

Wigan Stations Gateway

GM Emerging
Development Hotspots

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16 February 2023

Wigan Town Centre



Google Earth

What:

An opportunity in two parts

Part One - Reconfiguration of North Western and Wallgate stations to:

- Transform the external environment and arrival / departure experience – 3.2 million passengers per year
- Improve connections and interchange
- Capitalise on HS2
- Drive footfall
- Maintain quality of corridor spanning Galleries to Wigan Pier

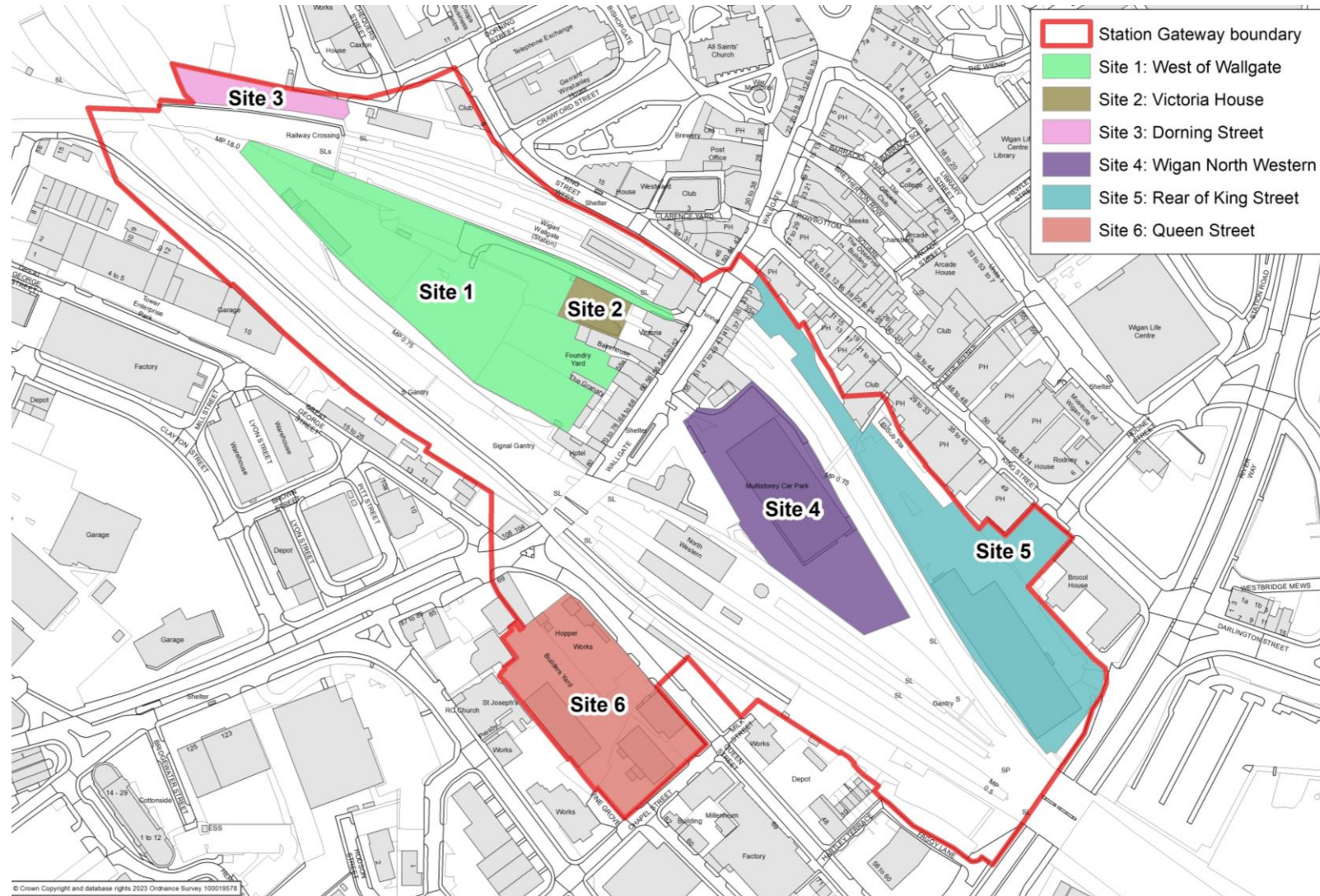


What:

An opportunity in two parts

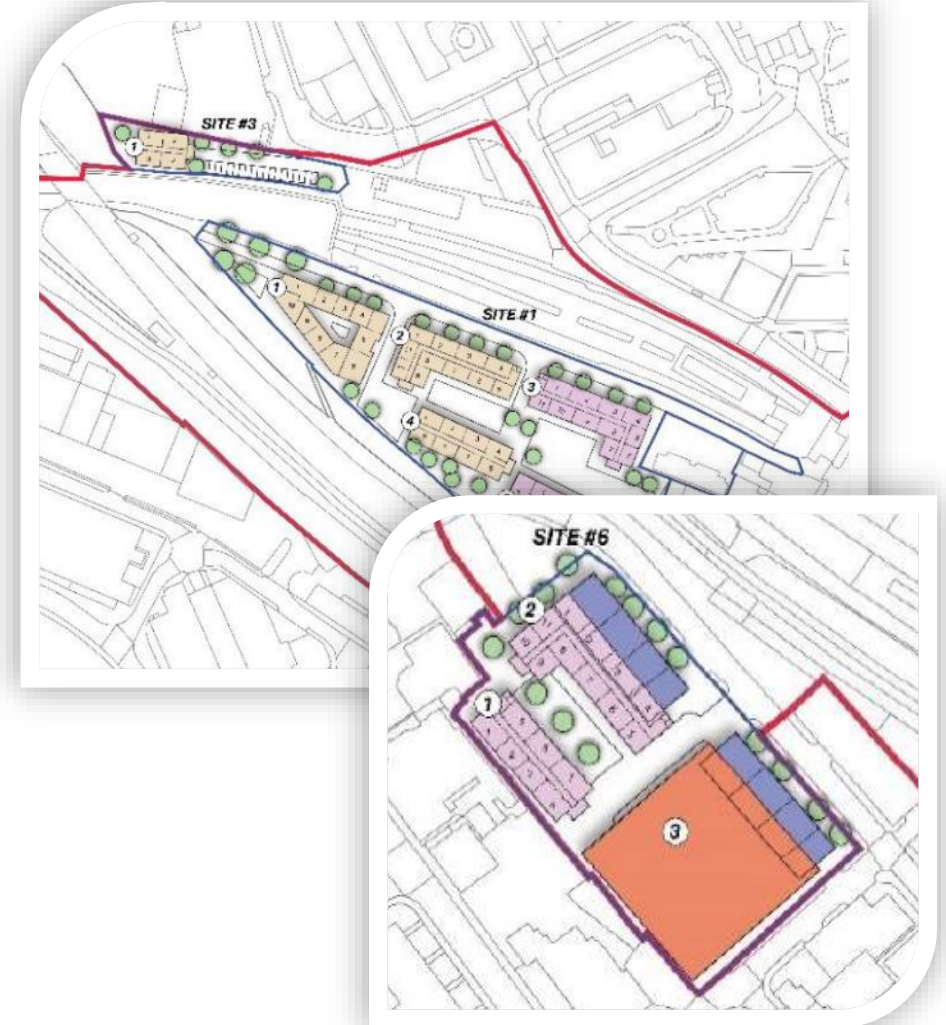
Part Two - Development of sites in the wider Gateway

- Six opportunity sites identified, with work under way to identify further opportunities
- Surface car parks
- Existing multi storey car park (relocation)
- Interacts with station improvements (functions / developable area)
- Restructuring of land uses



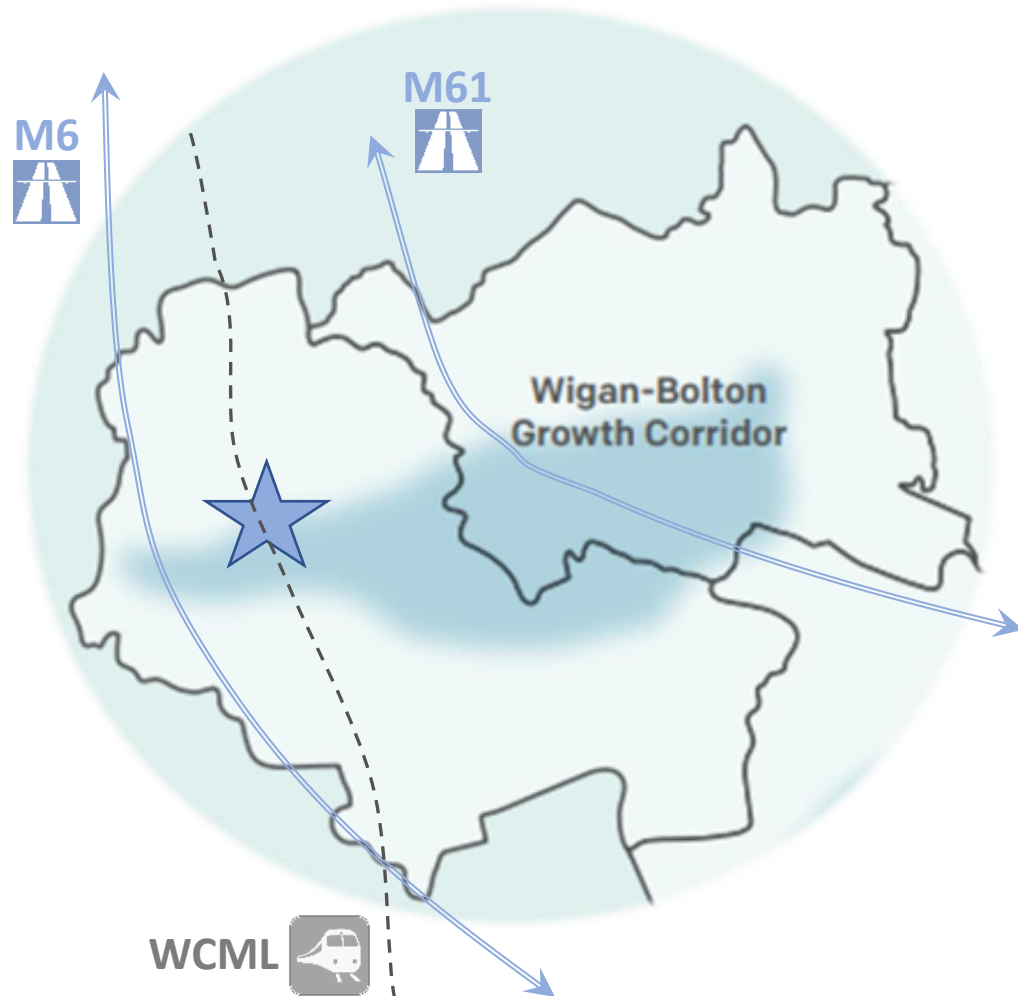
In Numbers

- **Strategic Outline Business Case** under way for station intervention
- **Headline Strategic Case** for wider opportunity complete, including testing of concepts for each site
- **4 hectares** across 6 sites
- **Core Scenario** – **552 homes**, food and beverage space and a relocated station multistorey car park
- **Alternative Scenario** – **280 homes, 21,696 sqm** of commercial floorspace and the car park
- **Land value uplift** could total **£5.8m** under the Core Scenario or **£12.1m** under the Alternative Scenario



Why:

A key piece of a wider strategy



- **12,000 homes** including development of a town centre housing offer
- Key sites at **South Hindley** (2,000 homes) and **North Leigh** (1,700)
- Employment growth – manufacturing, logistics – **1,000,000 sq m**
- Key sites at **M6 Junction 25** and west of **Gibfield**
- Infrastructure delivering **decarbonisation** and supporting **inclusive growth**

Why:

Our Strategic Regeneration Framework

- Approved January 2019
- Single **integrated plan** to guide growth and deliver **transformational change**
- Sets **strategic priorities** – successful **residential, office**, leisure, retail market; strong place making; active town centre management
- Critical in allowing and demonstrating **coordination and long term vision**



Why:

Feeding our pipeline, building on success

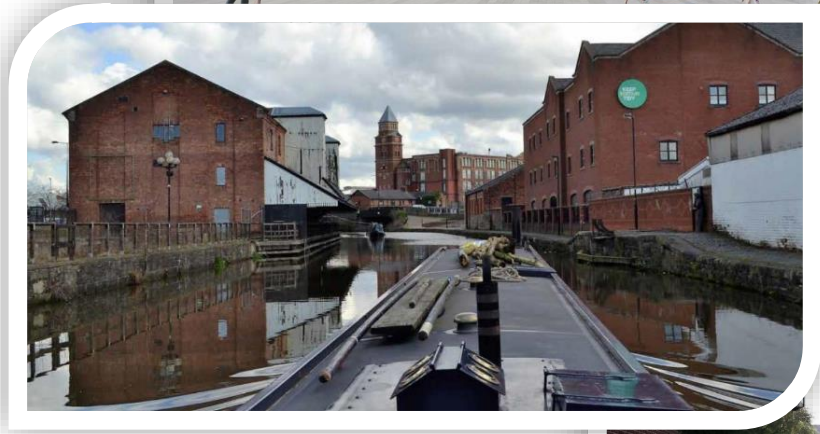
- 480 homes with planning permission at Wigan Galleries; Eckersley Mills in planning – ~1,000 homes
- Opportunity to bring forward **next cycle of development**, at **scale**, in **strategic location** within the town centre
- **Residential uses** to complement Galleries and Eckersleys
- Potential to stimulate **commercial office market** in Wigan



How:

Opportunities for collaboration

- **Track record of public / private collaboration**
- **Engagement with key stakeholders already under way**
- **Strategic Governance** piece under way; Council in enabling role:
 - ✓ Board level governance established
 - ✓ Coordination of partners' activity
 - ✓ Funding package for project development and due diligence
 - ✓ Political buy-in
- **Masterplanning** for wider area in progress – understanding development opportunity sites and land uses
- **Land assembly** key – business relocations and restructuring of uses



How:

Moving forward

- Phase 1 – Jan-Sept 2023**
 Site due diligence
 Land assembly strategy
 Stakeholder engagement
- Phase 2 – Sept 2023-June 2024**
 Design and technical due diligence
- Phase 3 – June 2024 onwards**
 Developer procurement strategy and take to market

Task	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23
Phase 1 (9 months)	Agree MOU	█							
	Finalise land logs		█						
	Agree Procurement Strategy		█						
	Finalise funding agreement		█						
	UK & local approvals			█					
	Agree business strategy			█					
	Procurement & appointment of consultant team				█				
	Land assembly strategy				█	█	█		
	Key stakeholder engagement					█			
	Technical work update/forward works					█			
	Masterplan update						█	█	
	Validity issues							█	
	Next stage approvals								█
Phase 2 (12 months)	Further design & technical due diligence								
Phase 3 (12/18 months)	Developer procurement strategy & take to market								



The Vision

- Wigan's **front door to the world**
- Part of a **Wigan town centre community** – a sustainable and liveable place
- Seed of a thriving and sustainable **commercial office market** in Wigan



Take aways

- **Feeding our pipeline** and **building on success**
- **Strategic position** in Wigan Town Centre
- Council is **geared up**; funding aligned to priority; partners **engaged and active**

