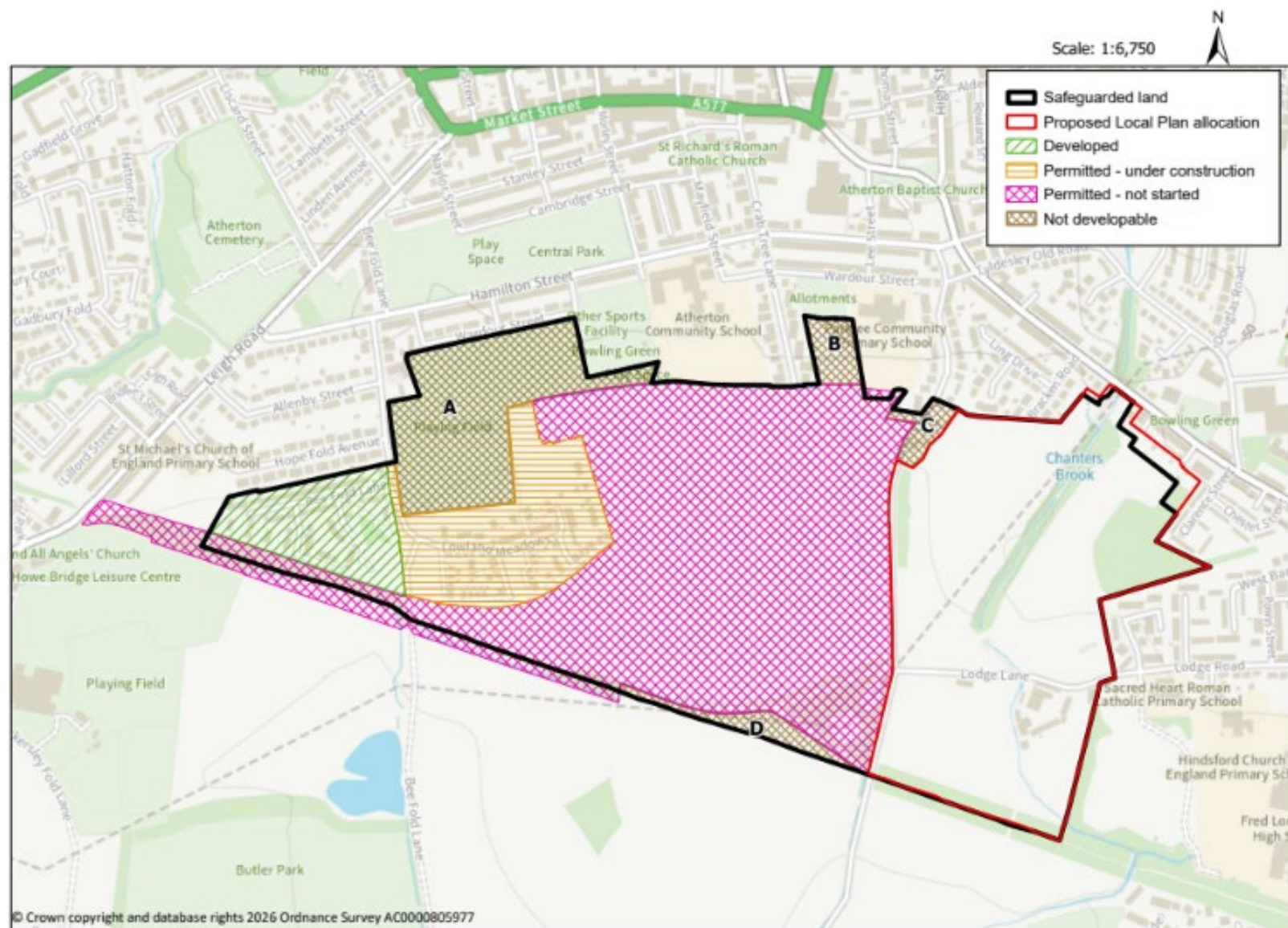
10. Pocket Nook, Lowton



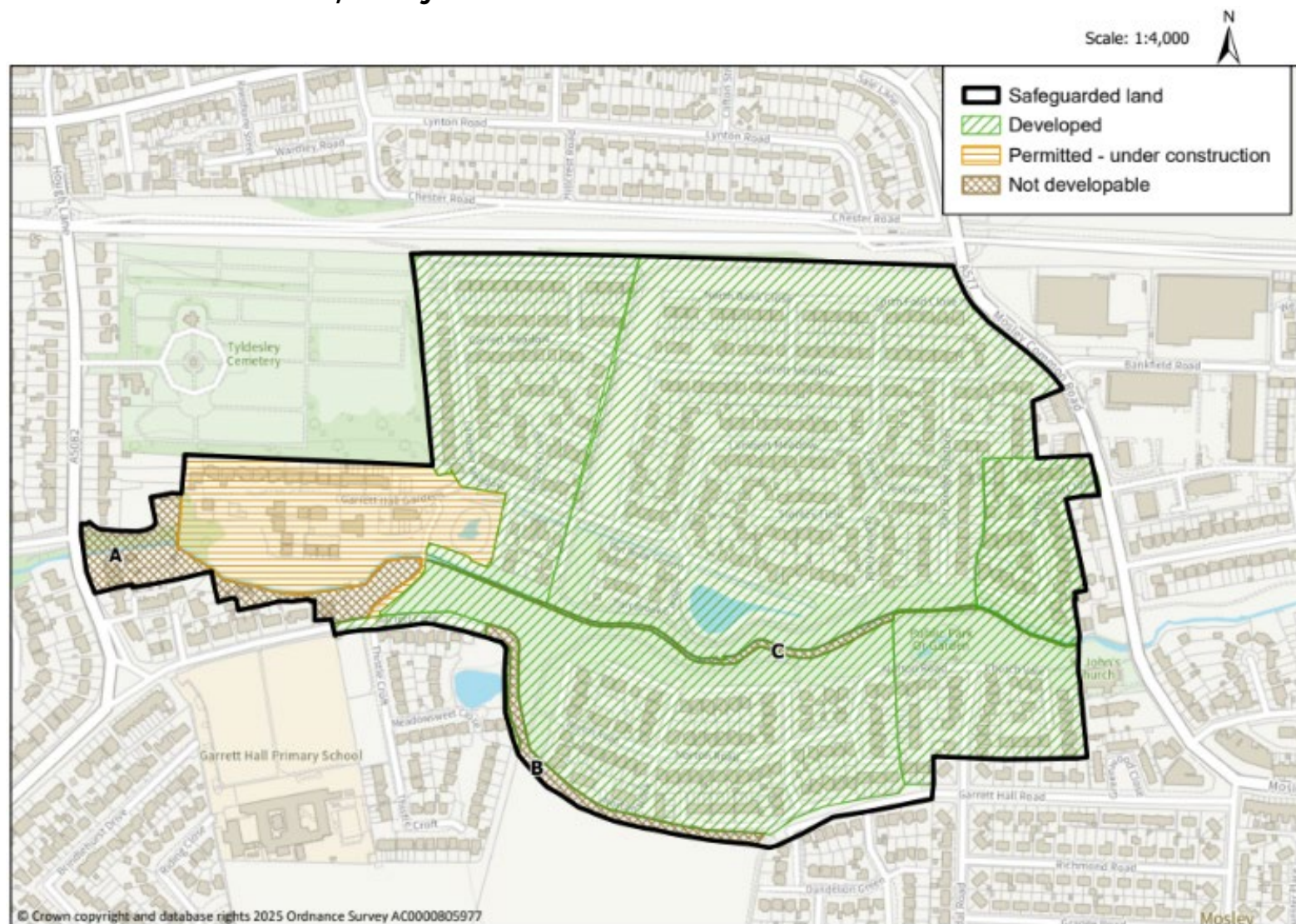
11. East of Atherton



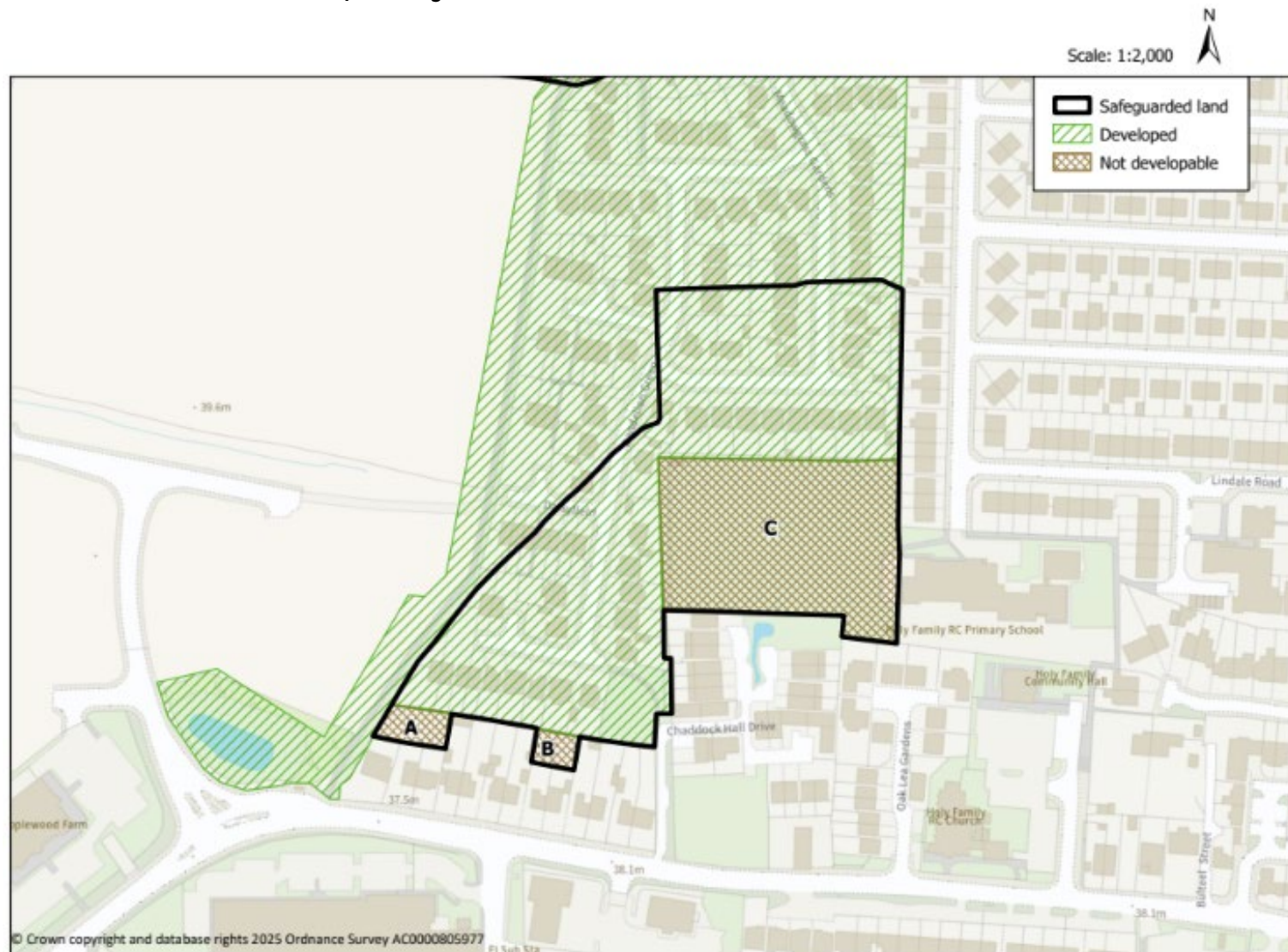
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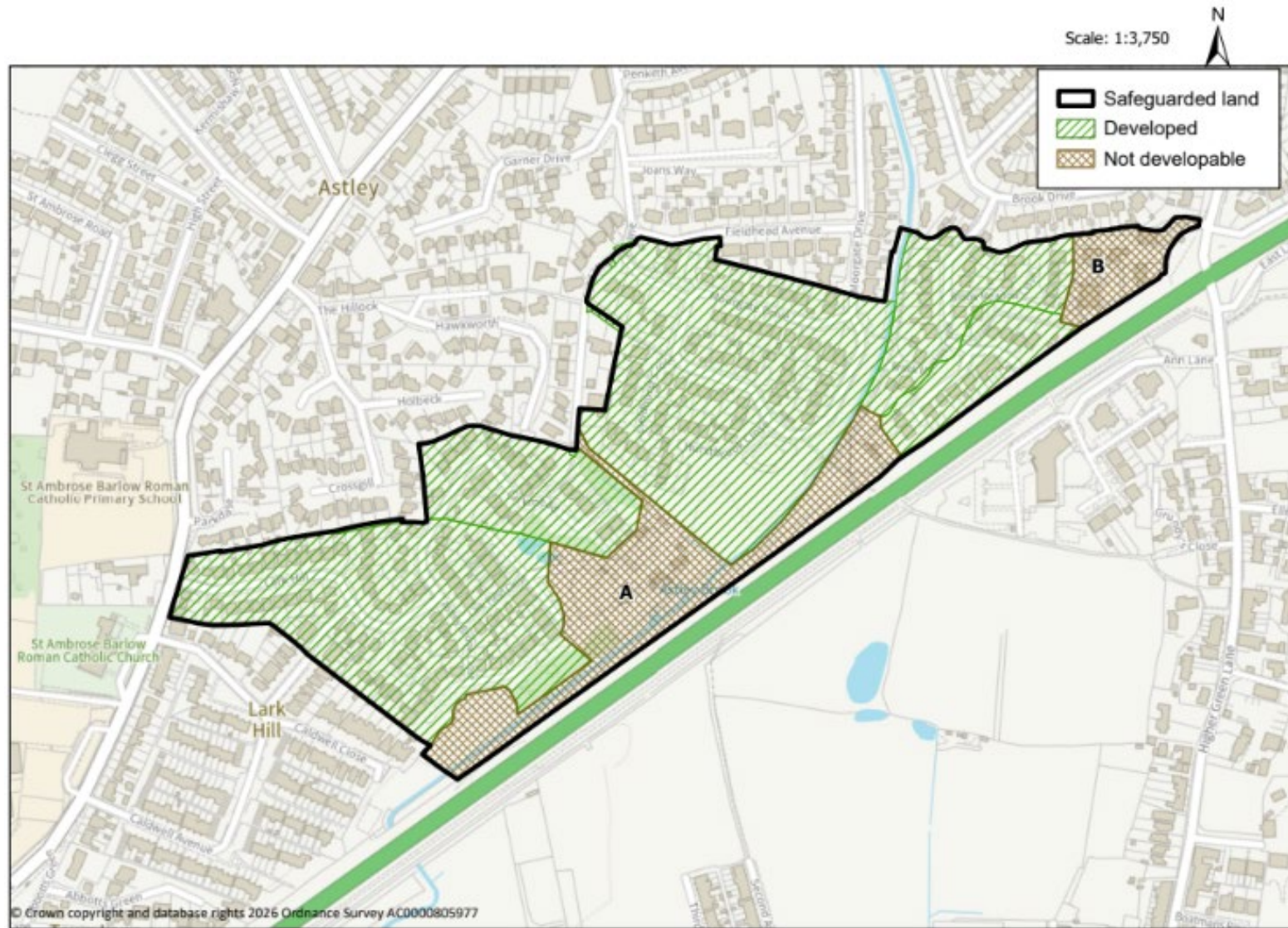
13. Garrett Hall North, Astley



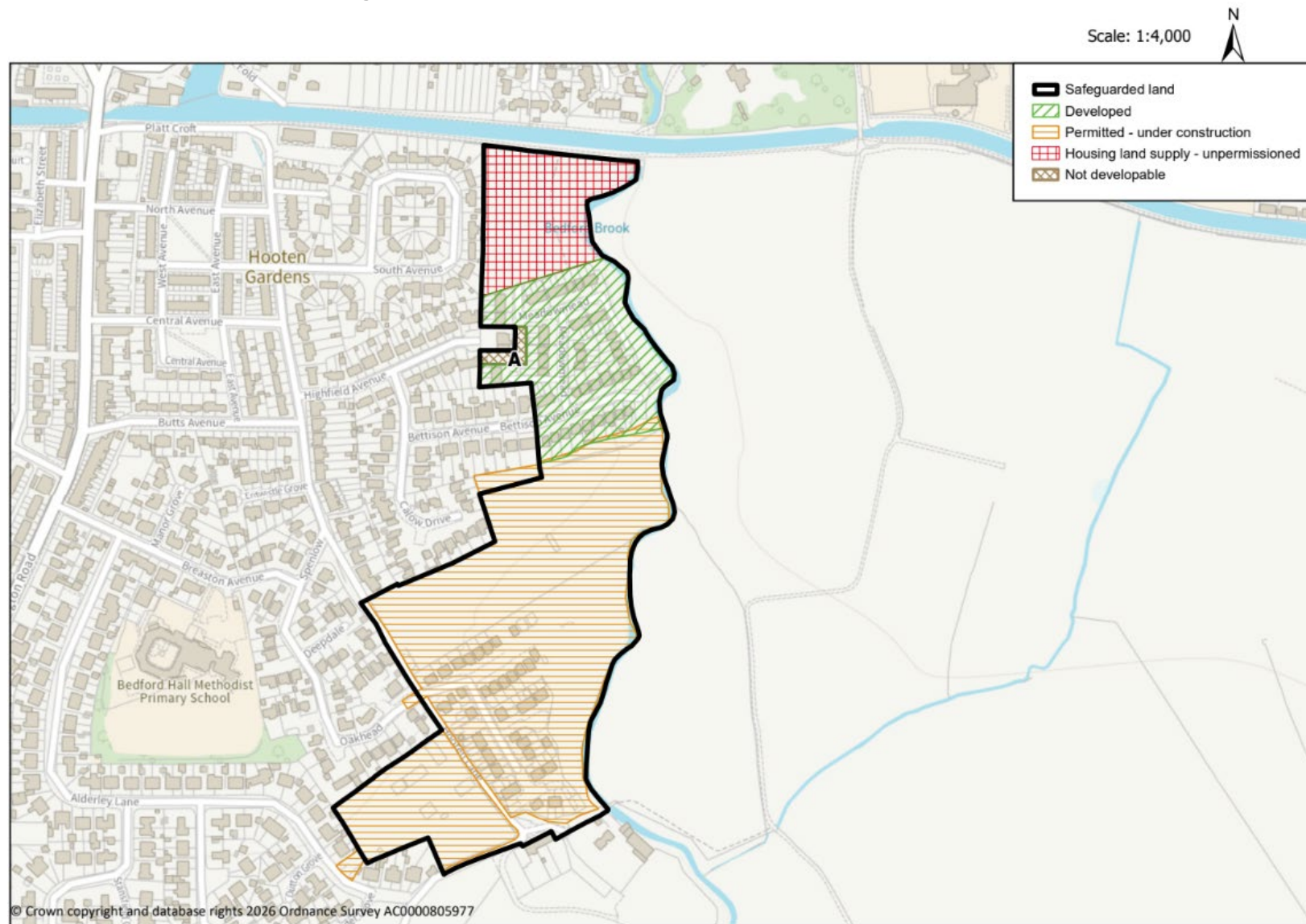
14. Garrett Hall South, Astley



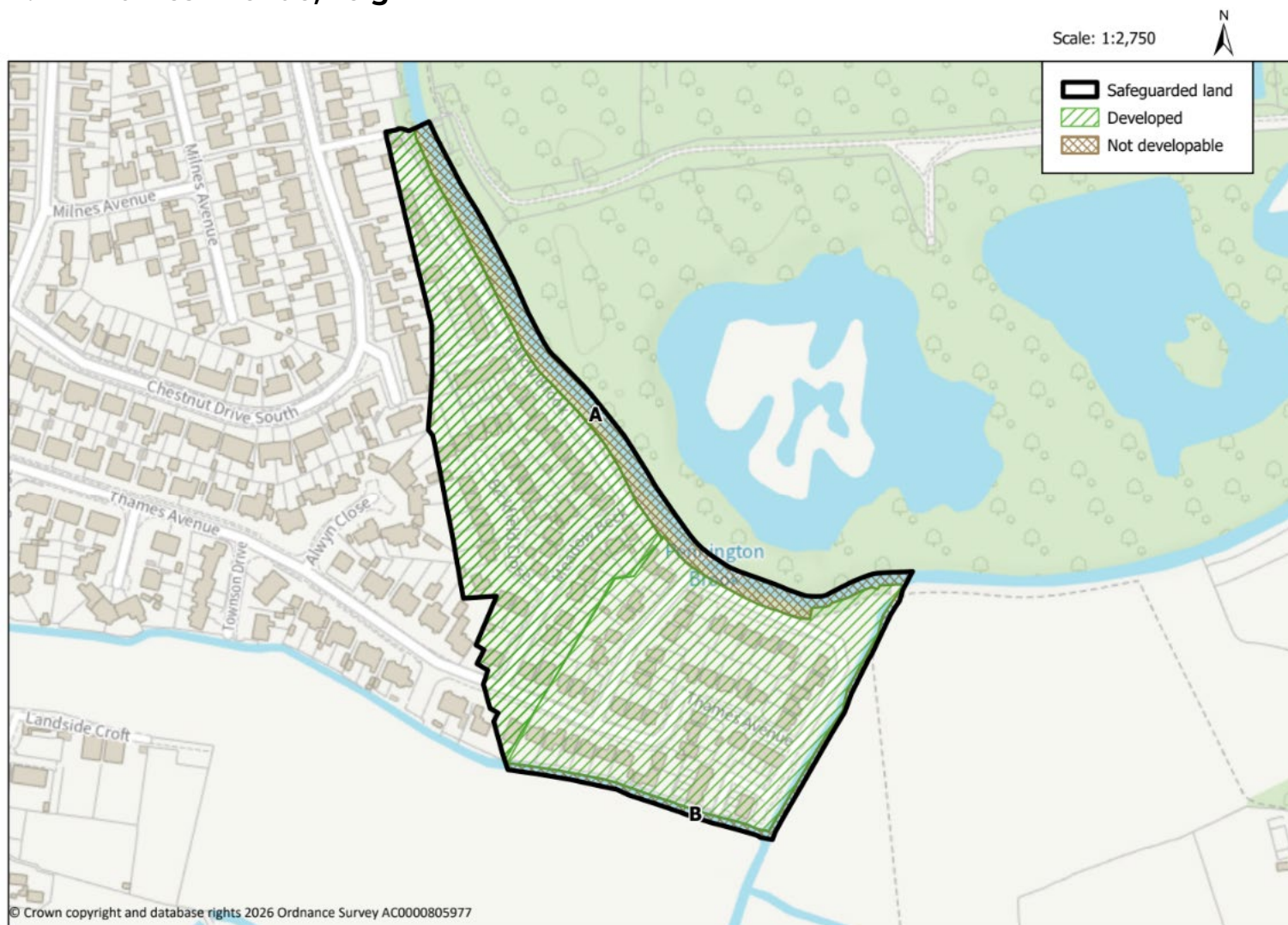
15. Land at Coldalhurst Lane, Astley



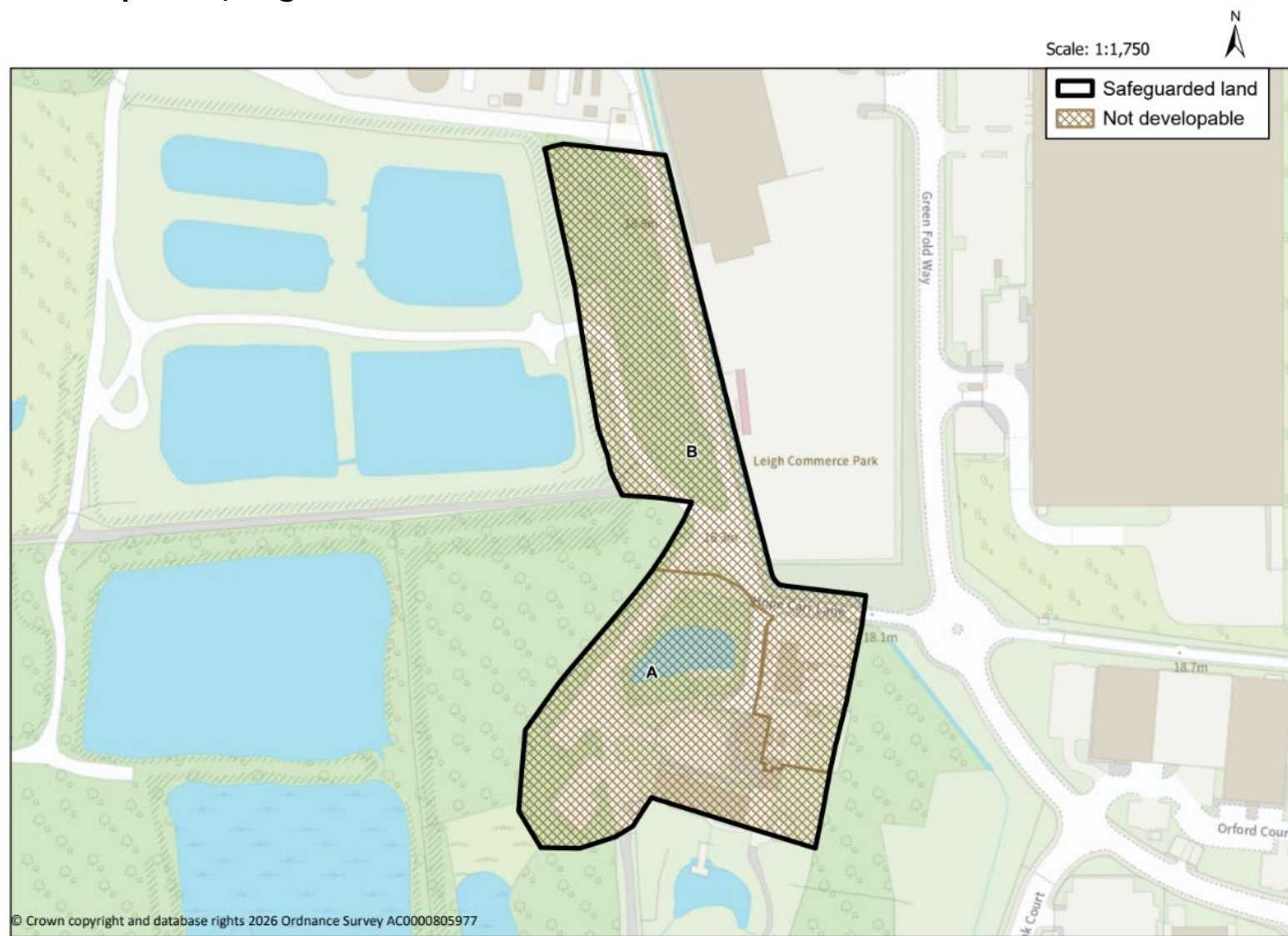
16. Hooten Gardens, Leigh



17. Thames Avenue, Leigh



18. Hope Carr, Leigh



19. Pennington Road, Leigh

