

WELCOME TO THE NORTH LEIGH PARK PUBLIC EXHIBITION

**Thank you for taking the time to come along
and find out more about our proposals for
North Leigh Park.**

The brownfield site covers around 70 hectares of land to the north west of Leigh. The majority of the development is located between Leigh Road to the west, Westleigh Lane to the east and Nel Pan Lane to south. A link road to Atherleigh Way to the east of the site is also proposed as part of the development. The site has been shaped by past uses, including coal mining, quarrying, tipping and sewage treatment.

Wigan Council has allocated North Leigh Park for new homes in its Local Plan, helping to meet local housing needs while supporting investment in new infrastructure.

Having already secured outline planning permission for up to 1,800 homes in 2013, the purpose of this consultation is to introduce the new detailed proposals for the remaining phases of the development.

This exhibition is your opportunity to see those proposals, understand how the site could change, and share your views. Your feedback is important and will help inform the next stage of the planning process.

Please take your time to view the information on display and speak to the project team if you have any questions.



WHO WE ARE

Vistry is the UK's leading provider of mixed-tenure homes, delivering affordable, private rented and homes for sale in partnership with local authorities, housing associations and other providers.

On our developments, at least half of new homes are delivered for local partners, helping address local housing need alongside homes for private buyers.

Homes for private sale are delivered through our well-known brands Bovis Homes, Linden Homes and Countryside Homes.

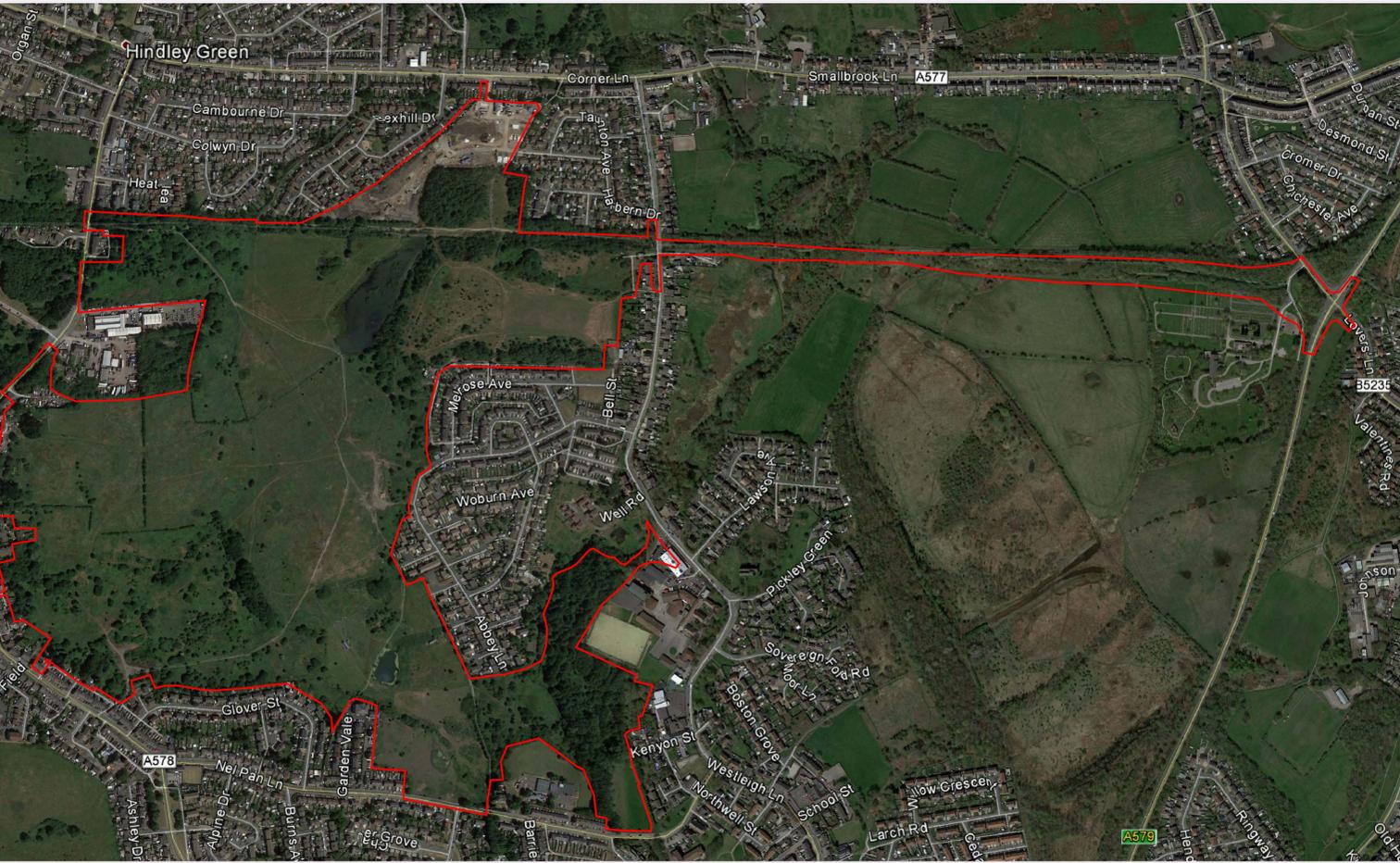
We also operate Vistry Works, our in-house manufacturing business, producing timber frame panels in three UK factories, including one in Warrington. This supports modern methods of construction, allowing the homes at North Leigh Park to be built more quickly, efficiently and with lower environmental impacts.

Vistry is a multi award-winning housebuilder and has again been awarded a 5-Star Rating by the Home Builders Federation, based on customer satisfaction.

Through our multi-tenure developments, we build communities that people will love living in for years and decades to come.



NORTH LEIGH PARK: SITE CONTEXT



North Leigh Park is a 70-hectare previously developed site with an industrial history, now partly regenerated in places, but remains previously developed brownfield land with significant constraints.

Wigan Council has identified this site in its Local Plan as suitable for development and necessary to help meet local housing demand.

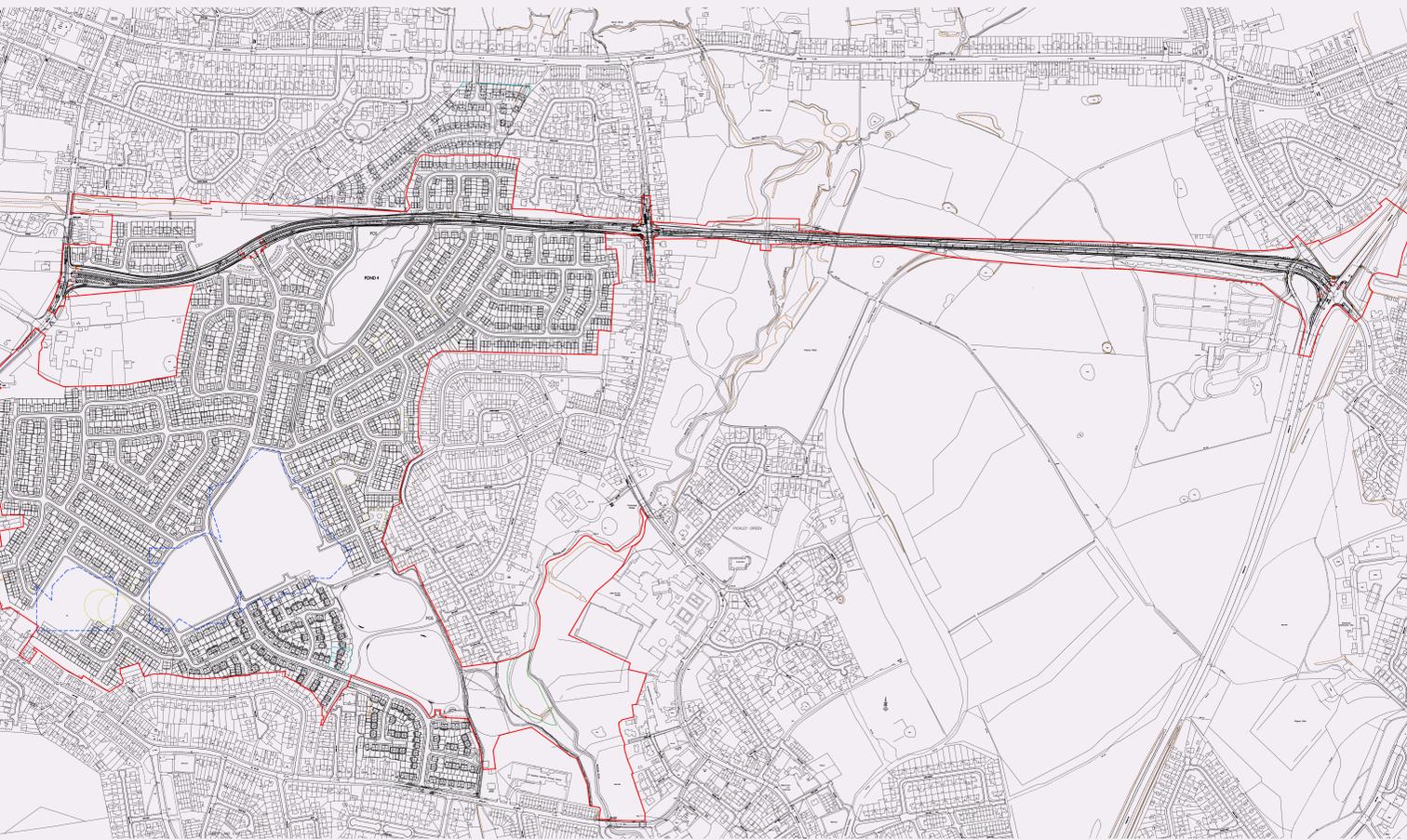
The site was recently announced as one of six priority housing locations selected for the Government's New Homes Accelerator programme, aimed at overcoming planning barriers and accelerating the delivery of new affordable homes and supporting infrastructure.

The Government's standard method for identifying an area's housing requirement indicates a need for 1,452 homes per year in the borough, while the Council's current Local Plan targets 972 homes per year. Without sites like North Leigh Park it would be significantly harder to meet this existing and emerging need and support people to continue living and working in the borough.

Industrial use dating back to 1848

2013	2020	2022	2025	2026
Outline planning permission granted to deliver 1,800 homes	186 homes delivered on the site. Including 87 affordable homes by Countryside for Great Places	Vistry merges with Countryside Properties	North Leigh Park announced as one of six priority housing sites selected for the Government's New Homes Accelerator programme	Detailed plans submitted

NORTH LEIGH PARK



UP TO 1,500 NEW HOMES

In a mix of tenures including a mix affordable or private rental homes



PUBLIC OPEN SPACE

Around 25% of the site will remain undeveloped and become publicly accessible open space for both new and existing local residents. This will include a mix of landscaped green areas, as well as dedicated children's play areas. The development is also supporting improvements to sports facilities nearby, with funding already provided towards off-site sports pitch upgrades, which are now underway.



WALKING, CYCLING AND LANDSCAPING

New and improved walking and cycling routes will be delivered across the site, with connections westwards into the borough's Greenheart, including the Flashes of Wigan and Leigh National Nature Reserve, and eastwards to other local recreational routes.

The proposals also include native tree and shrub planting to enhance the landscape, with all routes and green spaces managed long term by a local management company.



WILDLIFE AND HABITATS

Existing habitats will be protected and enhanced, including the large pond to the north of the site, with measures in place to safeguard wildlife and protected species. Significant ecological mitigation has already been delivered at Pickley Green as part of the enabling works set out in the outline planning permission.



LOCAL CENTRE

The outline planning permission includes a new local centre providing leisure, retail and health facilities to support the new community. This is not part of the current consultation, although space is reserved for the potential delivery of this in the future.

DESIGN

The proposed development is being designed to create a safe, attractive and well-connected place to live, with a range of new homes that reflect the character of the surrounding area.

Careful consideration has been given to building heights, layout and the orientation of homes, as well as changes in ground levels across the site. This is to seek to ensure there are no unacceptable impacts on neighbouring properties, including in relation to privacy, amenity or daylight.

The layout also incorporates new streets, green spaces and pedestrian routes to create a pleasant and easy-to-navigate neighbourhood.

If you have any comments about how the proposals may affect your home or immediate area, please speak to a member of the project team and complete a feedback form before you leave.



WHAT MAKES A VISTRY HOME?

Vistry builds homes designed for how people live today, with a focus on quality, comfort and long-term durability.

Our homes and neighbourhoods have been recognised by independent industry bodies, including NHBC Pride in the Job, Premier Guarantee and LABC, reflecting consistent build quality across our developments.

Across all our sites, from small developments to large new communities, we create tenure-blind neighbourhoods. This means homes look and feel the same regardless of whether they are affordable, rented or for private sale, with the same standards applied to design, materials and landscaping.

Additionally, through Vistry Works, our in-house manufacturing arm, we use modern methods of construction to build homes with greater quality control, improved efficiency and lower environmental impact. Our closest factory is in Warrington which has created hundreds of jobs in the area.



ENVIRONMENT

FLOODING | CONTAMINATED LAND | ECOLOGY

CLEANING UP AND IMPROVING THE SITE

North Leigh Park has a long industrial history and includes areas of contaminated land. The development provides a major opportunity to remediate the site, transforming land that would otherwise remain a long-term environmental liability into a place that is safe for homes, green spaces and public access. It will make efficient and effective use of previously constrained land for the benefit of the community.

A comprehensive remediation programme will be carried out before and during construction, in line with Environment Agency and local authority requirements.

MANAGING FLOOD RISK

The proposals include new drainage and water management measures designed to reduce flood risk on the site and help manage surface water more effectively downstream. This will improve resilience to heavy rainfall and changing climate conditions.

PROTECTING NATURE

A detailed programme of ecological surveys has been undertaken to understand existing habitats and species on the site.

The development will:

- Protect important habitats where possible;
- Enhance areas such as the existing pond and surrounding green spaces;
- Create new habitats through landscaping and planting; and,
- Include measures to safeguard protected species

Significant ecological mitigation has already been delivered at Pickley Green through a package of enabling works delivered as part of the previous phases. Overall, the scheme is expected to deliver a net improvement in the site's environmental quality compared with its current condition.



BENEFITS OF NORTH LEIGH PARK



MEETING HOUSING NEED

Up to 1,500 new homes, including affordable housing, supporting Wigan's Local Plan targets.



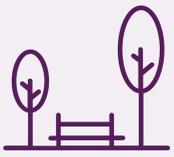
REGENERATING BROWNFIELD LAND

Transforming contaminated former industrial land into a safe, usable neighbourhood.



STRATEGIC HIGHWAYS IMPROVEMENTS

New link road easing congestion and improving connections across the borough.



BETTER PLACES TO LIVE

New green spaces, walking routes and facilities improving everyday life for residents.



JOBS AND SKILLS

Construction and new services creating local jobs, apprenticeships and training opportunities. 260 FTE jobs supported in each year of construction.



NEW LOCAL CENTRE

Retail, leisure and health facilities improving access to everyday services locally.



STRONG CONNECTIVITY

Close links to M6, M61, Leigh town centre and employment areas.



WALKING AND CYCLING LINKS

New routes connecting surrounding communities to green spaces and nature reserves.



ENVIRONMENTAL IMPROVEMENT

Land remediation, flood management and habitat creation improving long-term environmental quality.



ECONOMIC INVESTMENT

£250mil capital investment. Supporting local businesses, town centres and wider growth across Wigan.



COMMUNITY INVESTMENT

Developer contributions supporting local services, infrastructure and public spaces.



WORKING WITH THE COMMUNITY

Partnering with local groups, charities and businesses to support community priorities.

COMMUNITY BENEFITS AND LOCAL INVESTMENT

We are committed to ensuring North Leigh Park delivers lasting benefits for the wider community, not just new residents. If approved, the development will provide investment into local infrastructure and services, public open space and environmental improvements.

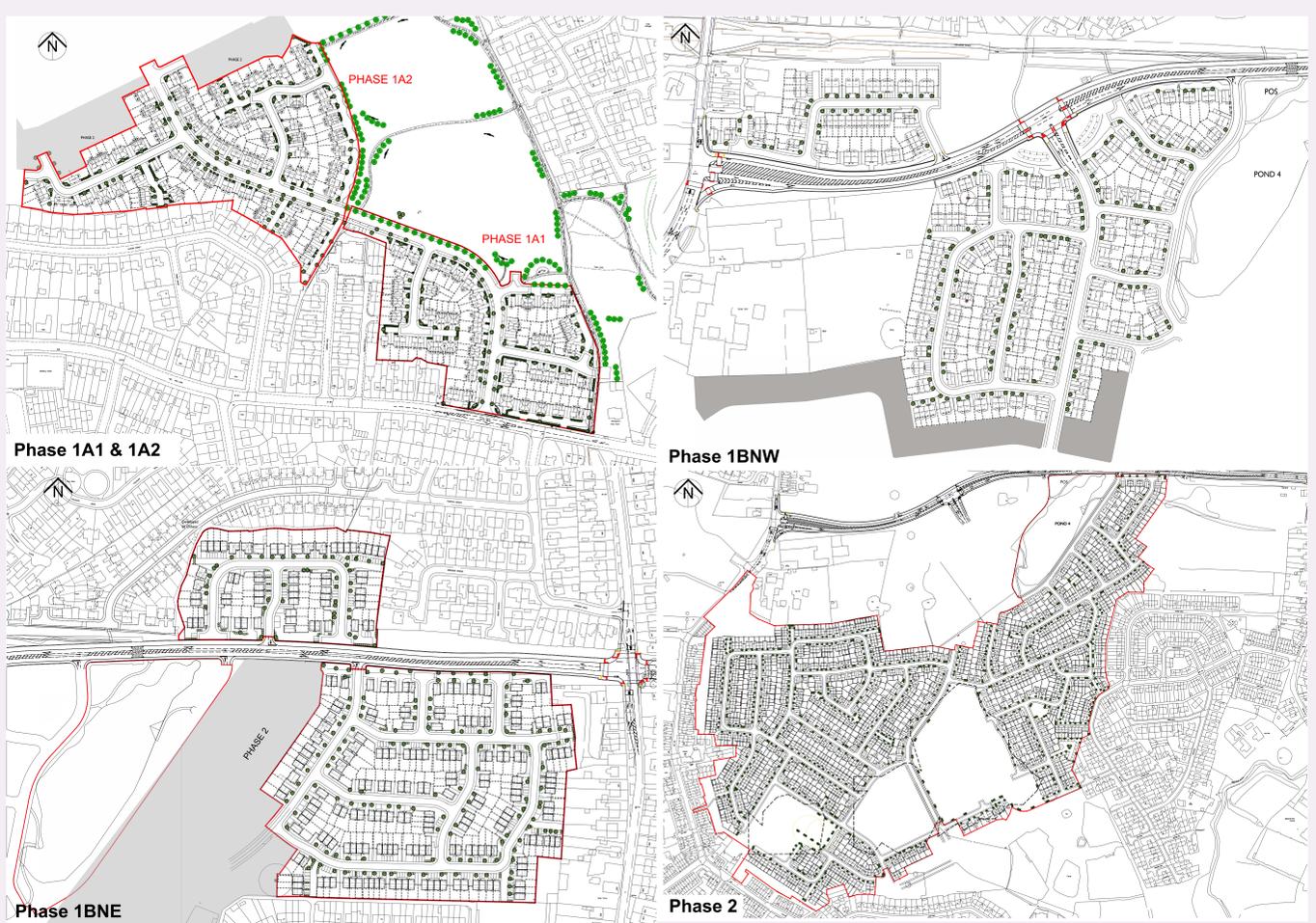
We welcome your views on what your community needs most and how this investment could best support the area over the long term.



CONSTRUCTION PHASING AND DELIVERY

North Leigh Park will be delivered in a series of phases over a number of years. This allows new homes, roads, utilities and green spaces to be provided in a planned and manageable way.

Phasing also helps minimise disruption by concentrating construction activity in defined areas at different stages.



Detailed construction management plans will be in place for each phase to manage traffic, noise, working hours and site access.

THANK YOU FOR TAKING THE TIME TO LEARN ABOUT OUR PLANS

Your feedback is invaluable and, where possible and appropriate, we will look to reflect your comments in our evolving proposals for North Leigh Park.

Please complete a feedback form and let us know what you think. You can fill one out here today or submit your comments online via our project website (www.vistrynorthleighpark.co.uk) or by using the QR code on the right.



All feedback should be returned by
6TH FEBRUARY 2026.

We will carefully consider all responses before finalising our proposals and submitting a planning application to Wigan Council.

As part of the application, we will prepare a document summarising the consultation process and the feedback received, known as a Statement of Community Involvement (SCI) report.

The SCI report will:

- Explain how local residents, communities and stakeholders were informed about the proposals
- Summarise the comments and feedback received
- Set out how these comments have been considered and, where possible, reflected in the final plans

If changes are not made in response to particular comments, the report will explain why.

Wigan Council will then carry out its own statutory consultation as part of the planning process, giving residents and other interested parties a further opportunity to comment before a decision is made.

GET IN TOUCH



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