Dear Standish Voice member

Here is the newsletter for August. We hope you have had an enjoyable summer.

**HOUSE BUILDING: Rectory Lane**

We had some particularly depressing news recently that a Government planning inspector had allowed a planning application to build around 130 houses on land on Rectory Lane.

This permission was to be refused by Wigan Council but a planning inspector decided it should go ahead, despite representations at a public inquiry by Standish Voice and Standish councillors putting Standish’s case that there should be no more new housing due to the huge number already passed.

The main reason given by the inspector in allowing these homes was that Wigan borough cannot demonstrate that it has a “five year supply” of housing. The Government stipulates that all local authorities must have this five year supply of deliverable housing due to the undersupply of homes.

We know as a country we need more housing, but this government policy is penalising areas like Standish where developers want to build.

The outcome was even worse as the inspector awarded costs against the local authority, which was defending its decision not to allow more housing in Standish. These costs are likely to run into tens of thousands of pounds, which is due to be paid by the council.

The Neighbourhood Plan is nearing completion and it will include policies designed to control the future amount and type of housing in Standish. The council and planning inspectors will have to refer to the Neighbourhood Plan when making future decisions, if and when it is passed.

The Rectory Lane decision is further disappointing as this site was recommended to become protected Green Belt in the draft Greater Manchester Spatial Framework – a development plan for the city region.

This draft plan has gone back for review and will be out for consultation again in summer next year.

The original GMSF plan had no building on Standish’s Green Belt at least until 2035. We need to make sure that the revised draft plan has that same protection for the village that we fought for originally.

**HOUSE BUILDING: Bradley Hall trading estate**

There is also a new planning application about to be re-submitted for housing on part of Bradley Hall trading estate.

Before Standish Voice was established, Wigan Council passed a plan to demolish part of the industrial estate and replace it with 148 houses and a retail unit.

We believe this was a wrong decision, not only because Wigan Council knew more housing for Standish was planned, but because this area was designated as employment land and firms - and jobs – in Standish need to be protected.

The new application – which will be submitted by the Government’s Homes And Communities Agency – is for 163 homes on the same land, including the former Prospect brewery, without the previous retail facility.

In line with our continuing opposition to uncontrolled housebuilding in Standish, we will be opposing this application but if the council wants to agree to the application, we will be asking it to ensure an original condition to improve the existing trading estate is put into force.

We have heard from some businesses on the existing industrial estate that there are plans to turn the rest of the site into housing in the future.

We need to prevent this by making the owner invest in the site so that firms, and jobs, are retained and there is no excuse to turn the rest of the site into a housing development.

You can see the new plan and talk to the developer’s representatives at a public exhibition at Standish Unity Club, in Cross Street, on Tuesday, September 5, from 4pm to 7pm. A representative from Standish Voice will be going to study the plans and ask questions.

If you want to know about all the housing development in Standish, take a look at our website for an update: <http://www.standishvoice.co.uk/housing-development/>

**STANDISH NEIGHBOURHOOD PLAN**

We are putting the finishing touches to Standish Neighbourhood Plan, which will be a document that shapes development in the village until 2030.

Policies within it will includes ones on shaping the amount type of future housing, footpaths and cycleways, open space and parks, parking and improvements to the village centre.

We hope to publish the plan and begin our formal consultation on it in the next few weeks.

A leaflet on the plan will be delivered to each home in the village and we will be holding public drop-in sessions where people can talk to us about the policies within it.

There will be a formal six-week consultation on the policies and then the final plan, with any alterations, will be put to the membership of Standish Voice for adoption. If the plan is adopted it will then be sent to Wigan Council to undertake its own consultation and review before going to a planning inspector and then a referendum of the whole village.

We really do value your views, so please take part in the consultation.

**THE LINE**

Sadly, the work to redevelop The Line has been delayed. Work on the multi-purpose route between Broomfield Road, off Old Pepper Lane, and the village centre was due to start this summer but a legal problem has delayed it.

A landowner - and there are a number of different landowners who own The Line - has objected to the upgrade and Wigan Council is having to work through this problem before work can begin.

Wigan Council says the delay will not be too long and it is hoped that a contractor can start the work on the route by the end of the year.

**STANDISH CHRISTMAS MARKET**

There is still time to book a stall at Standish Christmas Market, which will be held on Saturday, December 2.

If you would like and indoor or outdoor stall, please email standishvoiceevents@gmail.com and we will get back to you with prices and terms.

There will be a launch announcement of the Market next month.