

Masterplan Document

# LAND NORTH OF MOSLEY COMMON

July 2022



Peel L&P  
REALISING POSSIBILITY

Wigan Council

Mosley Woods Arrival



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# EXECUTIVE SUMMARY

**This Masterplan Framework Document has been prepared by JTP, on behalf of Peel L&P to support future development of the Land North of Mosley Common.**

Peel L&P is developing plans to create a new residential community on 'Land North of Mosley Common'. It will be a place providing a mix of new homes within distinctive neighbourhoods, in an attractive parkland setting with exceptional public transport links. The ambitions for the site focus on People, Place and Movement and it will deliver extensive benefits and new infrastructure for the local area.

This document forms the masterplanning framework to guide development and future planning applications on the site and is a material consideration in the decision making process.

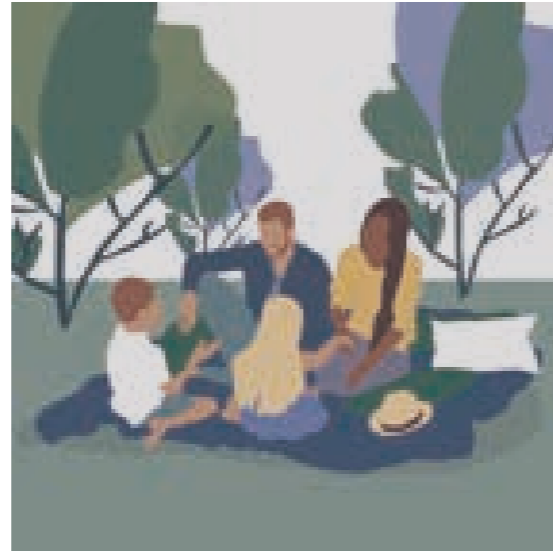
The drawings and diagrams included in this document are conceptual and indicative at this stage of the design process. Further design evolution and detail will be provided as part of future planning applications.

This Masterplan Document demonstrates how the requirements for the site, as set out in the emerging Places for Everyone (PfE) Joint Development Plan for Greater Manchester will be delivered. These requirements include the delivery of a high quality residential development of up to 1,100 new homes, including affordable housing, a green infrastructure setting, community amenities and transport infrastructure. In accordance with policy requirements this masterplan has been consulted upon with the local community.



# A PLACE FOR ALL

*Creating an ecologically diverse landscape to promote biodiversity and create quality green spaces.*



The Masterplan for the Land North of Mosley Common has been designed to support its community through a sequence of green spaces and streets that connect with, and knit the site into its wider context.

The vision for Land North of Mosley Common has been developed to provide a series of new neighbourhoods surrounded by a range of ecologically rich, biodiverse parklands connected by a network of active travel routes interwoven throughout.

The Community & Travel Hub located at the centre of the scheme will mark the heart of the development where people and landscape converge.



*Supporting the health & wellbeing of communities by creating beautiful and functional green space.*



*Making cycling & walking the natural choice for travel.*



*Creating high quality, safe & accessible spaces & public realm for the community to enjoy.*

*Providing avenues for nature trails, walking & cycling.*







# CHAPTER ONE

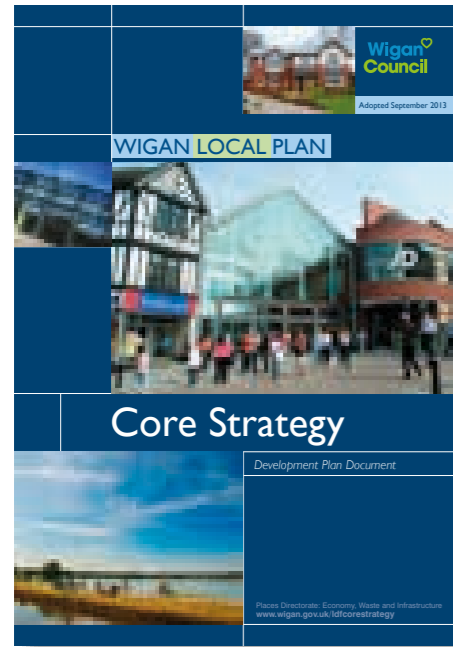
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## Introduction

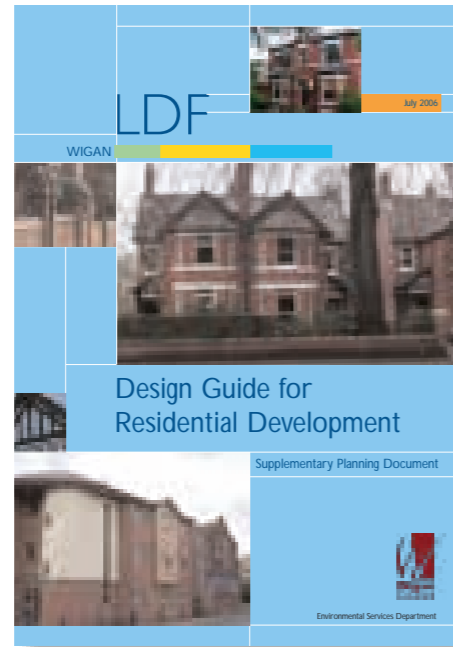
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## 1. Introduction

# PLANNING CONTEXT



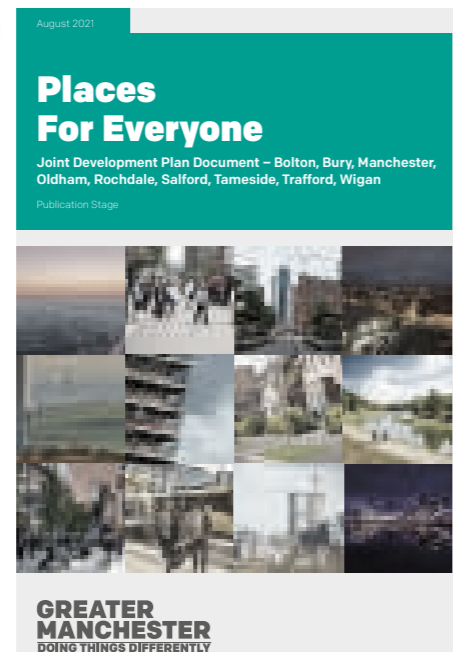
Wigan Council, Local Plan



Wigan Local Development Framework, Design Guide



Places for Everyone



### Draft Places for Everyone Plan for Greater Manchester

Places for Everyone (Pfe) identifies a requirement for 15,554 new dwellings over the plan period 2021 to 2037 in Wigan. In addition, there is a high proportion of terraced and semi-detached dwellings in Wigan and relatively few larger detached homes in the Borough. Therefore, there is an urgent need to diversify the stock and provide more family homes.

Wigan Metropolitan Borough Council recognises the significant opportunity and contribution that the Land North of Mosley Common can make to meeting the housing needs of the Borough and Greater Manchester as a whole. The Council has proposed the allocation of the site for around 1,100 new homes in the draft Pfe, which has been submitted to the Secretary of State for Examination in Public. The site was previously allocated in the 2016 and 2019 Greater Manchester Spatial Framework prior to the Pfe.

As currently drafted, the Pfe policy (JP Allocation 35) covering Land North of Mosley Common confirms, amongst other things, that:

*“Development of the site will be required to:*

- Be in accordance with a masterplan that is agreed by the Council, and is effectively informed by detailed site investigations, an archaeological assessment, the presence of priority habitats and other constraints”*

This Masterplan Document responds directly to the draft Pfe Policy JP Allocation 35 through bringing together the vast array of technical work that has been undertaken to inform the proposals for the site to maximise the opportunity and potential it has in creating a transformational community in Wigan.

### Wigan Local Plan Core Strategy (September 2013)

The Wigan Local Plan Core Strategy was adopted in September 2013. It is the strategic local plan for the Borough and sets out the spatial vision through to 2026 and a range of strategic objectives and policies.

The Core Strategy identifies a number of key issues to be resolved to improve the Borough as a place to live and work in the future. These include:

- **Complex Housing Market** – there are variations in prices and affordability across the Borough and a low proportion of higher quality, large houses.
- **Public Transport** – improvements need to be made to accessibility and the transport network, including better integration of public transport.

The Core Strategy therefore sets out a Spatial Vision to 2026 which focuses around connecting people to opportunities. This includes:

- Improving the supply of good quality housing across the Borough to ensure a balanced housing market offer and choice, and improve access to affordable housing – Policy CP6 confirms that the Council will make provision for an average of at least 1,000 net additional dwellings per year between 2011 and 2026.
- Improving the ease and attractiveness of travelling within the Borough and outside of it to neighbouring places; and
- Improving the quality of the built and natural environment to help change the image and perception of the Borough.

The Core Strategy is supported by a plethora of planning guidance; this includes a Residential Design Guide (2006), design guidance to ensure access for all (2006), and more recently, a Supplementary Planning Document to facilitate the delivery of healthier developments in the borough. Further support in terms of design guidance on cycling and walking infrastructure can be found in the Greater Manchester Interim Active Travel Design Guide by TfGM (2021).

This Masterplan Document and the proposals for Land North of Mosley Common have been brought forward to directly address a number of the key issues facing the Borough. These proposals seek to ensure that Council's vision to connect people to jobs, education, affordable housing, leisure and recreation, town and local centres, neighbouring places and extensive greenspaces, is realised.



## National Planning Policy Framework (July 2021)

The National Planning Policy Framework ('the Framework') sets out the Government's planning policies for England and how these are expected to be applied. The themes that are relevant to the proposals at Land North of Mosley Common are summarised below.

- **Positive Planning:** The Government has made clear its expectation, through the Framework, that the planning system should plan and approach decisions in a positive and creative way, embracing well-conceived development to deliver the economic growth necessary and the housing needed to create inclusive and mixed communities. (Paragraph 38)
- **Achieving Sustainable Development:** Paragraph 10 of the Framework sets out a presumption in favour of sustainable development whereby all plans should promote a sustainable pattern of development that seeks to meet the development needs of the area; strategic policies should provide for objectively assessed needs for housing; and planning applications that accord with the policies in the development plan should be approved without delay unless material considerations indicate otherwise. Relevant policies within emerging Local Plans may also be given weight in the decision-making process, dependent on their stage of preparation and the extent of unresolved objections (Paragraph 48).
- **Delivering a Sufficient Supply of Homes:** To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 60).
- **Promoting Sustainable Transport:** The planning system should actively manage patterns of growth. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (paragraph 105).
- **Conserving and Enhancing the Natural Environment:** Planning policies and decisions should contribute to and enhance the natural and local environment, including through protecting and enhancing valued landscapes, sites of biodiversity or geological value and minimising impacts on and providing net gains for biodiversity (paragraph 174).



# 1. Introduction

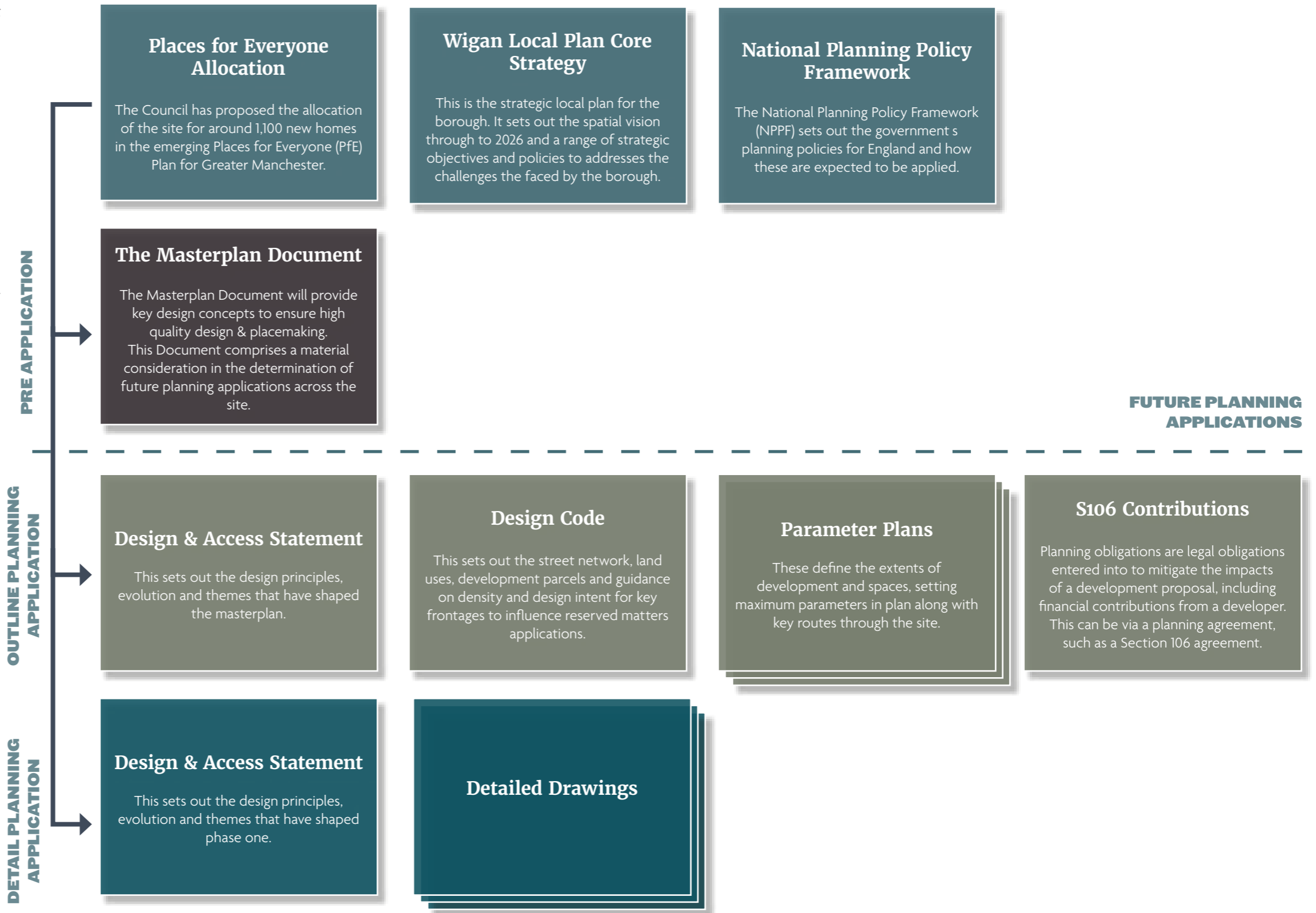
## PURPOSE OF THE DOCUMENT

This Masterplan Document will guide development across the Land North of Mosley Common over the next 20 years and will form a material consideration in the determination of all future planning applications on the site. This Masterplan Document has been prepared having had full regard to relevant legislation including national planning policy contained in the National Planning Policy Framework (NPPF) (2021), the saved policies of the Wigan Local Plan Core Strategy (2013) and the emerging PfE joint development plan (current status). It is also prepared having full regard to the National Design Guide.

The purpose of the Masterplan Document is multi-faceted and will:

- Establish the vision for the Land North of Mosley Common.
- Adopt a robust, strong and coherent framework for high-quality residential place-making to be delivered; supported by principles to guide future development.
- Identify the infrastructure required to support development.
- Provide certainty to the local community and future developers on the expectations for development across the area, whilst maintaining adequate flexibility to respond to adaptations and changing needs.
- Establish an indicative implementation and delivery strategy, explaining how and when various parts of the site will be brought forward for development in a phased manner.

This Masterplan Document comprises a material consideration in the determination of future planning applications across the site.



# PEEL L&P & NORTHSTONE



## Peel L&P

Peel L&P is an ambitious regeneration business with generations of history, heritage and expertise in our DNA. We are proud to be responsible for some of the most transformational projects in the UK today.

Owning and managing 12 million sq. ft of property and 20,000 acres of land and water, Peel L&P's land holdings are concentrated in the North West of England but we also own and manage significant assets throughout the UK with a total portfolio value of £2.4 billion. Our legacy matters. Peel L&P take great pride in the outcomes we achieve, the people we work with, the way we go about our business and the transformational projects we deliver. Peel L&P also believe a prosperous future depends on our ability to harness nature to create sustainable growth and supporting government and local authorities to reach their carbon reduction and waste management targets.

Through market-leading solutions, Peel L&P support government and local authorities to reach our carbon reduction and waste management targets. We help businesses to achieve their commercial goals while managing the transition towards net zero carbon and engage local communities and support them in their ambition to thrive by re-energising regional economies. Peel L&P is an agile and ambitious business with a legacy of success for a long-term, sustainable future.



## Northstone

Peel L&P has a long-term commitment to the Land North of Mosley Common as the owner of the majority of the site, and will perform the role of Master Developer delivering infrastructure and green spaces to support housing delivery. Our housebuilding arm, Northstone, will build the first homes on the site and other phases of development. Over time, land will be released to other housebuilders to ensure that the site delivers new homes as quickly as possible to meet urgent local needs and to offer choice.

Northstone is more than just a housebuilder. We strive to create thriving communities that welcome people to a more neighbourly world. We dare to do things differently, pushing boundaries to design innovative and sustainable spaces that are ahead of the game and flex to the needs of the changing population. From embracing energy efficient technology to bringing communities and nature closer together, we look beyond the here and now to consider our impact on our planet, and on generations to come.

Our first community – Silkash in Westhoughton – launched in 2020, with our second scheme Keld launched in Barrowford in Autumn 2021. As part of Peel L&P, Northstone is passionate about its heritage in the north and proud to be part of a company responsible for some of the most transformational development projects in the UK today. The Northstone team has come together from many of the UK's largest property developers and has decades of expertise in creating homes and communities.

Current Northstone developments on site include:

- Silkash, Westhoughton, Bolton
- Glisk, Ellesmere Port
- Airie, Garnet Fold, Bolton
- Tulach, Pemberton, Wigan
- Keld, Barrowford, Lancashire



## 1. Introduction

# THE OPPORTUNITY

### Peel L&P's Vision

Peel L&P have a clear vision for the Land North of Mosley Common which has been influenced by the key planning policy issues and considerations summarised earlier. This vision is as follows: Land North of Mosley Common will be a new community located within an ecologically rich landscape network that will create a sustainable place where both people and nature can flourish. The landscape-led approach for the site embraces the existing green and blue assets to create a new special place, with distinctive character and a strong community.

The masterplan includes a network of public green spaces with three significant biodiverse parklands at the core of the community - Mosley Woods, the reinstated lost woodland of Tyldesley Hurst, Honksford Meadows, the destination brookside parkland, and Mosley Mosslands, an educational, multi-functional landscape focused around a body of water overlooked by homes. Together, these will form an attractive, vibrant new parkland destination with an appealing mix of high-quality homes, landscaped open space and valuable new amenities serving existing and new residents. The masterplan for the Land North of Mosley Common will deliver high quality, sustainable new homes in a variety of styles and sizes to meet the needs of local people, from starter homes to larger family homes as well as homes for those looking to downsize. Provision for affordable housing will be policy compliant to better support buyers struggling to get on the housing ladder. The proposals represent an opportunity to create a truly balanced community, which is socially inclusive and provides for people at all stages of life.

Additionally, with the local transport connections, the site will have excellent connectivity, making it a great place to live, work and play.

This Masterplan Document ensures this vision and exciting proposals are realised through guiding future development across the site.

### Local Housing Need

The UK is suffering a housing crisis. There is huge demand for housing, with local people forced to move out of the area they grew up in just to get on the housing ladder. This is being felt across Greater Manchester, including in Wigan Borough and adjacent areas. Peel L&P want to bring high-quality new homes to Wigan Borough to ensure more people can stay living in the town they grew up in and create a community that can last generations.

Wigan Council recognises this significant opportunity and the contribution that the proposals at the Land North of Mosley Common can make to meeting the housing needs of the Borough and Greater Manchester as a whole. This is recognised through the proposed allocation of the site for around 1,100 new homes in the emerging Places for Everyone (PfE) Plan for Greater Manchester.

According to the Places for Everyone Plan, Wigan Borough will need an additional 15,000 new homes by 2037. Land North of Mosley Common has been identified as a strategic allocation for around 1,100 new homes, giving an opportunity to bring forward much needed new homes. Peel L&P's approach is to work closely with the community and the Council to ensure these plans meet local need and deliver benefits for all.

### What can the Land North of Mosley Common be?

Alongside the core Principles of Homes England Building for a Healthy Life and the preparation of the masterplan vision has been informed by three key drivers:

#### People

The Land North of Mosley Common will be a welcoming and accessible place for all. It can provide a wide range of new homes to meet the needs of different households, including affordable housing. A substantial network of parks and green spaces, with improved and new connections with the local area will be provided. Community facilities will also be provided to meet local needs, including investment in local primary school facilities and a Community and Travel Hub.

#### Place

The masterplan vision will provide a range of attractive neighbourhoods that are unique in character and reflect the natural assets of the site. The network of green spaces will promote healthy lifestyles whilst maximising the ecological value of the site. The masterplan vision will integrate with existing neighbouring communities, creating sensitive boundaries and providing access to new facilities.

#### Movement

The site is very well located to maximise the use of public transport, cycling and walking. A new Guided Busway stop will be located within the centre of the site with an adjacent Community and Travel Hub connected to a network of new footpath and cycle connections. The bus stop will be located within an attractive parkland setting with community uses to promote the use of sustainable transport.









# CHAPTER TWO

## Engagement

## 2. Engagement

# CONSULTATION

### Consultation Overview

As a developer with a proud legacy, Peel L&P understands the importance of an effective consultation approach in delivering successful transformational projects. Peel L&P has had numerous conversations with key stakeholders on the approach to the consultation process to ensure that everyone has their say on the masterplan development proposals and that they deliver benefits for the wider community.

The development team has embraced the spirit of consultation by going beyond the consultation guidelines outlined in the Town and Country Planning Act 2011, the National Planning Policy Framework, the National Planning Practice Guidance, Places for Everyone and Wigan Metropolitan Borough Council's Statement of Community Involvement.

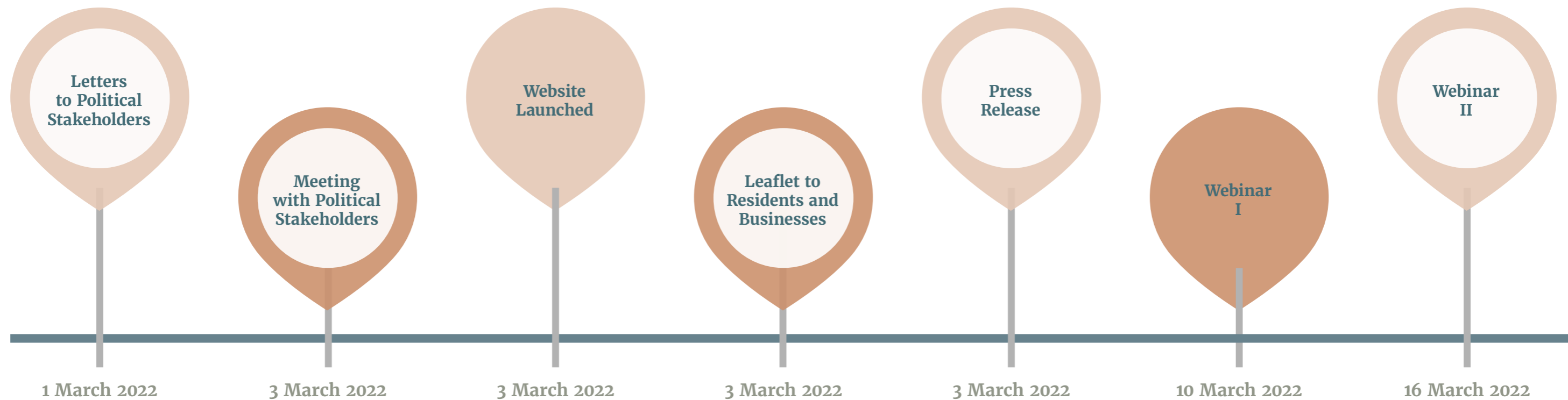
A period of public consultation was launched on Thursday 3rd March 2022 and ran until Thursday 24th March 2022. This consultation invited comments from the local community and political stakeholders, who had been invited to provide feedback on the masterplan vision from 01 March 2022.

To ensure the consultation process was accessible to all interested parties and groups in the area several streams of activity were undertaken:

- Letters were issued to local Councillors from Wigan Metropolitan Borough Council and Salford Council, including ward members for Astley Mosley Common Ward, where the site is located, as well as the Leaders and executive members of Wigan Council and Salford City Council.
- A meeting was held with the site Ward Councillors to discuss the plans and consultation process.
- A letter was also issued to James Grundy MP and a meeting held with him to discuss the masterplan in further detail.
- A consultation website, [www.mosleycommonconsultation.co.uk](http://www.mosleycommonconsultation.co.uk), was established to provide further information on the proposals, as well as a facility to submit feedback via an online form.
- A community information telephone line, email address and postal address were available throughout the consultation period for those wanting to correspond with a member of the development team.
- Social media adverts were circulated across the whole of Wigan to ensure residents within the Borough were included in the public consultation. The adverts provided details about the plans and provided a link to the consultation website.
- A leaflet was distributed to around 3,639 nearby commercial and residential properties to provide an overview of the plans and how feedback could be provided.
- A press release was issued to local news outlets to inform members of the

- public of the plans and public consultation.
- Two webinars were held during the consultation period to allow residents an opportunity to put questions to the technical team, as well as a chance to share views on the masterplan.
- A public exhibition was held at St John's Church, Mosley Common, with members of the development team to answer any questions from local residents.

This thorough approach to consultation ensured that all members of the community and key stakeholders had the opportunity to comment on the proposals and provide much welcomed feedback. This Masterplan Document has been prepared following consultation on the proposals with the local community and key stakeholders.





## 2. Engagement **CONSULTATION**



### Consultation Summary

Throughout the consultation on the proposals for the Land North of Mosley Common, a total of 364 individual submissions were received. The majority of these were via the online or hard copy feedback form (309 responses), with 39 via email and 16 via telephone.

Many positive comments were received, with feedback noting the following regarding what respondents like about the masterplan:

- Walking and cycling routes for the community to enjoy.
- The creation of new parks and green spaces within the masterplan.
- Plans for new children play facilities.
- The design of the distinctive neighbourhoods and high-quality homes that are tailored to those wanting to work from home.
- The mix of housing and green spaces throughout the masterplan.
- Provision of additional primary school places.

A number of concerns were also raised including:

- The site is located within the Green Belt.
- Traffic congestion will increase further as a result of the proposals.
- The proposals will increase the risk of flooding, particularly along Mort Lane.
- There is not enough existing infrastructure and local services such as doctors, dentists or schools to accommodate new residents.
- The proposals will negatively impact on wildlife on the site and surrounding area.

Peel L&P are appreciative of the feedback received and have developed the proposals for the Land North of Mosley Common accordingly. Further detail will also be provided in any future planning applications on the site and will address detailed technical concerns such as impact on traffic and flooding.

### Masterplan Approval Process

The process for approving the masterplan comprised the following stages:

- Period of public and stakeholder engagement and amending the masterplan document to respond to feedback received - March - May 2022.
- Liaison with Council Officers to finalise the masterplan document - March - June 2022.
- Submission of final Masterplan Document for Council approval - end of July 2022.
- Approval of The Masterplan from Portfolio Holder for Planning, Environmental Services and Transport - July 2022.







# CHAPTER THREE

Understanding Land North of Mosley Common

### 3. Understanding Land North of Mosley Common

## SITE HISTORY

#### Coppice to Clearing to Colliery...

The Land North of Mosley Common has a rich history of industry as a major centre for coal mining and textile manufacture. The original name for the wider area was Hurst which meant 'Wooded Hill'. By the Victorian era, the landscape was largely agricultural with only some woodland left.

The area has a rich history of industry, as a major centre for coal mining and textile manufacture. The surrounding coal mines were part of a group of independent companies called the Manchester Collieries operating on the Manchester Coalfield. Many collieries in the area, including Mosley Common, were owned by the Bridgewater Trustees. Mosley Common Colliery was the largest on the Lancashire Coalfield.

Mosley Common Colliery opened in the 1860s with the adjoining brick works opening at Ellenbrook shortly after. Both the Colliery and brick works remained open until around the 1960s. Whilst most of the structures associated with the brickworks have mostly been demolished, ruined remains of several structures remain.



1890s



1920s

- Site boundary
- Development
- Roads
- Rail
- Station
- Water
- Woodland

### 3. Understanding Land North of Mosley Common

# SITE HISTORY



1950s



1990s








#### Historic Development

The site and surrounding context has developed and experienced growth over the years, from a wooded hill to an industrial and productive landscape.

The adjacent maps illustrate how the urban areas of Boothstown, Tyldesley and Walkden grew throughout the 20th century connected by rail infrastructure, Where the guided busway now splits the site was once the Eccles, Tyldesley and Wigan railway line therefore this strong east to west transport link has always been a key feature of the site.

From the post war years towards the end of the 20th century the focus of these areas shifted from industrial to housing development and the small villages grew into towns with it bringing increased public transport links, amenities and infrastructure.

An Archaeological Assessment has been undertaken which demonstrates that the site has the potential for buried remains to be below-ground dating from the Roman period and the post-medieval and industrial period. A programme of further investigation will be developed and implemented through the detailed planning stage.

-  Site boundary
-  Development
-  Roads
-  Rail
-  Station
-  Water
-  Woodland

### 3. Understanding Land North of Mosley Common

# STRATEGIC LOCATION

#### Local Connectivity and Movement

The Land North of Mosley Common is in a highly accessible location and benefits from excellent local and strategic transport links. It is in close proximity to:

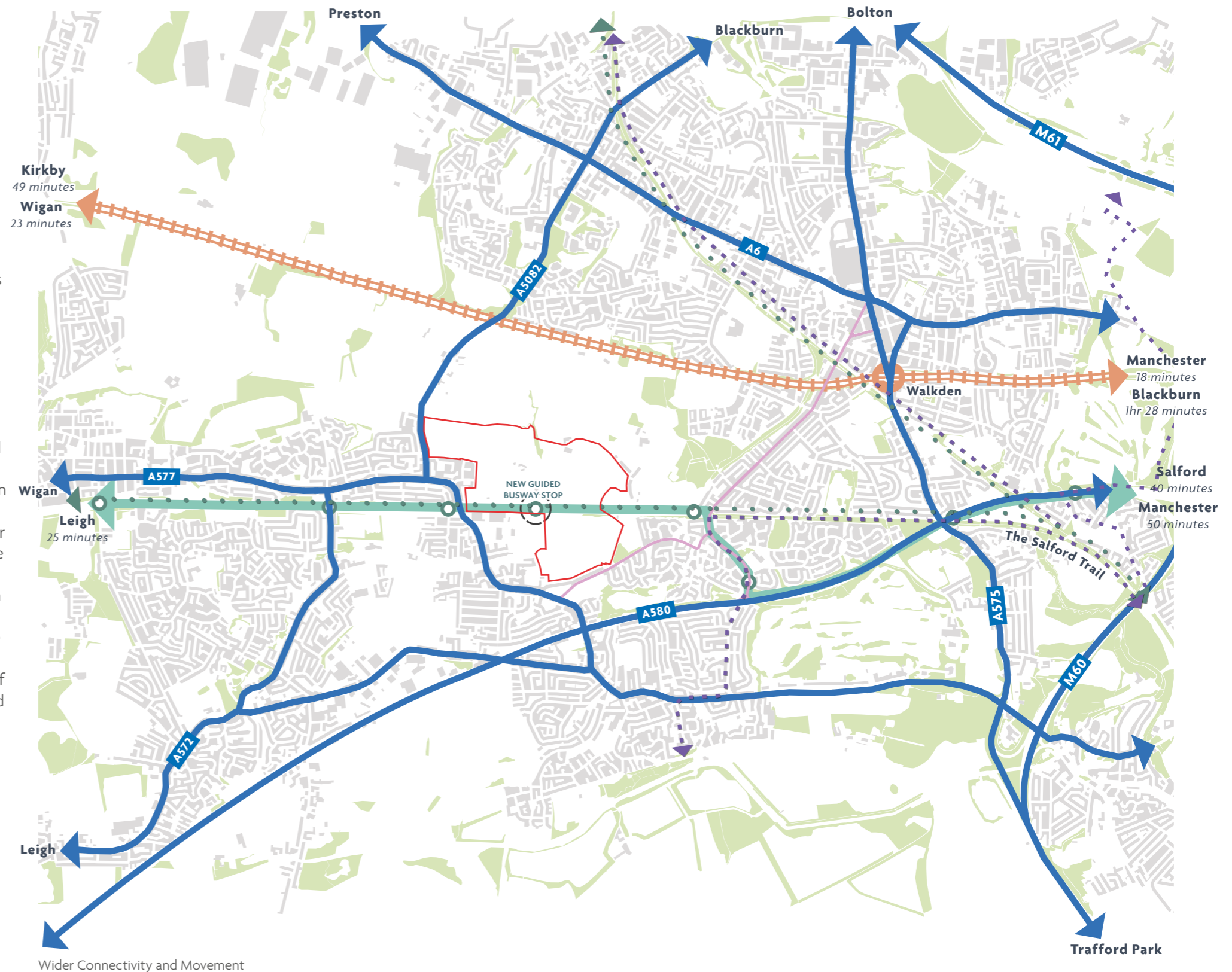
- The A580 East Lancashire Road 400m to the south. This arterial highway provides connections to surrounding town centres, the Regional Centre, the M60 motorway and Merseyside. It includes dedicated cycle paths.
- The A5082 Mort Lane, which provides links to the A6 Manchester Road, Salford, Bolton and Wigan.

The site is in close proximity to the strategic highway network. The M60 is accessible from the A580 East Lancashire Road. It provides critical connections to destinations throughout Greater Manchester.

The area is well-served by public transport:

- The Leigh-Salford-Manchester Guided Busway runs through the site. It provides direct high frequency and rapid transit services to Leigh, Salford and the Regional Centre. Existing stops on the Guided Busway are located adjacent to the east and west boundaries of the site at Newarth Road and Sale Lane.
- The Wigan-Manchester rail line is located to the north. Walkden rail station is located 1.2km to the north-east. It provides regular and convenient rail connections to Wigan, Salford and Manchester. There may be potential for a rail station at Little Hulton adjacent to the northern boundary of the site in the future.
- Bus stops are located at the site's southern boundary on Mosley Common Road and Bridgewater Road. These provide access to bus connections to Wigan, Tyldesley, Boothstown, Leigh, Walkden, Bolton, the Trafford Centre Interchange and the Regional Centre.
- Route 55 of the National Cycle Network runs through the southern part of the site. It provides a high-quality cycle route through Worsley, Salford and into the Regional Centre.
- The existing footpath network provides a recreational resource and good connectivity to the wider area.

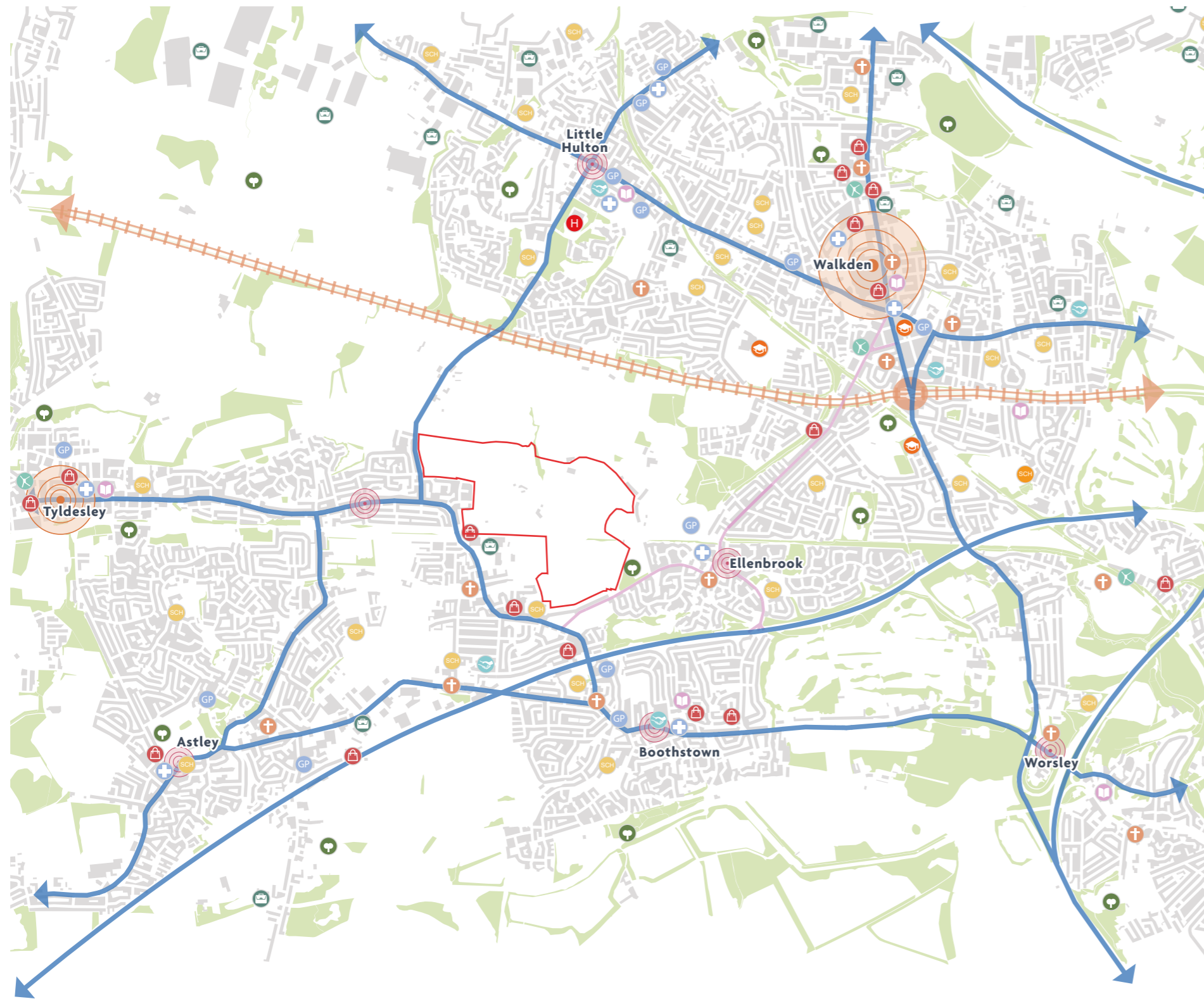
The site's proximity to strategic transport assets provides an opportunity to implement a comprehensive public transport strategy. This will enhance existing services whilst delivering new strategic infrastructure. It will significantly improve the travel choices available at Land North of Mosley Common.



Wider Connectivity and Movement

### 3. Understanding Land North of Mosley Common

# STRATEGIC LOCATION



Location of surrounding Local Amenities

#### Community Infrastructure

The site is well related to a wide range of services and facilities used by local residents on a day-to-day basis. There are various schools which can be reached on foot via safe walking routes. In particular, the site is located within:

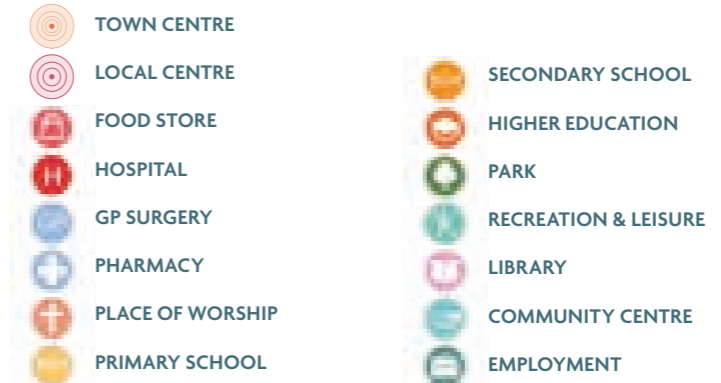
- 2km of nine primary schools (St Johns Mosley Common, Holy Family RC, Ellenbrook Community, James Brindley Community, Boothstow Methodist, Garrett Hall, Hilton Lane, St Andrew's Methodist, Peel Hall).
- 1.5km of nearby secondary schools (Harrop Fold and St George's RC in Salford, and Fred Longworth in Tyldesley).

The site is within 2km of three centres with Boothstow to the south, Ellenbrook to the east and Walkden to the north-east. These include a wide range of key services and facilities, including foodstores, libraries, pharmacies, health centres, newsagents, hairdressers and florists. Other nearby amenities include:

- Convenience stores within 1km to the south and west of the site.
- Community facilities, such as the Guild Hall Community Centre to the north.
- Parks and open spaces, such as the New Manchester Sites of Biological Importance and Parr Fold Park.

New community amenities are also being developed within 250m of the site as part of the re-development of the Maxilead Metals site off Mosley Common Road. The residential development, referred to as Parr Bridge Farm, includes a new community facility providing relocated GP surgery, community facilities, a supermarket, coffee shop and a pharmacy.

New development on the Land North of Mosley Common can boost local amenities through delivering investment from the new community and accommodate on-site facilities which will meet the demand resulting from the development.



### 3. Understanding Land North of Mosley Common

## THE SITE TODAY

The Land North of Mosley Common sits within the authoritative boundary of Wigan. The area has a range of strong centres and high-quality links to employment destinations throughout Greater Manchester, including the Regional Centre.

The site is positioned between several existing communities, including Tyldesley to the west, Boothstow to the south, Ellenbrook to the east, and Walkden and Little Hulton to the north. These established neighbourhoods are popular with younger and working age families who live and work in Wigan, Salford and Manchester.

Key features include:

- A diverse range of amenities, including schools, community facilities and employment destinations.
- High quality strategic transport routes including the A580 East Lancashire Road, the Leigh-Salford-Manchester Guided Busway and the Wigan-Manchester rail line.
- High quality environmental and recreational assets, including Cutacre Country Park to the north west and various nearby greenspaces, playing fields and Sites of Biological Importance.

The Land North of Mosley Common relates well to the existing communities and surrounding infrastructure. It is located east of Tyldesley, north Mosley Common, and west of Ellenbrook. The Wigan-Manchester rail line is located to the north, with Walkden and Little Hulton beyond. The A5082 Mort Lane defines the western boundary of the site. The Leigh-Salford-Manchester Guided Busway runs through the southern part of the site in an east-west alignment. It will be a natural fit with the urban form of the conurbation, located adjacent to established communities and key transport routes.

Existing features of the site include:

- Hedgerows and scattered tree groups which define the field pattern.
- A number of footpaths which cross the site and link the surrounding communities.
- Several permanent and seasonal ponds and brooks, including the Honksford Brook to the south.
- A number of agricultural and residential premises, including Turncroft Farm, Platts Fold Farm and Stone House.



Site Location Plan



### 3. Understanding Land North of Mosley Common

# THE SITE TODAY



North-Eastern view towards Lower New Row



Eastern view of Honksford Brook



Honksford Brook passing through culvert beneath Guided Busway



View looking South towards Bridgewater Road



View towards Turncroft Farm



Northern view of Honksford Brook



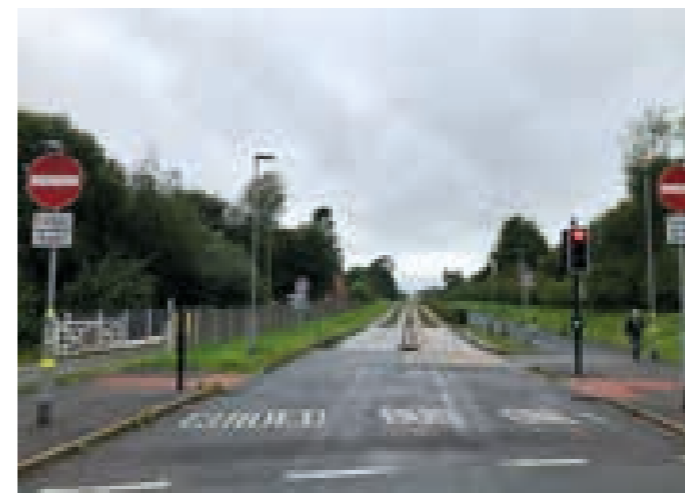
North Eastern view towards Mosley Common Playing Fields



Eastern View across site



Leigh-Manchester Bus Rapid Transit



New City Road Junction



View looking South on Lower New Row





### 3. Understanding Land North of Mosley Common

# SITE CHARACTERISTICS

#### Connectivity & Movement






The Land North of Mosley Common site is located within a highly accessible location, benefitting from excellent local and strategic transport links and surrounding infrastructure. It is located immediately east of Tyldesley and west of Mosley Common and Ellenbrook. The Wigan-Manchester rail line is located to the north, with Walkden and Little Hulton beyond. The A5082 Mort Lane defines the western boundary of the site, while the Leigh-Salford-Manchester Guided Busway runs in an east-west alignment across the site.

-  Site Access Options
-  Guided Busway
-  Existing Guided Bus Stop
-  Other Bus Stops

#### Pedestrian & Cycle Movement



The Land North of Mosley Common has access to existing high-quality footpaths and cycleways which cross the site and link the surrounding communities. This offers an opportunity for multiple connections to the surrounding area, including Tyldesley and Walkden, and to the Cutacre Country Park to the north.

-  Public Rights-of-Way (PROW)
-  Off Road Cycle Route
-  The Salford Trail
-  Bridleway

*Information illustrated is based on Work from Technical Consultants and Reports*

### 3. Understanding Land North of Mosley Common

# SITE CHARACTERISTICS

#### Green Infrastructure, Ecology & Biodiversity



The site lies to the west of the former Ellenbrook Brickworks which is designated as a Site of Biological Importance (SBI). Habitat and species surveys have been carried out across the site. These conclude that the habitats of highest ecological value are those within the Honksford Brook corridor, including the broadleaved semi-natural woodland.

- SBI (Site of Biological Importance)
- Existing Woodlands
- Significant Tree Lines & Hedges

#### Blue Infrastructure & Flooding



The site is almost entirely within Flood Zone 1, meaning the majority of the land has a low probability of flooding. The site contains various ponds and water bodies, such as the Honksford Brook. Wigan Council is responsible for the drainage of surface water from adopted roads in the borough, and is responsible for carrying out works to manage flood risk from surface water.

- <3.3% AEP (<1:30 Year) Pluvial Flood Extents
- 3.3% to 1% AEP (1:30 to 1:100 Year) Pluvial Flood Extents
- 1% to 0.1% AEP (1:100 to 1:1000 Year) Pluvial Flood Extents

*Information Illustrated is based on Work from Technical Consultants and Reports*

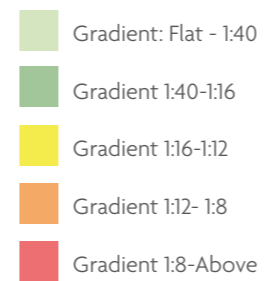
### 3. Understanding Land North of Mosley Common

# SITE CHARACTERISTICS

#### Topography



The site has an undulating topography and gently slopes north to south. The site contains various water bodies including the Honksford Brook along with seasonal and permanent ponds. As the land falls towards the brooks the gradients become steeper in places as shown by the amber and red colours above. Consideration will be given to development in these areas ensuring the safety of residents especially along the brooks. The topography will be utilised for drainage as a new network of Sustainable Drainage features (SuDS) is introduced.



#### Heritage Assets & Archaeology



The site does not contain any designated built heritage assets. There are four non-designated heritage assets within the site identified on the Greater Manchester Historic Environment Record (HER). These are Stone House, Turncroft Farm, Mill Brow and Platts Fold. A further locally listed non-designated heritage asset (Burgess Farm) is located to 400m to the north east of the site. An Archaeological Assessment demonstrates that the site has the potential for buried remains to be below-ground dating from the Roman period and the post-medieval and industrial period. All non designated heritage assets will be retained and further work to identify the presence of archaeological assets will be undertaken as the development progresses.

- ▲ Non-designated heritage assets
  1. Stone House
  2. Turncroft House
  3. Platt s Fold
  4. Mill Brow
- ★ Listed Buildings

*Information Illustrated is based on Work from Technical Consultants and Reports*

### 3. Understanding Land North of Mosley Common

# SITE CHARACTERISTICS

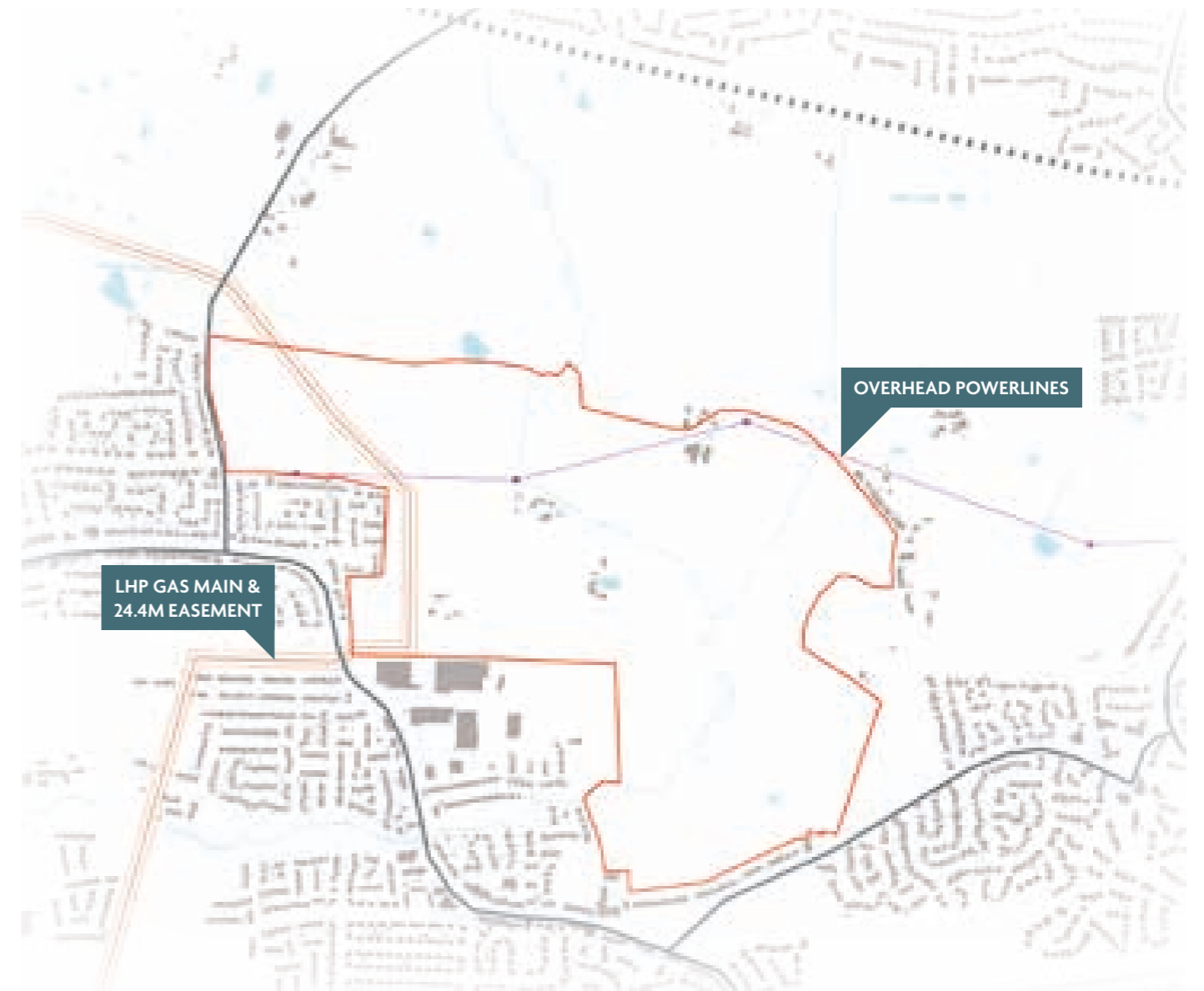
#### Geotechnical





The site has been used primarily for agriculture therefore, it is not anticipated that there will be any significant pollutants. A Coal Mining Risk Assessment has been undertaken which confirms the site is located in the zone of influence of past underground coal mining. The Coal Authority has noted that mine entries are recorded on the site but there are no sources or condition details of this on their records. As such, further ground investigations are required to be undertaken to confirm the geological and mining setting beneath the site.

-  Former Well
-  Mine Entry Location
-  Historic Mining Activity
-  Probable/Past Shallow Mine Workings
-  Former Railway Siding
-  Possible Peat Deposit

#### Utility Infrastructure



There is a local high pressure (LHP) gas main to the West of the site with any proposed residential properties to sit outside the easement. The site is immediately adjacent to a long-standing developed area where a range of services are available. This will include water, gas and electricity mains, alongside telecommunications infrastructure.

-  LHP Gas Main
-  Overhead Powerlines

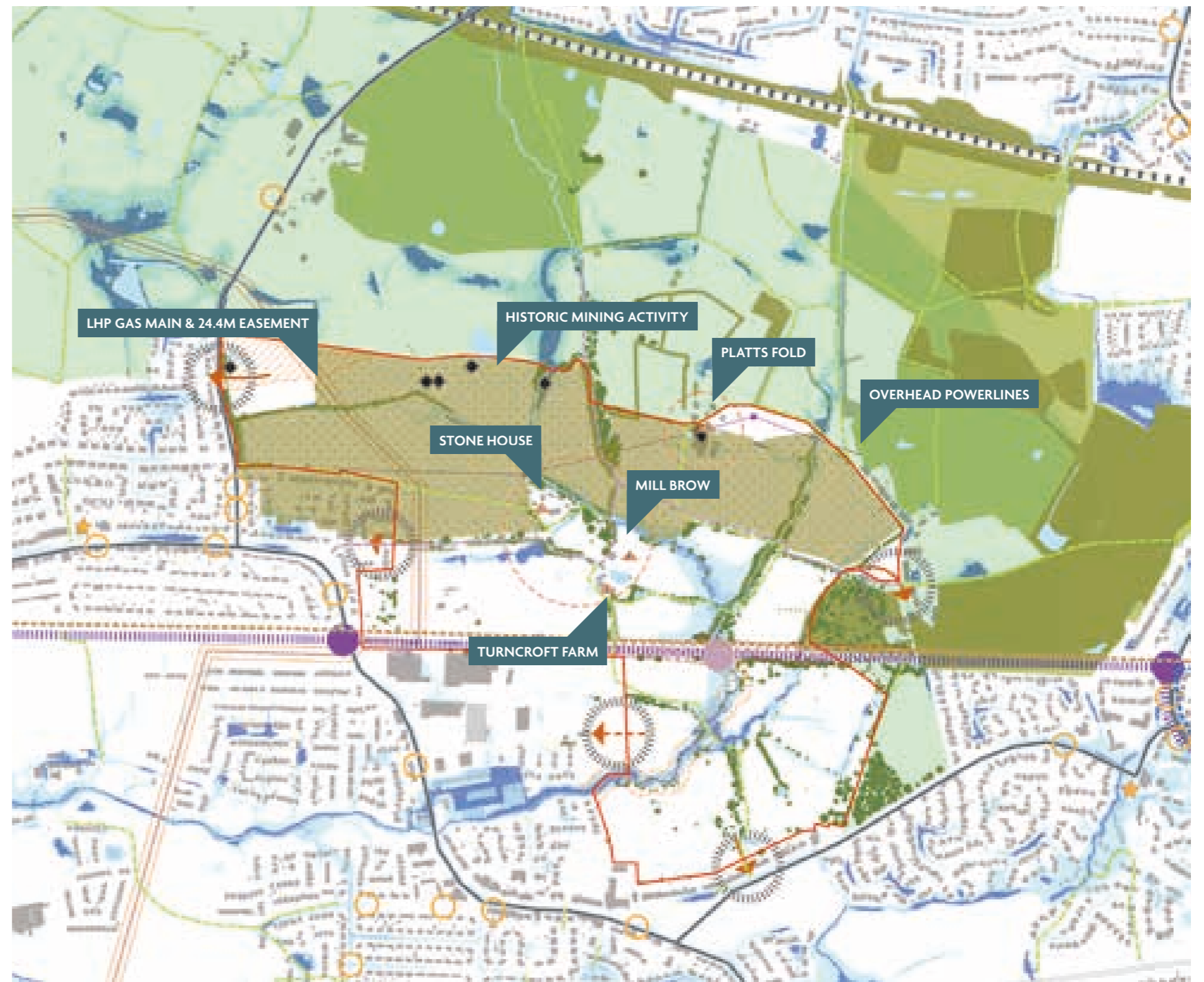
*Information Illustrated is based on Work from Technical Consultants and Reports*

### 3. Understanding Land North of Mosley Common

## SITE CONSTRAINTS

A review of the technical and environmental characteristics of the Land North of Mosley Common has enabled an understanding of the key constraints relating to the site. These include:

- Existing woodland, hedgerows and other habitats of value, including adjacent sites of Biological Interest.
- Existing watercourses with steep banks carve through the site.
- The Guided Busway dissects the site east-west.
- Gently undulating topography.
- Existing farm buildings with local heritage value.
- Local High Pressure Gas Main with an easement dissecting the western area.



Site Constraints

*Information Illustrated is based on Work from  
Technical Consultants and Reports*

### 3. Understanding Land North of Mosley Common

## SITE OPPORTUNITIES



Site Opportunities

The Land North of Mosley Common provides the opportunity to deliver new homes with access to a wide range of sustainable travel choices, minimising reliance on private cars. The footpath network will also play a key role through providing more connectivity to public transport options, including links to the Guided Busway. The site lends itself to a range of opportunities through:

- Provision of multiple highway access points, including from the A5082 Mort Lane, Bridgewater Road, City Road, Silk Mill Street and Wellington Drive.
- A new stop on the Guided Busway in a central location within the development, and connections to existing Busway stops to the east (Newearth Road) and west (Sale Lane).
- Connections to local bus services.
- A Community and Travel Hub at the centre of the development.
- Improvements to footpath and cycleway links, including to existing Guided Busway stops, Walkden rail station, Route 55 of the National Cycle Network and nearby local centres.
- Links to wider green networks, including enhancement, links to and management of the woodlands and Sites of Biological Interest.
- Retention of trees, hedgerows and other habitats of value.
- Provision of a green spaces that improve habitats and ecology through new wildlife corridors, planting and water bodies.
- Existing watercourses, including the Honksford Brook.
- Delivery of a comprehensive SuDS network.
- Investing in improvements to primary school facilities in the local area







# CHAPTER FOUR

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## Vision & Framework Objectives

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#### 4. Vision & Framework Objectives

## THE VISION

Our vision is to deliver a vibrant new part of Mosley Common. A series of new neighbourhoods will be created surrounded by a series of biodiverse green spaces which come together to provide a new destination parkland. Located within the parkland will be high quality homes, landscaped open space and valuable amenity for new and existing communities all connected by a network of pedestrian and cycle paths.

Three significant green spaces are located within the proposal, Mosley Woods, Mosley Mosslands and Honksford Meadows all connected by enhanced existing watercourses and woodland corridors delivering ecological improvements.

At the centre of Mosley Common, a new Community and Travel Hub will be provided incorporating a new guided bus stop, improving transport connections, and flexible spaces for local retailers and the community to thrive.

Together, Mosley Common will form an attractive, vibrant new parkland destination for a truly balanced community.



## 4. Vision & Framework Objectives

# DEFINING THEMES

The Land North of Mosley Common will be a new high quality residential community and a logical extension to the existing neighbourhoods. It will provide much-needed new homes for all stages of life set within an extensive multi-functional parkland with unrivalled connectivity.

This vision is founded in three key themes, shown below. Each theme has key objectives detailed on the following pages which have shaped the Masterplan Framework and design decisions for the Land North of Mosley Common.

### People

### Places

### Movement



#### Connected Communities

The entire development will be within walking distance of a Community and Travel Hub, and Guided Busway stop providing connections across Wigan and Greater Manchester. It will be a meeting point where communities can gather and socialise as well as commute.



#### Nature Recovery & Enhancement

The development will preserve nature whilst creating green spaces for both existing and new communities to enjoy. The masterplan vision is based on a detailed understanding of the existing landscape, drainage and topography. It ensures that ecology, access and surface water management work together to create quality green spaces.



#### Multi-Modal Sustainable Movement

Mosley Common will be a place that actively supports health and wellbeing with a network of sustainable and safe active travel routes throughout the site with a bus stop and Community and Travel hub at the centre of the development.



#### A Hamlet at the Heart of Mosley Woods

Low density, high quality housing in a parkland setting will create a unique character at the heart of the development.



#### A Rich Mix of Neighbourhood Types

A series of neighbourhoods with individual characters will provide a wide range of new homes to meet the needs of different sectors of the community.



#### Arrival in Nature

A welcoming green space will greet bus users as they disembark at Mosley Woods, inviting people to explore the environment.

# 4. Vision & Framework Objectives

## PEOPLE

### 15-Minute Neighbourhood



Well connected, mixed use places which encourage social interaction and enable people of all ages and abilities to reach jobs, services, shops and schools easily.

### Building at the Right Density



Providing places with a natural intensity and a mix of uses helps to build strong communities and foster social cohesion.

### Community Empowerment



Healthy places are rooted in early and ongoing community involvement. A shared vision from various stakeholders including, residents, local authorities and professionals can help in the delivery of healthy places.



## 4. Vision & Framework Objectives

# PLACES

### Planning



Buildings and shared spaces should work together to meet people's needs for a safe, supportive and comfortable living environment.

### Walkable Communities



In healthy neighbourhoods, the public realm prioritises the needs of pedestrians by creating high quality, distinctive and stimulating spaces to enable people to meet their daily needs with less than one kilometre of their home.

### The Right Uses in the Right Places



Clustering mixed uses in the right places to ensure neighbourhoods are walkable and cycle friendly.

## 4. Vision & Framework Objectives

# MOVEMENT

### Active & Interconnected Travel



Visible, interconnected, and easy to use modes of transport.

### Access to Nature & Wildlife



Leisure activities, including nature trails, walking, and cycling routes.

### Natural Space



Weaving nature into development, giving space to both people & nature.





#### 4. Vision & Framework Objectives

## LANDSCAPE VISION

The vision for the development is underpinned by a comprehensive landscape scheme. The existing network of woodlands and watercourses will be used to create a diverse, generous parkland destination as the focal point to the new community. This large parkland will have variety throughout, responding to the natural characteristics of the site, to create an area rich in wildlife and recreation opportunities to benefit new and existing residents.







## 4. Vision & Framework Objectives

# LANDSCAPE VISION

**The landscape vision is guided by the following design principles:**

### **Destination Parkland:**

The site and its inherited assets provides opportunity to create a range of diverse, interconnected public open spaces. Mosley Mosslands will be a seasonally wet parkland destination with a landscape that transitions from an amenity focussed parkland in the drier summer months, to a rich wetland mosaic in the wetter months. Honksford Meadows will have a more open character, with swathes of meadow grasslands, natural play features, recreation opportunities and ecological enhancements. Mosley Woods will enhance the surrounding wooded landscape with increased tree canopy cover and ground flora.

### **Sensitive Edges:**

The development will respect the surrounding settlement, retaining important views and respecting neighbouring boundaries through proposed planting to soften the edges of the development. Existing public rights of way will be integrated into the masterplan, and upgraded where necessary, as part of the active travel network, allowing pedestrian and cycle permeability to destination spaces.

### **Ecological Enhancements:**

Honksford Brook is a key ecological feature that will be safeguarded within the masterplan, with development generously offset to create a diverse green and blue corridor. There is an opportunity for woodland enhancements to support and connect to the adjacent woodlands to the east, while existing habitat links will be enhanced with new native planting to support wildlife movement and foraging.

### **Integration of a multi-functional network of public open space:**

In addition to the larger parkland destinations, a series of smaller parks will be located throughout the development to provide high quality, useable green spaces on resident's doorsteps. These parks will help to create inclusive spaces with a variety of formal and informal play and recreation facilities to support all ages and abilities.





# CHAPTER FIVE

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## The Masterplan Framework & Masterplan

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*(Note: A small white bee icon is located below the title line.)*

## 5. The Masterplan Framework & Masterplan

# MASTERPLAN FRAMEWORK

The following chapter illustrates how an understanding of the site and its opportunities has informed a series of structuring principles which combine to form the Masterplan Framework.



### Connecting and Protecting Existing Assets

The masterplan for the Land North of Mosley Common will seek to enhance, protect and connect the setting of the existing assets within the site.

A combination of green and blue landscapes will protect the heritage assets and create an enriched setting for the buildings whilst the natural assets will be enhanced to connect into the wider nature network.



### Superhighways For Nature: Connecting the Green and Blue Assets to promote Active Travel Routes

The masterplan will preserve nature whilst creating green spaces for both existing and new communities to enjoy. A detailed understanding of the existing landscape, drainage and topography has led to a considered approach for the development of the masterplan. It will ensure that ecology, access and surface water management work together to create a series quality green spaces that act as nature super highways connecting north to south and east to west through a network of pedestrian and cycle routes.

## 5. The Masterplan Framework & Masterplan **MASTERPLAN FRAMEWORK**



### **Mosley Woods: The Green Arrival Gateway at the Intersection of Nature Networks**

The reinstated Mosley Woods will provide a unique arrival into nature at the confluence of the green and blue corridor stepping away from the usual urban setting of transport hubs. This green gateway will be at the heart of the masterplan within walking distance for all new residents.



### **Creating a wider Nature Network, enhancing the Mosley Common Ecosystem**

The masterplan framework is underpinned by a comprehensive landscape strategy. The existing network of woodlands and watercourses will be used to create a diverse, generous parkland destination as the focal point to the both existing and new communities. This is in accordance with Criterion 9 of the Places for Everyone Plan for the land north of Mosley Common which states:

*'Protect and enhance the environs of Honksford Brook through the creation of a green infrastructure corridor, including safeguarding land for a flood storage area to mitigate the risk of flooding downstream;'*

Connecting to existing habitats and areas of biodiverse importance will enrich the proposed green spaces ensuring biodiversity net gain along with a creation of a blue network of sustainable drainage features.

## 5. The Masterplan Framework & Masterplan

# MASTERPLAN FRAMEWORK



### Greening the Busway Corridor & Promoting Active Travel

Safe travel routes connect existing and new communities to the parklands. Greening the Guided Busway will provide a welcoming environment for the many users of this route along with creating a green setting for bus users whilst passing through the development.



### Providing a Community and Travel Hub at the Core of the Development

Mosley Common will be a place that actively supports health and wellbeing with a network of sustainable and safe active travel routes throughout the site with a bus stop and Community and Travel hub at the heart of the masterplan, accessible to all new and existing communities.

## 5. The Masterplan Framework & Masterplan

# MASTERPLAN FRAMEWORK



### A Rich Mix of Distinct Neighbourhoods connected by Vehicular and Safe Active Travel Routes

New neighbourhoods are created with individual characters. Hamlets with low density, high quality housing are nestled within the heart of the masterplan creating prestige.

Higher density parcels are located to the west connecting into the Parr Bridge Retail development and the associated amenities.

Other neighbourhoods act as expansions of the existing communities knitting the proposed new homes into the wider context.

This rich mix of neighbourhoods will provide a wide range of new homes and spaces to meet the needs of different sectors of the community.

A meandering vehicular route connects the different neighbourhoods with access points from Mort Lane, City Road and Bridgewater Road. The vehicular route does not cross the guided busway.

The amalgamation of the built form within this ecologically rich, biodiverse setting will create a truly unique parkland destination focused around community and sustainable movement.

- |                                      |                          |
|--------------------------------------|--------------------------|
| Existing Trees and Vegetation        | Proposed Vehicular Road  |
| Existing Guided Busway Route         | Site Access Points       |
| Existing Guided Busway Stops         | Proposed Nature Networks |
| Proposed Mosley Woods Busway Stop    | Wider Green Links        |
| Proposed Pedestrian/Cyclist Movement | Mosley Woods Hamlets     |
|                                      | Increased Density        |
|                                      | Distinct Neighbourhoods  |

## 5. The Masterplan Framework & Masterplan

# CONCEPT MASTERPLAN

The following diagram illustrates the initial concepts for the Masterplan for the Land North of Mosley Common. These include:

### PEOPLE


- A range of house types for whole life living.
- A series of green spaces easily accessed by all residents.
- Homes within close proximity to the Guided Busway.
- Safe travel routes from public transport and mixed uses to home.
- Provision of education facilities.

### PLACES

- Superhighways for nature linking to wider green networks.
- Mosley Woods: The reinstated woodlands creating a unique arrival.
- Honksford Meadows: A new destination brookside parkland.
- Mosley Mosslands: An educational wetland landscape.
- Mosley Green: Community gardens for new and existing residents.
- A community focus at the heart of the masterplan.
- A series of distinct neighbourhoods.
- Strong landscape boundary to the north.

### MOVEMENT

- A new Guided Busway stop at the heart of the proposal connected to community uses.
- A network of active travel routes linking to existing communities.
- A meandering vehicular route which prioritises pedestrians and cyclists connecting east to west,
- Three new landscaped gateways.

- |   |   |   |                                      |
|---|---|---|--------------------------------------|
|  | Existing Trees & Vegetation             |  | Proposed Formal Parkland             |
|  | Existing Watercourses                   |  | Proposed SuDS                        |
|  | Natural & Semi-Natural Green Space      |  | Proposed New Bus Stop (Mosley Woods) |
|  | Guided Busway Route                     |  | Proposed Vehicular Movement          |
|  | Proposed Indicative Development Parcels |  | Proposed Pedestrian/Cyclist Movement |
|  | Proposed Primary School Extension       |  | Proposed Formal Sports Provision     |
|  | Proposed Amenity Open Space             |   |                                      |







## THE MASTERPLAN

- 1 Mort Lane Access
- 2 Tyldesley Fields
- 3 Honksford Meadows
- 4 Wellington Drive Access
- 5 Parr Bridge Arrival
- 6 Mosley Village
- 7 Stone House
- 8 Extra Care Opportunity
- 9 Turncroft Farm
- 10 Mosley Woods Guided Bus Stop
- 11 Mosley Woods
- 12 Honksford Brook
- 13 Ellenbrook
- 14 City Road Access
- 15 Woodland Cemetery
- 16 Mosley Mosslands
- 17 Bridgewater Road Access
- 18 Mosley Common
- 19 St Johns Primary School Expansion
- 20 Silk Mill Street Access





# CHAPTER SIX

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## Character Areas

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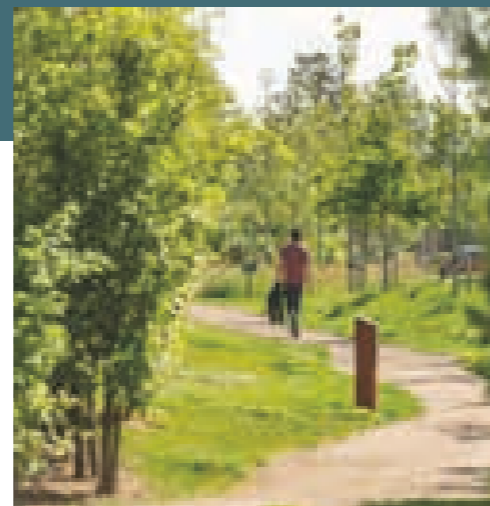
# A NEW WAY OF LIVING...

*Together, they bring  
the place alive!*

The Land North of Mosley Common will be brought to life by the people that live, work and play here. The site is well placed to provide a rich mix of neighbourhoods and spaces. These will knit into the existing context and create a community of shared interests, appealing to different residents' needs and desires across all stages of life.



Recreation, Leisure & Play



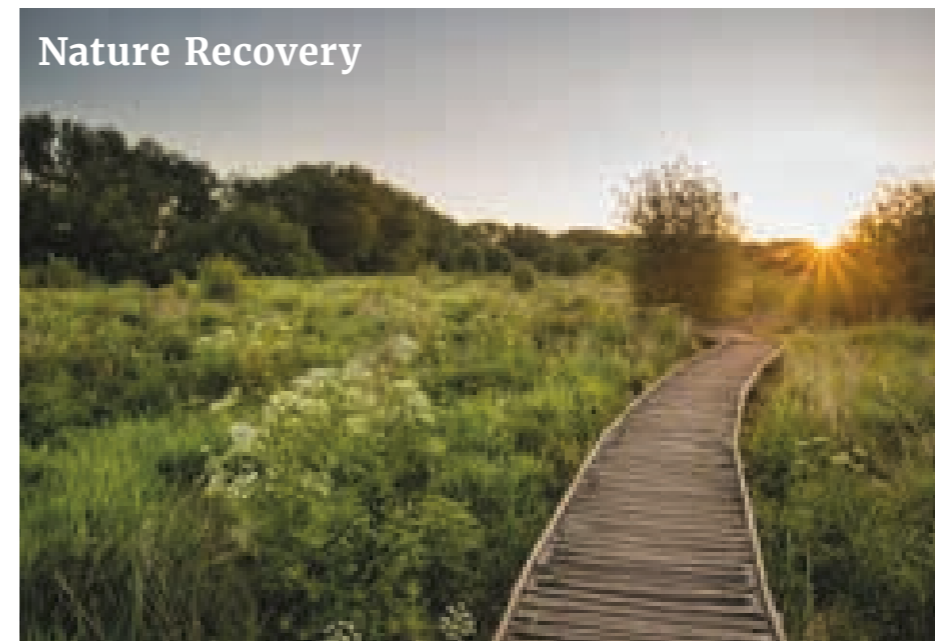
Health & Wellbeing



Active Travel



Multigenerational Living



Nature Recovery



Ecology & Sustainability



Heritage



Community Spirit

# A RICH MIX OF NEIGHBOURHOODS

At the heart of the proposals for the Land North of Mosley Common is the vision to create truly distinctive neighbourhoods which offer a wide range of new homes to meet the needs of different sectors of the community and for all stages of life. Each of the neighbourhoods will relate to each other and contribute to the overall character of the Land North of Mosley Woods creating a strategic vision for the site.

These include:

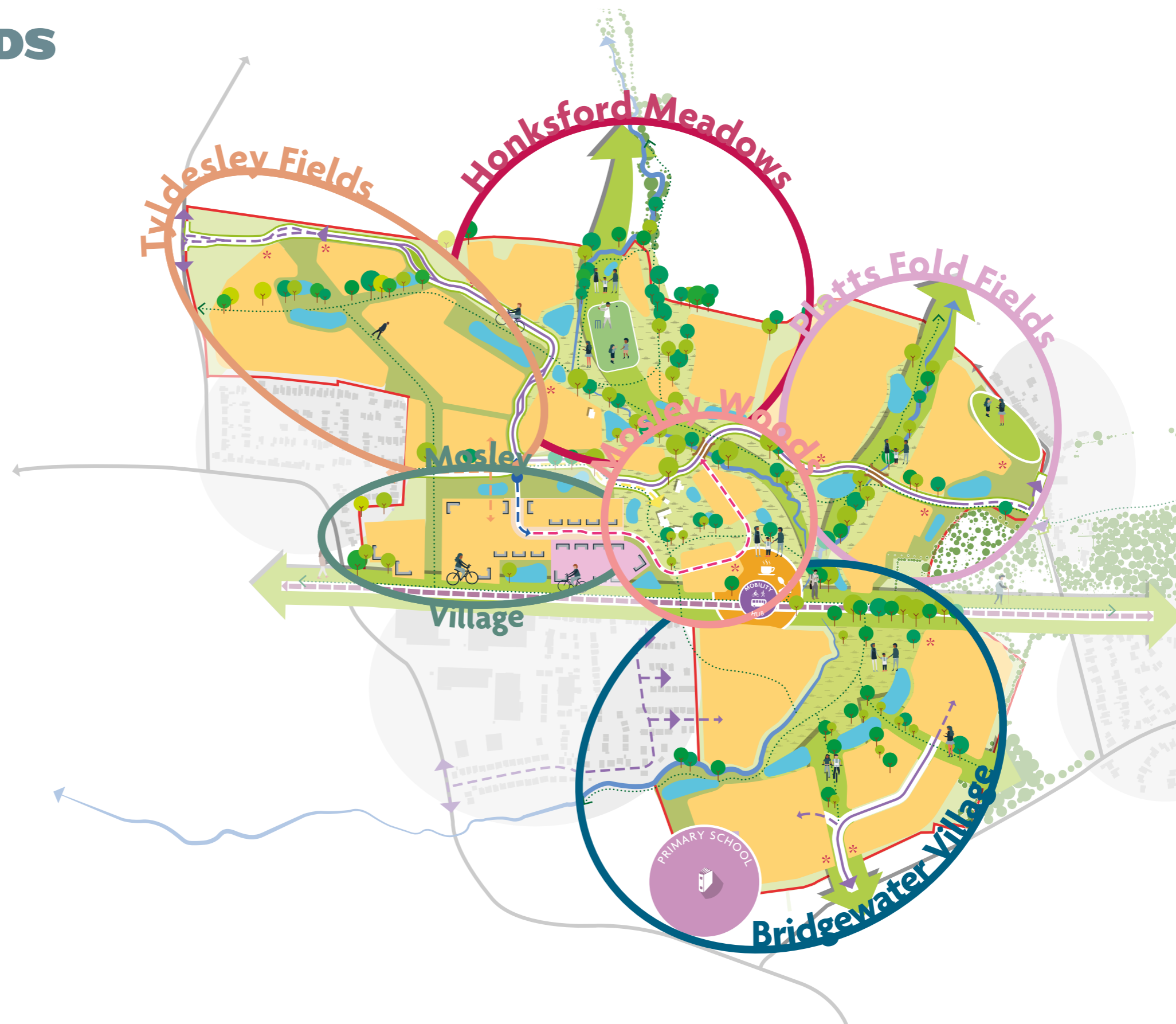
- Mosley Woods
- Bridgewater Village
- Tyldesley Fields
- Honksford Meadows
- Platts Fold Fields
- Mosley Village

Properties will range from 2 to 5-beds and comprise a mix of unit types, including family homes, first time buyer homes, bungalows, apartments, later living /extra care and executive style homes including accessible dwellings. This includes policy compliant provision of affordable housing.

Due to the scale of the site and number of units proposed, it will be brought forward in phases and by different housebuilders. This will ensure a range of product across the site which will help to achieve the distinct neighbourhoods and meet the needs for all whilst being part of a strategic holistic vision for the Land North of Mosley Common.

The following chapter provides further information on each of the character areas along with detailed key design principles which should guide future applications and be considered throughout the design process.

Further information on each character area will be set out in a design code which will be compiled in accordance with the National Model Design Code.



*Welcome to the Land North of Mosley Common...*

## 6. Character Areas

# MOSLEY WOODS

Mosley Woods is a central point of arrival at the heart of the scheme, where blue and green landscapes converge. Mosley Woods will see the creation of an interconnected parkland that weaves throughout the masterplan providing a unique experience for the user as they explore the open parkland structure.

Situated along the Guided Busway, the new busway stop at Mosley Woods provides an opportunity for new and existing communities to gather, engage and socialise within the Community & Travel Hub. Homes in Mosley Woods will take the form of low density, high quality hamlets, with homes set within the parkland landscape and overlooking water features.

### Key Design Principles:

#### Highways:

- New bus stop located along Guided Busway should be complemented by an enhanced pedestrian and cycle route.
- A secondary road must serve the Community & Travel Hub along with residential parcels.
- Local bus routes could use this road to reach the Community & Travel Hub.
- The movement network must encourage the use of public transport, walking and cycling ahead of the private car, by providing direct linkages and improvements to the existing network.
- Existing road accessing Turncroft Farm must remain for residents.
- New pedestrian and cycle routes must connect into the existing pedestrian and cycle routes and encourage movement along the Honksford Brook Corridor

#### Landscape:

- Pocket parks and informal areas of play must weave through the public open space, activating the streets.
- The landscape strategy at Mosley Woods must enhance the surrounding wooded landscape.

#### Residential Character:

- Homes should sit informally within the landscape with a non linear frontage character overlooking green spaces.
- Homes (along with the Community & Travel Hub) must provide active surveillance of the proposed guided bus stop.

#### Typologies & Building Heights:

- Building heights should predominantly be 2-2.5 storeys with opportunities for single and 3 storey elements.
- Residential parcels should be comprised of a mixture of homes including accessible dwellings.
- Policy compliant separation distances to be applied.



Illustrative Layout

- Primary Road - - - >
- Secondary Road - - - >
- Indicative Cross Parcel Permeability ◄ >
- Existing Public Right of Way ••• >
- Indicative Pedestrian Link ••• >
- Existing Turncroft Farm Access ••• >
- Indicative Location of Community & Travel Hub \*
- Potential Marker Building \*
- Gateway / Vista Stopper └
- Key Frontage └



Parkland Living



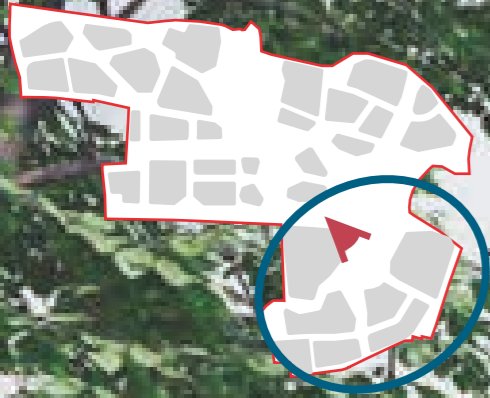
Low-Density, High Quality Homes



Gateway Water Feature



Bridgewater Village



Medium Density homes overlooking Mosley Mosslands



Biodiverse Landscape



Waterfront Living



## 6. Character Areas

# BRIDGEWATER VILLAGE



Illustrative Layout

- - - > Primary Road
- Indicative Vehicular Access Points
- ↔ Indicative Cross Parcel Permeability
- ... > Existing Public Right of Way
- ... > Indicative Pedestrian Link
- ✱ Potential Landscaped Feature
- ✱ Potential Marker Building
- └┘ Gateway / Vista Stopper
- Key Frontage

Bridgewater Village will be a range of medium density family homes overlooking the rich, biodiverse landscape of Mosley Mosslands. This will form a seasonally wet parkland located to the south of the Guided Busway. Bridgewater Village will have an undulating, transitional landscape between the residential parcels and the Honksford Brook, strengthening the ecological connections along the brook corridor.

Mosley Mosslands within Bridgewater Village will provide an opportunity for an educational, multi-functional landscape overlooked by homes.

### Key Design Principles:

#### Highways:

- New access from Bridgewater Road serves all residential parcels.
- Silk Mill Street will access land to the west of the brook.
- Pedestrian and cycle routes through the site must offer logical and convenient connections to and between Bridgewater Road and the Land North of Mosley Common.
- New pedestrian link across Honksford Brook connecting to the east and west of the brook.
- Pedestrian track must be retained along the southern boundary for access to properties on Bridgewater Road.
- Car free active travel routes linking to St John's Mosley Common Primary School to be considered to enable children travel safely.

#### Landscape:

- Pocket parks and informal areas of play must weave through the public open space, activating the streets.
- Existing significant trees and hedgerows to be retained where possible.

#### Residential Character:

- Homes should have a formal frontage overlooking and fronting onto Mosley Mosslands.
- Homes must front onto the primary southern vehicular route creating a sensitive relationship with Bridgewater Road and Commons side Road properties.
- Marker buildings must provide a gateway feature at the southern access.
- The boundary adjacent to the expansion of St Johns Mosley Common Primary School must be well considered to provide protection to the school and create the best aspect for the homes.

#### Typologies & Building Heights:

- Buildings should predominantly be 2-3 storeys with opportunities for single storey elements.
- Residential parcels should seek to provide a range of housing typologies to respond to both formal edges and informal landscape edges, from terraced, semi-detached and detached.
- Policy compliant separation distances to be applied.

## 6. Character Areas

# TYLDESLEY FIELDS

Tyldesley Fields features a landscaped gateway from Mort Lane, a primary access point into the development. This area is a connection point for the wider community to access the guided busway, the parklands and amenity space as well as the countryside to the north of the site.

Tyldesley Fields is characterised by a series of linear parks which connect the built form while promoting non-vehicular permeability into the site. These linear parks along with pocket parks provide opportunities for on-site stay and informal play while transitional spaces will include play on the way.

High quality green frontage is overlooked by medium density homes, which creates safe and secure routes for transition, movement and play.

### Key Design Principles:

#### Highways:

- New primary route from Mort Lane serves most residential parcels.
- Pedestrian and cycle routes through the site must offer logical and convenient connections to and between key destinations beyond the site boundary.
- Public Right of Way which connects to Mort Lane must be retained and enhanced where necessary.

#### Landscape:

- Mort Lane gateway should be marked by a landscape feature.
- Pocket parks and informal areas of play must weave through the public open space, activating the streets.
- Existing vegetation of value must be retained and considered within the parcel layout.
- Landscaping within the linear high pressure gas main easement corridor must be carefully considered.

#### Residential Character:

- Homes must positively face the network of green links and sustainable drainage features.

#### Typologies & Building Heights:

- Building heights should predominantly be 2-3 storeys with opportunities for single storey elements.
- Residential parcels should seek to provide a range of housing typologies from terraced, semi-detached and detached.
- Policy compliant separation distances to be applied.



Illustrative Layout

- Primary Road - - - - - ➔
- Indicative Vehicular Access Points ➔
- Indicative Cross Parcel Permeability ↔
- Existing Public Right of Way ⋯
- Indicative Pedestrian Link ⋯ ➔
- Potential Landscaped Gateway ✳
- Potential Marker Building ✳
- Gateway / Vista Stopper └┘
- Primary Road Frontage - - - - -
- High Pressure Gas Main Easement ▨

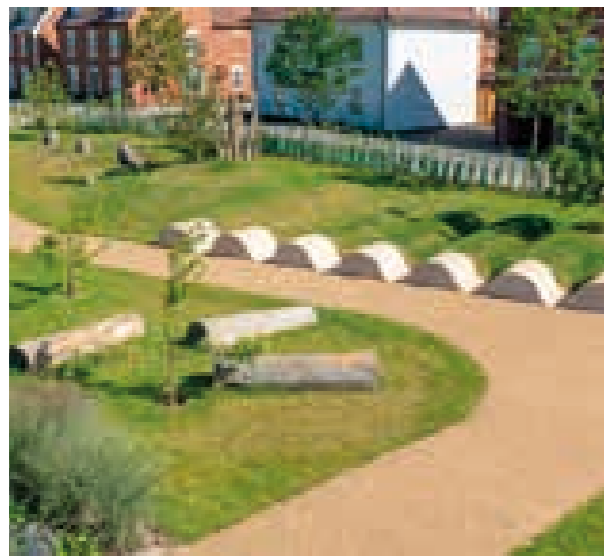
Tyldesley Fields



Medium Density Examples



Medium Density Examples overlooking Public Realm



Play & Relaxation



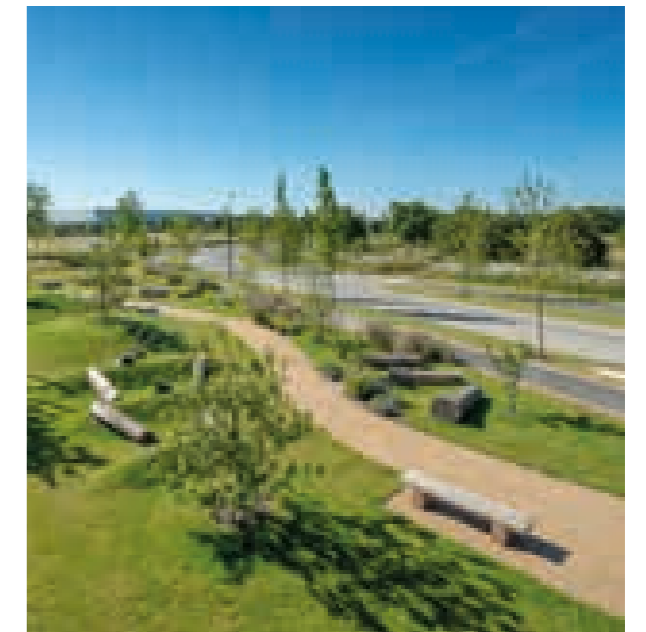
Honksford Meadows



Homes and Honksford Meadows Interface



Homes overlooking Green Space



Formal Parkland

## 6. Character Areas

# HONKSFORD MEADOWS

Honksford Meadows will be defined by the parkland in which homes are situated. A range of densities are located throughout this area responding to the adjacent interfaces of the development.

To the east of Honksford Meadows two hamlets of low density housing are located nestled within the existing woodland.

Adjacent larger parcels will have a strong formal frontage character that line a network of tertiary streets. The consistent building line will overlook the public realm and provide a high level of enclosure and safety.

Formal play will be situated within Honksford Meadows along with associated facilities.

### Key Design Principles:

#### Highways:

- Pedestrian and cycle routes through Honksford Meadows must offer logical and convenient connections to and between key destinations beyond the site boundary.
- Access to sports provision must be considered when designing the street network.

#### Landscape:

- Pocket parks and informal areas of play must weave through the public open space, activating the streets.
- Existing vegetation of value must be retained and considered within the parcel layout.
- Sports provision must be located so it has a high level of surveillance without impacting on residential amenity.
- Comply with Criterion 9 of the PFE Plan\* as stated on page 39 regarding the Honksford Brook green infrastructure corridor.

#### Residential Character:

- Homes must positively face Honksford Meadows.
- Homes adjacent to Stone House must sensitively address the non-designated heritage asset and enhance its setting.
- Low density hamlets must respond to the interface with existing mature vegetation and proposed public open space.

#### Typologies & Building Heights:

- Building heights should predominantly be 2-3 storeys with opportunities for single storey elements.
- Residential parcels should seek to provide a range of housing typologies from terraced, semi-detached and detached.
- Policy compliant separation distances to be applied.

\* Based on Policy JP Allocation 35 in the Publication Version of the PFE Plan (August 2021)



Illustrative Layout

- > Primary Road
- Indicative Vehicular Access Points
- ↔ Indicative Cross Parcel Permeability
- ...> Existing Public Right of Way
- ...> Indicative Pedestrian Link
- \* Potential Marker Building
- └ Gateway / Vista Stopper
- Key Frontage
- Sensitive Frontage to Stone House
- \* Indicative Location for Sports Provision

## 6. Character Areas

# PLATTS FOLD FIELDS

Platts Fold Fields is defined by the ecological brook corridor which connects Mosley Woods to the green space to the north of Mosley Common. The character of this nature super highway will be more enclosed than that of Honksford Meadows.

A range of medium density homes will overlook and positively address a range of landscaped spaces including the brook corridor and Mosley Green creating a variety of frontages. Development along Lower New Row and City Road will respond to the existing homes on Lower New Row.

Mosley Green will be gardens focused around the community. Productive gardens will be created with community orchards and foraging planting located around areas of play and spaces for picnics.

### Key Design Principles:

#### Highways:

- New primary route from City Road serves most residential parcels.
- Pedestrian and cycle routes through the brook corridor must offer logical and convenient connections to and between key destinations beyond the site boundary.
- Tertiary streets within parcels should seek to prioritise pedestrians and cyclists.

#### Landscape:

- City Road gateway should be marked by a landscape feature.
- Pocket parks and informal areas of play must weave through the public open space, activating the streets.
- Existing vegetation of value must be retained and considered within the parcel layout.
- Community gardens must provide amenity for new and existing residents of the area and be easily accessed by all.

#### Residential Character:

- Homes must positively face the brook corridor.
- Homes located on the City Road entrance must respond to the landscape edge and vary in nature to reflect its gateway location.

#### Typologies & Building Heights:

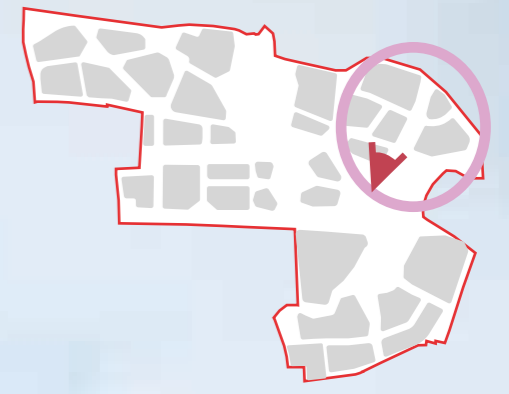
- Building heights should predominantly be 2-3 storeys with opportunities for single storey elements.
- Residential parcels should seek to provide a range of housing typologies from terraced, semi-detached and detached.
- Policy compliant separation distances to be applied.



Illustrative Layout

Primary Road	--->
Indicative Vehicular Access Points	→
Indicative Cross Parcel Permeability	←→
Existing Public Right of Way	...→
Indicative Pedestrian Link	...→
Indicative Landscaped Gateway	* (green)
Indicative Location of Mosley Green	* (blue)
Potential Marker Building	* (red)
Gateway / Vista Stopper	L-shaped symbol
Key Frontage	— (pink)

Platts Fold Fields



Homes enclose Public Realm along Brook Corridor



Medium Density Examples



Consistent Frontage



Mosley Village



Higher Density Homes



Later Living Example

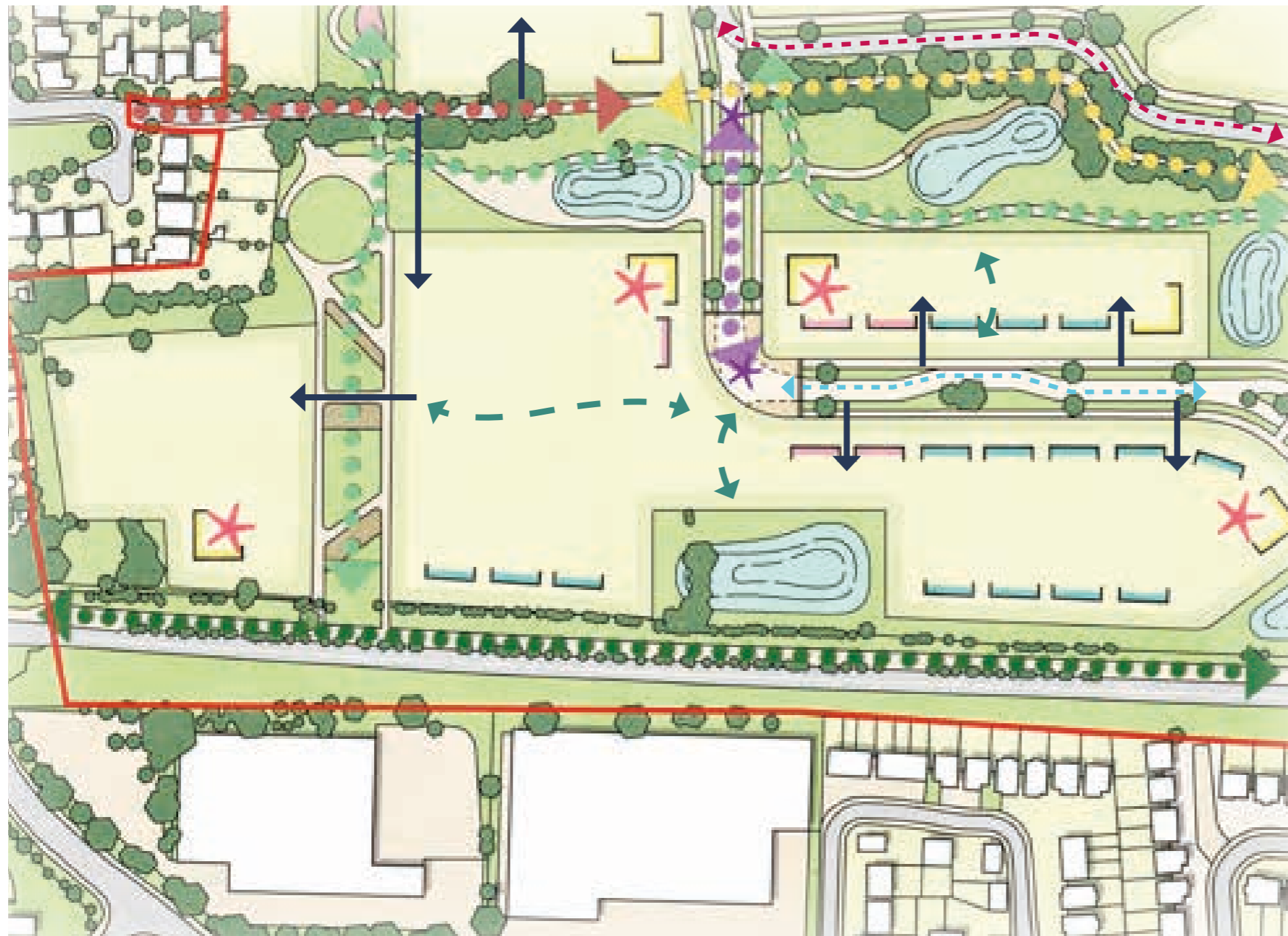


Active Residential Frontage



## 6. Character Areas

# MOSLEY VILLAGE



Illustrative Layout

- - - > Primary Road
- - - > Secondary Road
- Indicative Vehicular Access Points
- ↔ Indicative Cross Parcel Permeability
- ... > Existing Pedestrian Route
- ... > Indicative Pedestrian Link
- ... > Existing Turncroft Farm Access
- ... > Limited Wellington Drive Access
- \*... > Indicative Bus Access Only
- \* Potential Marker Building
- └ Gateway / Vista Stopper
- Key Frontage

Mosley Village is located to the north of Parr Bridge Retail development and consists of higher density residential with an opportunity for later living homes. The sequence of spaces generates a high volume of pedestrian and cycle movement through connectivity to existing routes and the Guided Busway along its southern edge.

A formal character will define the southern edge in response to the Guided Busway and linear active routes. Homes should positively address this public avenue through a continuous frontage adopting a strong linear building line.

### Key Design Principles:

#### Highways:

- Streets must prioritise pedestrians.
- Pedestrian and cycle routes must connect into the existing active travel route adjacent to the busway.
- Access from Wellington Drive must be restricted to local residential parcels and not connect into the wider vehicular routes within the site.
- Eastern residential parcels must be served by the secondary road from the east.
- Opportunity for a route restricted to local bus (excluding Guided Busway) access.
- Existing road accessing Turncroft Farm must remain for residents.

#### Landscape:

- Landscape should be formal in character responding to the residential character.
- Pocket parks and informal areas of play must weave through the public open space, activating the streets.
- Existing vegetation of value must be retained and considered within the parcel layout.

#### Residential Character:

- Homes must positively address the secondary access road.
- Homes along the busway should create a strong frontage but provide glimpses of the landscape beyond.

#### Typologies & Building Heights:

- Homes can be higher density and up to 3 and 4 storeys.
- Residential parcels should seek to provide a range of housing typologies from terraced, semi-detached, detached and apartments.
- Policy compliant separation distances to be applied.





# CHAPTER SEVEN

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## Phasing & Delivery

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## 7. Phasing & Delivery

# PHASING

Peel L&P is one of the UK’s leading developers. It has a specialist team with a proven track record in bringing forward major development proposals that range from high density mixed-use developments on complex brownfield sites to major sustainable urban extensions. Peel has a long-term commitment to the effective and sustainable delivery of the Land North of Mosley Common.

Peel L&P will perform the role of Master Developer delivering infrastructure and green spaces to support housing delivery. Its housebuilding arm, Northstone, will build the first homes and some other phases of development. Over time, land will be released to other housebuilders to ensure that the site delivers new homes as quickly as possible to meet urgent local needs and to offer choice.

The delivery of the development will commence in 2024 and complete in 2037 and be delivered across various phases of which each will deliver around 30 to 50 new homes per year. This reflects the strength of the market in and around Mosley Common, the scale of demand for new homes, and Peel’s recent experience of delivery on nearby sites.

The Land North of Mosley Common is to be delivered cohesively under the guidance in this masterplan. Contributions to the infrastructure requirements of the site should be met proportionally across the site with the details controlled through Section 106 Agreements associated with individual planning applications within the masterplan area, to ensure an equal and proportionate approach across the site.

The delivery of new infrastructure will be phased throughout the build period via a programme agreed with Wigan Council and other stakeholders. This infrastructure will include the following:

- Primary spine road
- Drainage infrastructure
- Community and Travel Hub
- Public Open Space and Recreational areas
- Local school expansion
- Mosley Woods Bus Stop and associated operational demand

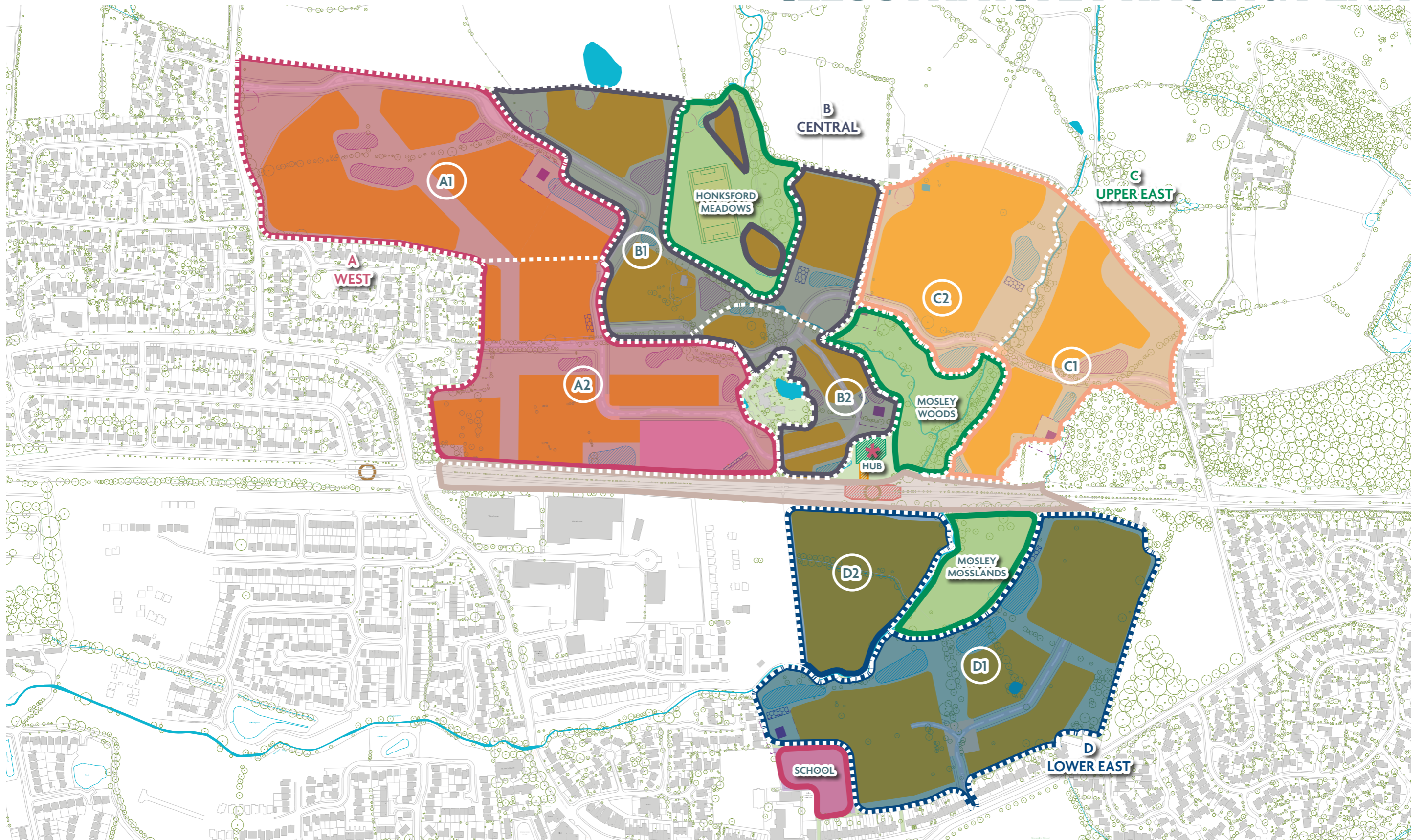
Peel L&P and Wigan Council are also working with TfGM regarding the delivery of the new Guided Bus Stop. This work is also investigating whether there is a need to increase bus service operational changes on the route and if required, whether this provision can be provided ahead of, or at least alongside, the construction of the new Guided Bus Stop.

There is a need for the equivalent of a 1FE primary school associated with the masterplan. This is likely to be delivered as an expansion of St John’s Primary School to increase it from 1FE to 2FE school. The requirement is not location specific and so is not shown within the schedule below but it is a requirement associated with the masterplan area. The timing for the delivery of the school is to be discussed with Wigan Council as part of planning applications within the masterplan area, to ensure an equal and proportionate approach to infrastructure delivery across the masterplan.

*Whilst the elements of transport, education and community infrastructure proposed to be delivered through the development will not change, the timing of their delivery and the development zone they are associated with, may change as the scheme progresses. Any changes will require agreement with the Council through the planning application process.*

Zone	A: West		B: Central		C: Upper East		D: Lower East	
Sub Zones	A1 (Tyldesley Fields)	A2 (Mosley Village)	B1 ( Honksford Meadows)	B2 (Mosley Woods)	C1 (Platts Fold Fields)	C2 (Platts Fold Fields)	D1 (Bridgewater Village)	D2 (Bridgewater Village)
<b>Community Infrastructure</b>	Temporary Amenity Space at Honksford Meadows		Honksford Meadows Sports Pitches	Community & Travel Hub Mosley Woods	Mosley Green	Mosley Woods	Mosley Mosslands	Mosley Mosslands
<b>Transport</b>	Mort Lane Access Part of spine road	Wellington Drive Access	Part of Spine Road	Mosley Woods Guided Bus Stop	City Road Access Part of Spine Road	Part of Spine Road	Bridgewater Road Access	Part of Spine Road
	Bus Capacity Improvements – Feasibility Work Ongoing							
<b>Education</b>	Additional Primary School Capacity to be Delivered with the Occupancy of the 400th Home							
<b>Potential Housing Provision</b> <i>Total: Up to 1,100 Homes</i>	430		150		240		280	

# ILLUSTRATIVE PHASING PLAN



Illustrative Phasing Plan

# KEY DELIVERABLES

LAND NORTH OF MOSLEY COMMON | MASTERPLAN DOCUMENT



Up to  
**1,100  
NEW  
HOMES**




ENVIRONMENTALLY  
**RESILIENT**



New  
**TRAVEL**  
hub



**EXTENSIVE**  
RESIDENTIAL  
FRONTAGE  
overlooking  
GREEN SPACE



Additional  
**PRIMARY  
SCHOOL**  
Provision



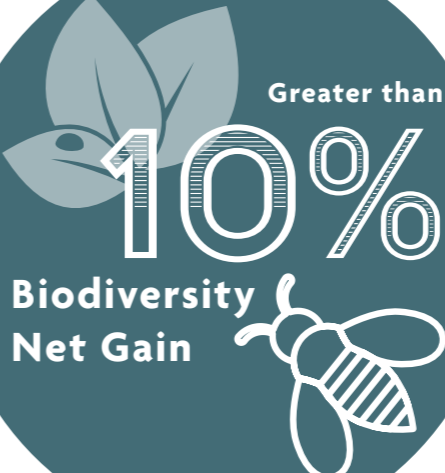
A series of well connected  
**GREEN SPACES**  
and  
**THREE NEW  
PARKS**



New  
**COMMUNITY**  
hub



Policy Compliant  
**AFFORDABLE  
HOUSING**



Greater than  
**10%**  
Biodiversity  
Net Gain



The majority of  
homes within a  
**6 MIN.**  
walk to the Community  
and Travel Hub

# LAND NORTH OF MOSLEY COMMON

The Vision for the Land North of Mosley Common seeks to deliver a comprehensively planned, unique piece of placemaking within Wigan Borough. The masterplan seeks to promote sustainable practices throughout the development of the masterplan focusing primary on the new and existing communities and their health and wellbeing.

Responding to the key themes and objectives set within Chapter 4, the Land North of Mosley Common will focus on the following drivers:

## People

- Creating a wider nature network, linking to existing communities.
- Engaging with local people to understand the needs of existing & future communities.
- Providing mixed uses and infrastructure for people to lead better, more prosperous lives.
- Improving accessibility and making neighbourhoods safer, quieter, more diverse and inclusive.

## Places

- A new place sensitively shaped by the rich landscape fabric of the site, integrating woodland, trees and hedgerows into a green network.
- Creating high quality, safe & accessible housing and green spaces and public realm.
- An interconnected sequence of green gathering spaces for relaxation and recreation.
- Delivering a Community & Travel Hub at the heart of the masterplan with uses that complement the needs of the residents.

## Movement

- A place which focuses on reducing the use of the car and promoting sustainable transport through a local bus route through the site, the proposed Guided Busway stop, along with an improved network of pedestrian and cycle routes.
- Active travel routes located within a series of green spaces easily accessed by new and existing communities.
- Leisure activities, including nature trails, walking and cycling routes.

*Connecting communities,  
creating places, enabling  
healthy & sustainable lifestyles!*

