



Wigan[♥]
Council

Wigan Strategic Housing Land Availability Assessment: 2026 Update

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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.

1. Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the council's 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 Borough Local Plan. The SHLAA is updated annually.
- 1.2 This assessment is required by national planning policy, which requires the council to prepare a SHLAA 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 SHLAA 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).
- 1.4 This enables the council to assess whether 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.
- 1.5 Further guidance is set out in the housing and economic land availability assessment section of National Planning Practice Guidance.

2. The 2026 SHLAA

- 2.1 This SHLAA provides an update of the housing land supply position in the borough, with a base date of 1 April 2026.
- 2.2 Sites have been excluded where there is a clear intention for the current use to be continued, thereby rendering the site unavailable.
- 2.3 Sites considered unsuitable for inclusion have been removed as part of the site selection process. Examples include:

- Sites that have been redeveloped for housing, or which have been retained or developed for other uses.
 - 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. Sites considered unsuitable are determined as having no housing potential and are not identified in this assessment.
- 2.4 Site constraints including Tree Preservation Orders, water features, woodland, utilities infrastructure and land at high risk of flooding have been taken into account in determining developable areas.
- 2.5 A small number of sites are included that could potentially be developed for housing but due to uncertainties about their availability, suitability or achievability are given a capacity of zero over the SHLAA timeframe. A map of all sites is available on the Wigan Council website at: www.wigan.gov.uk/shlaa.
- 2.6 As suggested by national guidance, a threshold of 5 homes has been applied to the assessment. Sites with planning permission for less than 5 homes are listed in Appendix C, separate from the schedule of SHLAA sites listed in Appendix D.

Density assumptions

- 2.7 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.

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%

- 2.8 Increasing the average density of new housing developments in the most accessible locations is a key strategy of the Places for Everyone

(PfE) Plan. 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.

- 2.9 Policy JP-H 4 of the PfE Plan 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 the local housing market or site-specific considerations. The PfE density policy is set out in Table 2.
- 2.10 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 a different density would better reflect the existing density of an area (such as in areas of terraced housing).

Table 2: Minimum net residential density

Location ¹	Locations in Wigan	Minimum net residential density (dwellings per hectare)		
		Within the location	Within 400m	Within 800m
City Centre	n/a	200	120	70
Designated town centres	Wigan, Leigh and Ashton town centres	120	70	50
Other designated town centres	Colborne, 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 Northwestern stations	n/a	120	70
Other rail stations with a frequent	Atherton and Hindley stations	n/a	70	50

¹ The highest density applies when a site falls within more than one location

service and all other Metrolink stops				
Leigh Guided Busway stops	Various	n/a	50	35
Areas within GMAL6 and above ²	Various	50	35	35

All other locations: minimum net residential density 35 dwellings per hectare.

Lead-in times and build-out rates

- 2.11 Developer engagement has indicated that lead-in times and build-out rates are site specific and are dependent upon the location and local market. Therefore, delivery assumptions are based upon site specific intelligence where this is available.
- 2.12 In other cases, the indicative lead-in times in Table 3 have been applied to sites when determining delivery. These lead-in times have been informed by engagement with key stakeholders, including developers and local agents, and by the findings in the 2024 Start to Finish Study³. 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	Lead-in time
Full Planning Permission / Reserved Matters	2 years
Outline permission	5 years

- 2.13 Build-out rates are based on site specific intelligence where this is available, for example where the developer has notified the council of its planned delivery rate. On sites already under construction, build-out rates have been informed by the rate of completions in preceding years. Higher build out rates are applied to larger sites and where multiple developers are anticipated.

² 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.

³Lichfields, *Start to Finish: How quickly do large scale housing sites deliver? Third Edition* (September 2024)

Sites with planning permission

- 2.14 The deliverability of sites with planning permission has been considered through engagement with the council's Development Management and Housing Enabling and Development teams, and where possible, the developer of the site.
- 2.15 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 guidance.
- 2.16 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.
- 2.17 Sites with outline planning permission for major development, have only been 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

- 2.18 The remaining capacity from small sites with extant planning permission for less than 5 homes, either under construction or yet to be implemented at 1 April 2026 is 220 homes.
- 2.19 All small sites with extant planning permissions are listed in Appendix C. 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.

Small sites allowance

- 2.20 An allowance of 50 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 2021 – 31 March 2026, as shown in Table 4.

Table 4: Completions on sites with planning permission for less than 5 dwellings

	Total small site completions	Total completions	Proportion of overall completions
2021/22	67	1,333	5%
2022/23	50	1,408	4%
2023/24	36	1,146	3%
2024/25	40	1,169	3%
2025/26	58	1,386	4%
2020-26	251	6,442	4%
Average per year	50	1,288	4%

- 2.21 This shows that 251 homes have been completed on small sites in this period which equates to an average of 50 homes per annum, representing around 4% of all completions.
- 2.22 There is no reason why this level of homes per annum will not continue. The small sites allowance has been applied from year 5 (2030/31) given that most completions from small sites in years 1-4 will already have planning permission and be covered in the supply.

Larger sites allowance

- 2.23 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 Borough and is a structural change that will most likely continue.
- 2.24 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.
- 2.25 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 50 dwellings per annum from year 5, which relates to small sites only, should therefore be considered conservative.

3. The supply of sites to 2039 and five-year housing land supply position

- 3.1 The total supply of sites to 2039, sorted by planning status, is summarised in Table 5. Timeframes are for dwelling completions.
- 3.2 Table 5 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 in 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.
- 3.3 The comprehensive schedule of SHLAA sites is set out in Appendix D. This sets out the position at the base date of 1 April 2026. The total supply by settlement is set out in Appendix E for the period 2026-39.

Table 5: Housing land supply to 2039 (1 April 2026)

	2022-2026	2026-2031	2031-2036	2036-2039	Total 2022-2039
Completions at 31/03/26	5,109	0	0	0	5,109
Sites allocated in the Places for Everyone Plan (including under construction)	0	1,272	709	246	2,227
Sites proposed for allocation in the Publication Wigan Borough Local Plan (including under construction)	0	843	2,569	1,270	4,682
SHLAA supply: Other sites under construction	0	1,548	34	0	1,582
SHLAA supply: Sites with full planning permission / reserved matters approval / prior approval (not under construction)	0	822	185	108	1,115
SHLAA supply: Sites with outline permission	0	855	576	216	1,647
SHLAA supply: Applications awaiting determination	0	5	270	0	275
SHLAA supply: No permission	0	12	1,117	860	1,989
Small sites with planning permission	0	220	0	0	220
Small sites windfall allowance	0	50	250	150	450
Total	5,109	5,627	5,710	2,850	19,296

Five-year housing land supply position

- 3.4 The housing requirement figure for the borough is set out in the PfE Plan. This requires an average of 972 dwellings per annum (net) to be delivered over the period 2022–2039, which equates to 16,527 dwellings over the plan period. The requirement is phased as shown in Table 6.

Table 6: Wigan PfE Housing Requirement

Years	Dwellings per year
2022 - 2025	814
2025 - 2030	972
2030 - 2039	1,025

- 3.5 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.
- 3.6 The borough achieved a score of 153% under the 2025 HDT measurement, which was published in August 2026. Therefore, the council is only required to include a 5% buffer on its five-year housing land supply, which is the minimum buffer for authorities.
- 3.7 Table 7 calculates the 5-year supply requirement and the council's five-year supply position. It shows that the council can demonstrate a 5.45-year supply of deliverable housing land.

Table 7: Calculating the 5-year supply position

Requirement:	4,913
2026/2030: 3,888 (972 x4)	
2030/2031: 1,025	
Requirement plus 5% buffer	5,159
Number of homes identified	5,627
Number of years supply	5.45

Appendix A: Housing trajectory to 2022 - 2039

Current planning status	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	2037/38	2038/39	Total 2022 - 2039
2022/24 Completions	1,408	1,146	1,169	1,386	0	0	0	0	0	0	0	0	0	0	0	0	0	5,109
Places for Everyone Allocations	0	0	0	0	234	353	291	188	206	206	184	151	84	84	84	84	78	2,227
Publication Local Plan Allocations	0	0	0	0	0	48	195	260	340	400	520	561	544	544	539	485	246	4,682
Sites under construction (non-allocations)	0	0	0	0	735	470	157	87	99	14	15	3	2	0	0	0	0	1,582
Full planning permission – not under construction	0	0	0	0	0	96	196	349	181	36	41	36	36	36	36	36	36	1,115
Outline planning permission	0	0	0	0	0	0	234	390	231	280	80	72	72	72	72	72	72	1,647
Permission pending	0	0	0	0	0	0	0	0	5	96	120	45	9	0	0	0	0	275
Not permissioned	0	0	0	0	0	0	12	0	0	56	261	318	289	193	274	332	254	1,989
Small sites with planning permission	0	0	0	0	60	60	50	50	0	0	0	0	0	00	0	0	0	220
Small sites windfall allowance	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	450
Total 2026 - 2039	0	0	0	0	1,029	1,027	1,135	1,324	1,112	1,138	1,271	1,236	1,086	979	1,055	1,059	736	14,187
Total 2022 - 2039	1,408	1,146	1,169	1,386	1,029	1,027	1,135	1,324	1,112	1,138	1,271	1,236	1,086	979	1,055	1,059	736	19,296

Appendix B: Net housing completions 2025/26

2025/26 housing completions are listed below. These include demolitions and other losses to enable the calculation of net completions.

Settlement	SHLAA reference	Address	Planning Application	Completions 2025/2026 (net)
Abram and Platt Bridge	0051	Site of Ashtons Tenement Farm, Bickershaw Lane, Platt Bridge	A/19/87408	4
Abram and Platt Bridge	0064	Former Ince St Marys CE Primary School Derby Street Ince	A/22/93614	7
Abram and Platt Bridge	0174	St Johns Vicarage, 9 Lee Lane, Abram	A/18/85361	1
Abram and Platt Bridge	Small site	604 Bolton Road, Bamfurlong, Wigan, WN2 5AY	A/21/92949	1
Abram and Platt Bridge	Small site	606 Bolton Road, Bamfurlong, Wigan, WN2 5AY	A/21/92949	1
Abram and Platt Bridge	Small site	610 Bolton Road, Bamfurlong, Wigan, WN2 5AY	A/21/92949	1
Abram and Platt Bridge	Small site	608 Bolton Road, Bamfurlong, Wigan, WN2 5AY	A/21/92949	1
Ashton	0005B	Development Land North Of Bryn Green Avenue Bryn Ashton-In-Makerfield	A/21/91116	31
Ashton	0026	Rockleigh Hotel, 50 Bolton Road	A/22/94762	22
Ashton	0307	Development Land East Of 2 - 4 Woods Lane Ashton-In-Makerfield	A/20/88917	14
Ashton	0346	Land north of Druid Street, Ashton-In-Makerfield	A/22/93815	1
Ashton	0387	Site Of Former Manse 233 Wigan Road Ashton-In-Makerfield	A/19/87529 & A/21/91817	3
Ashton	Small site	643 Wigan Road, Ashton-In-Makerfield, Wigan, WN4 0BZ	A/21/92833	1
Aspull	Small site	Elizabeth House, 346 Bolton Road, Aspull, Wigan, WN2 1PR	A/21/90880	1
Atherton	0022B	Land East Of Leigh Road South/West Of Bee Fold Lane And West Of Millers Lane Atherton	A/21/92057	39
Atherton	0288	Land north east of 73 Samuel Street Atherton	A/21/90945	12
Atherton	0575	Land To the west of Stothert Street, Atherton	A/23/95356	78
Atherton	Small site	39 Bee Fold Lane, Atherton, Manchester, M46 0BL	A/24/98244/RM	1
Atherton	Small site	94 Mealhouse Lane, Atherton, Manchester, M46 0FD	A/23/95466/PDMA	1
Golborne and Lowton	0006	Rothwells Farm, Golborne	A/15/80743 & A/18/85780 & A/20/89339	36
Golborne and Lowton	0049	Vacant Land North of 20 Bainbridge Avenue, Lowton	A/18/86357	30
Golborne and Lowton	423	Oaklands 196 Newton Road Lowton	A/18/86157	4
Golborne and Lowton	0555	Open Land North Of 12 Bridge Street Golborne	A/20/89851	3
Golborne and Lowton	Small site	40 Ashton Road, Golborne, Warrington, WA3 3UN	A/20/90472	1
Golborne and Lowton	Small site	Apt 2, 2b, Heath Street, Golborne, Warrington, WA3 3AD	A/24/97885/PDG	1
Golborne and Lowton	Small site	397, Newton Road, Lowton, Warrington, WA3 1NU	A/19/87817	1

Settlement	SHLAA reference	Address	Planning Application	Completions 2025/2026 (net)
Golborne and Lowton	Small site	60, Kenyon Lane, Lowton, Warrington, WA3 1LQ	A/22/93428	1
Golborne and Lowton	Small site	62 Kenyon Lane, Lowton, Warrington, WA3 1LQ	A/22/93428	1
Golborne and Lowton	Small site	12 Newton Gardens, Lowton, Warrington, Cheshire, WA3 1BE	A/05/64389	1
Golborne and Lowton	Small site	7 Newton Gardens, Lowton, Warrington, WA3 1BE	A/05/64389	1
Golborne and Lowton	Small site	8 Newton Gardens, Lowton, Warrington, WA3 1BE	A/05/64389	1
Golborne and Lowton	Small site	9 Newton Gardens, Lowton, Warrington, WA3 1BE	A/05/64389	1
Golborne and Lowton	Small site	10 Newton Gardens, Lowton, Warrington, WA3 1BE	A/05/64389	1
Golborne and Lowton	Small site	11 Newton Gardens, Lowton, Warrington, WA3 1BE	A/05/64389	1
Golborne and Lowton	Small site	Apt 1, 2b, Heath Street, Golborne, Warrington, WA3 3AD	A/24/97885/PDG	1
Hindley	0511	Showman's Caravan Site King Street, Hindley	A/19/86704	4
Hindley	Small site	319 Atherton Road, Hindley, Wigan, WN2 3XD	A/22/94694	1
Hindley	Small site	324 Smiths Lane, Hindley Green, Wigan WN2 4XS	A/22/94734	1
Hindley	Small site	41a Glossop Way, Hindley, Wigan, WN2 4NW	A/17/84000	1
Hindley	Small site	Flat 2, 18a, Ladies Lane, Hindley, Wigan, WN2 2RG	A/23/95795	1
Ince Scholes Whelley	0056	Land at Coop Street Scholes, Wigan	A/23/95154	27
Ince Scholes Whelley	0303	Greater Manchester Police Ince Police Station 492 - 494 Warrington Road Ince Wigan WN3 4TB	A/14/79718	2
Ince Scholes Whelley	0360	Wigan Enterprise Park Ince	A/19/87324	52
Ince Scholes Whelley	0392	Eastdale Old Hall Street Ince Wigan WN3 4QR	A/19/87173	8
Ince Scholes Whelley	0531	Development Land South Of 34 Ash Lane Aspull	A/22/94207	4
Ince Scholes Whelley	0545	Engineers Arms And Open Land South Of 33 Belle Green Lane Ince Wigan WN2 2EW	A/23/96501	12
Ince Scholes Whelley	0551	Boundary Street Wigan	A/22/94798	12
Ince Scholes Whelley	0552	St Williams Church Ince Green Lane Ince	A/22/93924	21
Ince Scholes Whelley	0579	Land At The Former Enterprise House Wigan Enterprise Park Seaman Way Ince	A/23/95287	32
Ince Scholes Whelley	0596	Oakdale House, Cale Lane, Wigan WN2 1HB	A/24/96789	5
Ince Scholes Whelley	Small site	322a Whelley, Wigan, WN2 1DA	A/19/87911	1
Ince Scholes Whelley	Small site	169 Cale Lane, Wigan, WN2 1HB	A/12/77068	1
Ince Scholes Whelley	Small site	171 Cale Lane, Wigan, WN2 1HB	A/12/77068	1
Ince Scholes Whelley	Small site	Flat 1, 9, Ince Green Lane, Ince, Wigan, WN2 2AR	A/24/98310/PDMA	1
Ince Scholes Whelley	Small site	Flat 2, 9, Ince Green Lane, Ince, Wigan, WN2 2AR	A/24/98310/PDMA	1
Leigh	0021B	West of Hooten Lane, Hooten Gardens Leigh	A/23/95207	28

Settlement	SHLAA reference	Address	Planning Application	Completions 2025/2026 (net)
Leigh	0039	Open Land East Of 26 Sovereign Fold Road Leigh	A/18/86438	1
Leigh	0200	Bridgewater Business Park, West Bridgewater Street, Leigh	A/19/86515	41
Leigh	0201	Bickershaw Colliery, Plank Lane, Leigh	A/13/78383 & A/16/82927 & A/19/87903	3
Leigh	0205	Parsonage, Leigh	A/17/79922 & A/16/82975	38
Leigh	0497	Plank Lane Nissan Garage	A/20/88612	49
Leigh	0507	St Helens Road Leigh	A/23/95120	1
Leigh	0525	Publication House 14 - 18 Bradshawgate Leigh WN7 4LX	A/20/89966	4
Leigh	0574	Vacant Land Rothay Street Leigh WN7 2DS	A/21/91926	4
Leigh	0578	42 King Street, Leigh WN7 4LR	A/23/95161	1
Leigh	Small site	20 Smallbrook Lane, Leigh, WN7 5QA	A/19/87786	1
Leigh	Small site	1b Beech Drive, Leigh, WN7 3LJ	A/21/92528	1
Orrell	Small site	6, Meadow Gardens, Orrell, Wigan, WN5 8DU	A/24/97007	1
Shevington	Small site	53, Croke Road, Standish Lower Ground, Wigan, WN6 8LR	A/24/098351	1
Shevington	Small site	89 Wigan Lower Road Standish Lower Ground Wigan WN6 8LJ	A/19/86650	1
Standish	0009	Land south of Pepper Lane Standish	A/15/81209 & A/17/84731 & A/22/93627	63
Standish	0135	Bradley Hall Trading Estate Standish	A/21/90730	109
Standish	0254	22-22C And Garage Site To Rear Preston Road Standish Wigan WN6 0HS	A/14/78942	4
Standish	0273	Land south of Rectory Lane (former golf course) Standish	A/16/82944	36
Standish	0406	Land to rear of Rectory Farm Rectory Lane Standish	A/20/89391	32
Standish	0542	Fmr Noel Chadwicks Butchers 51 High Street Standish	A/18/86437	58
Standish	Small site	The Shippon, Langtree Old Hall Farm, Preston Road, Standish, Wigan, WN6 0QA	A/19/86575	1
Tyldesley Astley	0004F	Land At Garrett Hall Farm Garrett Hall Lane Tyldesley	A/21/91879	13
Tyldesley Astley	0160	Land at Chaddock Hall, Astley	A/14/79628	4
Tyldesley Astley	0431	Site Of Parr Bridge Works Mosley Common Road Tyldesley	A/18/86280	2
Tyldesley Astley	0532	Land Off Bankfield Road Mosley Common Road Tyldesley	A/20/90460	3
Tyldesley Astley	0558	Open Land West Of 1 Alma Street Tyldesley	A/21/92470	6
Tyldesley Astley	0586A	Land At Silk Mill Street Mosley Common Tyldesley	A/23/94952	16
Tyldesley Astley	0588	Elizabethan Court Garage Court Tyldesley	A/23/96500	6

Settlement	SHLAA reference	Address	Planning Application	Completions 2025/2026 (net)
Tyldesley Astley	Small site	164 Manchester Road, Astley, Tyldesley, Manchester, M29 7FB	A/22/94883	1
Tyldesley Astley	Small site	166 Manchester Road, Astley, Tyldesley, Manchester, M29 7FB	A/22/94883	1
Tyldesley Astley	Small site	168 Manchester Road, Astley, Tyldesley, Manchester, M29 7FB	A/22/94883	1
Tyldesley Astley	Small site	51 Johnson Street South, Tyldesley, Manchester, M29 8HP	A/23/95822	1
Tyldesley Astley	Small site	53 Johnson Street South, Tyldesley, Manchester, M29 8HP	A/23/95822	1
Tyldesley Astley	Small site	200a Manchester Road, Tyldesley, Manchester, M29 8NN	A/19/88087/FULL	1
Wigan North	0128	Land adj to Frog Lane Depot (former fork lift truck complany) Frog Lane Wigan	A/16/83282	8
Wigan North	0319A	Gateway House Standishgate Wigan WN1 1AE	A/24/97214/PDMA	5
Wigan North	0495B	10 Arcade Street Wigan WN1 1LU	A/23/95556	2
Wigan North	0559	Bryan House And Adjacent Car Park 61-69 Standishgate Wigan WN1 1AH	A/21/91732/PDO	46
Wigan North	0539	19 - 20 Bridgeman Terrace Wigan WN1 1TD	A/22/93179	1
Wigan North	Small site	30a Buckley Street, Wigan, Lancashire, WN6 7HE	A/23/96071	1
Wigan North	Small site	12a Wallgate, Wigan, WN1 1JU	A/22/93320	1
Wigan North	Small site	1 Mesnes Street, Wigan, WN1 1QP	A/23/96490/PDMA	1
Wigan North	Small site	30b, Buckley Street, Wigan, Lancashire, WN6 7HE	A/23/96071	1
Wigan North	Small site	30c, Buckley Street, Wigan, Lancashire, WN6 7HE	A/23/96071	1
Wigan North	Small site	30d, Buckley Street, Wigan, Lancashire, WN6 7HE	A/23/96071	1
Wigan North	Small site	55 Springfield Road, Wigan, WN6 7RA	A/24/97142	1
Wigan North	Small site	Flat 2, 36a, Market Street, Wigan, Lancashire, WN1 1JF	A/23/96550/PDO	1
Wigan North	Small site	Flat 3, 36a, Market Street, Wigan, Lancashire, WN1 1JF	A/23/96550/PDO	1
Wigan North	Small site	Flat 1, 36a, Market Street, Wigan, Lancashire, WN1 1HX	A/23/96550/PDMA	1
Wigan North	Small site	Flat 3 26A Mesnes Street Wigan WN1 1QP	A/21/90941	1
Wigan North	Small site	Flat 6 26A Mesnes Street Wigan WN1 1QP	A/21/90941	1
Wigan South	0113	Worsley Mesnes Regeneration	A/21/93043	65
Wigan South	0583	Ben Johnson Hotel 702 Warrington Road Wigan WN3 6X	A/23/95328	4
Wigan South	Small site	80, Walpole Avenue, Worsley Mesnes, Wigan, WN3 5LT	A/14/79948	1
Wigan West	0018	Former Stork Public House Pembroke Road Wigan	A/23/95112	13
Wigan West	0078	Former Abraham Guest High School, Orrell Road, Orrell	A/20/90543 & A/22/93761	32
Wigan West	0521	Bowling Green Hotel 134A Ormskirk Road Wigan WN5 9E	A/20/88382	10
Wigan West	0554	Adjacent The Old Springs Spring Road Orrell	A/21/91693	14
Wigan West	0571	Site Of 196 - 218 City Road Wigan	A/22/94500	5

Settlement	SHLAA reference	Address	Planning Application	Completions 2025/2026 (net)
Wigan West	0573	Pemberton Area Housing Office 101 - 107 Ridyard Street Wigan WN5 9RQ	A/22/94723	1
Wigan West	Small site	29 Chatsworth Street, Pemberton, Wigan, Lancs, WN5 8BQ	A/22/94051	1
Wigan West	Small site	31 Chatsworth Street, Pemberton, Wigan, Lancs, WN5 8BQ	A/22/94051	1
Wigan West	Small site	2 Old Fold, Pemberton, Wigan, WN5 8GA	A/22/92846	1
Wigan West	Small site	4 Old Fold, Pemberton, Wigan, WN5 8GA	A/22/92846	1
Winstanley Highfield	0448	Former Pemberton Colliery	A/21/91969	79
Winstanley Highfield	0589	Site Of Pemberton Colliery Queen Pit Road Wigan	A/23/96416	57
Total				1,386

Appendix C: Future supply from small sites with planning permission / approval

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Abram and Platt Bridge	A/17/84444	18/01/2018	Land To Rear Of 178-188 Warrington Road, Abram	Under construction	2	1
Abram and Platt Bridge	A/17/83911	25/05/2017	2 Alfred Street, Platt Bridge, WN2 3TP	Under construction	1	1
Abram and Platt Bridge	A/22/94734	29/03/2023	Land Adjacent 322 Smiths Lane, Hindley Green	Under construction	3	2
Abram and Platt Bridge	A/20/89934	15/10/2021	Kirkless Hall Farm, Farm Lane, Aspull WN2 1JP	Under construction	3	1
Abram and Platt Bridge	A/21/90873	27/09/2022	Bamfurlong Hall Farm, Lily Lane Bamfurlong, WN2 5JN	Under construction	1	1
Abram and Platt Bridge	A/22/94568/PDM1	12/01/2022	598 Liverpool Road, Platt Bridge, WN2 3UJ	Under construction	1	1
Abram and Platt Bridge	A/22/94661	24/04/2023	516 Bickershaw Lane Bickershaw, Wigan WN2 5TU	Not started	3	3
Abram and Platt Bridge	A/23/96096/PDMA	24/11/2023	3 Tram Street Platt Bridge, Wigan WN2 5JE	Not started	1	1
Abram and Platt Bridge	A/24/97401	13/08/2024	71 And 71A Lily Lane Bamfurlong, Wigan WN2 5JW	Not started	-1	-1
Abram and Platt Bridge	A/24/97304/PIP	12/11/2024	Land To Rear of 9 And 11 Kintbury Street, Bamfurlong, WN2 5LF	Not started	4	4
Ashton	A/22/93191/PDMA	19/04/2022	16 Wigan Road Ashton-in-Makerfield, WN4 9BJ	Under construction	1	1
Ashton	A/20/88759	10/06/2022	Lily Lane Farm Bolton Road Ashton-in-Makerfield, WN4 8TL	Under construction	1	1
Ashton	A/20/90284	02/09/2022	2B Druid Street Ashton-In-Makerfield WN4 9HR	Under construction	1	1
Ashton	A/22/93156/OUT	28/04/2023	Locker Lane Farm Locker Lane Ashton-In-Makerfield, WN4 8YF	Not started	3	3
Ashton	A/23/96368	19/07/2024	Open Land to the rear Of 168 Booths Brow Road Ashton-in-Makerfield	Not started	1	1
Ashton	A/24/97303	01/08/2024	15 Mill Street Ashton-in-Makerfield, WN4 9HP	Not started	1	1
Ashton	A/24/97537	11/10/2024	29 - 31 Ashton Heath Ashton-in-Makerfield, WN4 9JL	Not started	1	1

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Ashton	A/24/97743	09/12/2024	289 Downall Green Road Ashton-in-Makerfield, WN4 0NB	Not started	1	1
Ashton	A/25/098449	10/04/2025	D & M Brogan Family Butchers 274 Wigan Road Ashton-in-Makerfield, WN4 0AR	Not started	1	1
Ashton	A/25/098538/PDMA	30/04/2025	48 Bryn Street Ashton-in-Makerfield, WN4 9AU	Not started	1	1
Ashton	A/25/098875/PDMA	13/06/2025	289 Downall Green Road Ashton-in-Makerfield, WN4 0NB	Not started	2	2
Ashton	A/25/098670	16/01/2026	13 Wigan Road Ashton-in-Makerfield, WN4 9AR	Not started	1	1
Ashton	A/21/92949	11/08/2022	Open Land South West Of Bryn Hall Hotel 612 Bolton Road Ashton-In-Makerfield WN2 5AY	Under construction	4	1
Aspull	A/21/92031	24/06/2022	Southerns Fold Farm Southerns Fold, Aspull	Under construction	2	1
Aspull	A/23/96492	04/03/2024	5 Scot Lane Aspull, Wigan, WN2 1YX	Not started	-1	-1
Atherton	A/21/92920	29/04/2022	139A Market Street, Atherton, M46 0DF	Under construction	2	2
Atherton	A/23/95683	18/10/2023	Rear Of 86 To 92 Bag Lane, Fronting Gloucester Street, Atherton, M46 0JS	Not started	1	1
Atherton	A/23/95478	19/06/2024	Vacant Land At 269-271 Leigh Road, Atherton	Under construction	1	1
Atherton	A/24/97740	21/01/2025	132 Flapper Fold Lane Atherton, M46 0HA	Not started	-1	-1
Atherton	A/24/97944	27/03/2025	100 Market Street Atherton, M46 0DP	Under construction	2	2
Atherton	A/24/98236	23/07/2025	Open Land North Of 289 Bolton Road, Atherton	Not started	1	1
Atherton	A/25/098960/OUT	08/10/2025	Land Adjacent 31 Millers Lane Atherton, M46 9BW	Not started	1	1
Atherton	A/25/099361/PDMA	19/09/2025	36 Stanley Street Atherton, M46 0AB	Not started	1	1
Golborne and Lowton	A/19/86842	07/05/2019	39 - 41 Park Road Golborne, WA3 3PU	Under construction	4	1
Golborne and Lowton	A/19/87620	18/10/2019	28 Beech Avenue Lowton, WA3 2BZ	Under construction	1	1
Golborne and Lowton	A/21/90871	19/07/2021	229 - 231 Church Lane, Lowton, WA3 2RZ	Under construction	2	1
Golborne and Lowton	A/21/91103	03/05/2023	66A High Street Golborne, WA3 3BT	Not started	1	1

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Golborne and Lowton	A/23/95613	03/08/2023	Five Acres Kenyon Lane, Lowton, WA3 1LQ	Under construction	1	1
Golborne and Lowton	A/22/94836	28/09/2023	106 Newton Road, Lowton, WA3 1DG	Not started	4	4
Golborne and Lowton	A/23/96229/PDQ	19/12/2023	Balmers Farm Wigan Road, Golborne, WA3 3UQ	Not started	1	1
Golborne and Lowton	A/24/97497	03/10/2024	3 Stone Cross Lane North, Lowton, WA3 2SA	Not started	-1	-1
Golborne and Lowton	PD140325	N/A	122A Newton Road, Lowton	Under construction	1	1
Golborne and Lowton	A/24/97004	11/06/2025	124 Church Street Golborne, WA3 3TW	Not started	1	1
Golborne and Lowton	A/24/96644	23/04/2024	Fairhouse Barn, Pocket Nook Lane, Lowton, WA3 1AL	Not started	1	1
Hindley	A/19/86696	17/07/2020	Land Adjacent 44 Wigan Road, Hindley, Wigan WN2 3BE	Under construction	2	2
Hindley	A/23/96126	31/05/2024	188 Atherton Road, Hindley, Wigan WN2 3XA	Not started	4	4
Hindley	A/21/91711	02/03/2022	Land Adj 119 Castle Hill Road, Hindley, Wigan WN2 4BN	Under construction	2	2
Hindley	A/22/93392	13/07/2022	650 Atherton Road, Hindley Green, Wigan, WN2 4SQ	Under construction	2	2
Hindley	A/22/92962	10/11/2022	Vacant Land Rigby Street, Hindley	Under construction	4	4
Hindley	A/22/94700/DEM	09/12/2024	122 Leigh Road, Hindley, Wigan, WN2 4XF	Not started	-1	-1
Hindley	A/23/95172	14/11/2023	Laurel Nurseries, Atherton Road, Hindley, Wigan, WN2 3XD	Not started	1	1
Hindley	A/24/97451	24/10/2024	3 Market Street, Hindley, Wigan, WN2 3AE	Not started	2	2
Hindley	A/24/98233	13/02/2025	140 Atherton Road, Hindley, Wigan, WN2 3RN	Not started	4	4
Hindley	A/23/94997	22/05/2025	Site Of Former Strangeways Hotel, 244 Liverpool Road, Hindley, Wigan WN2 3HN	Under construction	4	4
Hindley	A/25/099648	23/12/2025	289 Atherton Road, Hindley, Wigan, WN2 3XD	Not started	2	2
Ince Scholes Whelley	A/18/85708	08/11/2018	Land At Side Of 12 Bromley Close, Wigan, WN2 1BA	Under construction	1	1
Ince Scholes Whelley	A/23/95202	30/08/2023	2 Common Nook, Ince	Under construction	1	1

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Ince Scholes Whelley	A/21/92614	13/09/2022	Vacant Land To Rear Of 318 Whelley, Wigan, WN2 1DA	Under construction	1	1
Ince Scholes Whelley	A/22/94070	05/10/2022	52 Ashbourne Avenue, Wigan, WN2 1AH	Under construction	2	2
Ince Scholes Whelley	A/22/94547	22/12/2022	Land Adjacent 51 Belle Green Lane, Ince, Wigan, WN2 2EP	Under construction	1	1
Ince Scholes Whelley	A/23/95491	23/08/2023	Land Adjacent 472 Warrington Road, Ince, Wigan, WN3 4TF	Not started	1	1
Ince Scholes Whelley	A/23/95506	23/08/2023	207 Darlington Street East, Wigan, WN1 3EA	Not started	1	2
Ince Scholes Whelley	A/23/95875	02/07/2024	Land Adjacent 23 Shildon Close, Wigan, WN2 1AN	Not started	1	1
Ince Scholes Whelley	A/23/95302/OUT	19/09/2024	Rear Of 328A Whelley, Wigan, WN2 1DA	Not started	1	1
Ince Scholes Whelley	A/24/97962	28/04/2025	115 Manchester Road, Ince, Wigan, WN2 2AB	Not started	-1	-1
Ince Scholes Whelley	A/25/099115	23/07/2025	25A Leader Street, Wigan, WN1 3JH	Not started	1	1
Leigh	A/16/82331	14/06/2016	Land Adjacent 41 Cowper Street, Leigh, WN7 4ST	Under construction	1	1
Leigh	A/16/83134	29/11/2016	Site Of 2-10 Smallbrook Lane, Leigh	Under construction	4	2
Leigh	A/17/84540	30/11/2017	Former New Inn 239 Firs Lane, Leigh	Under construction	2	2
Leigh	A/17/84952	30/01/2018	Land Adjacent To 2 Lime Avenue, Leigh, WN7 5RA	Under construction	2	2
Leigh	A/18/84914	09/02/2015	131 Chapel Street, Leigh, WN7 2AL	Under construction	2	2
Leigh	A/19/87287	13/11/2019	Leigh And Bedford Old Folks Community Centre, Cross Street, Leigh	Under construction	2	2
Leigh	A/18/85751	29/07/2019	Leigh Jewellery Shop, 3 Queen Street, Leigh, WN7 4NQ	Under construction	2	2
Leigh	A/20/90458	29/01/2021	25A - 27A Bradshawgate, Leigh, WN7	Under construction	2	1
Leigh	A/21/91411	22/07/2021	Former Car Park Royal Oak Hotel, 232 Wigan Road, Leigh WN7 5EP	Under construction	2	2
Leigh	A/21/91492	15/09/2021	60 Railway Road Leigh, WN7 4AT	Under construction	3	3

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Leigh	A/22/94419	05/12/2022	Land Rear Of 3 Beech Grove, Leigh, WN7 3LW	Under construction	1	1
Leigh	A/22/94720	10/02/2023	Land Adjacent 450 Holden Road, Leigh, WN7 2HU	Under construction	1	1
Leigh	A/23/94941	28/03/2023	85 Leigh Road Hindley Green, WN2 4XF	Under construction	1	1
Leigh	A/23/94936	04/07/2023	4 - 10 Charles Street, Leigh, WN7 1DB	Not started	4	3
Leigh	A/23/95416	18/07/2023	181 Charles Street, Leigh, WN7 1HF	Not started	1	1
Leigh	A/21/91876	21/08/2023	160 Leigh Road, Leigh, WN7 1SJ	Not started	1	1
Leigh	A/23/95234	06/10/2023	Squirrels Day Nursery, 8 Cook Street, Leigh WN7 4BT	Not started	3	3
Leigh	A/23/96136	28/02/2024	Land To Rear Of 8 Beech Grove, Leigh, WN7 3LW	Not started	1	1
Leigh	A/24/97122	09/08/2024	53 Brideoake Street, Leigh, WN7 2AF	Under construction	1	1
Leigh	A/23/95687	18/11/2024	Bedford Lodge Farm, Lodge Lane, Leigh, WN7 2NU	Not started	3	3
Leigh	A/24/97887/PDMA	25/11/2024	154 Corner Lane, Leigh, WN7 5PX	Not started	1	1
Leigh	PD281124	No date	98 Lord Street, Leigh	Under construction	1	1
Leigh	PD041124	No date	2A Knowsley Street, Leigh	Under construction	1	1
Leigh	A/23/96458	17/05/2024	Former Ambrose Nursery, 1 Ambrose Avenue, Leigh WN7 5HY	Under construction	1	1
Leigh	A/24/97979	05/03/2025	Eat Drink Read, 158 Holden Road, Leigh WN7 1HA	Not started	2	2
Leigh	A/25/098394	08/04/2025	198 Leigh Road Leigh, WN7 1SH	Not started	1	1
Leigh	A/24/97538	18/07/2025	Rear Of 4 Surrey Avenue, Leigh, WN7 2NN	Not started	1	1
Leigh	A/25/098368	26/06/2025	Leigh Tandoori, 12 Twist Lane, Leigh, WN7 4DA	Not started	1	1
Leigh	A/25/098764/PDMA	13/05/2025	Heron House, 1A Bold Street, Leigh WN7 1BJ	Not started	4	4
Leigh	A/25/099049	12/08/2025	Rear Part Of 85 Church Street, Leigh WN7 1AZ	Not started	2	2
Leigh	A/25/099379	22/12/2025	15A - 17A Leigh Road, Leigh	Not started	3	3

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Leigh	A/25/099284	27/08/2025	138 Twist Lane, Leigh, WN7 4ED	Not started	1	1
Leigh	A/25/099613/PDMA	04/11/2025	52 Church Street, Leigh, WN7 1AZ	Not started	2	2
Leigh	A/25/099853/PDMA	08/12/2025	48 - 50 Railway Road, Leigh, WN7 4AT	Not started	3	3
Leigh	A/25/099731	12/02/2026	3 - 5 Silk Street, Leigh, WN7 1AW	Not started	3	3
Orrell	A/19/87285	09/09/2019	Former Rose And Crown Public House Church Street, Orrell, WN5 8TG	Under construction	4	1
Orrell	A/21/92721	11/05/2022	Woodview Stables Gathurst Road, Orrell, WN5 0LL	Under construction	1	1
Orrell	A/21/91951	28/09/2022	80 St James Road Orrell, WN5 8TU	Under construction	1	1
Orrell	A/24/97211	12/07/2024	43A Church Street Orrell, WN5 8TG	Not started	-1	-1
Orrell	A/23/95677	24/11/2023	Orrell Clinic 299 - 301 Orrell Road, Orrell, WN5 8QU	Under construction	2	1
Shevington	A/22/93438	14/11/2022	115 Miles Lane Shevington, WN6 8ES	Under construction	-1	-1
Shevington	A/22/94439/OUT	14/11/2023	119 Gathurst Lane Shevington, WN6 8HS	Not started	1	1
Shevington	A/23/95730/OUT	18/07/2024	103 Gathurst Lane Shevington, WN6 8HS	Not started	2	2
Shevington	A/25/098570/PDG	25/04/2025	Slobbery Chops 8 Broad O Th Lane, Shevington, WN6 8EA	Not started	1	1
Standish	A/18/86427	25/01/2018	High Brook Barn 500 Preston Road, Standish, WN6 0QA	Under construction	3	1
Standish	A/20/88972	20/07/2020	Black Horse Farm Arbour Lane, Standish, WN6 0YJ	Under construction	3	2
Standish	A/20/89599	16/11/2020	North Hall Lodge Chorley Road, Standish, WN1 2XJ	Under construction	1	1
Standish	A/21/90953	30/09/2021	498 Preston Road Standish, WN6 0QA	Under construction	3	3
Standish	A/21/91027	18/10/2022	12 - 14 Market Street Standish, WN6 0HN	Under construction	-1	-1
Standish	A/22/94648/OUT	04/05/2023	Owd Barn Service Station 50 Wigan Lower Road Standish Lower Ground, WN6 8LJ	Not started	3	3
Standish	A/23/95743	07/02/2024	Cat I' Th' Window Farm, Almond Brook Road, Standish, WN6 0S	Under construction	1	1

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Standish	A/23/96287	04/07/2024	22 High Street Standish, WN6 0HL	Not started	-1	-1
Standish	A/23/96474	03/09/2024	Black Horse Farm Arbour Lane Standish, WN6 0YJ	Not started	1	1
Standish	A/19/86880	17/05/2019	38 Arbour Lane Standish, WN6 0YJ	Under construction	1	1
Standish	A/24/96722	01/05/2024	Land Adjacent To 83 Green Lane Standish, WN6 0TU	Under construction	1	1
Standish	A/24/098351	25/03/2025	53 Crooke Road Standish Lower Ground, WN6 8LR	Under construction	1	1
Standish	A/25/098895	24/06/2025	Land Adjoining 1 St Wilfrids Road Standish, WN6 0DQ	Not started	1	1
Standish	A/25/099856	19/02/2026	T & ME Walsh Funeral Services 46 - 48 Preston Road, Standish, WN6 0HS	Not started	1	1
Tyldesley Astley	A/19/87065	08/07/2019	7-9 Stanley Street, Tyldesley, M29 8AE	Under construction	2	1
Tyldesley Astley	A/19/87156	25/06/2019	Land East Of 94 Henfold Road, Tyldesley, M29 7EX	Under construction	2	1
Tyldesley Astley	A/22/94012	29/06/2023	3 Shuttle Street, Tyldesley	Not started	1	1
Tyldesley Astley	A/23/95449	23/08/2023	20 Prospect Street, Tyldesley, M29 8AU	Not started	2	2
Tyldesley Astley	A/23/96222/PDM1	04/12/2023	128 Higher Green Lane, Astley, Tyldesley, M29 7JB	Not started	1	1
Tyldesley Astley	A/23/96149	29/07/2024	Land Adjacent To 202A Chaddock Lane, Worsley, M28 1DN	Not started	1	1
Tyldesley Astley	A/24/96687	27/09/2024	Land Adjacent 21 Garrett Lane, Tyldesley, M29 7EY	Under construction	2	2
Tyldesley Astley	A/24/97769	14/01/2025	Land To Be Severed From 4 Boatmans Row, Tyldesley, M29 7JQ	Under construction	1	1
Tyldesley Astley	A/20/89016	16/11/2020	Unit 7 Gym Poplar Close, Tyldesley, M29 8QP	Under construction	4	1
Tyldesley Astley	A/16/82054	15/06/2016	Open Land East Of 9 Kershaw Street, Tyldesley	Under construction	1	1
Tyldesley Astley	A/25/098419	29/08/2025	162 Manchester Road, Astley, Tyldesley, M29 7FB	Under construction	1	1

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Tyldesley Astley	A/25/098847	24/10/2025	Hadbutt Farm, Hadbutt Lane, Tyldesley, M29 7FJ	Not started	1	1
Tyldesley Astley	A/25/099076/PDMA	24/10/2025	Astley House, Johnson Street, Tyldesley, M29 8AB	Not started	4	4
Wigan North	A/21/90972	16/08/2021	96 Standishgate, Wigan WN1 1XA	Under construction	2	2
Wigan North	A/22/93185	25/07/2022	4 Springfield Street, Wigan WN1 2NA	Under construction	2	2
Wigan North	A/22/94481	17/04/2023	The Whitesmiths Arms, 86 - 88 Standishgate, Wigan WN1 1XA	Not started	2	2
Wigan North	A/23/96214	19/12/2023	47B Springfield Road, Wigan, WN6 7BB	Under construction	1	1
Wigan North	A/23/96490/PDMA	29/01/2023	1-3 Mesnes Street Wigan, WN1 1QP	Not started	2	1
Wigan North	A/24/96630/PDMA	04/03/2024	5 Wrightington Street, Wigan, WN1 2AZ	Not started	3	3
Wigan North	A/24/97095/PDG	10/06/2024	3 Pagefield Street, Wigan, WN6 7ED	Under construction	1	1
Wigan North	A/24/97600	23/06/2025	80 Wigan Lower Road, Standish Lower Ground, Wigan, WN6 8LD	Not started	1	1
Wigan North	A/25/098478	26/11/2025	81 Park Road, Wigan, WN6 7AE	Not started	2	2
Wigan South	A/20/89559	11/09/2020	574 Warrington Road, Wigan, WN3 6QQ	Under construction	1	1
Wigan South	A/20/88982	24/08/2021	Vacant Land North Of 49 Lady Lane, Wigan	Under construction	3	2
Wigan South	A/23/95285	15/05/2024	Adjacent 368 Warrington Road, Wigan	Not started	2	2
Wigan South	A/23/96094	11/04/2025	Land South Of 3 Jackwood Close, Wigan	Not started	1	1
Wigan West	A/20/89991	03/12/2020	Open Land West Of 108-112 Bell Lane, Wigan	Under construction	1	1
Wigan West	A/21/91923/PDM1	19/08/2021	25 Orrell Road, Wigan, WN5 8EY	Under construction	1	1
Wigan West	A/22/93456	18/04/2023	17 White Street, Pemberton, Wigan, WN5 8JW	Not started	1	1
Wigan West	A/23/96013	16/12/2024	792 And 794 Ormskirk Road, Wigan, WN5 8AX	Not started	1	1
Wigan West	A/25/098408	15/04/2025	63 Buchanan Road, Wigan, WN5 9SB	Not started	1	1

Settlement	Planning application	Date of approval	Site name / address	Construction status	Total capacity (net)	Remaining capacity at 1st Apr 2026
Wigan West	A/25/098669/PDMA	14/04/2025	Elaine Horsley & Co 687 Ormskirk Road, Wigan, WN5 8AQ	Not started	1	1
Wigan West	A/25/098980/PDQ	03/07/2025	Martland Mill Farm, Martland Mill Lane, Wigan, WN5 0LZ	Not started	1	1
Wigan West	A/25/099994	31/03/2026	41 - 43 Tunstall Lane, Wigan, WN5 9HB	Not started	2	2
Winstanley Highfield	A/23/95323	28/07/2023	Methodist Church, Antrim Close, Winstanley, Wigan, WN3 6DP	Not started	1	1
Winstanley Highfield	A/23/96371/OUT	10/04/2024	Langdale Tan House Lane, Winstanley, Wigan, WN3 6DN	Not started	1	1
TOTAL					249	220

Appendix D: Schedule of sites

Table D1: Places for Everyone Plan (PfE) Allocations

SHLAA ref	PfE Allocation	Site address	Site area (ha)	Permission	Planning applications	Date of approval	Under construction	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0449	JPA33	Pocket Nook, Lowton	28.2	No	25/100245/MAJOR (pending)	N/A	No	364	364	54	204	106	0	364	This is the residual area of allocated housing land that is not subject to SHLAA 0449A. There is active developer interest, with the western part of the site subject to application 25/100245/MAJOR for 45 dwellings. This land is anticipated to be developed in the short, medium and long terms.
0449A	JPA33	Land adj. Lower Pocket Nook Farm, Pocket Nook Lane, Lowton	13.3	Yes	23/95513/MAJOR	23/04/25	No	236	236	170	66	0	0	236	This major development of 236 homes has full planning permission and is scheduled to be developed in the short and medium terms based upon a trajectory supplied by the housebuilder, with the first completions anticipated in 2027/2028.
0586	JPA32	North of Mosley Common	15.5	Yes	23/95156/MAJES 26/101141/RMMAJ (pending)	02/10/24	No	229	229	126	103	0	0	229	This area of land is under the control of a major housebuilder and a reserved matters application is under consideration. This land is considered deliverable / developable for housing in the short-medium term.

SHLAA ref	PfE Allocation	Site address	Site area (ha)	Permission	Planning applications	Date of approval	Under construction	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0586A	JPA32	Land At Silk Mill Street, Mosley Common, south of busway	3.1	Yes	23/94952/MAJOR	11/07/24	Yes	99	83	83	0	0	0	83	This phase of development is well advanced, with houses completed and houses under construction. There are 83 units remaining, which are considered deliverable in the short-term.
0586B	JPA32	Land north of Mosley Common, Phase 1	9.5	Yes	23/95156/MAJES	02/10/24	No	202	202	202	0	0	0	202	A development trajectory has been provided by the developer anticipating full delivery of this phase in the short-term. This is a build to rent phase, which is expected to be built at a fast rate as it is not subject to market absorption. Houses are under construction, with the first completions anticipated in 2026/27.
0586C	JPA32	Land north Of Mosley Common, south of the busway	12.2	Yes	23/95155/OUTMES 25/099409/RMMAJ	26/02/26	No	244	244	148	96	0	0	244	This parcel of 244 homes has reserved matters approval and is scheduled to be developed in the short – medium terms based upon a trajectory supplied by the housebuilder. Site preparation work is taking place and the first completions are anticipated in 2026/27.
0586D	JPA32	Land north of Mosley Common, Phase 2	5.5	Yes	23/95156/MAJES 25/098376/RMMAJ	02/10/24 28/03/25	Yes	150	150	150	0	0	0	150	A development trajectory has been provided by the developer anticipating full delivery of this phase in the short-term. This is an

SHLAA ref	PfE Allocation	Site address	Site area (ha)	Permission	Planning applications	Date of approval	Under construction	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
															affordable housing phase, which is expected to be built at a fast rate as it is not subject to market absorption. Houses are under construction, with the first completions anticipated in 2026/27.
0586E	JPA32	Land north of Mosley Common, Phases 4,5 & 6	11.5	Yes	23/95156/MAJES 25/099009/RMMAJ	05/12/25	Yes	219	219	219	0	0	0	219	A development trajectory has been provided by the developer anticipating full delivery of these phases in the short-term. They are affordable housing phases, which are expected to be built at a fast rate as they are not subject to market absorption. Houses are under construction, with the first completions anticipated in 2026/27.
0587	JPA34	West of Gibfield, Atherton	70.6	No	N/A	N/A	No	500	500	120	240	140	0	500	Pre-application consultation has taken place on Phase 1 (Gibfield Meadows) for up to 170 new homes, with further phases to follow. However, the Council's Cabinet on 27/08/26 resolved to support a submission to the consultation to indicate an objection to the masterplan proposals. Subject to the submission of an acceptable masterplan, this site is considered deliverable /

SHLAA ref	PfE Allocation	Site address	Site area (ha)	Permission	Planning applications	Date of approval	Under construction	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
															developable in the short – long terms, with the whole development anticipated to take around 10 years to complete.
Totals								2243	2227	1272	709	246	0	2227	

Table D2: Publication Local Plan Allocations

SHLAA ref	Local Plan ref	Site address	Site area (ha)	Brownfield	Permission	Under construction	Total Capacity	Remaining capacity	2026 – 31 5 Year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0001	H3	North Leigh Park	52.3	Yes	Yes & pending	No	879	879	0	600	279	0	879	This site was granted outline permission (12/76665) in 2013 for mixed-use development including up to 1,800 homes. Further applications were approved on parts of the site, with some residential development taking place but development stalled. There are a number of constraints to site redevelopment relating to its past uses and the site is now supported by the government-led New Homes Accelerator, which will facilitate work with statutory consultees to support site delivery. A reserved matters application is now under consideration (26/100520/RMMAJ) for 1,491 dwellings on the site. In accordance with the draft development programme produced by the site promoter, homes are considered deliverable in the short-term on Phase 1A2 (SHLAA 0001A 112 homes) and on Phase 1BNW (SHLAA 0001D 252 homes). The remainder of the units on Phase 1BNE (SHLAA 0001C 257 homes) and Phase 2 (SHLAA 0001 879

SHLAA ref	Local Plan ref	Site address	Site area (ha)	Brownfield	Permission	Under construction	Total Capacity	Remaining capacity	2026 – 31 5 Year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
														homes) are considered developable within the Local Plan period. Further information about this site can be found in Local Plan Site Allocation Assessment Report 1.
0001A	H3	Land at Nel Pan Lane, North Leigh Park	15.7	Yes	Yes	Yes	112	112	112	0	0	0	112	See 0001 above.
0001C	H3	North Leigh Park, Nel Pan Lane, Leigh	9.3	Yes	Yes	No	257	257	96	161	0	0	257	See 0001 above.
0001D	H3	North Leigh Park, Nel Pan Lane, Leigh	12.2	Yes	Yes	No	252	252	240	12	0	0	252	See 0001 above.
0002	H4	South of Hindley	121.2	Yes	Pending	No	2000	2000	48	768	576	608	1392	This land is currently safeguarded for development in the development plan. In May 2018, application 18/85784/OUTMAJ was submitted by Wigan Council and Peel Land and Property Ltd) for a mixed-use development, including up to 2,000 homes. This application was not determined and was held in abeyance by the council. The application has now been refreshed to reflect an updated masterplan and is accompanied by

SHLAA ref	Local Plan ref	Site address	Site area (ha)	Brownfield	Permission	Under construction	Total Capacity	Remaining capacity	2026 – 31 5 Year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
														new site assessments. It is awaiting determination. An agreement is also now in place with Homes England to support the delivery of the site. Given its scale, the site is likely to be delivered in multiple phases, which must all align with a comprehensive masterplan, including a proportionate contribution to the infrastructure and land remediation needed to support the development. Only a small of housing is anticipated to be delivered within a five-year period with most housing anticipated in the medium – long term, extending beyond the Local Plan period. Further information about this site can be found in Local Plan Site Allocation Assessment Report 2.
0022A	H5	South of Atherton (land to east)	25.8	No	No	No	270	270	0	168	102	0	270	This land is currently safeguarded for housing development in the development plan. The site is being actively promoted for development through the emerging Local Plan process and is considered developable in the medium – long term.

SHLAA ref	Local Plan ref	Site address	Site area (ha)	Brownfield	Permission	Under construction	Total Capacity	Remaining capacity	2026 – 31 5 Year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
														Further information about this site can be found in Local Plan Site Allocation Assessment Report 3.
0003	H6	East of Atherton	45.7	No	Pending	No	600	600	72	360	168	0	600	This land is currently safeguarded for development in the development plan. The majority of the site is subject to application 25/099087/OUTMES for the development of up to 550 dwellings, which demonstrates developer interest in the site. Some units are considered deliverable in the short-term, but the majority are considered developable in the medium – longer term. Further information about this site can be found in Local Plan Site Allocation Assessment Report 4.
0005	H7	Landgate, Ashton	37.9	No	No	No	500	500	150	250	100	0	500	This land is currently safeguarded for development in the development plan and reflects the remainder of a larger site where housing development has already taken place. The site is being actively promoted by a major housebuilder and pre-application public consultation is taking place before the submission of a planning application. Subject to approvals, some units on this site are considered deliverable in the

SHLAA ref	Local Plan ref	Site address	Site area (ha)	Brownfield	Permission	Under construction	Total Capacity	Remaining capacity	2026 – 31 5 Year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
														short-term, extending into the medium and longer term. Further information about this site can be found in Local Plan Site Allocation Assessment Report 5.
0134	H8	Westwood Park, Wigan	28.9	Yes	No	No	420	420	125	250	45	0	420	The majority of this site is owned by the council. The site was marketed in 2025 as a strategic development opportunity and a preferred bidder is in negotiations to purchase the site. An application for the development of this site is anticipated in late 2026 / early 2027. Site delivery is anticipated to take place over the short to medium term at a rate of 50 dwellings per year, with all units anticipated to be completed within the Local Plan period. Further information about this site can be found in Local Plan Site Allocation Assessment Report 6.
Totals							5290	5290	843	2569	1270	608	4682	

Table D3: Permitted sites under construction (non-allocations)

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 – 39	2039+	2026 - 39	Comments
0018	Former Stork Public House, Pembroke Road, Wigan	0.15	Yes	23/95112/MAJOR	15	1	1	0	0	0	1	This development of houses and apartments is under construction and close to completion. There is only 1 unit remaining, which is considered deliverable in the short-term.
0026	Rockleigh Hotel, 50 Bolton Road and land to rear, Ashton	0.30	Yes	22/94762/MAJOR	26	4	4	0	0	0	4	This development of cottage flats is under construction and close to completion. There are only 4 units remaining, which are considered deliverable in the short-term.
0051	Site of Ashtons Tenement Farm, Bickershaw Lane, Platt Bridge	1.23	Yes	19/87408/RMMAJ	29	15	15	0	0	0	15	This development of houses is under construction and close to completion. There are 15 units remaining, which are considered deliverable in the short-term.
0074	Land at Liverpool Road and Harper Street, Hindley, Wigan	0.25	Yes	22/94164	9	9	9	0	0	0	9	This development of 9 townhouses is under construction and is considered deliverable in the short-term.
0113	Worsley Mesnes: Former site of Hindley House, Wigan	4.59	Yes	21/93043/MAJOR	169	46	46	0	0	0	46	This major estate regeneration scheme is well advanced, with houses completed and houses under construction. There are 46 units remaining, which are considered deliverable in the short-term.
0127	Open land south of 12 Car Street, Platt Bridge	0.24	Yes	24/97710/MAJOR	11	11	11	0	0	0	11	This development of 11 houses is under construction and is considered deliverable in the short-term.
0135	Bradley Hall Industrial Estate, Standish	5.61	Yes	21/90730/MAJOR	155	46	46	0	0	0	46	This major development is well advanced, with houses completed and houses under construction. There are 46 units remaining, which are considered deliverable in the short-term.
0147	Wigan and Leigh College, Railway Road, Leigh	0.16	Yes	13/77739	24	24	24	0	0	0	24	This conversion of a former college building is well advanced, with apartments

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
												under construction. The 24 units are considered deliverable in the short-term.
0148	Collier Brook Farm, Bag Lane, Atherton	0.47	Yes	22/93496/MAJOR	27	27	27	0	0	0	27	This development of 27 houses is under construction and is considered deliverable in the short-term.
0164	Springbank Industrial Estate, Liverpool Road, Platt Bridge - Part 1	0.52	Yes	14/79375 & 14/79298	11	5	0	5	0	0	5	This development has stalled with 5 of the 11 houses completed. Subject to construction starting again, the remainder are considered developable in the medium-term.
0174	St Johns Vicarage, 9 Lee Lane, Abram	0.43	Yes	18/85361/MAJOR	18	17	17	0	0	0	17	This development of houses is under construction. There are 17 units remaining, which are considered deliverable in the short-term.
0289	Land north of Haydock Park Racecourse, Ashton	2.66	No	24/97802/RMMAJ	86	86	86	0	0	0	86	This development of 86 houses is under construction by a major housebuilder and is considered deliverable in the short-term.
0303	Greater Manchester Police Ince Police Station, 492 - 494 Warrington Road, Ince	0.08	Yes	14/79718 18/85606/FULL	8	3	3	0	0	0	3	This development is under construction and very close to completion. There are only 3 units remaining, which are considered deliverable in the short-term.
0313	159-163 Downall Green Road, Ashton	0.05	Yes	15/80412 & 21/90999/MAJOR	10	10	0	10	0	0	10	The change of use of this former club to apartments commenced in line with permission 15/80412/MAJOR, with amendments approved in 2021. The site has currently stalled, but the conversion of this vacant building to apartments is considered developable in the medium-term.
0319	Gateway House, Wigan	0.43	Yes	25/099182/PDMA	10	10	10	0	0	0	10	The change of use of these offices to apartments has commenced and they are considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0327	Land east of Phoenix Way, Ince	3.49	Yes	22/94681/MAJOR	101	101	101	0	0	0	101	This development of 101 houses is under construction and is considered deliverable in the short-term.
0338	Hemfield Road, Ince	0.53	Yes	24/97732/MAJOR	28	28	28	0	0	0	28	This development of 28 houses is under construction and is considered deliverable in the short-term.
0339	Land at Briar Grove, Leigh	0.37	Yes	25/098597/FULL	9	9	9	0	0	0	9	This development of 9 houses is under construction and is considered deliverable in the short-term.
0340	Yates Street, Leigh	0.17	No	24/97608/LA	8	8	8	0	0	0	8	This development of 8 houses is under construction and is considered deliverable in the short-term.
0346	Land north of Druid Street, Ashton	0.35	No	22/93815/FULL	7	6	6	0	0	0	6	This development of houses is under construction. There are 6 houses remaining, which are considered deliverable in the short-term.
0360	Wigan Enterprise Park, Ince	10.79	Yes	21/92473/MAJOR	340	6	6	0	0	0	6	This major development is very close to completion. There are only 6 houses remaining, which are considered deliverable in the short-term.
0362	Pagefield Hotel and adjacent land, Park Road, Wigan	0.40	Yes	16/82916 24/97592/MAJOR (pending)	29	29	10	19	0	0	29	This site has permission for the change of use of a former hotel/public house to 10 apartments. Construction is well advanced and these apartments are considered deliverable in the short-term. An application for 19 new build dwellings is under consideration, and these units are considered developable in the medium term.
0389	Site behind 11 Lee Lane, Abram	0.20	No	23/95228/FULL	6	6	6	0	0	0	6	This development of 6 houses is under construction and is considered deliverable in the short-term.
0398	Standish Ambulance Station, Glebe Close, Standish	0.15	Yes	19/87000/RM	8	8	8	0	0	0	8	This development of 8 houses is under construction and is considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0406	Land to rear of Rectory Farm, Rectory Lane, Standish	4.91	No	20/89391/RMMAJ	119	31	31	0	0	0	31	This major development is well advanced, with houses completed and houses under construction. There are 31 units remaining, which are considered deliverable in the short-term.
0419	14 Railway Road, Leigh	0.02	Yes	23/94912/FULL	6	6	6	0	0	0	6	This change of use of first and second floors to apartments is well advanced, with apartments under construction. The 6 units are considered deliverable in the short-term.
0420	Rear of Shakerley Road, Tyldesley	0.45	No	23/95749/MAJOR	37	37	37	0	0	0	37	This development of 37 houses is under construction and is considered deliverable in the short-term.
0448	Former Pemberton Colliery, Wigan	14.68	Yes	21/91969/RMMAJ	268	49	49	0	0	0	49	This major development is well advanced, with houses completed and houses under construction. There are 49 units remaining, which are considered deliverable in the short-term.
0457	Tyldesley Conservative Club, Stanley Street, Tyldesley	0.05	Yes	18/85266/MAJOR	17	16	16	0	0	0	16	This conversion of a former club is well advanced, with apartments under construction. The 16 remaining units are considered deliverable in the short-term.
0464	2 The Avenue, Leigh	0.03	Yes	A/18/86333/PDO	18	4	4	0	0	0	4	The majority of units in this office to residential conversion scheme have been completed. The remaining 4 units are considered deliverable in the short-term.
0470	55 Crawford Avenue and land to the west and rear of 25 - 55 Crawford Avenue, Tyldesley	0.83	Yes	A/21/91618/RMMAJ	19	19	19	0	0	0	19	This development of 19 houses is under construction and is considered deliverable in the short-term.
0497	Plank Lane Nissan Garage, Leigh	0.71	Yes	A/20/88612/MAJOR	87	3	3	0	0	0	3	This development of retirement apartments and bungalows is very close to completion. There are only 3 units remaining, which are considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0503	Red Cat, 353 Leigh Road, Hindley Green	0.15	Yes	A/19/87804/MAJOR A/25/098773/NMAS	24	24	24	0	0	0	24	This conversion of a public house to apartments plus new build apartments is under construction and is considered deliverable in the short-term.
0511	Showmans Caravan Site, King Street, Hindley	0.22	Yes	A/19/86704/FULL	9	5	5	0	0	0	5	This development of houses is under construction and very close to completion. There are 5 units remaining, which are considered deliverable in the short-term.
0512	Dray King Hotel, Long Lane, Hindley Green	0.37	Yes	A/16/82109/MAJOR	24	2	2	0	0	0	2	This permission relates to the development of retirement apartments, which have all been completed, and 2 houses, which are remaining. They are are considered deliverable in the short-term.
0517	Winnard And Brown, 64 And 64A Market Street, Wigan	0.02	Yes	A/20/88373/FULL	5	3	3	0	0	0	3	This subdivision to create apartments is close to completion. There are 3 units remaining, which are considered deliverable in the short-term.
0519	6-10 Wallgate, Wigan	0.02	Yes	A/19/88287/CU	5	5	5	0	0	0	5	This change of use to create 5 apartments is under construction and is considered deliverable in the short-term.
0522	Common Fold Farm, Cumbermere Lane, Tyldesley	0.11	No	A/20/89780/CU	5	5	5	0	0	0	5	This change of use of a former agricultural building to create 5 houses is under construction and is considered deliverable in the short-term
0525	Publication House, 14 - 18 Bradshawgate, Leigh	0.04	Yes	A/20/89966/FULL	8	4	4	0	0	0	4	This conversion of first and second floors to create apartments is close to completion. There are 4 units remaining, which are considered deliverable in the short-term.
0528	40 Bridgeman Terrace, Wigan	0.18	Yes	A/20/89364/CU	5	4	4	0	0	0	4	This change of use to create 5 apartments is under construction, with 1 unit completed. The 4 units remaining are considered deliverable in the short-term.
0531	Development Land South Of 34 Ash Lane, Aspull	0.17	Yes	A/20/89343/FULL A/22/94207/FULL	8	4	4	0	0	0	4	This development of semi-detached houses is under construction. There are 4 units remaining, which are considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0537	Former Newtown Labour Club, Hesketh Street, Wigan	0.30	Yes	A/21/91458/MAJOR	14	14	14	0	0	0	14	This development of 10 houses and 4 apartments is under construction and is considered deliverable in the short-term.
0538	Strangeways Hotel, 244 Liverpool Road, Hindley	0.11	Yes	A/20/89026/FULL	5	4	4	0	0	0	4	This development of houses following the demolition of a public house is under construction. There are 4 units remaining, which are considered deliverable in the short-term.
0541	Madisen Hall, 135 Market Street, Hindley	0.06	Yes	A/21/91519/MAJ	12	12	12	0	0	0	12	This conversion to create 12 apartments is subject to a certificate of lawful development to demonstrate that works have commenced, which is awaiting decision. Subject to approval, the 12 apartments are considered deliverable in the short-term.
0550	Pit Pony Club, Low Bank Road, Ashton	0.28	Yes	A/23/96052/MAJOR	22	22	22	0	0	0	22	This development of 22 apartments is under construction and is considered deliverable in the short-term.
0551	Boundary Street, Wigan	0.35	Yes	A/22/94798/MAJOR	38	26	26	0	0	0	26	This development of 38 apartments is under construction, with 12 apartments completed. The remaining 26 apartments are considered deliverable in the short-term.
0552	St Williams Church, Ince Green Lane, Ince	0.43	Yes	A/22/93924/MAJOR	27	6	6	0	0	0	6	This development of 13 apartments and 14 houses is under construction, with 21 units completed. The remaining 6 units are considered deliverable in the short-term.
0555	Open Land north of 12 Bridge Street, Golborne	0.16	Yes	A/20/89851/FULL	7	4	4	0	0	0	4	This development of houses is under construction. There are 4 units remaining, which are considered deliverable in the short-term.
0556	Former Best Friends Nursery, St Johns Road, Worsley	0.18	Yes	A/21/92284/FULL	9	9	9	0	0	0	9	This development of 9 houses is under construction and is considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0557	22 Bradshawgate, Leigh	0.02	Yes	A/21/92171/FULL	5	5	5	0	0	0	5	This development of 5 apartments is under construction and is considered deliverable in the short-term.
0558	Open Land West Of 1 Alma Street, Tyldesley	0.34	No	A/21/92470/MAJOR	8	2	2	0	0	0	2	This development of houses is under construction. There are 2 units remaining, which are considered deliverable in the short-term.
0562	35 - 37 Golborne Road, Lowton	0.15	Yes	A/21/92738/FULL	5	5	5	0	0	0	5	This development of 9 apartments with the loss of 4 existing residential units is under construction and is considered deliverable in the short-term.
0565	19 Sefton Road, Wigan	0.04	Yes	A/21/92830/FULL, A/24/97695/CU, A/25/098671/FULL	5	5	5	0	0	0	5	This development of 5 apartments following the conversion of a public house is under construction and is considered deliverable in the short-term.
0567	44 And 46 Railway Road, Leigh	0.02	Yes	A/21/92045/PDO & A/22/93872/FULL	6	6	6	0	0	0	6	This development of 6 apartments is under construction and is considered deliverable in the short-term.
0574	Vacant Land, Rothay Street, Leigh	0.07	Yes	A/21/91926/MAJOR	10	1	1	0	0	0	1	This development of apartments is under construction. There is 1 unit remaining, which is considered deliverable in the short-term
0575	Gibfield Park Way, Atherton	4.28	Yes	A/23/95356/MAJOR	113	13	13	0	0	0	13	This major development is well advanced, with houses completed and houses under construction. There are 13 units remaining, which are considered deliverable in the short-term.
0576	292 Tyldesley Road, Atherton	0.02	Yes	A/22/94808/RET	5	5	5	0	0	0	5	This development of 5 apartments is under construction and is considered deliverable in the short-term.
0578	42 King Street, Leigh	0.06	Yes	A/23/95161/MAJOR	10	1	1	0	0	0	1	This conversion to create apartments is under construction. There is 1 unit remaining, which is considered deliverable in the short-term.
0579	Land at the former Enterprise House, Wigan Enterprise	3.55	Yes	A/23/95287/MAJOR	106	74	74	0	0	0	74	This development of houses is under construction, with units completed. There

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
	Park, Seaman Way, Ince											are 74 units remaining, which are considered deliverable in the short-term.
0580	Site Of Orrell Methodist Church, Church Drive, Orrell, Wigan	0.21	Yes	A/22/94388/FULL	9	9	9	0	0	0	9	This development of 9 houses is under construction and is considered deliverable in the short-term.
0581	Agricultural land south Of Wigan Road Farm, Wigan Road, Golborne	0.99	Mix	A/22/94882/MAJOR	26	26	26	0	0	0	26	This development of new employment premises and 26 houses is under construction and is considered deliverable in the short-term.
0582	The Old Bakery, Darby Lane, Hindley	0.13	Yes	A/22/94708/MAJOR	24	24	24	0	0	0	24	This development of 24 apartments is under construction and is considered deliverable in the short-term.
0583	Ben Johnson Hotel, 702 Warrington Road, Wigan	0.05	Yes	A/23/95328/FULL	7	3	3	0	0	0	3	This change of use from a public house to create apartments is under construction. There is 1 unit remaining, which is considered deliverable in the short-term.
0584	2 New Street, Platt Bridge	0.02	Yes	A/23/95985/FULL	5	5	5	0	0	0	5	This conversion and extension to create 5 (net) apartments following the subdivision of an existing house is under construction and is considered deliverable in the short-term.
0589	Site Of Pemberton Colliery, Queen Pit Road, Wigan	1.78	Yes	A/23/96416/MAJOR	66	9	9	0	0	0	9	This development of houses is under construction, with most units completed. There are 9 units remaining, which are considered deliverable in the short-term.
0591	Land adjacent 3 Heysham Road and adjacent 194 City Road, Orrell	0.09	No	A/23/96585/LA	8	8	8	0	0	0	8	This development of 8 apartments is under construction and is considered deliverable in the short-term.
0593	Hadbutt Farm, Hadbutt Lane, Tyldesley	0.93	Yes	A/22/94807/MAJOR	14	14	14	0	0	0	14	This development of 14 houses is under construction and is considered deliverable in the short-term.
0596	Oakdale House, Cale Lane, Aspull	0.80	Yes	A/24/96789/MAJOR	38	33	33	0	0	0	33	This development of 33 houses is under construction and is considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0599	1-7 Upper Dicconson Street and 29-33 Dicconson Street, Wigan	0.12	Yes	A/23/95618/MAJ	31	31	31	0	0	0	31	This conversion and extensions to existing buildings to create 31 apartments is under construction and is considered deliverable in the short-term.
0004F	Land At Garrett Hall Farm, Garrett Hall Lane, Tyldesley	2.61	No	A/21/91879/MAJOR	42	19	19	0	0	0	19	This development of houses and apartments, including the conversion of a Grade II Listed Building, is under construction, with units completed. There are 19 units remaining, which are considered deliverable in the short-term.
0021B	Land at Hooten Gardens, Leigh	4.81	No	A/23/95207/MAJOR	146	118	118	0	0	0	118	This development of 118 houses is under construction by a major housebuilder and is considered deliverable in the short-term.
0021C	97 Alderley Lane, Leigh	1.07	No	A/22/93861/MAJOR	33	33	33	0	0	0	33	This development of 33 houses is under construction and is considered deliverable in the short-term.
0022B	Land east of Leigh Road, southwest of Bee Fold Lane and west Of Millers Lane, Atherton	5.31	No	A/21/92057/RM	120	22	22	0	0	0	22	This development of houses is under construction, with most units completed. There are 22 units remaining, which are considered deliverable in the short-term.
0022C	Land east of Leigh Road, southwest of Bee Fold Lane and west of Millers Lane, Atherton	6.22	No	A/23/95089/RMMAJ	170	170	170	0	0	0	170	This development of houses is under construction by a major housebuilder and is considered deliverable in the short-term applying a similar development trajectory to that achieved on neighbouring SHLAA site 0022B.
0147A	Wigan and Leigh College Media Centre, Railway Road, Leigh	0.03	Yes	A/22/93130/CU	7	7	7	0	0	0	7	This conversion to create 7 apartments is under construction and is considered deliverable in the short-term.
0270A	Land to rear of and 71 Pepper Lane, Standish	2.45	No	A/23/96541/MAJOR	57	57	57	0	0	0	57	This development of houses is under construction by a major housebuilder and is considered deliverable in the short-term.

SHLAA ref	Site address	Site area (ha)	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 39	Comments
0319A	Gateway House, Wigan	0.07	Yes	A/24/97214/PDMA	8	3	3	0	0	0	3	This conversion to create apartments is under construction. There are 3 units remaining, which are considered deliverable in the short-term.
0495A	36-44 King Street, Wigan	0.10	Yes	A/20/89737/MAJOR	36	36	36	0	0	0	36	This conversion to create apartments is under construction and is considered deliverable in the short-term.
0495B	10 Arcade Street, Wigan	0.03	Yes	A/23/95556/FULL	7	5	5	0	0	0	5	This conversion to create apartments is under construction. There are 5 units remaining, which are considered deliverable in the short-term.
Totals					3069	1582	1548	34	0	0	1582	

Table D4: Sites with full planning permission not under construction

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 2039	Comments
0035	Rosedale Avenue/Water Street, Atherton	0.80	Yes	25/098750/MAJOR	06/11/2025	35	35	0	0	0	35	This development of 35 affordable houses has full planning permission and is considered deliverable in the short-term.
0045	Westleigh Waterfront, Plank Lane, Leigh	20.81	Yes	20/89543/RMMAJ	15/02/2024	470	126	180	108	56	414	This major development of 470 homes has full planning permission and is scheduled to be developed in the short, medium and long terms based upon a trajectory supplied by the housebuilder, with the first completions anticipated in 2027/2028.
0075	Land adjacent to 234 Orrell Road, Orrell, Wigan	0.16	Yes	19/87697/MAJOR 24/97407/LUCE	23/04/2021	8	8	0	0	0	8	This development of 8 houses has full planning permission, with planning consent extant due to demolition taking place. It is considered deliverable in the short-term.
0098	Former depot, Christopher Street, Ince	2.40	Yes	25/099839/MAJOR	26/03/2026	65	65	0	0	0	65	This development of 65 houses has full planning permission and is considered deliverable in the short-term.
0253	Shanghai Palace, Poolstock, Wigan	0.47	Yes	22/93762/MAJOR	26/10/2023	30	30	0	0	0	30	This development of 24 apartments and 6 bungalows has full planning permission and is considered deliverable in the short-term.
0312	1 - 5 New Market Street, Wigan	0.04	Yes	23/95715/FULL	09/11/2023	5	5	0	0	0	5	This conversion of 3 vacant houses to create 8 apartments (5 net) has full planning permission

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 2039	Comments
												and is considered deliverable in the short-term.
0439	Fourways Assessment Unit, Cleworth Hall Lane, Tyldesley	0.08	Yes	24/96798/FULL	23/10/2024	8	8	0	0	0	8	This development of 8 semi-detached houses has full planning permission and is considered deliverable in the short-term.
0450	Galleries Shopping Centre, Wigan (Fettlers)	1.54	Yes	21/91796/MAJES	02/11/2021	218	218	0	0	0	218	This is a major council-led town centre mixed-use scheme. Permission extant as demolition has taken place and construction started of non-residential elements. Hybrid application includes full planning approval for 4 residential blocks F - J delivering 218 units (and outline approval for 265 units). Trajectory accords with development programme for site, which sets out delivery in the short-term.
0535	Hindley Hall Farm, Hall Lane, Hindley	0.65	Yes	24/97986/RM	11/03/2026	6	6	0	0	0	6	Reserved matters approval granted for 6 houses, which are considered deliverable in the short-term.
0544	Logwood House Place, Newtown, Wigan	0.53	Yes	23/96253/MAJOR	22/02/2024	74	74	0	0	0	74	Full permission granted for 74 flats for social rent following demolition of existing flats, which were demolished in 2024/25 and losses recorded. Construction of replacement flats not started but delivery expected in the short-term.
0577	157 Heath Road, Ashton	0.48	Yes	21/92070/FULL	25/05/2023	5	0	5	0	0	5	This application to convert dance academy into 5 apartments had full permission on 01/04/26 but has expired. Permission remains

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 2039	Comments
												acceptable in principle and considered developable in the medium term.
0585	17 - 21 Dicconson Street, Wigan	0.04	Yes	23/96010/FULL	09/02/2024	9	9	0	0	0	9	This change of use from offices to create 9 apartments has full planning permission and is considered deliverable in the short-term.
0590	558 Manchester Road, Astley, Tyldesley	0.02	Yes	24/97052/FULL	15/04/2025	8	8	0	0	0	8	This development of 4 semi-detached houses and 4 apartments has full planning permission and is considered deliverable in the short-term.
0592	761 - 763 Ormskirk Road, Wigan	0.02	Yes	24/96791/PDMA	24/04/2024	5	5	0	0	0	5	This prior notification for change of use to create 5 apartments has approval and is considered deliverable in the short-term.
0594	Presbyterian Church, Presbyterian Fold, Hindley	0.08	Yes	23/95196/CU	15/05/2024	8	8	0	0	0	8	This change of use from a chapel to create 8 apartments has full planning permission and is considered deliverable in the short-term
0595	Land North Of 36 Warrington Road, Abram	0.22	No	23/96488/FULL	27/09/2024	9	9	0	0	0	9	This development of 7 houses and 2 apartments has full planning permission and is considered deliverable in the short-term. Site preparation works are being undertaken.
0597	Atherton Library, York Street, Atherton	0.07	Yes	24/97664/PDMA	25/09/2024	12	12	0	0	0	12	This prior notification for change of use of part of Atherton Library to create 12 apartments has approval and is considered deliverable in the short-term.
0598	Hare And Hounds, 153 Billinge Road, Wigan	0.04	Yes	23/96347/FULL	09/12/2024	8	8	0	0	0	8	This change of use from a public house to create 8 apartments has full planning permission and is

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 2039	Comments
												considered deliverable in the short-term.
0603	Standish Cricket Club, Green Lane, Standish	0.40	No	23/95434/FULL	10/07/2025	5	5	0	0	0	5	This development of 5 houses has full planning permission and is considered deliverable in the short-term.
0604	26 Bridgeman Terrace, Wigan	0.02	Yes	25/098434/FULL	23/06/2025	5	5	0	0	0	5	This change of use from offices to create 5 apartments has full planning permission and is considered deliverable in the short-term.
0605	Canal Cottages, Southgate, Wigan	0.20	Yes	23/96320/CU	09/10/2025	7	7	0	0	0	7	This change of use from offices, workshop and storage buildings to create 7 apartments has full planning permission and is considered deliverable in the short-term.
0606	Stones Carpets, 77 - 85 Chapel Street, Leigh	0.04	Yes	25/098776/CU	06/11/2025	6	6	0	0	0	6	This change of use to create 6 first floor apartments has full planning permission and is considered deliverable in the short-term.
0607	Red Lion, 9 Ladies Lane, Hindley	0.03	Yes	25/099492/FULL	05/12/2025	5	5	0	0	0	5	This change of use from public house to shop and 5 apartments has full planning permission and is considered deliverable in the short-term.
0608	Leigh Liberal Club, Church Street, Leigh	0.10	Yes	25/098641/FULL	22/08/2025	6	6	0	0	0	6	This change of use from a club to 6 apartments has full planning permission and is considered deliverable in the short-term.
0609	Dover Lock Inn, Warrington Road, Abram	0.40	Yes	24/97754/FULL	29/08/2025	9	9	0	0	0	9	This demolition of a public house and construction of 9 apartments has full planning permission and is considered deliverable in the short-term.

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 – 36	2036 - 39	2039+	2026 - 2039	Comments
0610	Workshop rear of 328A Whelley, Wigan	0.40	Yes	23/96335/FULL	29/10/2025	6	6	0	0	0	6	This development of 6 houses has full planning permission and is considered deliverable in the short-term.
0611	Vacant land at Cherry Tree Grove, Leigh	0.30	No	24/98039/MAJLA	09/02/2026	12	12	0	0	0	12	This Wigan Council application to create 12 apartments has full planning permission with delivery planned for the short-term.
0612	Vacant land north of 52 Kingsley Street & Keble Grove, Leigh	0.50	No	24/098043/MAJLA	31/03/2026	24	24	0	0	0	24	This Wigan Council application to create 24 apartments has full planning permission with delivery planned for the short-term.
0613	Depot, Ellen Street, Wigan	0.10	Yes	23/94923/MAJOR	13/02/2026	30	30	0	0	0	30	This development of 30 apartments has full planning permission and is considered deliverable in the short-term.
0614	Red Lion Hotel 5 - 7 Church Street Atherton, M46 9DE	0.10	Yes	23/96120/FULL	03/03/2026	9	9	0	0	0	9	This conversion of a public house to create 9 apartments has full planning permission and is considered deliverable in the short-term.
0147B	Railway Road Building, Railway Road, Leigh	0.26	Yes	22/94743/MAJOR	10/07/2024	38	38	0	0	0	38	This development of 20 houses and 18 apartments has full planning permission and is considered deliverable in the short-term
0495C	33 - 53 Library Street & Arcade House, Wigan	0.10	Yes	24/96739/MAJOR	14/05/2025	26	26	0	0	0	26	This conversion to create 26 apartments has full planning permission and is considered deliverable in the short-term.
Totals						1171	822	185	108	56	1115	

Table D5: Sites with outline planning permission / permission in principle

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2036 - 39	Comments
0022	South of Atherton	20.22	No	A/17/84560/OUTMAJ	01/09/2020	540	0	324	216	0	540	This site has outline permission for housing development approved in 2020 for up to 830 homes. Reserved matters approval has been granted for 2 parcels (SHLAA 0022B and SHLAA 0022C), which are both under construction. The capacity reflects the residual area of land, which is considered developable in the medium and longer term, assuming up to 2 parcels are developed at any one time.
0079	Land off Ravenswood Drive, Hindley	0.98	No	A/23/95800/PIP	15/11/2023	9	9	0	0	0	9	This site of 9 houses has permission in principle and is considered developable in the short-term. However, an application(s) for technical details consent has not yet been received.
0131	Eckersley Mill Complex, Wigan	5.70	Yes	A/23/95983/MAJES A/24/98324/RMMAJ	04/07/2024	817	581	236	0	0	817	This is a major mixed-use regeneration site in Wigan, which includes residential development. An indicative demolition and construction trajectory has been provided by the developer. Subject to reserved matters approval, this indicates that construction of apartment block A (180 units) is anticipated to start in 2027, with completion in 2029, senior living Block E (121 units) is anticipated to start in 2028 with completion in 2029, apartment block C (226 units) is anticipated

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Date of approval	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2036 - 39	Comments
												to start in 2028 with completion in 2030, apartment block D (54 units) is anticipated to start in 2027 with completion in 2028, and apartment block B (236 units) is anticipated to start in 2029 with completion in 2031. Therefore, this site is considered developable in the short and medium-term.
0348	Higher Ince Social Club, Empress Industrial Estate, Anderton Street, Ince	0.15	Yes	A/21/92056/MAJOR	08/07/2025	16	0	16	0	0	16	This site has outline permission for residential development following demolition of the former labour club and is considered developable in the medium term.
0450	Galleries Shopping Centre, Wigan (Fettlers)	1.54	Yes	21/91796/MAJES	02/11/2021	265	265	0	0	0	265	This is a major council-led town centre mixed-use scheme. Permission extant as demolition has taken place and construction started of non-residential elements. Hybrid application includes outline approval for 265 apartments (and full planning approval for 218 apartments). Trajectory accords with development programme for site, which sets out delivery in the short-term.
Totals						1647	855	576	216	0	1647	

Table D6: Sites with applications awaiting determination

SHLAA ref	Site address	Site area	Brownfield	Planning applications	Total capacity	Remaining capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0240	Land off Barn Lane, Golborne	3.17	No	25/099857/MAJOR	53	53	0	53	0	0	53	This site is currently subject to a full application for 53 houses, and is considered developable in the medium-term, subject to approval. Access issues need to be resolved.
0488	40 Warrington Lane, Wigan	0.04	Yes	25/098758/FULL	5	5	5	0	0	0	5	This development for the conversion of a building into 2 houses and the erection of 3 attached townhouses was awaiting determination at 01/04/26 but has since been approved and is considered deliverable in the short-term.
0601	Land to west of Westleigh Brook and Parsonage Way, Leigh	3.13	No	24/97394/MAJOR	81	81	0	81	0	0	81	This site is subject to a full application for 81 houses and is considered developable in the medium-term, subject to approval.
0426A	Land to east of Wood Green Close, Standish	4.49	No	26/100539/MAJOR	69	69	0	69	0	0	69	The trajectory reflects capacity of site that is subject to application 26/100539/MAJOR, which includes 69 houses on this land. Residual area of site is included in Table D7. Application is from major housebuilders and this site is considered developable in the medium-term, subject to approval.
0426B	Land to east of Moss Green Close, Standish	14.43	No	26/100539/MAJOR	67	67	0	67	0	0	67	The trajectory reflects capacity of site that is subject to application 26/100539/MAJOR, which includes 67 homes on this land. Residual area of site included in Table D7. Application is from major housebuilders and this site is considered developable in the medium-term, subject to approval.
					275	275	5	270	0	0	275	

Table D7: Sites with no permission

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0012	Land at Belle Green Industrial Estate, Ince	1.52	Mix	80	0	80	0	0	80	This site is in private ownership and has been put forward for housing development as part of the Local Plan process. This is a part brownfield / part greenfield site located within a predominantly residential area in the settlement of Ince. It consists of largely vacant employment premises and an area of grassland with trees. The capacity reflects a layout suggested by the site promoter. Its development would require the demolition of underutilised industrial premises and the site could be subject to contamination. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. There are trees on site and there may be site specific ecology that would need to be addressed at planning application stage. It is located in Flood Zone 1. The site is accessed via Belle Green Lane, which is governed by a 20mph speed limit. There are footpaths and street lighting present along the road. Bus stops are located within 400m walking distance of the site. These provide services to Hindley Green (hourly), Leigh and Wigan (every 15mins), Bolton (every 20mins), and Trafford (half hourly). The Ince railway station is located circa 1km to the south. The site is considered to be located in an accessible location. The site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0021	Land at Hooten Gardens, Leigh	1.15	No	30	0	0	30	0	30	The site is in private ownership and is a residual area of land that is currently safeguarded for development in the development plan. This is a greenfield site located on the edge of a residential area of Leigh. It mostly consists of open grassland. The capacity is based on 35 dwellings per hectare on 75% of the site to take account of the proximity of Bedford Brook, which forms the eastern boundary. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										TPOs. There may be site specific ecology that would need to be addressed at planning application stage. The site is located in Flood Zone 1, but the adjacent brook lies in Flood Zones 2 and 3. Access would need to be provided to the site. There are bus stops located within circa 400m – 500m walking distance of the site along the A574 to the west. These provide services to Leigh and Warrington (every 30mins). The bus services would mean that the site has a satisfactory accessibility level. However, they would need to be connected to the site via new pedestrian accesses/routes. The site is considered to be suitable for residential development, and potentially achievable in the longer term, subject to availability and the provision of suitable access.
0025	Land off Wigan Road (adj to St John the Baptist School), Wigan	0.31	No	11	0	11	0	0	11	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. This is a greenfield site located on the edge of a residential area of Wigan. It mostly consists of grassland with tree cover. The capacity is based on 35 dwellings per hectare. The site is not located in a conservation area but does lie in in close proximity to the former St. John the Baptist school, which is a non-designated heritage asset. It does not lie in close proximity to designated ecological sites or TPOs. There are trees on site and there may be site specific ecology that would need to be addressed at planning application stage. The site is located in Flood Zone 1. There is currently no access to the site. Wigan Road is governed by a 30mph speed limit. There is a signalised pedestrian crossing point present in proximity to the site. Footpaths and streetlighting is present along Wigan Road. There are bus stops within 400m of the site. These provide services to Middlebrook (hourly), Bolton (20mins), and Wigan (20mins). The site is considered to have satisfactory accessibility due to the stops along Wigan Road.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										The site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0043	Land between Crankwood Road and Leeds/Liverpool Canal, Leigh	1.31	Yes	35	0	0	35	0	35	This site is in private ownership. This is an underutilised brownfield site on the edge of Leigh close to recent housing development. There is a commercial use on site and a lot of tree cover. The Leeds and Liverpool canal lies to the south. Capacity is based on 35 dwellings per hectare on 75% of the site reflecting its irregular shape and the trees on site. Site development would require the relocation of the existing use and the site could be subject to contamination. Additionally, a historic landfill lies to the south. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. There are trees on site and there may be site specific ecology that would need to be addressed at planning application stage. The site is located in Flood Zone 1. The site is accessed directly off Crankwood Road. Within proximity to the site, Crankwood Road is governed by a 20mph speed limit. Footpaths are present on the northern side of the road only. There are bus stop within circa 400m of the site. These provide services to Leigh (30mins) and Crankwood (hourly). The site is considered to have satisfactory accessibility. However, footpaths would need to be implemented on the south side of Crankwood Road adjacent to the site and tied into those provided on the surrounding roads. This site could potentially deliver housing in the longer term.
0048	Land to west of Lovers Lane, Howe Bridge, Atherleigh	3.11	Yes	72	0	72	0	0	72	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. An expression of interest has been received. This is a greenfield site located on the edge of a residential area of Howe Bridge, Atherton. It mostly consists of grassland with some tree cover. The capacity is based on 35 dwellings per hectare on around 70% of the site reflecting its irregular shape and presence of trees and pylons.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. There are trees on site and there may be site specific ecology that would need to be addressed at planning application stage. The site is located in Flood Zone 1. There are some mine entries around the edge of the site and an overhead electric line runs over the site, with pylons. There is no vehicular access to the site. However, an access road could be formed from near the Gretna Road / Valentines Road corner. This is also where the existing pedestrian access is located. There are footpaths and streetlighting present along the surrounding roads. There are bus services present within 400m of the site along the B5215 Leigh Road. These provide services to Bolton (10mins), Horwich (hourly), and Leigh (10mins). The accessibility is considered good. PROWs (004/47/10, 004/48/10 and 004/18/10) are all accessible from the site. The site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0085	Land off Bracken Road, Leigh	0.36	No	13	0	13	0	0	13	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. Interest has been shown in the site. This is a greenfield site located on the edge of a residential area of Leigh. It mostly consists of grassland. The capacity is based on 35 dwellings per hectare The site is not located in a conservation area or in close proximity to heritage assets. The site lies in close proximity to the Flashes of Wigan and Leigh National Nature Reserve. There may be site specific ecology that would need to be addressed at planning application stage. The site is located in Flood Zone 1. There is a potential access road present off Bracken Road, which is gated. There are footpaths and streetlighting present along Bracken Road and the potential access road. Bracken Road is governed by a 20mph speed limit. There is an existing PROW (010/61/10), which runs along the north of the site. A bridleway (010/60/20) is present to the west of the site. There are bus

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										stops present within 400m of the site along Firs Lane. These provide connections to Leigh (30mins), Crankwood (hourly), Lowton (hourly), and Plank Lane (hourly). The site is considered to have a satisfactory level of accessibility. The small site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0087	Land at Woodcock Drive, Abram	1.20	Mix	40	0	40	0	0	40	This is a cluster of sites in Wigan Council ownership which are included on the Council's land disposal list to help enable the delivery of new housing. These are greenfield infill sites located within and on the edge of an existing residential area of Platt Bridge. They mostly consist of grassland, with limited amounts of tree cover. The capacity is based on 35 dwellings per hectare. They do not lie in close proximity to designated ecological sites but there are some TPOs along Woodcock Drive. These sites are not located in a conservation area or in close proximity to heritage assets. There are some mine entries in the locality. The sites are located in Flood Zone 1. Vehicular access to these sites could come directly off Woodcock Drive or other nearby roads. Bus stops are located approximately 500m to the west of the site along Liverpool Road. Services to Ashton-in-Makerfield (hourly), Bolton (hourly), Hindley Green and Hindley Green (infrequent) are available. Considering the relatively close location of the site to Platt Bridge town centre, the sites are considered to have a satisfactory level of accessibility. These small sites are considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0126	Site of Wigan and Leigh College Pagefield Building, Wigan	3.36	Yes	250	0	0	250	0	250	This site includes a vacant Grade II Listed mill building and associated derelict weaving sheds. It is in private ownership. There is developer interest in the site. As set out in Policy TC2 of the emerging Wigan Local Plan, a key council priority is securing, with the owner, developers and other parties as needed, the comprehensive, conservation-led and housing-led regeneration of Pagefield Mill, retaining the main mill building and conserving the key architectural and historic significance of the site.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										The site is located next to Mesnes Park, a college and residential areas. As well as the mill building having Listed status, the site is partially located in the Mesnes Conservation area. Development proposals will need to be accompanied by an assessment of the significance of assets affected and of the potential effect of proposals on their significance. The site does not lie in close proximity to designated ecological sites. The site is in Flood Zone 1. Walkden Avenue bounds the north of the site and connects to a private access road. The private access is shared with the adjacent residential flats. Public transport is available within 400m walking distance of the site. Services to Beech Hill (30mins) and Wigan (30mins) are available from the site. The site is also relatively close to Wigan town centre (1km). The accessibility is deemed good. The site is considered to be suitable for residential development, available for development and potentially achievable in the longer term.
0187	Tower Buildings and 58-58a and 60 Wallgate, Wigan	0.11	Yes	20	0	20	0	0	20	These buildings are in private ownership and were subject to planning application A/16/81981/MAJOR for the change of use of underutilised upper floors to 20 apartments, which was approved on 16/09/2016. This application expired. These buildings are located in Wigan Town Centre and the upper floors remain underutilised. As evidenced by the approved planning application, they are suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0214	AB Little & Co (Stubshaw Cross) Ltd, 2-4 Woods Lane, Ashton	0.45	Yes	14	0	0	14	0	14	This small brownfield site is in private ownership and was subject to planning application A/16/83197/OUT for 14 dwellings, which was approved on 12/06/2016. This application expired. This small employment site lies in very close proximity to residential properties and as evidenced by the approved planning application, this site is suitable for residential use. It is potentially available for redevelopment and development achievable in the longer term.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0270	Land to rear of 43-99a Pepper Lane, Standish	0.77	No	27	0	13	14	0	27	This land is currently safeguarded for development in the development plan and is subject to developer interest. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity. A density of 35 dwellings per hectare is assumed on the site, which is currently open grassland in a residential area of Standish. The site is not located in a conservation area or near to designated heritage assets. There are some TPOs to the east of the site which will need to be considered as part of development proposals. The site is in Flood Zone 1. There is no existing access to the site. Robin Hill Lane runs along the western site boundary and connects to Robin Hill Drive to the west. Robin Hill Lane is partially adopted, with the southern portion classed as private. The road has a 20mph speed limit. There are footpaths and street lighting present along the road. Bus stops are located within 400m walking distance of the site. These provide services to Wigan (hourly). There are more bus services available slightly further from the site (800m) to the east, along Preston Road. These provide services to Chorley, Wigan and Ormskirk. The site is considered to be located in an area with satisfactory accessibility. Subject to the impact on local infrastructure capacity, this site is considered to be suitable for residential development and available and achievable in the medium to longer term.
0275	Land adjacent to Lurdin Lane and west of Chorley Road, Standish	4.19	No	110	0	72	38	0	110	This land is currently safeguarded for development in the development plan and is subject to developer interest. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity. A density of 35 dwellings per hectare is assumed on the site, which is currently open grassland in a residential area of Standish, with a railway line to the west. The site is not located in a conservation area or near to designated heritage assets. There is an SBI to the east and the site is heavily bordered by group

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										TPOs, which will need to be assessed as part of development proposals. The site is in Flood Zone 1. Access to the site would need to be addressed. Bus stops are located within 400m walking distance of the site. These provide services to a range of destinations such as Wigan, Appley Bridge and Preston. These are on an hourly basis. The site is considered to be located in an area with relatively low accessibility. Subject to the impact on local infrastructure capacity, this site is considered to be suitable for residential development and available and achievable in the medium to longer term.
0286	251 Wigan Lane, Wigan	0.41	Mix	36	0	36	0	0	36	This site is in private ownership and was subject to planning application A/20/89097/MAJ for the conversion of and alteration of the existing building to create 36 apartments, which was approved on 08/09/2021. This application expired. The existing property on the site remains vacant and as evidenced by the approved planning application, this site is suitable for residential use. There is developer interest in the site. This small site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0337	Land adjacent 59 Shelley Street, Leigh	0.77	No	27	0	27	0	0	27	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. An expression of interest has been shown in the site. This is a greenfield site located in a residential area of Leigh. It mostly consists of grassland with some tree cover. The capacity is based on 35 dwellings per hectare. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. There are trees on site and there may be site specific ecology that would need to be addressed at planning application stage. The site is located in Flood Zone 1.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										There is no vehicular access to the site. Footpaths are present along Shelley Street. Public transport is available along Nel Pan Lane to the north and the A578 to the west. Both are within 400m walking distance. Services to Higher Folds (10mins), Wigan (10mins), and Leigh (10mins) are available. The accessibility is considered good. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0349	Land south of multi storey car park, Millgate, Wigan	0.22	Yes	60	0	60	0	0	60	Securing the further regeneration and improvement of Wigan Town Centre, is a key aim of the council, as reflected in Policy TC2 of the emerging Wigan Local Plan. This includes securing mixed-use development at the Eastern Gateway to the town centre, including Millgate, where this vacant brownfield site is located. Reflecting the Wigan Town Centre location, and the scale of neighbouring properties (including a multi-storey car park and multi-level offices), a site capacity of around 60 dwellings has been estimated for this site, which would be in the form of apartments. There are some designated heritage assets in close proximity to the site. Development proposals will need to be accompanied by an assessment of the significance of any assets affected and of the potential effect of proposals on their significance of these assets. The site is in Flood Zone 1 and it does not lie in close proximity to designated ecological assets or TPOs. This site is in a sustainable location in Wigan Town Centre, with excellent access to public transport, including buses and rail. This site is considered to be suitable for residential development, and potentially available and achievable for development in the medium term.
0354	Apollo Print Services, Heeley Street, Wigan	0.08	Yes	8	0	0	8	0	8	This small brownfield site is in private ownership and was subject to planning application A/16/81990/FULL for 8 dwellings following the demolition of employment premises, which was approved on 09/05/2016. This application expired.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										This site is located in a residential area of Wigan and the employment premises remain vacant. As evidenced by the approved planning application, this site is suitable for residential use. This small site is considered to be suitable for residential development, available for development and potentially achievable in the longer term.
0355	Springbank Industrial Estate, Liverpool Road, Platt Bridge - Part 2	0.39	Yes	14	0	0	14	0	14	This vacant brownfield land forms part of a wider site where housing development has stalled. The site is located on the edge of the settlement of Platt Bridge. The site is not located in a conservation area or in close proximity to heritage assets. It is not close to designated ecological sites or TPOs. The site lies in close proximity to a historic landfill site. The site is located in Flood Zone 1. Bus stops are located within 400m walking distance of the site. These provide services to Ashton-in-Makerfield and Bolton (hourly). The site is considered to be located in an area with satisfactory accessibility. The site is considered suitable for residential development and is potentially achievable in the longer term.
0356	Remaining land at Springbank Industrial Estate, Liverpool Road, Platt Bridge	0.65	Yes	23	0	0	23	0	23	See above.
0363	Land at Pickup Street, Ince	0.51	Yes	20	0	0	20	0	20	These underutilised brownfield sites are in private ownership and offer potential for some redevelopment. The sites are located on the edge of a commercial area in Ince, with residential uses also nearby. The sites are not located in a conservation area or in close proximity to heritage assets. They are not close to designated ecological sites but there is a group TPO to the west of the sites. Neighbouring employment uses could

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										have impacts on residential use due to noise, which would need to be considered as part of any proposals. The sites are located in Flood Zone 1. Access to the sites is provided via Pickup Street. Pickup Street has a 20mph speed limit. Footpaths are present along the street and surrounding local highway network. Bus stops are located within 400m walking distance of the site. These provide services to Manchester, Wigan and Bolton on a regular and frequent basis. Ince railway station is located 650m to the south. The sites are considered to be located in an area with good accessibility. These sites are considered potentially suitable for residential development and are potentially available and achievable in the longer term.
0378	Land To the Rear (West) Of 346 - 348 Wigan Lane Wigan	0.53	No	5	0	5	0	0	5	This small site is in private ownership and was subject to outline planning application A/19/87498/OUTMAJ for 5 dwellings, which was approved on 07/10/2019. This application expired. This site is located in a residential area of Wigan and as evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0393	269 Westleigh Lane, Leigh	0.28	Yes	10	0	10	0	0	10	This site is in private ownership and was subject to outline planning application A/19/88002/OUT for 10 dwellings, which was approved on 14/02/2020. This application expired. This site is located in a residential area of Leigh and as evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0395	Land at 3 Holgate Drive, Orrell	0.24	Yes	8	0	4	4	0	8	This small, underutilised brownfield site is in private ownership and is in a residential area of Orrell. A density of 35 dwellings per hectare has been used to estimate the site capacity. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. The site is in Flood Zone 1.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										It is accessed off Holgate Drive, which connects to the wider network via Moor Road to the west. There is an existing access present for the site off Holgate Drive. The site is considered to have good levels of public transport accessibility due to the nearby B5206 Moor Road being considered a transport corridor. Services to Church Street (10mins), Leigh (10mins), Wigan (10mins), Atherton, Golborne and Hindley amongst others are available. This site is considered to be suitable for residential development, and potentially available and achievable in the medium / longer term.
0399	Open Land East Of 242 Atherton Road, Hindley	0.15	Yes	7	0	7	0	0	7	This site is in private ownership and was subject to planning application A/17/83832/FULL for 7 dwellings, which was approved on 05/07/2017. This application expired. This site is located in a residential area of Hindley and as evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0403	60 Brook Lane Orrell, Wigan	0.10	Yes	9	0	9	0	0	9	This vacant site is in private ownership and was subject to planning application A/17/84107/FULL for 9 apartments, which was approved on 05/07/2017. This application expired. This site is located in a predominantly residential area of Orrell and as evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0405	Land adjacent to Premier Inn, Harrogate Street, Wigan	0.17	Yes	43	0	0	43	0	43	Securing the further regeneration and improvement of Wigan Town Centre is a key aim of the council, as reflected in Policy TC2 of the emerging Wigan Local Plan. This includes securing mixed-use development at the Eastern Gateway to the town centre, including Harrogate Street, where this brownfield site, which is used as a car park, is located.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										Reflecting the Wigan Town Centre location, and the scale of neighbouring properties (including residential tower blocks and a multi-storey hotel), a density of 250 dwellings per hectare has been used for this site, resulting in a site capacity of around 43 dwellings, which would be in the form of apartments. There are some designated heritage assets in relatively close proximity to the site. Development proposals will need to be accompanied by an assessment of the significance of any assets affected and of the potential effect of proposals on their significance of these assets. The site is in Flood Zone 1 but the River Douglas lies immediately to the east, where land is subject to flood defences but is in Flood Zones 2 & 3. The site does not lie in close proximity to designated ecological assets or TPOs. The site is currently a car parking area. It is bounded by the A577 Harrogate Street to the west and accessed via a private access road, which it shares with the hotel. This site is in a sustainable location in Wigan Town Centre, with good access to public transport, including buses and rail, and good accessibility overall. This site is considered to be suitable for residential development, and potentially available and achievable for development in the longer term.
0407	Car park, former Town Hall site, Rodney Street	0.38	Yes	95	0	95	0	0	95	Securing the further regeneration and improvement of Wigan Town Centre is a key aim of the council, as reflected in Policy TC2 of the emerging Wigan Local Plan. This includes securing mixed use development at the Eastern Gateway to the town centre, including Rodney Street, where this site is located. Reflecting the Wigan Town Centre location, and the scale of neighbouring properties, a density of 250 dwellings per hectare has been used to calculate the site capacity. Part of this site is located in the Wigan Town Conservation area, and there are some designated heritage assets in close proximity to the site. Development proposals will need to be accompanied by an assessment of the significance of any assets affected and of the potential effect of proposals on their significance of these assets and the conservation area. The site is in

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										Flood Zone 1 and it does not lie in close proximity to designated ecological assets or TPOs. This site is in a sustainable location in Wigan Town Centre, with excellent access to public transport, including buses and rail. This site is considered to be suitable for residential development, and potentially available and achievable for development in the medium term.
0408	Land at Jury Street and Briggs Street, Leigh	0.92	Yes	46	0	46	0	0	46	This is a cluster of small sites in Wigan Council ownership which are included on the Council's land disposal list to help enable the delivery of new housing. These are brownfield infill sites located on the edge of an existing residential area in close proximity to employment uses. They mostly consist of grassland, with some tree cover. The capacity is based on 50 dwellings per hectare, reflecting the higher density of neighbouring residential properties. These sites do not lie in close proximity to designated ecological sites or TPOs. They are not located in a conservation area or in close proximity to heritage assets. Neighbouring employment uses could have impacts on residential use due to noise, which would need to be considered as part of any scheme. The sites are located in Flood Zone 1. All parcels would use Kirkhall Lane, with various access roads connecting the sites to this highway. All of the connecting roads and Kirkhall Lane are adopted. Kirkhall Lane is governed by a 30mph speed limit. Footpaths and lighting are present along the local highway network surrounding the parcels. Bus stops are located within 400m walking distance of the parcels along Kirkhall Lane. These provide services to Wigan, Higher Folds and Leigh on a regular and frequent basis. The sites are considered to be located in an area with good accessibility. These sites are considered to be suitable for residential development, available for development and potentially achievable in the medium term.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0412	Land at School Street / Liza Street, Leigh	0.11	No	5	0	5	0	0	5	This small greenfield site is in private ownership and was subject to planning application A/22/93605/FUL for 5 dwellings, which was approved on 15/02/2023. This application expired. As evidenced by the approved planning application, this site is suitable for residential use. A new application (A/26/100466/FULL) for 5 dwellings has been received and is awaiting determination. This small site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0413	Site of 526-540 Liverpool Road, Platt Bridge	0.16	No	8	0	0	8	0	8	This site is in Wigan Council ownership. It is a greenfield site that consists of grassland with some tree coverage. It is located in a predominantly residential area. The capacity is based on 50 dwellings per hectare, reflecting the higher density of neighbouring residential properties. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. However, there are some mature trees on the site. There is a mine entry zone on the site. The site is in Flood Zone 1. Vehicular access can be taken to the site from Lymn Street or the A58 Liverpool Road. There is also an alley to the north of the site. However, this is not considered acceptable for vehicle movements due to its width. Liverpool Road has a 30mph speed limit. Footpaths are present on the surrounding local highway network. There is a bus stop located on Liverpool Street close to the southern boundary. Bus stops are located within 400m walking distance of the site. These provide services to Ashton-in-Makerfield and Bolton (hourly). The site is considered to be in an area with satisfactory accessibility. This small site is considered to be suitable for residential development, available for development and potentially achievable in the long term.
0414	Land at Limefield, Lime	0.36	Yes	27	0	27	0	0	27	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. Interest has been shown by developers.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
	Street, Scholes, Wigan									This brownfield site is located in a residential area and consists predominantly of grassland with a smaller area of hardstanding. The estimated capacity is based on 70 dwellings per hectare, reflecting the fact that this is a higher density neighbourhood in close proximity to Wigan Town Centre. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. There are some mine entry zones near to the site. The site is in Flood Zone 1. There are footpaths present crossing the site. The existing access is taken from Lime Street, which connects to the wider network via Butler Street or Morris Street to the south and north respectively. These streets are governed by a 20mph speed limit. Footpaths are present along the street and surrounding local highway network. Bus stops are located within 400m walking distance of the site. These provide services to a range of destinations such as Wigan and Bolton amongst others on a regular and frequent basis. The nearest rail stations are located 1km to the south-west within the town centre (Wigan Wallgate and North Western). The site is considered to be located in an area with good accessibility. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0425	Land to rear of Rowton Rise, Standish	3.11	No	82	0	48	34	0	82	This land is currently safeguarded for development in the development plan and is subject to developer interest. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity. A density of 35 dwellings per hectare is assumed on the site, which is currently open grassland in a residential area of Standish, with a railway line to the west. The site is not located in a conservation area or near to designated heritage assets. It does not lie in close proximity to designated ecological sites but is heavily bordered by group TPOs and there is a pond on the site, which will

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										need to be assessed as part of development proposals. The site is in Flood Zone 1. Access to the site would need to be addressed. An existing PROW (013/20/10) is present which leads to the footbridge to the west. Bus stops are located within 400m walking distance of the site. These provide services to a range of destinations such as Wigan, Appley Bridge and Preston. These are on an hourly basis. The site is considered to be located in an area with relatively low accessibility. Subject to the impact on local infrastructure capacity, this site is considered to be suitable for residential development and available and achievable in the medium – longer term.
0426A	Land to east of Wood Green Close, Standish	4.49	No	49	0	49	0	0	49	This land is currently safeguarded for development in the development plan and is subject to developer interest. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity. The trajectory reflects the area of site that is not subject to application 26/100539/MAJOR and assumes 35 dwellings per hectare. The area of the site that is subject to this application is included in Table D6. This greenfield site is located south of Rectory Lane in a residential area of Standish, with a railway line to the east. The site consists of open grassland and woodland. The site is not located in a conservation area or near to designated heritage assets. It does not lie in close proximity to designated ecological sites but is heavily bordered by group TPOs. The site is in Flood Zone 1. There are bus stops located within 400m walking distance of the site. These provide access to Wigan and Hindley on a regular basis. These stops are located adjacent to the Standish Leisure Centre. The site is considered to have satisfactory levels of accessibility.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										Subject to the impact on local infrastructure capacity, this site is considered to be suitable for residential development and potentially available and achievable in the medium term.
0426B	Land to east of Moss Green Close, Standish	14.43	No	186	0	101	85	0	186	This land is currently safeguarded for development in the development plan and is subject to developer interest. In accordance with Policy H1 of the Standish Neighbourhood Plan, development of the site for housing is subject to the impact on local infrastructure capacity. The trajectory reflects the area of site that is not subject to application 26/100539/MAJOR and assumes 35 dwellings per hectare. The area of the site that is subject to this application is included in Table D6. This greenfield site is located south of Rectory Lane in a residential area of Standish, with a railway line to the east. The site consists of open grassland and woodland. The site is not located in a conservation area or near to designated heritage assets. The impact of proposals on the SBI that lies directly to the south of the site would need to be assessed and the site is heavily bordered by group TPOs. The site is in Flood Zone 1. There are bus stops located within 400m walking distance of the site. These provide access to Wigan and Hindley on a regular basis. These stops are located adjacent to the Standish Leisure Centre. The site is considered to have satisfactory levels of accessibility, but this does vary depending upon location within the site. Subject to the impact on local infrastructure capacity, this site is considered to be suitable for residential development and available and achievable in the medium – longer term.
0435	Sandy Lane Farm, 186 Sandy Lane, Hindley	0.23	Yes	9	0	9	0	0	9	This vacant land was subject to planning application A/21/90937/FULL for 9 houses, which was approved on 01/10/2021. This application expired. This site is located in a residential area of Hindley along a main road. As evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, potentially available for development and achievable in the medium term.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0436	The New Fleece Hotel, 9 - 11 Warrington Road, Ashton	0.06	Yes	12	12	0	0	12	12	This former public house is in private ownership and was subject to planning application A/20/88732 for conversion to 12 apartments and a hotel, which was approved on 11/09/2020. A discharge of condition application was received in 2023. This application appeared to have expired but further contamination reports have been submitted in 2026 to support condition discharge. This prominent building is located in Ashton Town Centre and it remains vacant. As evidenced by the approved planning application, it is suitable for conversion to residential use. This property is considered to be suitable for residential development, available for development and as condition discharge work is active in 2026, it is considered potentially achievable in the short term.
0440	Former service station, Bolton Road, Atherton	0.16	Yes	23	0	0	23	0	23	This former service station site is in private ownership and was subject to planning application A/17/83953/MAJOR for 23 apartments, which was approved on 25/05/2018. This application expired. This site is located in a mixed-use area of Atherton along a main road. As evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, potentially available for development and achievable in the longer term.
0452	Site of Formby Hall, Alder Street, Atherton	0.31	Yes	13	0	13	0	0	13	This vacant site is in private ownership and was subject to planning application A/17/84658/MAJOR for 13 bungalows, which was approved on 24/10/2018. This application expired. This vacant site is located in a mixed-use area of Atherton. As evidenced by the approved planning application, the site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0468	Masons Arms, 245 - 249 Wigan Road, Atherton	0.09	Yes	12	0	12	0	0	12	This site is in private ownership and is home to a vacant public house in a very prominent location. It was subject to planning application A/19/86648/OUT for 12 apartments, which was approved on 10/07/2019. This application expired.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										This site is located at a busy road junction on the edge of Atherton. As evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0478	Vacant Land adjoining 42 Thomas Street, Atherton	0.08	Yes	8	0	8	0	0	8	This site is in private ownership and is in use for car parking. It was subject to planning application A/18/86234/FULL for 8 apartments, which was approved on 19/12/2018. This application expired. This site is located in a mixed-use area in close proximity to Atherton Town Centre. As evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0495	King Street Masterplan boundary, Wigan	2.44	Yes	31	0	31	0	0	31	As set out in Policy TC2 of the emerging Local Plan, a key council priority is continuing the conservation-led renovation and improvement of King Street, Library Street and neighbouring streets, including encouraging the active use of upper floors for residential use. King Street is located in the Wigan Town Conservation area, which includes a number of designated heritage assets. Development proposals will need to be accompanied by an assessment of the significance of any assets affected and of the potential effect of proposals on their significance of these assets and the conservation area. Permission has been granted for the residential conversion of a number of upper floors in this location demonstrating that properties are suitable, available and achievable for residential use. The figure of 31 apartments reflects the residual element of this location.
0496	180 Club Railway Road, Leigh	0.06	Yes	24	0	24	0	0	24	This building is in private ownership and was subject to planning application A/20/89416/MAJOR for conversion to 24 apartments, which was approved on 18/11/2021. This application expired.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										This prominent building is located in Leigh Town Centre and it remains vacant. As evidenced by the approved planning application, it is suitable for conversion to residential use. This property is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0500	Wood Street, Tyldesley	0.86	Yes	9	0	9	0	0	9	This site is in private ownership and is vacant. It was subject to planning application A/21/92746/OUT for 9 dwellings, which was approved on 22/11/2022. This application expired. This site is located on the edge of Tyldesley. As evidenced by the approved planning application, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0502	Former Ambulance station, Pottery Road, Wigan	0.30	Yes	50	0	50	0	0	50	This vacant brownfield site was previously home to an ambulance station. It is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. An expression of interest has been received for the site. Securing the further regeneration and improvement of Wigan Town Centre is a key aim of the council, as reflected in Policy TC2 of the emerging Wigan Local Plan. This includes supporting the delivery of comprehensive, conservation-led mixed-use regeneration of the historic Wigan Pier Quarter. This site is located in the west of this area. Reflecting its location next to the canal, and the scale of neighbouring properties, a site capacity of around 50 dwellings has been estimated, which would be in the form of apartments. The site is located in the Wigan Pier Conservation Area, and development proposals would need to be accompanied by an assessment of the potential effect on its significance. This site lies in Flood Zone 3 but it is in an area that benefits from flood defences. The site does not lie in close proximity to designated ecological assets or TPOs.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										The site is located on the junction between the A577 Wallgate and Pottery Road. There is an existing access off Pottery Road. The Leeds and Liverpool Canal towpath is present along the northern boundary of the site. Pottery Road and the A577 are governed by 30mph speed limits. Footpaths and streetlighting are present along the surrounding highway network. Due to being near the A577 corridor, the site benefits from good levels of accessibility due to the regular bus services available. These stops are within 400m of the site and provide access to Wigan, Leigh, St Helens amongst others. The nearest railway stations are approximately 900m east of the site within Wigan town centre (Wallgate and North Western). This site is considered to be suitable for residential development, available for development and achievable in the medium term.
0510	Bold Street/ Billinge Road, Wigan	0.15	Yes	8	0	0	8	0	8	This site is in private ownership. A density of 50 dwellings per hectare has been used to estimate the capacity, reflecting the higher density nature of the surrounding properties. The site is located within a predominantly residential area with commercial land uses present to the east and south. The site consists of open grassland. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. The site is in Flood Zone 1. The site is bounded by Billinge Road to the east and Bold Street to the north. Both roads are governed by 20mph speed limits and connect to the wider road network via Victoria Street to the south. There is an existing access off Billinge Road which could be utilised. Footpaths and streetlighting are present on the surrounding highway network. There are bus stops within 400m of the site along Victoria Street to the south. These provide regular (half hourly) bus services to Wigan and Winstanley. The site has good levels of accessibility as it is only 850m walking distance from Pemberton Station to the west. This site is considered to be suitable for residential development, and potentially available and achievable in the medium term.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0518	Site Of XII Apostles Youth Club, 7 Taylor Street, Leigh	0.18	Yes	9	0	9	0	0	9	This site is in private ownership and is vacant. It was subject to planning application A/19/86851/MAJOR and A/23/94905/VARMAJ for 9 dwellings, but they have expired. This site is located in Leigh and is currently being used for car parking. As evidenced by the approved planning applications, this site is suitable for residential use. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0530	Three Crowns Hotel, 188 Chapel Street, Leigh	0.07	Yes	5	0	5	0	0	5	This former public house is in private ownership and was subject to application A/21/91223/CU for the change of use of the first and second floors to 5 apartments, which was approved on 11/05/2021. This application expired. This former public house is in use as an Indian restaurant on the ground floor, but the upper floors remain underutilised. As evidenced by the approved planning application, they are suitable for conversion to residential use. This property is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0540	First And Second Floors, 34A - 38A Leigh Road, Leigh	0.04	Yes	6	0	6	0	0	6	This property is in private ownership and was subject to prior notification A/21/92547/PDMA for the change of use of the first and second floor offices to 6 apartments, which was approved on 20/12/2021. This application expired. These upper floors remain underutilised. As evidenced by the approved prior notification, they are suitable for conversion to residential use. This property is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0547	Windermere Grove, Leigh	0.33	Yes	12	0	12	0	0	12	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										It is a greenfield site located in a mixed-use area of Leigh. It consists of grassland with some trees around the edges. The capacity is based on 35 dwellings per hectare. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. There are mature trees around the site boundaries. The site is in Flood Zone 1. The site is located off Windermere Grove with an existing access road ready to be used. It is located close to the Parsonage Retail Park. There are bus stops within 400m walking distance. These provide services to Leigh (10mins). Leigh town centre is located within 1km walking distance of the site also, which allows access to the Leigh bus station. The site is considered to have good accessibility levels. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0548	Car Bank Square, Atherton	0.25	Yes	9	0	0	9	0	9	This site is in Wigan Council ownership. The site used to be occupied by an older person residential home and is brownfield. It is located in a residential area and now consists of grassland. The estimated capacity is based on 35 dwellings per hectare. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. The site is in Flood Zone 1. The access road is a one-way road (clockwise). Atherton train station is located circa 700m to the east of the site. There are bus services available 450m south of the site along the A579. These provide access to Leigh (10mins), Tyldesley (hourly) and Bolton (10mins). The site is considered to have good accessibility. This site is considered to be suitable for residential development, available for development and potentially achievable in the longer term.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
0549	Leigh Sports Village, Leigh	0.51	Yes	18	0	18	0	0	18	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. The site is currently used for car parking. There are residential dwellings to the north and east. The estimated capacity is based on 35 dwellings per hectare. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. The site is in Flood Zone 1. There is an existing access present, which is built to adoptable standards. Public transport is available within 600m of the site along Schofield Street and the A572. Services to Pennington (30mins), Wigan (10mins) and Leigh (10mins) amongst others are available. The site is considered to have good accessibility. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0553	Oak Avenue, Golborne	0.20	Yes	7	0	7	0	0	7	This small site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. The site is a former garage site located in a residential area. It is used for off-street parking. The estimated capacity is based on 35 dwellings per hectare. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. The site is in Flood Zone 1. There is an existing access from Oak Avenue, which would need to be brought up to adoptable standards. There is public transport available within 400m of the site along Nook Lane. This provides access to the 360 service to Wigan / Warrington (30mins). West along the A573 circa 850m will provide access to more services to Wigan (10mins) amongst others. The site is also going to benefit from the construction of Golborne station in the near future. The site is therefore considered in an area with good accessibility.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0560	12 And 14 Market Place, Atherton	0.02	Yes	7	0	7	0	0	7	This Atherton Town Centre property is in private ownership and was subject to application A/21/92005/FULL for demolition and erection of a 3-storey building including 7 apartments at upper floor levels, which was approved on 05/08/2022. This application expired. The existing property remains in poor condition and is in a prominent position. As evidenced by the approved application, the site is suitable for redevelopment for mixed-use including residential at upper floors. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term
0561	Elm Farm, Little Lane, Wigan	0.41	Yes	9	0	9	0	0	9	This small site is in private ownership and was subject to planning application A/21/90814/FULL for 9 dwellings, which was approved on 14/09/2022. This site has not expired and is now under construction. This site is located in a residential area of Wigan and is suitable for residential use. This site is considered to be suitable for residential development, available for development and achievable in the short term.
0570	Paragon House East Bond Street Leigh	0.19	Yes	9	0	9	0	0	9	This property is in private ownership and was subject to prior notification A/22/93693/PDMA for the change of use to 9 apartments, which was approved on 01/07/2022. This application expired. This property remains vacant. As evidenced by the approved prior notification, it is suitable for conversion to residential use. This property is considered to be suitable for residential development, available for development and potentially achievable in the medium term
0572	129 Market Street, Atherton	0.02	Yes	7	0	7	0	0	7	This property is in private ownership and was subject to prior notification A/22/94780/PDMA for the change of use to 7 apartments, which was approved on 17/02/2023. This application expired.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										The upper floors remain vacant. As evidenced by the approved prior notification, they are suitable for conversion to residential use. This property is considered to be suitable for residential development, available for development and potentially achievable in the medium term
0615	Britannia Bridge School Site, Ince	0.27	Yes	9	0	9	0	0	9	This vacant site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. An expression of interest has been received. The site is predominantly hardstanding with some overgrown vegetation in a mixed-use area, which includes residential use. The estimated capacity is based on 35 dwellings per hectare. The site is not located in a conservation area or in close proximity to heritage assets. It does not lie in close proximity to designated ecological sites or TPOs. The site is in Flood Zone 1. The site can be accessed off Lancaster Street and there is public transport (buses) available along Warrington road. The nearest station is Ince Station. This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0616	The Bellingham Hotel, Wigan Lane	0.40	Yes	13	0	13	0	0	13	This site is in Wigan Council ownership and is included on the Council's land disposal list to help enable the delivery of new housing. An expression of interest has been received. The site includes the former Bellingham Hotel which is currently vacant following permanent closure in 2020. The estimated capacity is based on 35 dwellings per hectare. The site is located in the Wigan Lane Conservation area and the hotel is a non-designated heritage asset. Development proposals will need to be accompanied by an assessment of the significance of assets affected and of the potential effect of proposals on their significance. There are also a number of TPOs around the boundary of the site, which will need to be assessed as part of proposals. The site does not lie in close proximity to designated ecological sites. The site is in Flood Zone 1.

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 – 31 5-year supply	2031 - 36	2036 - 39	2039+	2026 - 2039	Comments
										This site is considered to be suitable for residential development, available for development and potentially achievable in the medium term.
0617	Wigan Station Gateway, Wigan	18.40	Yes	1150	0	0	200	950	200	Securing the further regeneration and improvement of Wigan Town Centre is a key aim of the council, as reflected in Policy TC2 of the emerging Wigan Local Plan. This includes securing significant improvements at Wigan Station Gateway, including delivering substantial residential development on land vacated by car parking, and working with landowners and businesses to secure the redevelopment of an area around Queen Street / Caroline Street / Wallgate as a new neighbourhood for living, leisure and working. Significant amounts of new housing are anticipated within the location as part of these improvements but, apart from sites identified elsewhere in this SHLAA, precise locations have not yet been established. Some of the Station Gateway is located in the Wigan Town Conservation area, which includes a number of designated heritage assets. Development proposals will need to be accompanied by an assessment of the significance of any assets affected and of the potential effect of proposals on their significance of these assets and the conservation area. Around 200 homes are considered developable in this location in the longer term (2036 – 2039).
				2939	12	1117	860	950	1989	

Table D8: Other sites not considered developable over plan period

SHLAA ref	Site address	Site area	Brownfield	Capacity	2026 - 2039	Reasons site has been discounted as being developable over period 2026 – 2039
0067	Land to rear of 94-146 Billinge Road and 90-110 Victoria Street, Wigan	3.08	No	67	0	This land is owned by the council but is not a site that is currently being promoted for development.
0089	Rear of Woodland Avenue/Athol Crescent, Hindley	0.74	No	25	0	This land is privately owned and has been subject to outline permission for housing development (approved in 2015) but is not currently being promoted for development.
0104	Castle Hill, Hindley	1.80	Yes	60	0	This land is owned by the council but is not a site that is currently being promoted for development.
0239	Land at Parsonage Farm and Garage, Westleigh Lane, Leigh	0.69	Yes	19	0	This land is privately owned and has been previously suggested for development through the Call for Sites process. However, it is not being actively promoted for development and is heavily constrained by adjacent employment uses.
0265	Hindleys Farm, Wigan Road, Atherton	0.61	Yes	18	0	This land is privately owned and has been previously suggested for development through the Call for Sites process. However, it is not being actively promoted for development.
0297	Off Bolton Road, Aspull	0.37	No	13	0	This land is owned by the council but is not being promoted for development. Access is through a public house car park.
0529	Vacant Land Located At 359 - 369 Warrington Road, Abram	0.10	Mix	7	0	This land is subject to a planning application for a pharmacy and 4 apartments, which is below the SHLAA threshold of 5 units.
0600	Southgate, Wigan	0.94	Yes	66	0	This land is owned by the council and is being promoted for development. The site is located in Flood Zone 3 and flood risk issues would need to be satisfactorily addressed before development could take place.
				275	0	

Appendix E: Total housing supply by settlement

The table below sets out the housing supply by settlement for the time period 2026 - 39.

Settlement	Planning status	2026-31	2031-36	2036-39	2026-39
Abram and Platt Bridge	SHLAA sites of 5 or more units	72	45	45	162
	Small sites with planning permission	14	0	0	14
	Total	86	45	45	176
Ashton	SHLAA sites of 5 or more units	280	265	114	659
	Small sites with planning permission	16	0	0	16
	Total	296	265	114	675
Aspull	SHLAA sites of 5 or more units	0	0	0	0
	Small sites with planning permission	0	0	0	0
	Total	0	0	0	0
Atherton	SHLAA sites of 5 or more units	485	1,211	658	2,354
	Small sites with planning permission	8	0	0	8
	Total	493	1,211	658	2,362
Golborne and Lowton	SHLAA sites of 5 or more units	259	330	106	695
	Small sites with planning permission	12	0	0	12
	Total	271	330	106	707
Hindley	SHLAA sites of 5 or more units	132	784	576	1,492
	Small sites with planning permission	26	0	0	26
	Total	158	784	576	1,518
Ince Scholes Whelley	SHLAA sites of 5 or more units	387	143	20	550
	Small sites with planning permission	11	0	0	11
	Total	398	143	20	561
Leigh	SHLAA sites of 5 or more units	913	1,218	452	2,583
	Small sites with planning permission	62	0	0	62
	Total	975	1,218	452	2,645
	SHLAA sites of 5 or more units	17	4	4	25

Settlement	Planning status	2026-31	2031-36	2036-39	2026-39
Orrell	Small sites with planning permission	3	0	0	3
	Total	20	4	4	28
Shevington	SHLAA sites of 5 or more units	0	0	0	0
	Small sites with planning permission	3	0	0	3
	Total	3	0	0	3
Standish	SHLAA sites of 5 or more units	147	419	171	737
	Small sites with planning permission	15	0	0	15
	Total	162	419	171	752
Tyldesley Astley	SHLAA sites of 5 or more units	1,065	208	0	1,273
	Small sites with planning permission	18	0	0	18
	Total	1,083	208	0	1,291
Wigan North	SHLAA sites of 5 or more units	635	279	501	1,415
	Small sites with planning permission	15	0	0	15
	Total	650	279	501	1,430
Wigan South	SHLAA sites of 5 or more units	797	545	45	1,387
	Small sites with planning permission	6	0	0	6
	Total	103	545	45	1,393
Wigan West	SHLAA sites of 5 or more units	110	9	8	127
	Small sites with planning permission	9	0	0	9
	Total	119	9	8	136
Winstanley Highfield	SHLAA sites of 5 or more units	58	0	0	58
	Small sites with planning permission	2	0	0	2
	Total	60	0	0	60
All sites	SHLAA sites of 5 or more units	5,357	5,460	2,700	13,517
	Small sites with planning permission	220	0	0	220
	Small sites allowance	50	250	150	450
	Total	5,627	5,710	2,850	14,187

