Dear Standish Voice member

Here is our latest newsletter giving you an update on what we have been doing on your behalf over the past couple of months.

**AGM**

Last month, we held our first AGM, where we adopted our Vision and Objectives for the forthcoming Standish Neighbourhood Plan.

These are attached to this email and are on the Home page of our website.

They came out of the results of the consultation we conducted over summer and were unanimously agreed at the meeting.

Over the next few months, we will be hiring consultants, with money from a national planning charity, to undertake individual pieces of work to help us come up with policies and progress ideas which can bring about these aims.

Early next year, we will be outlining these specific policies and ideas to people across Standish and will asking for feedback before taking the plan to a more formal stage.

We are still on track to take the plan to a referendum of all people in Standish eligible to vote late next year.

At the meeting, we also altered our constitution slightly to stipulate that anyone wanting to join the committee should place this request in writing to the chair two weeks before an AGM.

I am pleased to report that all 15 members of the committee wanted to stand again for another year and were re-elected in the same roles as before.

A copy of our accounts will also be on our website shortly. They are already held in paper form with minutes of all our meetings in Standish Library.

**Housebuilding**

We were angry to see that planning applications for housing are still being lodged for Standish. Two new outline applications would add 230 homes to the approximately 1,550 already agreed for Standish over the past couple of years.

These are for 80 homes for land next to Langham Road, on the estate opposite St Marie's Church. This land also borders The Line.

This plan would create a huge rat-run from the Cat I' Th' Window development, now under construction off Almond Brook Road, through the existing estate. A plan of the proposed development is attached to this email.

At a meeting with Wigan Council's planning department, we asked for more letters and notices to be made available for the residents of that estate so they can object to the plan. We are also delivering our own leaflets to homes on this estate to make people aware of the application.

The other planning application has only been made public over the past few days and, at the time of writing this, the details were still not appearing on the council’s planning application website.

This application is for 150 houses on land off Rectory Lane. This is over and above the 650 homes which have so far been approved for land off this busy road.

The new site is opposite the owls, between the existing barn conversion properties and the railway line. The plan is for 150 houses.

To read the applications, view them via this link: http://kinnear.wigan.gov.uk/planapps/PlanAppsAppSearch.asp

**Would please object to both these schemes separately by emailing your views to****planningrepresentations@wigan.gov.uk**

Below is a statement we have made to the press about these two applications:

"We are distraught that new applications for housing continue to be lodged for greenfield land in Standish with complete disregard for Wigan Council's Local Plan.

"A government inspector allowed 'about 1,000' new homes for Standish but, at the last count, 1,550 have been agreed. The infrastructure in Standish cannot cope with that level of development, never mind these new estates.

"We will be campaigning hard for Wigan Council to stand by its democratically agreed policies and refuse these new applications when they come before the planning committee.

"The application for new homes on Rectory Lane, which rips up yet more green fields, is totally unacceptable from a highways point of view. Where are all the cars generated going to go? The congestion on that road in rush hour is horrendous as it is.

"The details of this new scheme are only now being given to residents but the council wants objections by January 11 - why the rush?

"The development off Langham Road takes away the last bit of open space in that area and would create a dangerous rat-run through the existing estate and planned Cat I' Th' Window development.

"Wainhomes withdrew a plan for that area in 2014 when it won approval for 300 new homes next to it. Now they have come back for the remaining bit of green field.

"That is not the action of a responsible housebuilder which wants to create a sustainable development in our village. It is just sheer greed and a stab in the back to existing residents.

"We need as many people as possible to object to these plans to show the level of anger in the village against this unrelenting over-development.

"These schemes may ultimately go to appeal and an unelected government planning inspector may again have the final say. If so, we will be demanding that Wigan Council put up a watertight defence of Standish against these new homes brought by greedy developers. Last time, their arguements failed.

"It is no real compensation, but the large amount of money generated from the government and these housebuilders needs to be spent in Standish to allow the village to cope with what is likely to be a 30% increase in our population.

“The Neighbourhood Plan that Standish Voice is devising will put in place policies to allow Standish to deal with all this unprecedented change."

**Standish Christmas Market**

Have you enjoyed Manchester's Christmas Markets this year? Do you think we should have a mini one in Standish in 2016?
We do - and we've just been told that we have been successful in applying for a grant of £1,000 from Wigan Council to help make that happen.

We want to organise a Standish Christmas Markets Day next year in the centre of the village, celebrating everything that is good in Standish and bringing more people into the shops, pubs and bars.
Standish Voice's Neighbourhood Plan consultation showed that Standish residents want more community events in the village. After all, over the last several years we have lost the carnival, Dickensian Day and Walking Day. Standish Voice wants to turn that situation around.
If you want to make Standish Christmas Markets Day a reality in 2016 - and help raise the money to keep it going year after year - we want to hear from you.
We will be having our first meeting in January of a working group to organise the day as we want to make Standish Christmas Markets Day the best it can be, and we know it will take a lot of organisation.
We want to liaise with community groups and businesses across the village so we can make the event the best it possibly can be for everyone to enjoy.
And we promise no over-priced Gluhwein!
If you want to join us and help in any way, please email:

standishneighbourhoodforum@gmail.com and we will get back to you in early January.

**Car parking**

At our December meeting, we agreed to launch a campaign for a new car park in Standish.

We all know there is a problem with congestion and parking in the village centre and we believe Standish needs a new council or community car park so we do not have to rely on private ones.

Aldi recently changed its policy on how long shoppers can use its car park and we have been told this has had a detrimental impact on residents and shop and business owners in the centre of Standish.

We have been carrying out a parking survey of Standish to find out exactly what provision we have and what we need for a village centre like ours.

In the New Year we will be asking shops and businesses to host a petition and asking the public to sign it to show the demand for car parking in Standish.

Our own Neighbourhood Plan consultation showed that 74% of respondents agreed or strongly agreed that Standish centre needed more car parking.

If you have any ideas or thoughts on this, please email us.

**Allocations Plan**

Standish Voice has responded to calls for submissions to Wigan Council's Allocations and Development Management Plan.

This puts in detail and fleshes out the Local Plan Core Strategy until 2026.

We have met with Wigan Council and many of the ideas we have for Standish Neighbourhood Plan do not conflict with this.

However, where they do, and where we want to highlight concerns, we have sent in our comments to engage with the Allocations Plan consultation.

A copy of our submission is attached.

Finally, can I say on behalf of the Standish Voice committee, a big thank-you for your support throughout the year.

Have a wonderful Christmas and very best wishes for the New Year.

Paul Ogden

Vice chair,

Standish Voice