



EXECUTIVE SUMMARY & STRATEGIC MASTERPLAN





1. EXECUTIVE SUMMARY

The West of Wingates Industrial and Warehousing Strategic Masterplan Supplementary Planning Document (SPD) sets out an ambitious vision to transform the land to the west of Wingates into one of the North West’s premier employment destinations. Allocated as part of the Places for Everyone Joint Development Plan under Policy JPA6, the site will deliver around 440,000 sqm of industrial and warehousing floorspace, attracting investment from local, national and international businesses.

1.1 A NEW EMPLOYMENT HUB

Strategically located within the Northfold growth corridor and 8km from the successful Logistics North development, the site offers unparalleled connectivity and market appeal. It is expected to generate approximately 6,000 new jobs, provide opportunities for business growth, and strengthen Bolton’s role as a driver of the regional economy.

1.2 A SUSTAINABLE, INCLUSIVE VISION

The development will be a sustainable and inclusive business community, shaped by strong design principles and underpinned by social value. Key priorities include:

- ▶ Reducing carbon emissions through clean energy, digital infrastructure, and active travel routes.
- ▶ Preserving and enhancing green corridors, biodiversity, and access to nature.
- ▶ Providing community benefits such as new recreational spaces, and health and wellbeing facilities.
- ▶ Ensuring local people benefit directly from jobs, apprenticeships, training and supply-chain opportunities through dedicated employment and skills programmes.

1.3 DELIVERING IN PHASES

The development will be delivered in four main phases. The first phase, already granted planning permission (ref. 16776/23), will provide 73,750 sqm of employment floorspace and a new access from Chorley Road (A6). Future phases will follow a comprehensive and coordinated approach, supported by new and upgraded infrastructure, and a strong environmental framework.

1.4 LONG-TERM BENEFITS

The Masterplan represents a once-in-a-generation opportunity to:

- ▶ Support inclusive economic growth in Bolton and Greater Manchester.
- ▶ Provide high-quality employment land where demand is strong.
- ▶ Enhance wellbeing through sustainable design, green infrastructure, and improved connectivity.
- ▶ Celebrate Westhoughton’s industrial heritage while building for a modern, low-carbon economy.

The purpose of the West of Wingates Strategic Masterplan is to guide the realisation of a thriving, sustainable and well-connected industrial and warehousing business destination that delivers real and lasting benefits for people, businesses and communities in Bolton and across Greater Manchester.

- Existing Green Space
- Existing Settlements
- Strategic Context
- Borsdane Woods
- Key Highways
- Railway Line
- Westhoughton Station
- Phase 1 Development
- Proposed Development Plateaus
- Proposed Green Space
- Retained Vegetation
- Ecological Habitat Area
- Junction Improvement to A6
- Phase 1 Primary Movement Corridor
- Proposed Primary Movement Corridor (PMC)
- Extension of PMC for Pedestrian and Cycle Use Only, Linking to Westhoughton Station and Town Centre
- Pedestrian and Cycle links, including Retained and Enhanced PRow
- Pedestrian Routes
- Cycle Routes



Strategic Masterplan



Aspull

Borsdane Woods

Chorley Road (A6)

Dicconson Lane

Wingates Industrial Estate

Westhoughton Railway Station

Westhoughton

Town Centre

