

Frequently Asked Questions

West of Wingates SPD

About The Plan & This Consultation

1. What is this consultation about?

This public consultation is about the draft West of Wingates Strategic Masterplan Supplementary Planning Document (SPD). West of Wingates is a strategic employment destination, which could create up to 6,000 new jobs over the next 20 years. The development will provide high-quality modern industrial and warehousing space, boosting the economy of Bolton and Greater Manchester.

The draft Strategic Masterplan SPD has been produced to provide more detail of how the development may be delivered and provides a framework against which the Council will consider future planning applications for the site.

2. What is a Supplementary Planning Document (SPD)?

Responding to the Places for Everyone (PfE) allocation, the draft Strategic Masterplan SPD has been produced to provide more detail of how the development may be delivered and provides a framework against which the Council will consider future planning applications for the site.

If the Masterplan is adopted, it will become a Supplementary Planning Document (SPD) which will be considered when determining any development proposals for the site.

3. Why has the West of Wingates been chosen for development?

The land is allocated for employment development under Policy JPA6 of the adopted Greater Manchester PfE joint development plan. This states that development at the West of Wingates site will deliver around 440,000 sq m of industrial and warehousing floorspace.

The site is located within the Wigan to Bolton (Northfold) Growth Corridor, in close proximity to the M61. It will address a recognised shortage of modern employment land in and around Bolton and deliver transformational growth, meeting the Council's ambitions to drive business and innovation, attract investment and create high-quality jobs and skills.

This consultation is about the draft SPD only and does not reconsult on the allocation of West of Wingates in PfE.

4. Is this a planning application for the development?

No, this is a consultation on the draft SPD document only. Any developer wishing to build at West of Wingates will be required to submit a planning application. Those applications will be subject to separate public consultation at that time.

About the Proposed Development

5. What kind of development is proposed for West of Wingates?

West of Wingates is a new, highly sustainable, premium employment destination, designed to attract new businesses, provide space for existing businesses to grow and boost the Bolton and Greater Manchester economy.

Located in the Wigan-Bolton (Northfold) Growth Corridor it will deliver transformational growth, meeting the Council's ambitions to drive business and innovation, attract investment and create high-quality jobs and skills.

The Greater Manchester PfE joint development plan has allocated the area for around 440,000 sq m of industrial and warehousing floorspace.



6. Where is West of Wingates?

It is located to the south of the A6 Chorley Road and immediately to the west of the Wingates Industrial Estate in Westhoughton, close to Junction 6 of the M61.

7. How many jobs will be created and what kind?

West of Wingates could create up to 6,000 new jobs. Modern industrial and logistics developments require a wide range of skills. Alongside warehousing and distribution roles, there will be opportunities in skilled trades such as electrical and mechanical engineering, technical roles (IT, robotics, automation), as well as managerial, administrative, and sales positions.

8. Will this just be for large companies, or is there space for local businesses?

The SPD proposes space for businesses of different sizes, from growing local firms through to larger national and international companies.

Impact on the local area

9. How will people and vehicles access the site?

The SPD proposes creating a main access off Chorley Road (A6) and a potential second access from Dicconson Lane. Significant investment is also being made in sustainable travel, including new walking, cycling, and public transport routes.

10. What about green space?

The draft SPD sets out how high-quality landscaping and green spaces form part of the plans for West of Wingates. This means that future development at the site will be designed to retain existing features like woodlands, hedgerows and ponds, wherever possible, and to integrate them into a network of green corridors.

11. How will the development affect local views?

The draft SPD includes measures to minimise visual impact. These include carefully considering the scale of new buildings, using high-quality design and materials, and extensive new landscaping and planting to screen and soften the development.

12. What about noise and light pollution?

The draft SPD sets out guidance that future planning applications must follow to minimise noise and light disruption. These include the careful positioning of buildings and service yards away from homes, including noise-reducing features like landscape buffers, and the use of modern, directional lighting, to prevent light spilling into the surrounding area.

13. What will happen to the public footpaths that cross the area?

The existing Public Rights of Way (PROW) network is a key feature of the area. The draft SPD sets out that existing routes should be kept and integrated into new developments wherever possible. Where routes need to be diverted, they must be re-provided as safe and accessible paths within the new network of green corridors, ensuring the local community can continue to use them.

The consultation process

14. What happens after this consultation?

When the consultation period ends on Thursday 22nd January 2026, all feedback will be carefully reviewed and considered alongside other supporting information in the development of the adoption version of the Strategic Masterplan SPD. The comments will then be summarised in a public document called a Statement of Consultation. The final SPD will then be taken through the Council's formal adoption process.