

STANDISH NEIGHBOURHOOD PLAN 2015-2030

EVIDENCE BASE FOR PRE-SUBMISSION DRAFT



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Date: September 2017

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1

INTRODUCTION

This Appendix presents the evidence base for the Standish Neighbourhood Plan (NP), which has been collated by members of Standish Voice (the Neighbourhood Forum) together with assistance from members of the Planning Department of Wigan Council.

The evidence base is an essential part of the NP preparation in order to justify the policies included in the Plan and the decisions made to inform the Plan. Much of the information gathered focuses upon evidence that has supported the development of the objectives and policies set out in the NP.

The evidence base comprises a range of information relating to social, environmental and economic themes, which has ensured sustainable development has been considered inherently in the Plan making process.

The structure of this Evidence Base is as follows:

- Chapter 1 presents an introduction to the NP;
- Chapter 2 indicates how the NP has been prepared;
- Chapter 3 presents a detailed area profile for Standish, based predominantly upon Census 2011 statistics;
- Chapter 4 presents the evidence base for the 'village centre enhancement and employment' policies;
- Chapter 5 presents the evidence base for the 'reduce traffic congestion and better parking' policies;
- Chapter 6 presents the evidence base for the 'open and recreational space' policies;
- Chapter 7 presents the evidence base for the 'housing to meet current and future needs of residents' policies;
- Chapter 8 presents the evidence base for the 'to maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish' policies;
- Chapter 9 presents the evidence base for the 'sport, leisure and community facilities' policies;
- Chapter 10 presents the evidence base for the 'sustainability' policies;
- Chapter 11 presents the evidence base for the general and plan delivery;
- Appendix A presents the raw data referred to throughout the evidence base;
- Appendix B presents the consultation responses relating to the designation of the Neighbourhood Area boundary;

- Appendix C presents a diary of events;
- Appendix D presents the externally commissioned reports produced; and
- Appendix E contains the Standish Housing Sites Assessments.

2 HOW THE EVIDENCE BASE WAS PREPARED

At the outset of the preparation of the Standish Neighbourhood Plan, as soon as the Standish Voice was formed and approved, it was understood that a robust evidence base was required in order to support and justify the development of the Standish Neighbourhood Plan. Furthermore, it was understood that the principles of sustainable development needed to underpin the development of the Standish Neighbourhood Plan, including its Vision, Objectives, Objectives and Policies.

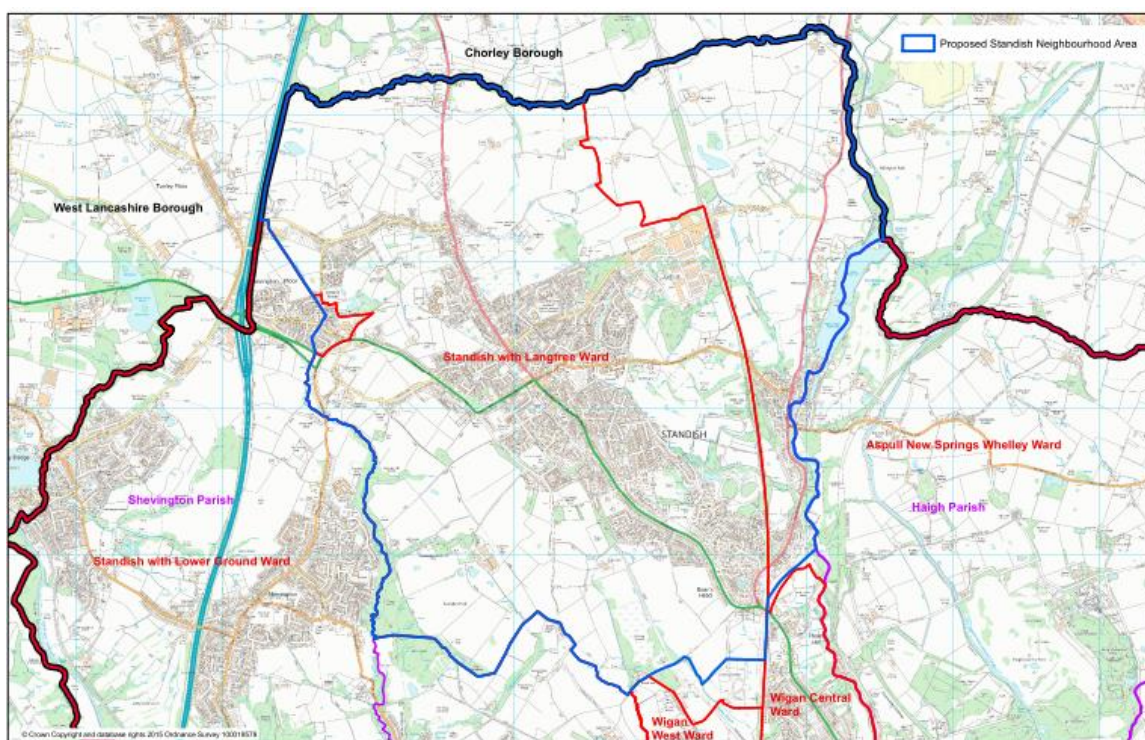
The evidence base has been collated on a continual basis throughout the preparation of the Plan, mainly by the committee members of Standish Voice. Use of the committee members in gathering the evidence base has ensured consideration of the issues considered to be important by the local community of Standish. In addition, Wigan Council also provided valuable support. Some studies have been produced by independent technical consultants, commissioned by Standish Voice through funding opportunities. The source of information contained within the evidence base is indicated in the following chapters.

3 STANDISH AREA PROFILE

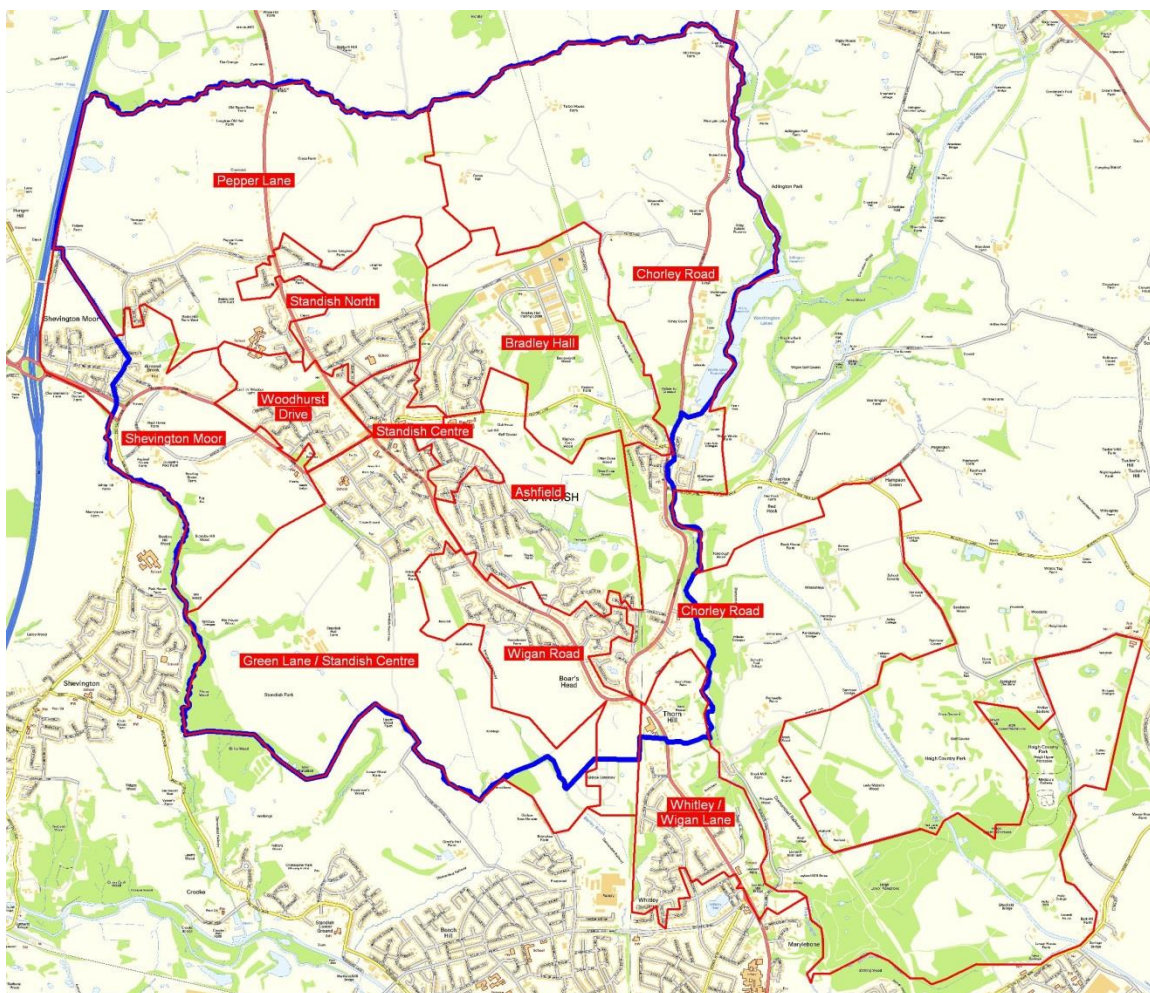
This has been prepared with reference to numerous sources which are specified where appropriate. In addition mapping sources such as the Greater Manchester Open Data Map (https://mappinggm.org.uk/gmodin/?lyrs=dclg_greenbelt_2015_2016_gm#os_maps_light/10/53.5069/-2.3201) and MAGIC (<http://www.magic.gov.uk/>) have been used.

3.1 STANDISH NEIGHBOURHOOD PLAN AREA

The following figure indicates the approved Standish Neighbourhood Area.



The area profile information has not been collected according to this area boundary, due to lack of data at this level. However, data has been collected according to Lower Super Output Areas (LSOAs) that the area boundary falls within. By doing this, the area profile provides a clear indication of the existing situation within Standish, in relation to environmental, social and economic issues. Where data has been collated for the area boundary only, it is stated.



The raw data that supports the statistics referred to in this chapter are presented in **Appendix A**. Reference to the Wigan Council 'Standish Community Profile' has also been ensured (<https://www.wigan.gov.uk/Docs/PDF/Council/Borough-Story/Locality%201/Standish.pdf>).

3.2 POPULATION

According to Wigan Council (and based upon the 2011 Census) the resident population of the Neighbourhood Plan Area was 14,087 in 2011, which is approximately 4.4% of the Wigan Borough population of 317,849. However, the majority of the datasets referenced are calculated upon Lower Super Output Areas, as previously stated, which generate an approximate population of 15,191 at the mid-2013 population estimates, and a population of 15,087 according to the Census 2011 figures. Data based upon the Lower Super Output Areas will therefore be used throughout the evidence base, with associated years indicated.

Mid-2013 population estimates indicate that the population was split into 49% males and 51% females. The NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). In terms of age projections, it is anticipated that up to 2033, the number of people in age range 45-54 would decrease from 2016 (by approximately 3%). However, there would be an increase in the age range of 60-90+ (approximately 4-5%). Other age ranges are anticipated to remain generally consistent. According to the 2011 Census, the population density within the NP area was 8.5 people per hectare.

In 2011, the largest resident ethnic group is White at approximately 97% of the population, followed by Asian at approximately 1.3%. This compares with an approximate 97% White population for the Borough of Wigan and approximately 90% for the North West as a whole, and an approximate 1.1% Asian population for Wigan and approximately 6% for the North West.

In 2011, of the resident population within the Plan area, 81% were of Christian religion (13,638 people) and 1% were Muslim (129 people). There were also a few members of the community of Buddhist religion (51), Jewish (4) and Hindu (75).

3.3 HOUSING

In 2011, there were a total of 5,816 households within the exact NP area boundary, and 6,255 households based upon the LSOA data (the latter which is approximately 5% of Wigan's total number of housing).

Of the 6,255 households, in 2011, approximately 80.7% owned their own home either outright or with a mortgage or loan, in comparison to 68% for the Wigan Borough as a whole. Approximately 13% of households contain 1 person of age 65 years or above living alone (in comparison to 11.7% of the Wigan boroughs households), and 10% contain two or more family members over the age of 65.

In 2011, there were approximately 4,656 households with families within the plan area. Of this, 2,717 had no dependent children (approximately 58%), and 602 had dependent children between the ages 0-4, which represents approximately 13% of the areas households.

According to the 2011 Census data, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces.

Between 2010 and 2014, average house prices increased by approximately 2% within the Standish with Langtree ward as a whole. When this is broken down, the average price of 2 bedroom flats increased by 44%, average 2 bedroom house prices increased by 10%, 3 bedroom house average prices decreased by 17% and 4 bedroom house average prices decreased by 3%.

3.4 ECONOMY AND EMPLOYMENT

In 2011, approximately 71.5% of the working population of the Neighbourhood Area was economically active, with 3.1% unemployed (in comparison to 4.9% for the Wigan Borough and 4.7% for the North West as a whole) and the remainder students, carers or long-term sick or disabled.

In 2011, the majority of economically active people with the Standish Neighbourhood Plan area were employed in occupations including management, professional and technical occupations, public services, administrative and skilled trade occupations. It is understood that this remains applicable.

According to the Census 2011, approximately 5.3% of the NP area claimed out of work benefits including Job Seekers Allowance (JSA), Employment Support Allowance (ESA), Lone Parent (LP) and other income related benefits. This is in comparison to 11% for the Wigan Borough as a whole.

Bradley Hall Trading Estate and Standish centre are the main employment areas within the NP area. The largest employers in the NP area are Ainscough Vanguard / Crane Hire (on the Bradley Estate) and Chadwicks Butchers, food merchants and café within the centre of Standish.

3.5 HEALTH

Of the 15,087 residents of the NP Area (based upon the Census 2011 figures for the LSOAs), 51.3% considered themselves to be in very good health and 31% in good health. Only 3.9% considered themselves to be in bad health and 1.2% in very bad health.

In the latest (2015) Index of Multiple Deprivation (IMD) Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Bradley Hall performed the best (30,928) although this is most likely due to the least residences in the area. The next best result was Woodhurst Drive (29,107). On the whole, most of the Standish LSOAs were greater than 20,000, with the exception of Standish Centre and Standish North (17,744).

In the 2012/13 academic year, 18% of reception children were classed as obese and overweight, in comparison to 21.65% within the Wigan Borough. In the same year, 31% of Year 6 children were classed as obese and overweight, which is comparable to the Wigan Borough of 31.81%, but higher than the England average of 27%.

In 2011, approximately 8% of the population were considered to have a long-term illness or disability that limits day-to-day activity a lot, and approximately 9% that limits activity a little. These figures are lower than in Wigan and North West (11% and 10%, for both, respectively).

The following residential care, care agencies and counselling services are within Standish:

- Borough Care Services Ltd
- Greenacres Residential Care Home, Green Lane
- Haightfield Nursing Home, Wigan Rd
- Kingshill, Kingshill Court, Wigan Rd
- The Old Rectory Residential Home, Wigan Rd
- Primrose Villa, Preston Rd
- The Psychology Team
- Pgs Education and Social Care Management Services Limited, Wigan Road

Standish Medical Practice achieved a patient satisfaction score of 85% (national average was 85%). Current GP provision in Standish is at the new Standish Medical Centre. This has 7 GPs (5.98 working time equivalent (WTE)) and a list of 11,778 registered patients. This equates to 1,969 patients per WTE GP. A ratio of 1 to 1,800-2,000 patients is regarded as good practice (Wigan Council, 2013 "Standish Infrastructure Assessment"). This service was registered by the Care Quality Commission on 1 April 2013 but has not been inspected yet. New services are assessed to check they are likely to be safe, effective, caring, responsive and well-led.

3.6 TRANSPORT

According to the 2011 Census, approximately 12.6% of the residents did not have cars or a van for transport purposes, with around 49.8% having 1 vehicle and 36.8% having 2 vehicles (higher than Wigan and the North West averages).

Residents today are generally employed outside of Standish and from the Standish NP area, the majority of residents travel to work in Wigan, with the next majority commuting to locations such as Warrington, St Helens, West Lancashire, Salford, Manchester and Bolton. The wider use of ICT could also contribute to reduced travel by providing people with more opportunity to work from home.

3.7 COMMUNITY FACILITIES

There are three primary schools in Standish Neighbourhood Area: St Wilfrid's CE, Wood Fold Community and St Marie's RC. According to Wigan Council, in 2016/2017 there were no surplus places for primary school pupils.

There are two high schools that serve the Standish NA: Standish Community High School and Shevington High School. In 2016/2017 there were 45 surplus places for high school students.

Standish Medical Centre opened in February 2012 providing accommodation for the GP surgery, some community services, and a pharmacy. Standish Dental Practice at 32 High Street is the only dentist surgery in Standish.

Standish Community Centre is located in the village centre. In addition to the community centre, there is a wide and diverse range of other facilities which provide rooms or services for community use such as schools, churches and the library. Typical community uses include: health and fitness classes, Weight Watchers meetings, mother and baby groups, youth groups, and prayer groups.

There are three places of worship and one library.

There are a number of Public Rights of Way and undesignated footpaths within the NP area.

According to the 2013 Wigan Council 'Standish Infrastructure Assessment', in 2013 there were 0.38 hectares of private allotment provision within Standish at Old Beechfield Gardens, adjacent to St Marie's Church. There were no Council owned allotments. The Wigan Allotment Strategy sets a target of achieving 9.4 plots per 1,000 households, which indicates a deficit in Standish.

3.8 ENVIRONMENT

FLOOD RISK AND WATER RESOURCES

The main watercourses that run within the NP area comprise Bradley Brook to the north of the area and Buckow Brook which runs along the eastern boundary of the area into Worthington Lakes / Arley Reservoir. These brooks flow generally south as tributaries into the River Douglas in Wigan. Almond Brook flows from the area of Shevington Moor, located just outside the boundary of the NP area, along the western boundary of the area into Mill Brook, and then into the River Douglas and Leeds/Liverpool Canal. The Stars Brook runs along the northern boundary of the NP area. All of these watercourses form part of the larger River Douglas catchment.

The majority of the NP area is located within Flood Risk Zone 1, which means there is a low probability of flooding. However, parts of Worthington Lake / Arley Reservoir, Star Brook, Bradley Brook and Buckow Brook are associated with flood risk zones of medium and high. It is essential that development within floodplain is avoided.

SOIL AND LAND QUALITY

The management and control of contaminated sites is essential to reduce the risks posed to the natural and built environment and human health.

There are currently no designated 'Contaminated Land' sites, according to the Wigan Council Contaminated Land Register, within the NP area.

The majority of the agricultural land, used as arable land, within Standish is classified as Grade 3 (good to moderate quality), according to the Agricultural Land Classification (source www.defra.magic.gov.uk).

AIR QUALITY

Air Quality Management Areas are designated when local authorities identify places where national air quality objectives are unlikely to be achieved. Within the NP area, parts of School Lane fall within an AQMA declared for Nitrogen Dioxide (NO₂). The M6 Motorway is also designated an AQMA although this falls just outside the boundary of the NP area.

ECOLOGY AND NATURE CONSERVATION

There are no statutory internationally or nationally protected sites for ecology and nature conservation within the NP area. There are a number of locally designated Sites of Biological Importance within the NP area, comprising:

- Worthington Lakes;
- White Bridge Wood to the east of the area;
- John Pits Woods;
- Whelley Loop;
- Pond at Primrose Hill;
- Ponds South of Langtree Lane;
- Wetland by M6; and
- Bibi's Sand Pit.

A wildlife corridor runs through part of the NP area, running to the east of the area from the Boar's Head roundabout up to, and around, Worthington Lake.

CULTURAL HERITAGE

According to www.defra.magic.gov.uk, there are a number of scheduled monuments within the NP area:

- Market cross in the marketplace to the west of St Wilfrid's Church, Standish;
- Cross base on Green Lane 300m north of Strickland House Farm, Standish;
- Cross base at the junction of Standish Green Lane, Standish Wood Lane and Beech Walk, 200m NNW of Strickland House Farm, Standish; and
- Cross base on Standish Wood Lane 700m south east of Standish Hall.

There are two Conservation Areas within the NP area. Standish Conservation Area is located within the centre of Standish and comprises St Wilfrid's Church and churchyard, the historic

stocks, cross and well in Market Place, and properties fronting High Street up to its junction with Church Street and the east side of Preston Road between Market Street and Pole Street. The Mayflower Conservation Area lies to the east of Chorley Road, centred on Red Rock Lane and the River Douglas, and is of architectural, industrial archaeological and historical interest.

Within these conservation areas, and within the wider boundary of the NP area, there are numerous Listed Buildings. St Wilfrid's Church is designated as a Grade I Listed Building, with the remaining designated as Grade II. No Listed Buildings are currently on the Historic England 'At Risk Register'.

There are a number of other historic buildings on Wigan Council's emerging Local List of Buildings of Local Architectural and Historic Interest (reference: <https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Supplementary-planning-docs/BLINTS.aspx>).

LANDSCAPE

Although there are no nationally designated landscape areas in the NP area, there are distinctive landscape/townscape features.

Standish is surrounded by Green Belt in all directions. According to www.naturalengland.org.uk Standish falls within the National Landscape Character Area 56 (Lancashire Coal Measures). Rocks from the Carboniferous Coal Measures underlie most of the area, which has generated a varied topography of gentle hills and valleys, with patchy layers of glacial deposits. This fragmented landscape rises to 179 m at the summit of Billinge Hill on the western boundary, and then falls abruptly to the Lancashire and Amounderness Plain and Merseyside Conurbation to the west, and the Mersey Valley to the south. The area is dominated by its industrial heritage, particularly associated with mining activity. The resulting landscape is a complex mosaic of farmland, scattered urban centres, industry, active mineral sites and derelict or reclaimed workings, giving this area a strong and distinctive identity.

According to the Wigan Council Landscape Character Assessment (March 2009) (<https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganLandscapeCharacterAssessment.aspx>), the NP area falls within the following landscape types:

- Type 1 Undulating Enclosed Farmland (to the west of Boar's Head Roundabout and the open land to the west);
- Type 2 Elevated Enclosed Farmland (mainly within the open areas of the northern section of the NP area);
- Type 3 Steep-Sided Wooded Valleys, along the River Douglas and Worthington Lake / Arley Reservoir.

Standish is a hilltop village. The main road through the village traverses a ridge of high ground forming a spur jutting out from the Pennines, which extends north-westwards from Wigan above a loop of the River Douglas. The approach from Wigan town centre which lies at approx. 39m AOD, involves a steady rise. At Cross Street the topography is 110.3 m AOD, and Rectory Lane then falls rapidly eastwards to 100m AOD. Although prominently sited, St Wilfrid's Church does not occupy the highest point in the village. A point on School Lane reaches 115m AOD.

The majority of housing in Standish is post-war private residential with areas of pre/post-war social housing.

4

EVIDENCE BASE – VILLAGE CENTRE ENHANCEMENT AND EMPLOYMENT

4.1 VILLAGE CENTRE ENHANCEMENT AND EMPLOYMENT - POLICIES AND ASSOCIATED EVIDENCE BASE

VILLAGE CENTRE ENHANCEMENT AND EMPLOYMENT POLICIES

POLICY 1.1: ENHANCEMENT OF VILLAGE CENTRE RETAIL AND BUSINESS PREMISES OFFER

Policy 1.1 Supports development or change of use that improves the vitality and viability of the village centre, through a balance of retail, services, cafes and restaurants, with associated mixed use on those premises, if the development:

- i) Supports the sustainable growth and regeneration of the village centre
- ii) Helps to increase footfall in the village centre
- iii) Respects the character of the Conservation Area
- iv) Helps to retain and improve shop frontages
- v) Helps to contribute to the public realm, does not increase the problem of parking and enhances the environmental quality of the village centre directly or through mitigating measures

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>Consultation demonstrated that the community would like more shops within the village centre, particularly independent ones, together with more restaurants. The respondents were also against any more takeaway premises and supported retention and enhancement of existing businesses.</p> <p>Informal consultation suggests a proportion of Standish residents dine out in other areas due to a perceived lack of choice within the village.</p>
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix D of this Evidence Base	N/A	<p>The masterplan proposals highlight opportunities to improve public places in the village centre and make it a more attractive place to visit and work in.</p> <p>To create a vibrant village it is important that there remains a mix of suitable business, retail and employment premises to retain and encourage new business growth in keeping with</p>

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Residents/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Indicates that community provision in Standish is well provided for with a wide range of facilities available. However, a number would benefit from modernisation, refurbishment and general maintenance to meet the needs of the community and maintain a sufficient community offer.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments. Instead of the 1,000 homes envisaged by the assessment, this is now closer to 1,700.</p>
Wigan Borough Retail and Centres Evidence Paper (Wigan Council, October 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Background/Retail-Centres-Evidence-Paper.pdf	This paper further highlights the significant leakage of expenditure from Standish.
Wigan Retail and Leisure Study (Wigan Council, July 2014)	N/A	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganBoroughRetailandLeisureStudy.aspx	Despite this report indicating there is no requirement for additional retail capacity in Standish, it is considered that due to the publication date of 2014 the numerous new and proposed housing developments had not been fully considered. It is considered that the other evidence presented in this section demonstrates the need for additional offering, especially to service the future influx of people.
Standish Use Classes / parking availability (data) (Standish Voice, January 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	This useful study indicates the businesses / use of premises within the village centre.

Wigan Borough Draft Employment Land Review (Wigan Council, 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Employment/Employment-Land-Review.pdf	This document refers to 'Safeguarded Land / potential employment land' off Rectory Lane and Almond Brook Road, both of which are currently being developed as residential use (it indicates these areas were considered for employment use, but a decision was made they were better suited for residential purposes). It also refers to previous employment land released for residential development off Bradley Lane (indicating that the size of such development should be reduced).
Department for Communities and Local Government (DCLG) 'Parades to be Proud of: Strategies to Support Local Shops' (June 2012)	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6016/21568651.pdf	Government publication on how to support local shops.
DCLG 'Parades of Shops – Towards an understanding of performance & prospects' (June 2012)	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6330/2156925.pdf	This Government publication follows from the above, but refers to 'neighbourhood shops'. This is therefore considered to be more relevant to the Standish village.
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area. It also sets out the protection and management strategy for the Conservation Area. This document has been considered throughout the preparation of the Standish Masterplan and this policy.

Agricultural Land Classification	N/A	http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx	<p>According to MAGIC online the majority of agricultural land within Standish is classified as Grade 3 land.</p> <p>Agricultural land has been classified by the Ministry for Agriculture, Fisheries and Food (MAFF), now the Department for Environment, Food and Rural Affairs (DEFRA), by grade according to the extent to which chemical and physical characteristics impose long term limitations on agricultural use for food production. Land potentially falling within Agricultural Land Classification (ALC) grades 1, 2 and 3a, are considered to be Best and Most Versatile (BMV) land and should be protected. BMV land is best suited to adapting to the changing needs of agriculture and maintaining the competitiveness of UK agriculture against international competitors.</p>
Standish Christmas Market 2016 (and planned for 2017)	http://www.standishvoice.co.uk/christmas-market/	N/A	<p>Temporary activities such as the Christmas Market are being encouraged to bring shoppers and visitors into the centre and boost the economy and image of Standish.</p> <p>94% of respondents to a Standish Voice survey thought that the Market was 'excellent' or 'good'.</p>

POLICY 1.2: VILLAGE CENTRE IMPROVEMENTS – ENHANCEMENT TO THE PUBLIC REALM

Policy 1.2 Development proposals should take into account the Standish Village Masterplan (Aecom, 2017) and any opportunities should be taken to create prospects for:

- i) Shared space initiatives along Pole Street, Market Place and Cross Street, as long as public safety is not compromised.
- ii) Improving the street scene with bespoke street furniture, more trees and other landscaping, use of natural stone, installation of village centre 'gateway' signs at appropriate sites close to the village centre on the four main roads, better pedestrian signage and removal of street clutter where possible and practicable without compromising public safety and opening up the spaces and thoroughfares with improved linkages around the village centre.
- iii) Promoting new linkages from existing roads to enhanced public spaces, which are largely traffic free.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix D of this Evidence Base	N/A	<p>The masterplan proposals seek to enhance the main village centre in order to create a vibrant local shopping centre, maximise the historic assets and improve the pedestrian experience for all local people.</p> <p>The masterplan suggests improved public areas could be accommodated on Pole Street; shared space initiatives along Pole Street, Market Place and Cross Street; enhancements to the Conservation Area; and improvement of the public realm area around the church to High Street and Preston Road. This policy takes account of these masterplan proposals.</p>

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	Numerous consultation events demonstrated that although a large percentage of people use the village, a good proportion does go to alternative locations.
Wigan Borough Retail and Centres Evidence Paper (Wigan Council, October 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Background/Retail-Centres-Evidence-Paper.pdf	This paper further highlights the significant leakage of expenditure from Standish.
Wigan Retail and Leisure Study (Wigan Council, July 2014)	N/A	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganBoroughRetailandLeisureStudy.aspx	Despite this report indicating there is no requirement for additional retail capacity in Standish it is considered that due to the publication date of 2014 the numerous new and proposed housing developments had not been fully considered. It is considered that the other evidence presented in this section demonstrates the need for additional offering, especially to service the future influx of people.

POLICY 1.3: VILLAGE CENTRE IMPROVEMENTS – PROVISION OF PUBLIC CONVENIENCES

Policy 1.3 Proposals for new public conveniences within private or major retail developments will be supported where they have no adverse impact on residential amenity through noise, odour or lighting.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The lack of public toilets in Standish was raised as an issue in the consultation. The provision of facilities makes Standish a more attractive place to visit and shop and should be encouraged in major retail or leisure developments.
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POLICY 1.4: HOT FOOD TAKEAWAYS

1.4.1 The number of hot food takeaway establishments within the designated village centre shall be at or below 9% of the total number of business premises within the designated village centre.

1.4.2 There should not be more than two hot food takeaway establishments located directly adjacent to each other.

1.4.3 Permission for any new hot food takeaway businesses must not be within 400m of the main entrance gate of Standish High School.

1.4.4 Litter bins shall be provided for any new hot food takeaway on land within the business owner's/applicant's control and it shall be the owner's responsibility to maintain and empty the litter bins appropriately. If this is not possible, a contribution must be made to provide on-street litter bins in the nearby vicinity.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	Consultation found that 80% of respondents felt Standish had too many takeaways.
The NHS Information Centre, Health Survey for England (2010 data)	N/A	http://content.digital.nhs.uk/pubs/hse10report	A useful document providing statistics that can be used as evidence to limit the number of takeaway establishments.

Tackling obesities: future choices – Project Report 2nd Edition: Government Office for Science (Foresight, 2007)	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/287937/07-1184x-tackling-obesities-future-choices-report.pdf	This Government-commissioned report considers how the Government can deliver a sustainable response to obesity over 40 years. It therefore provides useful evidence relating to issues with obesity in the future.
Hot Food Establishments Supplementary Planning Document (SPD) (Wigan Council, 2004)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/HotFoodEstablishments128Kb.pdf	Although the SPD indicates hot food takeaways can contribute to the vitality and viability of a community, it is considered high quality and healthier takeaways should be encouraged. Furthermore, such establishments can generate anti-social behaviour in terms of noise and littering etc, to the detriment of the village.
The School Fringe: What pupils buy and eat from shops surrounding secondary schools. (Nutrition Policy Unit, London Metropolitan University, Sarah Sinclair and Jack Winkler, 2008)	N/A	http://www.fhf.org.uk/meetings/2008-07-08_School_Fringe.pdf	This document provides useful research that indicates secondary school pupils buy food from 'fringe' shops (including takeaways and convenience stores) than from the school canteen and that this food was often high in fat or sugar.
Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	In the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.

POLICY 1.5: RETENTION OF PUBLIC HOUSES AND THE HOSPITALITY SECTOR

The following policy applies to the following public houses and hotels: The Lychgate, Church Street; Black Bull, Market Place; The Shamrock, Preston Road; The Crown, Platt Lane; The Boar's Head, Wigan Road; The Charnley Arms, Almond Brook Road; The Globe, High Street; The White Crow, Chorley Road, The Last Orders (now renamed Fifteens of Standish), High Street; The Beeches (hotel), School Lane; Ashfield House (hotel), Ashfield Park Drive; Britannia Hotel, Almond Brook Road; Premier Inn (hotel), Almond Brook Road and Kilhey Court (hotel), Chorley Road.

1.5.1 In considering applications which require planning permission for the change of use, redevelopment and/or demolition of a public house and/or hospitality business, the council will consider whether:

- i) the public house and/or hospitality business use is no longer economically viable; a viability report must be submitted and this must include evidence of active and appropriate marketing over a continuous period of at least 12 months and evidence that all reasonable efforts have been made to preserve the facility; the proposal would not result in the loss of a service or facility of particular value to the local community; and the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene.
- ii) Changes of use to non-A or D class uses will only be acceptable where the criteria set out in part (a) of the policy above are met and there is no reasonable prospect in the medium term of re-use or refurbishment for an alternative A or D class use, demonstrated through marketing evidence.
- iii) If the public house or hospitality business is on Wigan Council's Local List of Buildings of Local Architectural and Historic Interest, Wigan council will seek retention of the building and any external features of interest, including characteristic pub features.
- iv) Schemes affecting public houses should not result in a loss of cellarage or other features which might render the public house use unviable.

This policy applies to public houses and sites previously in pub use, where the last lawful use of the premises was a permitted A class use, whether currently in use as a public house or not.

1.5.2 Proposals which lead to the loss of hotel and leisure uses will be resisted. Proposals to extend or improve hotel provision will be supported.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

List of public house in Standish	Refer to main neighbourhood Plan.	N/A	Standish Voice collated list.
Pubs and Places: The Social Value of Community Pubs (Institute for Public Policy Research, 2012)	N/A	https://www.ippr.org/files/images/media/files/publication/2012/01/pubs-and-places_2nd-ed_Jan2012_8519.pdf	Reiterates that despite community pubs being one of Britain's oldest and most popular social institution, they are currently under pressure of closing. This report assesses the social value of community pubs, showing why pubs matter, and why there should be concern about the current state of the pub trade.
CAMRA Public House Viability Test	N/A	http://www.camra.org.uk/documents/10180/0/PHVT+for+website.pdf/77ad6aca-b3a1-4640-a8aa-f787d6c8ec13	This is a standard, objective test to assist planning decision makers to make fair, open and informed judgements on the question of viability.
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix D of this Evidence Base	N/A	The masterplan proposals highlight opportunities to develop new sites for hospitality services.

POLICY 1.6: CHANGE OF USE TO NON-EMPLOYMENT USE

1.6 Development or change of use to a non-employment use will only be permitted when:

- i) It would not detract from the employment use of the remaining sites in the area.
- ii) The maximum amount of floorspace will remain in employment use as part of the scheme, unless it can be clearly demonstrated that retaining employment floorspace would prejudice the ability to satisfy criteria (iii) below.
- iii) It is demonstrated that at least one of the following is met:
 - A) It will be small scale and complementary to the employment function of the area.
 - B) There is no current or likely future demand for employment uses and it is not viable for the area, site or premises to be made suitable to meet current or likely future demand.
 - C) The site or use gives rise to a significant environmental problem and redevelopment or re-use for other uses is the only viable means by which mitigation can be achieved.
 - D) It is the only viable means of retaining a listed building.
 - E) Redevelopment for and/or change of use of part of the site or premises to a use other than an employment use is the most appropriate means by which upgrading, modernisation or redevelopment of the remainder of the site will be achieved, necessary to ensure its retention.
 - F) It is an important component of a wider regeneration proposal endorsed by Wigan Council.
 - G) It will meet an established need in accordance with other policies in the Neighbourhood Plan and it can be demonstrated that there is no alternative site reasonably available and the benefits in planning terms and to the local community outweigh the loss of the employment site or premises.
 - H) It is a small site below 0.4 hectares that is physically isolated from other employment sites.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Wigan Borough Draft Employment Land Review (Wigan Council, 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Employment/Employment-Land-Review.pdf	This document refers to 'Safeguarded Land / potential employment land' off Rectory Lane and Almond Brook Road, both of which are currently being development as residential use (it indicates these areas were considered for employment use, but a decision was made they were better suited for residential purposes). It also refers to previous employment land released for residential development off Bradley Lane (indicating that the size of such development should be reduced).
Planning Application A/13/77974 for residential development with access (all other matters reserved) at Land At Bradley Hall Trading Estate	N/A	https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/13/77974	Bradley lane is designated employment area known as Bradley Lane Industrial estate. On 14/11/2014 outline Planning Permission was granted for 148 houses on the Bradley Industrial estate and approval conditioned that the remaining part of the site shall be improved. A revised or new planning application for this site is expected to be submitted in Autumn 2017.
Re-use of Employment Land and Buildings for Non-employment Use SPD (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/EmploymentLand280kb.pdf	Provides guidance for developers when demonstrating that the 'loss' of an employment site is acceptable in policy terms, e.g. in terms of how the satisfaction of each of the criteria will be judged.

POLICY 1.7: DEVELOPMENT THAT WOULD RESULT IN THE LOSS OF BUSINESS SPACE

- 1.7 Proposals that would result in the loss of business space must:
- i) Demonstrate there is no market demand through active and continued marketing for a period of at least 12 months or
 - ii) Result in the provision of better quality employment space allowing for mixed use or
 - iii) Be necessary to meet a clear need for community facilities or
 - iv) Demonstrate that it would be unsuitable to continue as a business use due to environmental considerations.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Indicates that community provision in Standish is well provided for with a wide range of facilities available. However, a number would benefit from modernisation, refurbishment and general maintenance to meet the needs of the community and maintain a sufficient community offer.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments. Approximately 1,700 dwellings have been approved.</p>

Re-use of Employment Land and Buildings for Non-employment Use SPD (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/EmploymentLand280kb.pdf	Provides guidance for developers when demonstrating that the 'loss' of an employment site is acceptable in policy terms, e.g. in terms of how the satisfaction of each of the criteria will be judged.
Asset of Community Value Designation and Standish Voice maps	Refer to main Neighbourhood Plan.	https://www.wigan.gov.uk/Business/Property-and-Land/Assets-of-community-value.aspx	There are a number of public and private community venues within the village centre. It is considered that, due to the increase in population, these facilities should be enhanced or if individual venues close due to redevelopment, new accommodation should be provided.

POLICY 1.8: PROPOSALS TO UPGRADE OR EXTEND EMPLOYMENT SITES

1.8. Proposals to upgrade or extend existing employment sites in the Neighbourhood Area, as designated in the policy map (refer to the main NP), will be supported, particularly when enhancement of business start-up accommodation, including managed “incubator” units are proposed, provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact on the local community (refer to Policy Maps in main Neighbourhood Plan).

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in main policy section)
Maps of existing employment sites (Standish Voice)	Refer to main Neighbourhood Plan.	N/A	Provides detail of the location of existing employment sites within the Neighbourhood Plan Area.

POLICY 1.9: DEVELOPMENT OF BRADLEY HALL EMPLOYMENT AREA

1.9 Within the Bradley Hall Employment Area, employment development will be encouraged, particularly where that development facilitates retention of existing businesses and attracts new ventures, provided that there is no unacceptable environmental, amenity, highway, safety or other adverse impact on the local community.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Planning Application A/13/77974 for residential development with access (all other matters reserved) at Land At Bradley Hall Trading Estate	N/A	https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/13/77974	Bradley lane is designated employment area known as Bradley Lane Industrial estate. On 14/11/2014 outline Planning Permission was granted for 148 houses on the Bradley Industrial estate and approval conditioned that the remaining part of the site shall be improved. Existing businesses have had to relocate outside Standish as a result of the housing development proposals.

POLICY 1.10: AGRICULTURAL USE RETENTION, ENHANCEMENT AND EXPANSION

1.10. Proposals to retain, enhance and extend agricultural use through diversification will be supported, provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact on the local community.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Agricultural Land Classification	N/A	http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx	<p>According to MAGIC online the majority of agricultural land within Standish is classified as Grade 3 land.</p> <p>Agricultural land has been classified by the Ministry for Agriculture, Fisheries and Food (MAFF), now the Department for Environment, Food and Rural Affairs (DEFRA), by grade according to the extent to which chemical and physical characteristics impose long term limitations on agricultural use for food production. Land potentially falling within Agricultural Land Classification (ALC) grades 1, 2 and 3a, are considered to be Best and Most Versatile (BMV) land and should be protected. BMV land is best suited to adapting to the changing needs of agriculture and maintaining the competitiveness of UK agriculture against international competitors.</p>
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4.2

OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 1 – Building a Strong, competitive economy	The Government is committed to securing economic growth in order to create jobs and prosperity.
		Section 2 – Ensuring the vitality of town centres	States that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

		Section 12 – Conserving and Enhancing the Historic Environment	Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy SP2 (Our Towns and Local Centres)	<p>The policy states that Standish, as a 'smaller town centre', will be maintained and enhanced as the focus for a range of uses serving their respective communities, as they play a vital role in providing a range of core services that people need regularly in the heart of their communities.</p> <p>The supporting text to the policy indicates that many of these centres have specific issues relating to accessibility, safety, car parking, congestion and environmental quality.</p>
		Policy CP3 (Community Facilities)	This policy aims to extend and enhance opportunities for community activities through new and improved facilities, ensuring accessibility, requiring appropriate community facilities in / as part of new large scale housing developments, and only allowing development that would result in the loss of a community facility when there is no demonstrable need for the facility any longer or an alternative equivalent / better facility will be provided.
		Policy CP5 (Economy and Employment)	Aims to create sustainable economic growth and safeguard existing employment uses.
		Policy CP10 (Design)	The Neighbourhood Plan policies and the Standish Masterplan have been drafted with reference to this policy, which advocates an improved built environment and a better place to live, visit and for businesses to locate and thrive.
		Policy CP11 (Historic Environment)	This aims to conserve and enhance the historic environment.

		Policy CP17 (Environmental Protection)	Seeks to maintain, enhance and protect the environment through a number of measures such as protection of agricultural land, tackling land contamination, managing air quality, preventing pollution, improving water quality and ensuring new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life.
Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portals/allocations_plan_initial_draft?pointId=3243241	Policy RC5 (Smaller Town Centres)	<p>This states that within Standish, main town centre uses and other complementary uses will be permitted, as long as certain criteria are met, including no over concentration of hot food establishments.</p> <p>It also states that housing will be permitted in locations where an appropriate level of amenity can be secured and business activities in the town centre will not be unduly constrained.</p> <p>It indicates there is potential for environmental improvement to create a better environment for pedestrians, reduce the impacts of traffic and introduce more street trees and greenery. Further work will be required with local communities to examine options and potential funding sources.</p> <p>An edge-of-centre site at High Street, Standish, as shown on the policies map, is allocated for main town centre uses with associated parking and landscaping, subject to the proposed use(s) being of a scale appropriate to the role and function of the respective town centre and having an acceptable impact on the amenity of nearby uses, for which conditions may be imposed.</p>
		Policy RC8 (Safeguarding Public Houses)	Reiterates provisions of the NP Policy 1.5, and states that when the council has control, the loss of a public house to a different use or redevelopment will only be permitted if it can be demonstrated that there is no current or likely future demand for the property as a public house and it is unviable for it to be made suitable to meet current or likely future demand. Standish Voice has been referring to this Policy when commenting upon the Crown

			Pub closure.
		Policy EM2 (Employment Areas)	Refers to Bradley Lane employment area, occupied by manufacturing, construction and building services. The policy states that within this area, employment development (as defined in the Local Plan Core Strategy) will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Development or change of use to a non-employment use will only be permitted when certain criteria are met.
		Policy EM3 (Employment Development Elsewhere)	States that employment development outside of allocated employment sites, including redevelopment or change of use at, or extension to existing premises, will be permitted provided certain criteria are met.
Street Design for All: An Update of National Advice and Good Practice (Department for Transport / Civic Voice, 2014)	N/A	http://www.civicvoice.org.uk/uploads/files/street_design_2014.pdf	This publication, amongst other aims, is intended to help local community groups understand how they can take part in the development and adaptation of their own streets and talk with knowledge to decision makers. It has therefore been useful in the preparation of the Village Centre Policies and the Standish Masterplan.
Wigan Shop Front Design Guide Supplementary Design Guide (Wigan Council, 2005)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ShopFrontDesignGuide.pdf	Provides guidelines to meet when designing shop fronts, to ensure high quality design and sympathetic development etc.

5

EVIDENCE BASE – REDUCE TRAFFIC CONGESTION AND BETTER PARKING

5.1 REDUCE TRAFFIC CONGESTION AND BETTER PARKING - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY 2.1: PROVISION OF ENHANCED FOOTPATHS AND CYCLEWAYS IN AND AROUND THE VILLAGE.

2.1 A circular route, 'The Standish Loop', for use by pedestrians, cyclists and horse riders, using existing but upgraded footpaths, bridleways and highways, should be protected from development and enhanced and linked where necessary. (Refer to Policy Maps in main Neighbourhood Plan)

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in main policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Consultation found that 84% of respondents said they would use more or better footpaths and 48% would use improved cycle ways.</p>

Census Data 2011 (Car Ownership)	Appendix A (of this Evidence Base)	N/A	According to the 2011 Census, the Neighbourhood Plan area has a high car ownership in comparison to Wigan and the North West as a whole. This indicates the need to encourage sustainable travel (including walking and cycling) and reduce the reliance upon cars.
Standish Voice has been working with Wigan Council to enhance “The Line” which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	<p>The Plan supports the enhancement and linking up of footpaths and bridleways across the Neighbourhood Area for recreation and journeys to and from the village centre.</p> <p>The enhancements to The Line will ensure a safer and more pleasant route, and indirectly encourage improved health and wellbeing. Furthermore, such improvements could help to reduce the reliance on cars, thus potentially limiting congestion and emissions expected due to Standish’s increasing population.</p>
Wigan Council Rights of Way Mapping	N/A	https://wigan.maps.arcgis.com/apps/webappviewer/index.html?id=4f7b5595301a44abbef5bd1161ee94bd	Useful tool to view the locations of Wigan Councils designated rights of way within the Village.
Standish Loop Proposals - map	Refer to maps in the main Neighbourhood Plan.	N/A	Standish Voice proposals for the Standish Loop (which included help from Martin Holden, founder of Standish Community Cycling Club) comprise use of existing bridleways, which would link to the wider bridleway network to Coppull via Hic Bibi and Wigan and Haigh via improved access to the Whelley Loop Line. This would encourage increased use of sustainable travel, recreation and physical fitness.

Think Cycling: A Guide for Local Authorities (The Chartered Institute of Logistics and Transport, 2011)	N/A	http://www.google.co.uk/url?sa=t&rct=j&q=&e_src=s&source=web&cd=1&ved=0ahUKEwi2s-7B2OrVAhXF0hoKHeMdBs8QFggmMAA&url=http%3A%2F%2Fwww.lgtag.com%2Findex.php%2Fdocuments-public%2Fcategory%2F6-cycling%3Fdownload%3D53%3Acilt-thinkcycling-final-version&usg=AFQjCNH_J7TqJBGHQAYfHCJbDKyYvKdsJw	The aim of this guide is to encourage more provision of practical and cost-effective cycling measures by local planning and transport authorities, by highlighting good practice.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Recognises that new housing will impact upon recreational facilities, and that there is a need to consider the green and recreational links between the new housing sites and existing facilities and services. It specifically refers to opportunities for upgrading The Line.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>

POLICY 2.2: NEW DEVELOPMENTS TO PROVIDE FOR MULTI-USE PATHS INTO THE VILLAGE CENTRE

2.2.1 New development will be required to include multi-use paths linking to existing paths where appropriate, which shall take the most direct practicable route towards the village centre, and wherever possible create new linkages.

2.2.2 Where a new path runs parallel to an A or B road, they should, if practicable, be separated from the highway by hedge or similar barrier to enhance safety of pedestrians, cyclists and horse riders.

2.2.3 The provision of bins for litter and dog waste on new paths should be included. Lighting shall be provided on all new paths to a radius of 400m from Standish crossroads, where paths do not run adjacent to the highway.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Consultation found that 84% of respondents said they would use more or better footpaths and 48% would use improved cycleways.</p>

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Recognises that new housing will impact upon recreational facilities, and that there is a need to consider the green and recreational links between the new housing sites and existing facilities and services. It specifically refers to opportunities for upgrading the Line.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	<p>The purpose of the document is to help achieve high standards of housing development. It specifically refers to better accessibility, including footpaths and cycleways.</p>

POLICY 2.3: NEW MAJOR DEVELOPMENTS TO PROVIDE AIR QUALITY ASSESSMENT AND MITIGATION MEASURES

2.3 Any new major housing development should provide for air quality mitigation measures on the development site and contribute to air quality mitigation measures in the village centre, including trees, hedgerows and electric charging points.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Traffic congestion and associated air pollution are of concern. The scale of housing development will create more vehicle journeys through the village.</p> <p>The consultation also showed that respondents considered congestion in the village centre could be reduced by: More parking 28%; Road improvements 25%; Bypass (on Green Belt) 23%; Sustainable transport 22%; Traffic is not too bad 2%</p>
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<p>Air Quality Management Areas</p> <p>Greater Manchester Air Quality Action Plan 2016-2021 (Greater Manchester Combined Authority)</p>	<p>N/A</p>	<p>https://uk-air.defra.gov.uk/aqma/maps</p> <p>http://www.manchester.gov.uk/download/downloads/id/24676/greater_manchester_air_quality_action_plan_2016.pdf</p> <p>https://www.greatermanchester-ca.gov.uk/downloads/file/228/gm_air_quality_action_plan_2016-21</p>	<p>Air Quality Management Areas are designated when local authorities identify places where national air quality objectives are unlikely to be achieved. Within the NP area, parts of School Lane falls within an AQMA declared for Nitrogen Dioxide (NO₂). The M6 Motorway is also designated an AQMA although this falls just outside the boundary of the NP area.</p> <p>The crossroads in the village is identified as having high car traffic with NO₂ concentrations at risk of exceeding the standard (>36ugm³) and relevant exposure of properties.</p> <p>The GM Air Quality Action Plan provides actions and measures to improve air quality.</p>
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POLICY 2.4: NEW BUSINESS/RETAIL DEVELOPMENTS TO PROVIDE CAR PARKING AVAILABLE FOR PUBLIC USE.

2.4 Planning applications for retail/business premises within 400m of Standish crossroads, of greater than 200 square metres total floor area will be supported only if they include parking provision meeting the requirements in Wigan Council's adopted Unitary Development Plan (prevailing car park standards) or subsequent revision, and this parking is available for public use for a period of no less than three hours.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue.</p> <p>74% of respondents considered that the centre of Standish needed more car parking, 6% disagreed, 3% strongly disagreed and 17% had no view. 28% of people also considered additional car parking would help to reduce traffic congestion in the village.</p>
<p>Standish Voice Car Parking Survey 2016 (joint with Wigan Council)</p> <p>Consultations on Southlands Rec.</p>	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	<p>A car park survey was undertaken to identify and assess potential sites for additional car parking.</p> <p>There are limited opportunities for new parking as a number of the sites are privately owned or constrained.</p> <p>A potential location for a small car park on the Rec Southlands Avenue was identified and consultation carried out in March 2017. The outcome was 60% were in favour of improvements as a park with small car park, 23% as a park only and 17% wanted to leave it as it is.</p>

POLICY 2.5: CAR PARKING IN THE VILLAGE CENTRE

2.5 New public car parking facilities will be supported in the village centre, accessible for all the community, providing

- i) The car park should be connected to the main village centre roads by adequately lit routes with a high-quality surface
- ii) The car park is laid out to the design standards required by Wigan Council
- iii) There is no increased risk of surface water flooding through measures such as Sustainable Drainage Systems
- iv) The car park does not contravene the guidelines laid out in Wigan Council's Development and Air Quality Supplementary Planning Document (September, 2007)

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	Neighbourhood Plan consultation found that 49% of respondents strongly agreed that the centre of Standish needed more car parking, with 25% agreeing, 6% disagreeing, 3% strongly disagreeing and 17% had no view.
Standish Voice Parking Study (Standish Voice, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	This study, using the parking standards set out in the Wigan Allocations and Development Management Local Plan (Initial Draft Plan), calculated that Standish ideally requires 129

Wigan Allocations And Development Management Local Plan (Initial Draft Plan) - parking standards for new premises (Wigan Council, October 2015)	N/A	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650	more parking spaces.
Standish Voice Car Parking Petition (Standish Voice, January, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	This received 1,300 signatures in a few weeks agreeing that Standish centre needed a new public car park. Many individual comments were also received
Standish Parking Strategy (Standish Voice and Wigan Council, January 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	A joint Standish Voice/ Wigan Council Standish Parking Strategy was adopted with a 12-point plan to improve parking, including a commitment to provide a new public car park.
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix D of this Evidence Base	N/A	The masterplan proposals refer to parking issues / opportunities within Standish.

5.2

OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	<p>States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.</p> <p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.</p>

Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy CP2 (Open Space, Sport and Recreation)	Aims to protect and enhance valuable open spaces, sporting and recreational facilities so as to maximise opportunities for people to undertake a wide range of sport and recreation activities throughout the borough, specifically by maintaining and enhancing walking and cycling routes through parks and open space where they provide appropriate links within the wider network of routes.
		Policy CP7 (Accessibility)	Seeks to improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough, specifically by developing and enhancing our on and off-road networks for walking and cycling, to connect local residents to employment and community facilities as well as for leisure purposes.
		Policy CP10 (Design)	Seeks to improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring certain criteria such as being accessible for all and also can be well serviced, including making provision for waste storage and collection.
		Policy CP17 (Environmental Protection)	Seeks to maintain, enhance and protect the environment by managing air quality, particularly in Air Quality Management Areas, including by minimising the air pollution (and carbon dioxide emissions) likely to arise from new development.
Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portals/allocations_plan_initial_draft?pointId=3243241	Policy EN5 (Air Quality)	Requires an Air Quality Assessment alongside any planning application for development that would be anticipated to cause a material change in air quality. It states that planning permission will not be permitted for development that would result in unacceptable levels of exposure to air pollution, unless suitable mitigation measures are provided for by the developer.

		Policy A4 (Parking in New Development)	Seeks to ensure convenient, safe and secure car, cycle and motorcycle parking provision will be implemented in new development (in accordance with certain criteria provided in Appendix 3: Parking Standards of the Allocations Plan). http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650
		Policy A5 (Accessibility to Public Transport in New Developments)	Requires that new developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency.
Travel Plan Supplementary Planning Document (Wigan Council, June 2007)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/TravelPlans.pdf	N/A	Encourages measures to support walking, cycling and public transport.
Building for Life 12: The sign of a good place to live (2015)	http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	N/A	Government-endorsed industry standard for well-designed homes and neighbourhoods.

6

EVIDENCE BASE – OPEN AND RECREATIONAL SPACE

6.1

OPEN AND RECREATIONAL SPACE - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY 3.1: CREATION OF GREEN CORRIDORS FOR ACCESS AND ENHANCED BIODIVERSITY

3.1.1 The creation of new green/wildlife corridors will be supported where they

i) Create a buffer between existing housing and proposed development

ii) Create access to more green space and woodland

iii) Mitigate the loss of green infrastructure by new housing development

iv) Protect and enhance the existing green infrastructure and biodiversity in the following areas:

A The Victoria Pit reclamation area north and eastwards towards Rectory Lane and Chorley Road, to link up with other nearby green corridors.

B The area of the ponds at Almond Brook Road, the ponds to the south of Pepper Lane and the land in-between (refer to map in the main Neighbourhood Plan).

3.1.2 Create improvements to public accessibility of these green corridors through the extension and/or the creation of new public rights of way.

3.1.3 Any proposed development in these areas must be able to demonstrate a net gain in biodiversity, in accordance with DEFRA's Biodiversity Impact Calculator, or superseded equivalent, on the green infrastructure and biodiversity of the immediate area.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in main policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Mapping of open space / assets and designated sites (including areas to be included as green infrastructure)	Refer to main Neighbourhood Plan maps	N/A	<p>Standish Voice produced plans illustrate existing areas of green infrastructure, including particularly the areas where green infrastructure is sought to be specifically protected within Policy 3.1 (Victoria Pit Reclamation Area and the area of ponds at Almond Brook Road).</p> <p>This policy would enhance the green spaces within Standish by creation of two new green corridors linking open space together for public enjoyment and encouraging biodiversity in these areas.</p>

Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The open/green space policies within this plan aim to maximise the use of available land to enhance the Green Infrastructure and park provision in the Neighbourhood Plan Area, ensure access to woodland, provide mitigation measures and improve the quality of life for residents.</p>
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Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It helps to identify and assess opportunities for contributing to and enhancing the Green Infrastructure of the borough and Greater Manchester.</p> <p>Public and local authorities have a duty under the Natural Environment and Rural Communities Act (2006) to have regard to the conservation of biodiversity in exercising their functions. DEFRA has published guidance on the subject for local authorities and one for public authorities, which specifically includes reference to green infrastructure and the need to balance biodiversity conservation with other needs.</p>
DEFRA Biodiversity Impact Calculator	N/A	https://www.gov.uk/government/collections/biodiversity-offsetting	<p>Biodiversity offsets are designed to give biodiversity benefits to compensate for losses, ensuring that when a development damages nature (and this damage cannot be avoided or mitigated) new nature sites will be created. Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system's mitigation hierarchy.</p> <p>DEFRA and Natural England have published research on pilot offsetting, together with research into international experiences of biodiversity offsetting.</p>

Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	<p>Reiterates that green corridors provide important links between areas of open space, and between open spaces and built up areas. It identifies current provision and highlights that there are catchment gaps in the provision of green corridors, in particular on the western side of the borough.</p> <p>The report states that priorities for the future will ensure further investment in the green corridor network and promotion of active travel. This will help reduce congestion on the borough's highways and improve the health and wellbeing of residents.</p> <p>Specifically refers to the Whelley Loop Line (existing green corridor which Standish Voice hopes to enhance links to (see below)).</p>
Standish Loop Proposals (map)	Refer to main Neighbourhood Plan.	N/A	Standish Voice proposals for the Standish Loop (aided by Martin Holden, founder of Standish Community Cycling Club) comprise use of existing bridleways, which would link to the wider bridleway network to Coppull via Hic Bibi and Wigan and Haigh via improved access to the Whelley Loop Line. This would encourage increased use of sustainable travel, recreation and physical fitness.

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Highlights the need to consider the green and recreational links between the new housing sites and existing facilities and services. There is also a need to protect and enhance the ecological and biodiversity value of the area. Overall it needs to be considered in a strategic and coordinated way.</p> <p>Specifically refers to the Victoria Pit site in terms of having an important role in providing a green network and enhancement, due to its location close to new housing development sites.</p> <p>Also refers to opportunities to improve links to the 'Whelley Loop Line' which bounds Chorley Road.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Towards a Green Infrastructure Framework for Greater Manchester (TEP, 2008)	N/A	http://www.greeninfrastructurenw.co.uk/resources/1547.058_Final_Report_September_2008.pdf	Provides guidance as to how green infrastructure might be embedded into spatial planning policy and practice; in order to enable and sustain growth. Therefore provides useful information relating to Policy 3.1.
NW Green Infrastructure Guide (North West Green Infrastructure Think Tank, 2008)	N/A	http://www.greeninfrastructurenw.co.uk/resources/GIguide.pdf	Although prepared to support the Regional Spatial Strategy, which is now revoked, this report provides guidance on the development and investment of green infrastructure.

Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks,
UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.
Standish Voice has been working with Wigan Council to enhance "The Line" which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	<p>The Plan supports the enhancement and linking up of footpaths and bridleways across the Neighbourhood Area for recreation and journeys to and from the village centre.</p> <p>The enhancements to The Line will ensure a safer and more pleasant route, and indirectly encourage improved health and wellbeing. Furthermore, such improvements could help to reduce the reliance on cars, thus potentially limiting congestion and emissions expected due to Standish's increasing population.</p>

POLICY 3.2: DESIGNATED LOCAL GREEN SPACES

This policy seeks to protect the following areas as Local Green Space:

(Accordingly, they will be afforded protection from new development unless very special circumstances demonstrate otherwise.)

3.2.1 Victoria Pit reclamation site.

3.2.2 The ponds at Almond Brook extending into Robin Hill Lane and land to the west of it, to the north of the Line.

3.2.3 The playing field to the south west of Standish High School bounded by the Line and footpath no. 37.

3.2.4 Development on sites designated as Local Green Spaces will not be permitted unless it is considered appropriate to its function as a special area of green space within the Neighbourhood Area or there are very special circumstances which demonstrate that the development on Local Green Space clearly outweighs other considerations.

Development considered appropriate on a Local Green Space would be:

- i) Provision of appropriate facilities, including new buildings, associated with outdoor sport or outdoor recreation providing it preserves and improves the function and value of the Local Green Space.
- ii) The extension or alteration of an existing building providing it does not result in disproportionate additions over and above the size of the original building and does not have an unacceptable adverse impact on the function and value of the Local Green Space.
- iii) The replacement of a building provided the new building is in the same use, not materially larger than the one it replaces and does not have an unacceptable adverse impact on the function and value of the Local Green Space.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Green Space Maps (Standish Voice)	http://www.standishvoice.co.uk/information/maps/ Refer to main Neighbourhood Plan.	N/A	<p>The uptake of Safeguarded Land for development is decreasing the accessible open and green space available and depleting the green infrastructure of the area (as shown on the maps). This policy helps to ensure that the overall green infrastructure of the Neighbourhood Plan Area is not greatly diminished and improvements are made.</p>
Standish Voice – green space areas	Refer to main Neighbourhood Plan.	N/A	<p>Current Provision of Open / Green Space:</p> <p>Ashfield Park = 8.9ha</p> <p>Quakers Burial Ground = 0.07ha</p> <p>The ponds area at Almond Brook = 1.3ha</p> <p>Council owned land at Victoria Pit = 10.9ha</p> <p>The recreation ground at Southlands Ave = 0.784 ha.</p>

Standish Voice – green space areas	Refer to main Neighbourhood Plan.	N/A	<p>Green space provision within the existing approved development plans for the Standish area:</p> <p>Site at Cat l'th Window = 0.75ha</p> <p>Site at Old Pepper Lane = 0.08ha</p> <p>South of Pepper Lane = 3ha</p> <p>North and South of Rectory Lane = 6.9ha (this also includes the sports facility site)</p> <p>North Rectory Lane = 0.48ha</p>
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Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The open/green space policies within this plan aim to maximise the use of available land to enhance the green infrastructure and park provision in the Neighbourhood Plan Area, ensure access to woodland, provide mitigation measures and improve the quality of life for residents.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It helps to identify and assess opportunities for contributing to and enhancing the green infrastructure of the borough and Greater Manchester. It specifically refers to the enhancement and management of green space.</p>

Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing green space in the borough, together with access to such spaces and the management of them.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNovember2013.pdf	Refers to the improvement of areas of semi-natural green space, including the former Victoria Pit site and the ponds at Almond Brook Road, being key strategic opportunities for Standish. It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks,
UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.

POLICY 3.3: PROTECTION OF TREES, HEDGEROWS AND WOODLAND

3.3.1. Existing trees, hedgerows and woodland should be protected.

3.3.2 Where any future major development proposals will result in the loss of woodland, individual, non-Tree Protection Order trees or significant lengths of boundary hedges, adequate compensatory measures are to be put in place which results in a net gain to the overall quality of the environment, including structural landscaping and the creation of new green infrastructure.

3.3.3 Trees not to be retained as a result of the major development are to be replaced on a one-for-one basis.

3.3.4 In addition, new trees should be planted at a minimum of:

- One tree for each dwelling for residential development.
- One tree per 100 square metres of floorspace for non-residential development.
- One tree per five car parking spaces for all developments.

3.3.5 Where it is not possible to secure this new or replacement tree planting on site, trees should be planted at a suitable location outside the site but within the Neighbourhood Area in consultation with Standish Voice, or a qualifying successor organisation, and Wigan Council's arboriculture officer.

3.3.6 Landscaping proposals should include native species and habitats that respect the distinctive local landscape character and should seek to demonstrate a net gain in biodiversity in accordance with DEFRA's Biodiversity Impact Calculator.

3.3.7 Special arrangements are to be made to protect and enhance the habitats of priority habitats and species included in the England Biodiversity List under section 41 of the Natural Environment and Rural Communities Act 2006.

3.3.8 Provision should be made for long-term monitoring and management of new and retained green infrastructure. Adequate funding should be made available and include provision for contingencies where monitoring shows that remedial action is needed.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Housing development and planning applications within Standish	http://www.standishvoice.co.uk/housing-development/	N/A	There has been a significant loss of trees and hedgerows as a result of recent approved housing developments. This policy therefore seeks to protect the remaining trees, hedgerows and woodland area and provide mitigation measures for any loss of trees and hedgerows by future development.
Development and Protected Species Supplementary Planning Document (Wigan Council, 2007)	N/A	https://www.wigan.gov.uk/Docs/PDF/Residents/Planning-and-Building-Control/ProtectedSpecies.pdf	This SPD provides guidance on the level of protection species receive; the responsibilities for dealing with protected species; and the requirements for the consideration of protected species as part of the submission of a planning application. This includes reference to trees and Tree Preservation Orders.
Green Space Maps (Standish Voice)	Refer to main Neighbourhood Plan.	N/A	As the maps illustrate, there is lack of accessible woodland by measurable standards.

Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	The protection of trees, woodland, hedgerows and mitigation measures for new development are considered important in retaining the character of the village and to enable access to open space. Although produced in 2006 this provides useful context to the character of Standish, including notable trees.
DEFRA Biodiversity Impact Calculator	N/A	https://www.gov.uk/government/collections/biodiversity-offsetting	<p>Biodiversity offsets are designed to give biodiversity benefits to compensate for losses, ensuring that when a development damages nature (and this damage cannot be avoided or mitigated) new nature sites will be created. Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system's mitigation hierarchy.</p> <p>DEFRA and Natural England have published research on pilot offsetting, together with research into international experiences of biodiversity offsetting.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It refers to the Wigan priority habitats and species, together with important habitats such as woodland and trees. It presents recommendations for biodiversity objectives and policy targets, including habitat creation.</p>

Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	The purpose of the document is to help achieve high standards of housing development. It specifically refers to trees and landscaping.
Greater Manchester Local Biodiversity Plan	N/A	http://www.gmbp.org.uk/site/images/stories/pdf/introduction.pdf	Also refers to priority habitats and species.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks,
UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.

POLICY 3.4: RETENTION AND ENHANCEMENT OF AMENITY/OPEN GREEN SPACES

3.4 Development proposals will be supported on green spaces where:

- i) The existing provision is to be retained and enhanced.
- ii) Improvements are made to the visual, landscape and nature conservation value of the site through the development either on any retained Amenity Green Space or at a nearby Amenity Green Space site.
- iii) Any proposals do not have an adverse impact on a physical link with another Amenity Green Space, Local Green Space or the wider countryside.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Green Space Maps (Standish Voice)	Refer to main Neighbourhood Plan.	N/A	Illustrates local amenity green space sites. This includes area such as school playing fields, play areas, allotments, amenity open spaces, church yards and semi-natural green spaces.
Incredible edible	N/A	https://www.facebook.com/standishinbloom	Opportunities will be sought for tree planting, community orchard and Incredible Edible projects.

Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>There are a number of smaller amenity/open green spaces around the village, and provision for new areas within the approved housing developments. It is considered important that these are retained and enhanced to benefit the community and encourage informal recreation use and play to improve health and wellbeing.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It presents recommendations for biodiversity objectives and policy targets, including habitat creation.</p>

Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	The purpose of the document is to help achieve high standards of housing development.
Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing green space in the borough, together with access to such spaces and the management of them. It states that there is generally sufficient provision of amenity green space in Standish. However, it does indicate there is a need to improve the quality of some sites.

6.2

OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
		Section 8 – Promoting Healthy Communities	Promotes safe and accessible environments and high quality public space. States that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
		Section 9 – Protecting the Green Belt	States that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

		Section 11 – Conserving and Enhancing the Natural Environment	States that in preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment, and encourage the use of brownfield land.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy CP2 (Open Space, Sport and Recreation)	Aims to protect and enhance valuable open spaces, sporting and recreational facilities so as to maximise opportunities for people to undertake a wide range of sport and recreation activities throughout the borough, specifically by maintaining and enhancing walking and cycling routes through parks and open space where they provide appropriate links within the wider network of routes.
		Policy CP9 (Strategic Landscape and Green Infrastructure)	Seeks to improve the natural environments and open spaces, i.e. strategic landscape and green infrastructure, for the benefit of people and wildlife. It seeks to manage green infrastructure as one extensive high quality and multi-functional network and safeguard it from development that would compromise its integrity, through a number of measures.
		Policy CP10 (Design)	Seeks to ensure the built environment of the borough is improved by ensuring that, as appropriate, new development respects and acknowledges the character and identity of the borough and its locality, in terms of the materials, siting, size, scale and details used, is integrated effectively with its surroundings and helps to create attractive places, and incorporates high quality landscaping (amongst other criteria).
		Policy CP12 (Wildlife Habitats and Species)	Specifically aims to protect and enhance regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented. Also aims to Enabling more people to appreciate, enjoy and learn about wildlife and geo-diversity in the borough, particularly within Greenheart. (regional green corridor).

Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241	Policy SR2 (Open space requirements for new housing developments)	Provides the criteria that new residential development has to meet in terms of the provision of open space.
		Policy SR3 (Greenway network)	The greenway network will be maintained and, where appropriate, improved for walkers and, wherever practicable, disabled people, cyclists and horse riders. The network will be protected from development which would negate its purpose, unless an alternative appropriate route is provided for by the development.
		Policy EN1 (Wildlife Corridors)	States that development proposals within Wildlife Corridors will only be permitted when: 1. There will be no adverse impact on the connectivity or function of the Wildlife Corridor, or 2. The potential for reduction or loss in the connectivity or function of the Wildlife Corridor can be mitigated effectively through the incorporation and enhancement of existing wildlife habitats in and/or around the development, such that connectivity and function is at least maintained and is enhanced as far as practicable and reasonable for the development.
		Policy SR1 (Open space, Sport and Recreation)	Seeks to ensure that such provision accords with certain standards. Existing open space and sport and recreation facilities will be protected from loss to other development and uses, unless it meets certain criteria.
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-	N/A	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments.

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EVIDENCE BASE – HOUSING TO MEET CURRENT AND FUTURE NEEDS OF RESIDENTS

7.1 HOUSING TO MEET CURRENT AND FUTURE NEEDS OF RESIDENTS - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY 4.1: SUSTAINABLE HOUSING GROWTH

Policy 4.1 Further housing development on Safeguarded Land within the Neighbourhood Area will only be permitted if:

- i) 75% of the homes already permitted on Safeguarded Land in Standish as at 31 July 2017, have been built out and occupied in line with the respective planning permissions.
- ii) All of the necessary infrastructure works required through legal agreements for the level of housing have been completed and implemented and
- iii) It is demonstrably evidenced that further housing development can be accommodated across the full range of transport, health, education, open space, community and utility infrastructure without detriment to the character and well-being of Standish as a viable sustainable place to live, work and visit.
- iv) The exception would be for a 100% affordable housing development and/or accommodation for older people including specialist housing and extra care schemes.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.
Wigan Strategic Housing Market Assessment (draft for consultation) 2015.	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHMA.pdf	<p>Provides useful analysis of the local housing market within Standish.</p> <p>This report calculates the objectively assessed housing need in the housing market area to 2026, indicating that a significant proportion is within Standish. The report refers to new housing developments, but does not include all consented applications.</p>

<p>Wigan Strategic Housing Land Availability Assessment (Wigan Council 2016)</p>	<p>N/A</p>	<p>https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganStrategicHousingLandAvailabilityAssessment.aspx</p>	<p>This provides evidence base to support the delivery of sufficient land for housing; to meet the borough's need for more homes; and to inform housing policies within the Wigan Local Plan, including the emerging Greater Manchester Spatial Framework (GMSF).</p> <p>Policy CP6 of the adopted Wigan Local Plan Core Strategy (2013) identifies a housing requirement of at least 1,000 homes per year for the period 2011-26 (refer to further information relating to the Core Strategy below) The Strategic Housing Land Availability Assessment (SHLAA) demonstrates that the borough (at 1 April 2016) has a 4.22 year supply of deliverable housing land (i.e. a sufficient supply against the Core Strategy)</p> <p>The report refers to the housing completions (as of 2016) in Standish and sites with (and without) planning permission.</p> <p>It is noted that safeguarded land to the east of Standish without planning permission has been reallocated to be within Green Belt, as indicated in the GMSF proposals.</p>
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Emerging Greater Manchester Spatial Strategy	N/A	https://www.greatermanchester-ca.gov.uk/GMSF	<p>This framework is currently being prepared. The aim of the framework is create a strategic plan for the whole of Greater Manchester up to 2035.</p> <p>In 2016, consultation up the draft was undertaken. Standish Voice submitted a response.</p> <p>It is understood that some previously designated 'safeguarded' land within Standish is to be moved into Green Belt in recognition of the extreme house building that has occurred within Standish). This will mean no further housing development can take place on this land. However, a planning inquiry has now allowed outline permission for 128 homes on this site.</p>
Green belt maps - Wigan	N/A	https://data.gov.uk/data/map-preview?url=http%3A%2F%2Finspire.misoportal.com%2Fgeoserver%2Fwigan_council_greenbelt_wigan%2Fwms%3Frequest%3DgetCapabilities&n=53.575599&w=-2.646290&e=-2.375492&s=53.452775	Indicates designated Green Belt within the area.
Census 2011 statistics (housing)	Appendix A (of this Evidence Base)	N/A	According to the 2011 Census data, in the Neighbourhood Area, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces. There is a lack of homes appropriate for the elderly population of Standish.

Census 2011 (population)	Appendix A (of this Evidence Base)	N/A	The mid-2013 population estimates indicated that the NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). It is anticipated that up to 2033, there would be an increase in the age range of 60-90+ (approximately 4-5%). It is evident that housing needs to be appropriate to the needs of the ageing population.
Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish: <ul style="list-style-type: none"> • The numbers of houses approved are significantly above those identified in the adopted Core Strategy. • The housing developments approved are mainly detached family housing. • The type of housing approved does not provide a wide range of house types, particularly for single and older people.
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<ul style="list-style-type: none"> • The tenure of the developments approved is skewed towards owner occupation. • Affordability is an issue.

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
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POLICY 4.2: DEVELOPMENT TO BE MIX OF HOUSE TYPES AND TENURES TO MEET LOCAL NEED

4.2.1 New 'Major' developments should include an appropriate mix of house size, type, price and tenure to address identified local need, including meeting needs of older people, market demand and to support mixed communities.

4.2.2 Proposals should :

- i) Address need and demand for affordable housing and starter homes including self-build and custom build housing; and
- ii) Respond to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including bungalows, ground floor flats, flats with lifts) which is able to meet people's needs throughout their lifetime, based on the most recent locally derived evidence of need and demand.
- iii) Additional specialised housing (including extra care housing) should be considered to meet defined specialist need.

4.2.3 New, converted and extended independent living and care homes will be supported provided that the design and scale of development is in keeping with the character of the location and the impact on the residential amenity of surrounding residential properties is acceptable.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.
Census 2011 statistics (housing)	Appendix A (of this Evidence Base)	N/A	According to the 2011 Census data, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces. There is a lack of homes appropriate for the elderly population of Standish.

Census 2011 (population)	Appendix A (of this Evidence Base)	N/A	<p>The numbers of older people in the village have increased by 23.2% between 2001 and 2011 (census 2011), with Standish having the third highest numbers of older people in the Wigan borough.</p> <p>The mid-2013 population estimates indicated that the NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). It is anticipated that up to 2033, there would be an increase in the age range of 60-90+ (approximately 4-5%).</p> <p>Evidence from local estate agents indicates that older people are having to move out of the village due to the lack of suitable and attractive downsizing accommodation, specialist accommodation and sheltered and supported housing.</p> <p>The developments approved to date are mainly executive detached family housing which does not provide for the young people and growing elderly population in the village.</p>
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<p>Housing completions from 2016-2018 per house type (Wigan Council)</p>	<p>Appendix A (of this Evidence Base)</p>	<p>N/A</p>	<p>In 2016/2017 the housing completions comprised 51 four bedroom detached houses, 14 three bedroom detached houses, 1 five bedroom detached house, 11 three bed semi-detached houses and 1 four bedroom semi-detached house.</p> <p>In 2017/2018 the housing completions comprised 8 four bedroom detached houses, 1 three bedroom detached house, 1 five bedroom detached house, 1 four bedroom semi-detached house, 2 three bedroom terraces and 1 2 bedroom terraced house.</p> <p>This provides a synopsis of the overall type of new housing within Standish (i.e. large family homes), indicating that the housing is not appropriate to meet all needs.</p>
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Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> • The numbers of houses approved are significantly above those identified in the adopted Core Strategy. • The housing developments approved are mainly detached family housing. • The type of housing approved does not provide a wide range of house types, particularly for single and older people. • The tenure of the developments approved is skewed towards owner occupation. • Affordability is an issue. <p>This demonstrates that the housing types approved do not meet the housing needs of the residents of Standish. The Standish Housing Needs assessment concluded that 65% of all future developments should be for older people to address this imbalance.</p>
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area.
Housing our Ageing Population: Positive Ideas (HAPPI3, Making Retirement Living a Positive Choice) (June 2016)	N/A	https://www.housinglin.org.uk/_assets/Resources/Housing/Support materials/Other reports and guidance/HAPPI3_Report_2016.pdf	Sets out current thinking in relation to our ageing population.

POLICY 4.3: ACCESSIBILITY TO SUSTAINABLE TRANSPORT/BUS ROUTES

4.3 All housing on new developments should be within 400m walking distance of a bus stop.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in main policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Consultation found that 84% of respondents said they would use more or better footpaths and 48% would use improved cycleways.</p> <p>Standish Voice is keen to ensure sustainable developments and this includes the ability to enhance public footpaths, bridleways and cycle routes to improve connectivity in and around the village. Given the concerns raised in the consultation, it is considered all new developments should facilitate and enhance the use of sustainable transport by residents in the village to both ease traffic congestion and reduce the numbers of short car journeys.</p>
Census Data 2011 (Car Ownership)	Appendix A (of this Evidence Base)	N/A	<p>According to the 2011 Census, the Neighbourhood Plan area has a high car ownership in comparison to Wigan and the North West as a whole. This indicates the need to encourage sustainable travel (including walking and cycling) and reduce the reliance upon cars.</p>

Greater Manchester Accessibility Levels (GMAL) data	N/A	https://data.gov.uk/dataset/gm-accessibility-levels	<p>Shows that the Standish with Langtree ward is the second least accessible part of Wigan borough for public transport.</p> <p>Given the ageing population in the area there will be increased dependence on public transport in the future. Access to public transport is therefore important for a sustainable community.</p>
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>This document promotes sustainable travel and states that when planning permission is granted for housing sites, there should be a condition to require the submission and approval of travel plans to detail how the developer intends to minimise the need for travel and prioritise public transport, cycling and walking opportunities.</p> <p>It indicates existing bus services in the area and discusses opportunities for bus services associated with the new housing developments.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>

POLICY 4.4: AFFORDABLE HOUSING PROVISION IN STANDISH

4.4.1 The developer must provide an affordability and housing mix strategy which takes into account the Standish Housing Needs Assessment and Standish Voice, or any qualifying successor organisation, will be consulted on this.

4.4.2 All affordable/starter homes associated with the development must be located within in the Neighbourhood Area only and not in other parts of the borough, and be of a type and tenure to meet and address the affordable shortfall in Standish as identified in the Standish Housing Needs Assessment 2016.

4.4.3 All affordable homes delivered within the Neighbourhood Area must be integrated into the wider development and not provided for in “clusters” to ensure a balance of tenures and a more sustainable, integrated community.

4.4.4 Affordable properties to be in perpetuity wherever possible.

4.4.5 Standish Voice, or any qualifying successor organisation, must be consulted on any further negotiation between Wigan Council and developers in the Neighbourhood Area regarding Section 106 Agreements, or modifications from their stated policy, as set out in Wigan Council’s Supplementary Agreement on Affordable Homes. This includes discussions on a scheme’s viability which could result in net reduction of affordable homes provided in line with the policy.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.

Zoopla (2017)	N/A	https://www.zoopla.co.uk/house-prices/browse/greater-manchester/standish/?q=standish&search_source=house-prices https://www.zoopla.co.uk/house-prices/browse/wigan/?q=wigan	Standish is among the least affordable parts of Wigan Borough. The current average value of property in Standish (WN6) is £167,299 which is 17% higher than the average price of Wigan as a whole (WN) £138,821. (Zoopla, May 2016).
Census 2011	Appendix A (of this Evidence Base)	N/A	<p>According to the 2011 Census, the level of owner occupation in the Standish Neighbourhood Plan Area (80.7%) is higher than the Wigan average, (68%). The proportion of socially rented housing (rented from Wigan Council or a Registered Social Landlord) is much lower than the local and national averages. There is also a far lower proportion of privately rented units in Standish compared to the Wigan and England averages.</p> <p>Around 41% of newly forming households are unable to access the owner occupation tenure, and even 38% cannot access private rental units.</p> <p>As such, there are high levels of demand for affordable housing in Standish.</p>
Wigan Strategic Housing Market Assessment (draft for consultation) 2015.	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHMA.pdf	Provides useful analysis of the local housing market within Standish. It sets out plans for the delivery of affordable homes in the borough. It indicates there is a shortage of affordable homes to meet bids within Standish.

Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> • The numbers of houses approved are significantly above those identified in the adopted Core Strategy. • The housing developments approved are mainly detached family housing. • The type of housing approved does not provide a wide range of house types, particularly for single and older people. • The tenure of the developments approved is skewed towards owner occupation. • Affordability is an issue.
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<p>The needs survey clearly demonstrates the lack of affordable housing in Standish for people on low incomes.</p>

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
Design and Quality Standards (Homes and Communities Agency, 2007)	N/A	https://www.gov.uk/government/publications/design-and-quality-standards	<p>The design and quality standards that must be met by affordable housing providers who get funding from the Homes and Community Agency.</p>

POLICY 4.5: HOUSING DESIGN AND QUALITY STANDARDS

The following policy is designed to improve the quality, design and standard of the housing provision to provide sustainable housing that meets current and future needs of residents.

4.5.1 All new housing developments should be in strict accordance with Wigan Council's Local Development Framework Supplementary Planning Document "Design Guide for Residential Development" Parts 3 & 4, or any successor document.

4.5.2 Homes in any development must meet the spatial standards as detailed in the 2016 Nationally Described Space Standard.

4.5.3 Wigan Council must notify Standish Voice, or any qualifying successor organisation, of any new housing development proposed within the Neighbourhood Area, irrespective of the number of houses involved.

4.5.4 Any major development planning application within the Neighbourhood Area must be:

- i) Accompanied by a bespoke 'Design and Standards Statement' clearly illustrating how the detailed proposals relate specifically to the Neighbourhood Area and its architectural heritage.
- ii) Accompanied by floor plans at 1:50 scale showing furniture layouts and circulation space within habitable rooms.
- iii) Scrutinised by a 'Design Champion' nominated by Standish Voice, or any other qualifying successor organisation, who will provide a written statement to Wigan Council on behalf of the village.

4.5.5 New housing must achieve the following standards in relation to thermal performance in order to reduce heating costs and reduce carbon emissions:

- | | | |
|----|------------------------------------|--|
| 1. | air leakage rate | less than 3m ³ /hr/m ² @50pa |
| 2. | minimum 'U'-value for roof | 0.18W/m ² k |
| 3. | minimum 'U'-value for walls | 0.18W/m ² k |
| 4. | minimum 'U'-value for ground floor | 0.12W/m ² k |

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The 2015 Standish consultation exercise clearly demonstrates that 68% of residents feel the village has a strong sense of place, is full of character and heritage, and is a 'good place to live'.</p> <p>However, the recently approved and proposed housing developments are mainly large in scale and designed using developer's standard house styles, and they have not taken into account the village character.</p>
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Residents/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area.
Nationally Described Spatial Standards (DCLG, 2015, amended 2016)	N/A	https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard	This standard sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> • The numbers of houses approved are significantly above those identified in the adopted Core Strategy. • The housing developments approved are mainly detached family housing. • The type of housing approved does not provide a wide range of house types, particularly for single and older people. • The tenure of the developments approved is skewed towards owner occupation. • Affordability is an issue. <p>As a result of the numerous new housing developments the housing market in Standish has been skewed, and the types and tenures of housing do not meet local need.</p>
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<p>Indicates the need to diversify housing offer and provide a range of housing.</p>
Greater Manchester SHMA (Update Report, Association of Greater Manchester Authorities, 2010)	N/A	www.manchester.gov.uk/.../id/...market_assessment_shma_update_may_2010	

Simpler and better Housing design in everyone's interest (CABE, 2010)	N/A	http://www.designcouncil.org.uk/sites/default/files/asset/document/simpler-and-better_2.pdf	A report by CABE on how to achieve good quality housing design.
POLICY 4.6: SPECIFIC ALLOCATION OF LAND FOR HOUSING			
<p>4.6 The brownfield sites: i) the former Chinese Delight restaurant and associated car park, on Preston Road, and ii) the former Standish Ambulance Station, on Glebe Road, are allocated for housing development to meet the Standish Housing Needs Assessment and address the imbalance of housing for local people in the Neighbourhood Area. The sites should provide:</p> <ul style="list-style-type: none"> i accommodation for older people or ii 100% affordable housing. 			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.

Census 2011 (population)	Appendix A (of this Evidence Base)	N/A	<p>The numbers of older people in the village have increased by 23.2% between 2001 and 2011 (census 2011), with Standish having the third highest numbers of older people in the Wigan borough.</p> <p>The mid-2013 population estimates indicated that the NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). It is anticipated that up to 2033, there would be an increase in the age range of 60-90+ (approximately 4-5%).</p> <p>Evidence from local estate agents indicates that older people are having to move out of the village due to the lack of suitable and attractive downsizing accommodation, specialist accommodation and sheltered and supported housing.</p> <p>The developments approved to date are mainly executive detached family housing which does not provide for the young people and growing elderly population in the village.</p>
Census 2011 statistics (housing)	Appendix A (of this Evidence Base)	N/A	<p>According to the 2011 Census data, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces. There is a lack of homes appropriate for the elderly population of Standish.</p>

Standish Housing Sites Assessments (Standish Voice, Housing sub-group, 2017)	Refer to Appendix E of this Evidence Base	N/A	This study considers the suitability of several sites within the Neighbourhood Area for older people's accommodation.
Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> • The numbers of houses approved are significantly above those identified in the adopted Core Strategy. • The housing developments approved are mainly detached family housing.

Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix D of this Evidence Base	N/A	<ul style="list-style-type: none"> • The type of housing approved does not provide a wide range of house types, particularly for single and older people. • The tenure of the developments approved is skewed towards owner occupation. • Affordability is an issue. <p>This demonstrates that the housing types approved do not meet the housing needs of the residents of Standish. The Standish Housing Needs assessment concluded that 65% of all future developments should be for older people to address this imbalance.</p> <p>The needs survey clearly demonstrates the lack of affordable housing in Standish for people on low incomes.</p>
Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>

Wigan Strategic Housing Market Assessment (draft for consultation) 2015.	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHMA.pdf	Provides useful analysis of the local housing market within Standish. It sets out plans for the delivery of affordable homes in the borough. It indicates there is a shortage of affordable homes to meet bids within Standish.
Housing our Ageing Population: Positive Ideas (HAPPI3, Making Retirement Living a Positive Choice) (June 2016)	N/A	https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Other_reports_and_guidance/HAPPI3_Report_2016.pdf	Sets out current thinking in relation to our ageing population.
Standish Site Allocation Analysis (Standish Voice, 2017)	Refer to main Neighbourhood Plan.	N/A	This systematically analyses all proposed housing sites in Standish to demonstrate how Standish Voice identified the Chinese Delight restaurant site as the only allocation.

7.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
		Section 6 – Delivering a wide choice of high quality home	The NPPF makes it clear that it is not about the quantity of the homes in the right places, it is also about the choice of homes to ensure that people can occupy housing that is best suited to their needs.

		Section 9 – Protecting the Green Belt	States that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy SD1 (Presumption in Favour of Sustainable Development)	In considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
		Policy SP1 (Spatial Strategy for Wigan)	States that beyond the east-west core, development will be focused on Golborne and Lowton and Standish, and it indicates a broad location for new housing development at Standish (which appears to encompass the majority of the NP area). It also specifies that the full extent of the Green Belt will be maintained. The broad site options are North of Rectory Lane, Standish, South of Rectory Lane, Standish and Almond Brook, Standish (all of which are currently under construction). It also indicates the 'Safeguarded Land' within Standish.
		Policy SP4 (Broad Locations for New Development)	The Core Strategy identifies housing growth for approximately 1,000 houses in Standish on the identified Safeguarded Land. However, the current number of houses totals 1,612 on the Safeguarded Land in Standish. This equates to around 10% of the total housing required across the borough of Wigan. This will have significant impact on the village with the effect of increasing the village population by 25%.

		Policy CP6 (Housing)	It seeks to ensure that there is sufficient housing in the borough to meet people's needs and support a good quality of life by a number of provisions including housing provision, focusing at least 80% of new housing in the east-west core of the borough, provision on previously developed land, seeking the provision of 25% affordable housing on all sites consisting of 10 dwellings or more where this is viable, and ensuring that provision is made for an appropriate mix of house types, sizes, tenures and affordability, specialist, extra-care housing and 'lifetime homes'.
		Policy CP7 (Accessibility)	Seeks to improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough, specifically by developing and enhancing our on and off-road networks for walking and cycling, to connect local residents to employment and community facilities as well as for leisure purposes.
		Policy CP8 (Green belt and safeguarded land)	States there will be no alterations to the boundaries of the Green Belt, and development within the Green Belt will only be allowed in accordance with national planning policy. It also refers to the safeguarded land, as discussed in the above policies.
		Policy CP10 (Design)	Seeks to improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring that, as appropriate, new development meets a number of provisions. These include, for example, respects and acknowledges the character and identity of the borough, meets established standards for design, is accessible for all in terms of movements, incorporates high quality landscaping, and is designed to reduce the risk of crime and anti-social behaviour.

		Policy CP13 (low carbon development)	Seeks to reduce the emissions of carbon dioxide arising from new development and help reduce the impacts of climate change on our environment, economy and quality of life through a number of measures including minimising the demand for energy, before maximising the efficiency of energy use, before implementing low-carbon dioxide and renewable energy technologies, and the production of carbon reduction strategies in new developments.
		Policy CP14 (waste)	Aims to ensure greater efficiency in the use of resources, including in new developments (encouraging provision for recycling, including innovative community recycling schemes, within appropriate large residential developments).
Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241	Policy H1 (Housing Land)	Identifies sites allocated and protected for housing development. It indicates (at the time) 1,710 housing completions in Standish (between 2012 and 2026 (including both completed and proposed).
		Policy H2 (Providing an Appropriate Mix of Housing)	States that developments of 10 or more homes are required to help provide an appropriate mix of housing in terms of size (number of bedrooms) and specialist accommodation, relative to the existing supply, other development permitted and evidenced need for the settlement concerned, unless it can be demonstrated that it would not be viable or suitable for the site. Such provision will be sought across tenures, including as part of affordable housing provision.

		<p>Policy H3 (Further development in Standish) (and Appendix B)</p>	<p>Sates that further housing development on Safeguarded Land in Standish will only be permitted if:</p> <ul style="list-style-type: none"> • 80% of the homes already permitted on safeguarded land as at 13 October 2015 have been developed and occupied in line with their respective planning permissions. • All of the necessary infrastructure works required through legal agreements for that level of housing have been completed and implemented, and • It is demonstrably evidenced that further housing development can be accommodated across the full range of transport, health, education, open space, community and utility infrastructure without detriment to the character and well-being of Standish as a viable place to live, work and visit. <p>The supporting text to the policy indicates that planning permission has been granted for 1,404 new homes on Safeguarded Land in Standish between January 2014 and August 2015, approximately 400 more than the “approximately 1,000” established in the Local Plan Core Strategy (increasing the village housing stock by 1 quarter). The draft Allocations Plan recommends a need to focus planning permissions and development elsewhere in the borough. It also indicates a need to put further planning permissions in Standish on hold, at least until four-fifths of the existing supply on Safeguarded Land has been built and occupied, in accordance with the planning permissions, to allow the impacts of that development to be understood on a day-to-day basis and accommodated effectively before further development is considered.</p> <p>Prior to any additional development on remaining Safeguarded Land at Rectory Lane (south), a strategic green infrastructure corridor shall be provided between Rectory Lane and Fairhurst Lane, linking to the open space at the former Victoria Colliery site.</p>
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		Policy GB1 (Design in the green belt)	States that when new development is appropriate in the Green Belt in line with national planning policy, certain criteria will need to be met.
		Policy GB4 (Development on remaining land safeguarded for future development)	<p>It states that permission will not be granted for permanent development on remaining land safeguarded for future development, as shown on the policies map, at:</p> <ol style="list-style-type: none"> 1. Pepper Lane, Standish 2. North of Langham Road, Standish 3. Rectory Lane, Standish 4. Rowton Rise, Standish <p>Permanent development on land safeguarded for future development will only be allowed following a Local Plan review through which it is proposed for development.</p> <p>However, some of this land has already been developed. This is why the NP housing policies are essential.</p>

		Policy A5 (Accessibility to Public Transport in New Developments)	<p>Requires that new developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency.</p> <p>New developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> 1. A higher density of development is sought on sites that are close to good, high frequency public transport routes. This should not compromise the wider design qualities of a scheme and its relationship with its surroundings. 2. The layout and orientation of walking routes (and cycling routes for access to rail stations) should provide as many people as possible with the quickest, safest, attractive and most convenient route between their home and public transport. 3. New development can effectively accommodate access by public transport if appropriate, ensuring that new interchanges are accessible for all, well overlooked and lit.
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-SPD.pdf	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments.
Affordable Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Affordable-	This document provides supplementary guidance on how policy CP6 will be applied and sets out the council's approach to securing affordable housing. It will be used as a basis for negotiating with developers prior to the determination of planning applications for housing development.

		Housing-SPD.pdf	
Travel Plan Supplementary Planning Document (Wigan Council, June 2007)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/TravelPlans.pdf	N/A	Encourages measures to support walking, cycling and public transport.
Building for Life 12: The sign of a good place to live (2015)	http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	N/A	Government-endorsed industry standard for well-designed homes and neighbourhoods.
Design Guide for Residential Development SPD (Wigan Council, July 2006)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	N/A	The purpose of the document is to help achieve high standards of housing development. It specifically refers to better accessibility, including public transport, footpaths and cycleways.
Landscape design SPD, (Wigan Council, 2005)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/LandscapeDesign360Kb.pdf	N/A	This guidance note sets out the minimum landscape planning information needed to achieve an acceptable standard of development.

8 EVIDENCE BASE – MAXIMISE FUNDING

8.1 MAXIMISE FUNDING

POLICY 5.1: THE USE OF S106 AGREEMENTS AND/OR COMMUNITY INFRASTRUCTURE LEVY FUNDING TO SUPPORT COMMUNITY DEVELOPMENT

5.1: Any planning application for new development within the Neighbourhood Area must demonstrate how it can contribute towards the delivery of community development. This may be through contributions via a Section 106 Agreement or through payment of any future Community Infrastructure Levy (CIL). Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all developments subject to the guidance set out in the National Planning Policy Framework including the ability for development to be delivered viably. Any contribution secured as a result of development within the Neighbourhood Area shall be prioritised towards the delivery of community/infrastructure facilities and/or affordable housing or old people's accommodation, as outlined in policies in Standish Neighbourhood Plan. Wigan Council should involve Standish Voice, or any qualified successor organisation, at a very early stage in the discussions regarding Section 106 contributions.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Planning Portal Website	N/A	https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy	Provides information about the Community Infrastructure Levy.

Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Residents/Planning-and-Building-Control/Planning-guidance/Open-Space-SPD.pdf	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments. It specifically refers to financial contributions.
Affordable Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Residents/Planning-and-Building-Control/Planning-guidance/Affordable-Housing-SPD.pdf	This document provides supplementary guidance on how policy CP6 will be applied and sets out the council's approach to securing affordable housing. It will be used as a basis for negotiating with developers prior to the determination of planning applications for housing development. It specifically refers to Section 106 agreements.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Residents/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	This report concludes that Section 106 contributions will be sought from developers to ensure that the necessary infrastructure mitigation can be provided. It states that, for example, open space improvement, will need to be provided through applying a section 106 contribution requirement to the individual developments based upon a rate per house.
Town and Country Planning Act 1990	N/A	http://www.legislation.gov.uk/ukpga/1990/8/ccontents	Sets out the requirements for Section 106 planning obligations.

8.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Numerous	<p>Refers to developer contributions.</p> <p>Due to the significant housing development in Standish, it is vital that increased investment in community facilities and infrastructure improvement is progressed, to maintain Standish as a viable, thriving community.</p>
<p>Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)</p> <p>CP18 (Developer contributions)</p>	N/A	https://www.wigan.gov.uk/Documents/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	<p>Seeks to ensure that there is capacity for new development and help make the borough an attractive place for people to live and businesses to locate and thrive through development funds.</p> <p>Developer contribution through section 106 contributions will be sought and used to contribute to the social and infrastructure requirements and help fund projects and improvements to benefit the community of Standish as identified in the plan.</p>

9

EVIDENCE BASE – SPORT, LEISURE AND COMMUNITY FACILITIES

9.1 SPORT, LEISURE AND COMMUNITY FACILITIES - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY 6.1: IMPROVEMENTS TO SPORT, RECREATIONAL AND LEISURE FACILITIES AT ASHFIELD PARK

This policy seeks to create opportunities to increase the capacity and use of the site for sport and recreational purposes and to encourage a healthier lifestyle by more people using Ashfield Park by:

6.1 Proposals for new, extended and/or improved leisure and sport facilities within Ashfield Park will be supported, subject to the provision of:

- (i) Appropriate built facilities for sport and recreation being proportional to the use and capacity of Ashfield Park and, if appropriate, meeting the most up-to-date requirements of design for the sports clubs, based on guidance published by Sport England and the relevant sport's governing body or bodies.
- (ii) Proposals must provide safe access to the highway network and appropriate levels of parking.
- (iii) Proposals should not have any adverse impact on neighbouring properties or the surrounding natural and historic environment.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p> <p>The consultation also identified that lack of sporting and leisure activities for young people. Improvements to Ashfield Park, as the only current park in Standish, and provision of additional parks within the village centre were identified specifically.</p>
Asset of Community Value Designation	N/A	https://www.wigan.gov.uk/Business/Property-and-Land/Assets-of-community-value.aspx	<p>Standish Voice has successfully applied to have Ashfield Park designated an Asset of Community Value, together with a number of other community facilities within the village. This, together with this NP policy, will contribute to ensuring Standish has a range of good quality community, social, sport and leisure facilities available to everyone.</p>

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>This report specifically encourages an improvement to the facilities at Ashfield Park, and also provides a useful context to the park. Since the production of this report, improvements to the playgrounds have been undertaken. However, it does refer to the lack of sports changing facilities. It also indicates an overall deficit of junior and mini sports pitches in Standish to meet the needs of the population. It also suggests improvements to the existing pitches are required.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Mapping of open space / assets and designated sites	Refer to main Neighbourhood Plan.	N/A	Standish Voice produced plans illustrate existing areas of green infrastructure, including the designated assets of community value such as Ashfield park.

Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The Plan seeks to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone, which can generate improvements to health, wellbeing and physical fitness.</p>
The Deal (Wigan Council, 2016)	N/A	https://www.wigan.gov.uk/Council/The-Deal/The-Deal.aspx	<p>As part of the Deal for Health and Wellness (2016), Wigan Council agree to ensure there are a wide range of facilities within local communities including parks, open spaces leisure, safe cycling routes, good quality housing. The Deal also entails the public keeping active at whatever stage of life, supporting older relatives, friends and neighbours to be independent for as long as possible and getting involved in local communities.</p>

Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing green space in the borough, together with access to such spaces and the management of them. Refers to Ashfield Park and its existing facilities. The report identifies a lack of parks in the north of Standish.
Sport England Design / Cost Guidance and Standards	N/A	https://www.sportengland.org/facilities-planning/design-and-cost-guidance/	This website provides up to date guidance for the creation of new, or enhancement of existing, sport and leisure facilities.

POLICY 6.2: SOUTHLAND REC – CREATION OF A NEW PARK AND PLAY FACILITIES

6.2 Southlands Rec should become a new community park in the heart of Standish.

Details of what the park will look like will be worked up collaboratively with the community with the objective of enhancing the open space by improving the quality of play provision, increasing the biodiversity and improving accessibility to all through:

- New children's play provision, including ball games
- New informal footpaths within the park
- Provision of community gardens, orchards, sensory or wildflower gardens to increase biodiversity and to encourage community activity

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Southlands Rec Consultation (Standish Voice, 2017)	http://www.standishvoice.co.uk/information/future-of-the-rec/	N/A	<p>Community consultation showed strong support for a park on the Rec with 83% of respondents in favour of a park.</p> <p>Southlands Rec is therefore a key priority for improvement in this Neighbourhood Plan. Proposals will be brought forward through a comprehensive future plan, which will provide opportunities for recreation and leisure (including ball games, children's play provision and opportunities for local food provision) for the wider community, look to increase biodiversity and provide opportunities for growing local food, assisting with health lifestyles and wellbeing in the area.</p>
Standish Village Masterplan (AECOM, December 2016)	Refer to Appendix D of this Evidence Base	N/A	The masterplan proposals includes provisions for a park at the Southlands Rec.
The Rec Consultation Statement (Standish Voice, 2017)	http://www.standishvoice.co.uk/information/future-of-the-rec/	N/A	Due to the issues generated by the consultation on Southlands Rec, a consultation statement was issued to explain and justify the survey process and results. This statement clarified that it was an independent survey.

<p>Standish Voice Car Parking Survey 2016 (joint Standish Voice and Wigan Council)</p> <p>Car parking sub-group consultations on potential car parking sites in Standish Village Centre.</p>	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	<p>A site assessment survey was undertaken to identify and assess potential sites for additional car parking.</p> <p>There are limited opportunities for new parking as a number of the sites are privately owned or constrained (e.g. by highways standards).</p> <p>A potential location for a small car park on Rec Southlands Rec was identified and consultation carried out in March 2017. The outcome was 60% were in favour of improvements as a park with small car park, 23% as a park only and 17% wanted to leave it as it is. Due to new opportunities on at least one of these sites, the re-constituted Car Parking Sub-group will look at all these potential sites again.</p>
<p>Standish Infrastructure Assessment (Wigan Council, November 2013)</p>	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>This report refers to existing pitch provision at the Rec, indicating that it is in poor condition and improvement is therefore required.</p> <p>It also states that Standish has a surplus of adult-sized football pitches and a deficit of smaller ones.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>

Mapping of open space / assets and designated sites	Refer to main Neighbourhood Plan.	N/A	Standish Voice produced plans illustrate existing areas of green infrastructure, including the designated assets of community value such as Ashfield park.
Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The designation of a new park would help to encourage healthier lifestyles and increased physical fitness and wellbeing.</p>
Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	<p>Provides information about existing sports provision in the borough.</p> <p>Refers to the Rec and its existing facilities. The report identifies a lack of parks in the north of Standish.</p>

Incredible edible	N/A	https://www.facebook.com/standishinbloom	Opportunities will be sought for tree planting, community orchard and Incredible Edible projects.
POLICY 6.3: IMPROVE SPORT, RECREATIONAL AND LEISURE OPPORTUNITIES			
6.3 Proposals for new, enhanced, extended and improved leisure and sport facilities within the Neighbourhood Area will be supported, subject to the following criteria being met:			
(i) Appropriate built facilities for sport and recreation must be proportional to the use and, if appropriate, meet the most up-to-date requirements, based on guidance published by Sport England and the relevant sport's governing body or bodies.			
(ii) Proposals must provide safe access to the highway network and appropriate levels of parking.			
(iii) Proposals should not have significant adverse impacts on neighbouring properties or the surrounding natural and historic environment.			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The consultation also identified that lack of sporting and leisure activities for young people.
Planning application A/15/8098/1RMMAJ off Rectory Lane	N/A	https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/15/80981/RMMAJ	A new leisure facility is proposed as part of the housing development on Rectory Lane. We would encourage any future sports or leisure developments to be accessible to all Standish residents.

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>The report indicates that the new homes in Standish would have a significant impact on open space and play provision. It should be noted that since the production of this, the number of new homes has increased. It specifically states that new open space and recreational facilities will need to be secured, e.g. through new housing sites (in accordance with the policy and SPD's referenced below). The requirement for new play pitch provision and provision for children and young people is specifically outlined.</p> <p>It also highlights the importance that new developments are integrated effectively and sustainably into the settlement with sustainable access to areas of quality open space, key services and amenities.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
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Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The Plan seeks to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone, which can generate improvements to health, wellbeing and physical fitness.</p>
Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing sport, recreational and leisure facilities within the borough, together with access to such spaces and the management of them.
Sport England Design / Cost Guidance and Standards	N/A	https://www.sportengland.org/facilities-planning/design-and-cost-guidance/	This website provides up to date guidance for the creation of new, or enhancement of existing, sport and leisure facilities.

Standish Voice Parking Study (Standish Voice, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	This study, using the parking standards set out in the Wigan Allocations and Development Management Local Plan (Initial Draft Plan), calculated that Standish ideally requires 129 more parking spaces.
Wigan Allocations And Development Management Local Plan (Initial Draft Plan) - parking standards for new premises (Wigan Council, October 2015)	N/A	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650	
Standish Voice Car Parking Petition (Standish Voice, January, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	This received 1,300 signatures in a few weeks agreeing that Standish centre needed a new public car park. Many individual comments were also received.
Standish Parking Strategy (Standish Voice and Wigan Council, January 2016)	http://www.standishvoice.co.uk/information/parking-campaign/	N/A	A joint Standish Voice/ Wigan Council Standish Parking Strategy was adopted with a 12-point plan to improve parking, including a commitment to provide a new public car park.
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area. It also sets out the protection and management strategy for the Conservation Area. This document has been considered throughout the preparation of the Standish Masterplan and this policy.

POLICY 6.4: ENHANCEMENT AND PROTECTION OF COMMUNITY FACILITIES

6.4 The policy applies to the following community facilities (designated as Assets of Community Value)

- i) Standish Library
- ii) Standish Community Centre
- iii) The Line

6.4.1 Proposals for enhancement and improvements to maximise the usage of the community facilities will be supported where this widens the use and provides additional facilities for wider community benefit.

6.4.2 Proposals for development that result in the loss of community facilities will only be supported where it can be clearly demonstrated:

- i) that the asset is no longer financially viable
- ii) or is no longer of value to the community or
- iii) that a suitable replacement can be provided elsewhere

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	N/A	N/A	The 2015 Standish consultation exercise clearly demonstrates that 68% of residents feel the village has a strong sense of place, is full of character and heritage, and is a 'good place to live'. The consultation highlighted community spirit as one of the best things about living in Standish.

Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix D of this Evidence Base	N/A	The proposals seek to improve the setting for the library giving this civic building more prominence in the village. This includes the creation of a new civic space in front of the existing library building.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Indicates that community provision in Standish is well provided for with a wide range of facilities available. However, a number would benefit from modernisation, refurbishment and general maintenance to meet the needs of the community and maintain a sufficient community offer.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Asset of Community Value Designation	N/A	https://www.wigan.gov.uk/Business/Property-and-Land/Assets-of-community-value.aspx	There are a number of public and private community venues within the village centre. It is considered that, due to the increase in population, these facilities should be enhanced or if individual venues close due to redevelopment, new accommodation should be provided.

Standish Voice has been working with Wigan Council to enhance “The Line” which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	<p>The Plan supports the enhancement and linking up of footpaths and bridleways across the Neighbourhood Area for recreation and journeys to and from the village centre.</p> <p>The enhancements to The Line will ensure a safer and more pleasant route, and indirectly encourage improved health and wellbeing. Furthermore, such improvements could help to reduce the reliance on cars, thus potentially limiting congestion and emissions expected due to Standish’s increasing population.</p>
Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The Plan seeks to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone, which can generate improvements to health, wellbeing and physical fitness.</p>

POLICY 6.5: TO INCREASE THE USE AND PRODUCTION OF RENEWABLE AND LOW CARBON ENERGY, SOLAR GENERATION DEVELOPMENT PROPOSALS WILL BE SUPPORTED ON BROWNFIELD LAND E.G. GIDLOW TIP UP TO 5MW IN SIZE THAT:

- i) Have appropriate screening, and noise, glint and glare are mitigated adequately
- ii) Include a community finance contribution and/or meet the needs of the local community
- iii) Are conditioned to ensure land used by the solar farm is reclaimed and returned to grassland and/or woodland when the facility ceases to be utilised
- iv) Put in place measures outlined in an EIA

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Lancashire Wildlife Trust position statement on renewable energy (2014)	N/A	http://www.lancswt.org.uk/sites/default/files/position_statement.pdf	Lancashire Wildlife Trust believes appropriate renewable projects can have a positive influence on biodiversity.

Emerging Greater Manchester Spatial Strategy	N/A	https://www.greatermanchester-ca.gov.uk/GMSF	<p>This framework is currently being prepared. The aim of the framework is create a strategic plan for the whole of Greater Manchester up to 2035.</p> <p>There may be brownfield sites in the Green Belt which could be used for solar energy. One potentially suitable site in the Neighbourhood Plan Area could be land at Gidlow Tip (known locally as The Coal Wash) near Boar's Head.</p> <p>The landowner had offered the site for housing in the Greater Manchester Spatial Framework "Call for Sites" procedure in 2016. However there is no allocation for housing in the Green Belt in Standish in the draft GMSF plan and this site was not included. The site has also been assessed for housing as part of the Neighbourhood Plan.</p>
UNFCCC: The Paris Agreement	N/A	http://unfccc.int/paris_agreement/items/9485.php	<p>The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change.</p>
European Commission: Energy – National action plans	N/A	http://ec.europa.eu/energy/en/topics/renewable-energy/national-action-plans	<p>These set out how nations intend to meet their obligations under the Renewable Energy Directive, including their legally binding 2020 targets.</p>

The Fifth Carbon Budget: Committee on Climate Change, November 2015	N/A	https://www.theccc.org.uk/wp-content/uploads/2015/11/Committee-on-Climate-Change-Fifth-Carbon-Budget-Report.pdf	This report sets out advice on the fifth carbon budget, covering the period 2028-2032, as required under Section 4 of the Climate Change Act;
Greater Manchester Climate Change Strategy 2011	N/A	http://media.ontheplatform.org.uk/sites/default/files/GM%20Climate%20Change%20Strategy.pdf	This strategy helps to fuse together the various carbon reduction plans and adaptation strategies that have been developed by the ten districts of the city. It considers a broad range of areas from innovation, renewables and energy efficiency to new business opportunities, the protection and enhancement of our green space and the actions of individuals and organisations across all of our communities and neighbourhoods.
A Climate Change Strategy and Action Plan for Wigan Borough (August 2011)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/climatechange/WiganClimateChangeStrategyAug2011.pdf	This Strategy, Action Plan and supporting documents set out what the borough can, and will do, in order to combat climate change and respond to the problems and opportunities it will bring.
Department of Energy & Climate Change Public Attitudes Tracker – Wave 13 (April, 2015)	N/A	https://www.gov.uk/government/statistics/public-attitudes-tracking-survey-wave-13	81% of the public in favour of solar farms and support for renewable energy generally was at 78%.

Green belt maps - Wigan	N/A	https://data.gov.uk/data/map-preview?url=http%3A%2F%2Finspire.misoportal.com%2Fgeoserver%2Fwigan_council_greenbelt_wigan%2Fwms%3Frequest%3DgetCapabilities&n=53.575599&w=-2.646290&e=-2.375492&s=53.452775	Indicates designated Green Belt within the area.
Gidlow Tip	Refer main Neighbourhood Plan. https://www.greatermanchester-ca.gov.uk/GMSF (refer to 'Call for Sites' maps in the Emerging Greater Manchester Spatial Strategy)	N/A	<p>All of this brownfield site is in the Green Belt, but could be suitable for solar energy facilities of up to 5MW in size if properly screened, and with glint and glare adequately mitigated. The area designated by Wigan Council as in need of reclamation, covered by the solar farm, should be restored to greenfield and/or woodland after a stipulated time period (typically 20-25 years).</p> <p>If not all the site is utilised as a solar farm, the remainder could be reclaimed during the lifetime of the facility.</p> <p>Representatives of the landowner, Standish Estates, have discussed details of this proposal ahead of the draft plan's statutory consultation process and indicated they are willing to look further into this possibility.</p>

9.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
		Section 8 – Promoting Healthy Communities	Promotes safe and accessible environments and high quality public space. States that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
		Section 9 – Protecting the Green Belt	States that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
		Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change	<p>The National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, and encourages local communities to play their part and identify suitable sites for renewable energy sources.</p> <p>(para 93 relating to key role planning plays in helping secure reductions in greenhouse gas emissions)</p> <p>(para 95 relating to planning for new development in locations and ways which reduce greenhouse gas emissions)</p> <p>(para 97 relating to the responsibility on all communities to contribute to energy generation from renewable or low carbon sources)</p>

Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy SD1 (Presumption in Favour of Sustainable Development)	In considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
		Policy CP1 (Health and Wellbeing)	Seeks to improve health and well-being and substantially reduce health inequalities in the borough through a number of measures such as considering the health impacts of major developments and other relevant proposals.
		Policy CP2 (Open Space, Sport and Recreation)	Aims to protect and enhance valuable open spaces, sporting and recreational facilities so as to maximise opportunities for people to undertake a wide range of sport and recreation activities throughout the borough, specifically by maintaining and enhancing natural and semi-natural green space and larger areas of amenity green space, maintaining and enhancing walking and cycling routes through parks and open space, determining proposals for development that would result in the loss of open space or land or buildings in use or most recently in use for sport and recreation, in accordance with national planning policy and our local standards, and maintaining and improving other opportunities for sport and recreation activities.
		Policy CP3 (Community Facilities)	This policy aims to extend and enhance opportunities for community activities through new and improved facilities, ensuring accessibility, requiring appropriate community facilities in / as part of new large scale housing developments, and only allowing development that would result in the loss of a community facility when there is no demonstrable need for the facility any longer or an alternative equivalent / better facility will be provided.
		Policy CP7 (Accessibility)	Seeks to improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough, specifically by developing and enhancing our on and off-road networks for walking and cycling, to connect local residents to employment and community facilities as well as for leisure purposes.

		Policy CP8 (Green belt and safeguarded land)	<p>States there will be no alterations to the boundaries of the Green Belt, and development within the Green Belt will only be allowed in accordance with national planning policy.</p> <p>It also refers to the Safeguarded Land, as discussed in the above policies.</p>
		Policy CP10 (Design)	<p>Seeks to improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring that, as appropriate, new development meets a number of provisions including measures to minimise the impact of and adapt to climate change and conserve natural resources and meets established national standards for sustainability and national carbon reduction targets.</p>
		Policy CP13 (low carbon development)	<p>Seeks to reduce the emissions of carbon dioxide arising from new development and help reduce the impacts of climate change on our environment, economy and quality of life through a number of measures including minimising the demand for energy, before maximising the efficiency of energy use, before implementing low-carbon dioxide and renewable energy technologies, and the production of carbon reduction strategies in new developments.</p>
		Policy CP17 (Environmental Protection)	<p>Seeks to maintain, enhance and protect the environment through a number of measures such as protection of agricultural land, tackling land contamination, managing air quality, preventing pollution, improving water quality and ensuring new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life.</p>
Wigan Allocations and Development Management Local Plan (Initial Draft)	http://wigan-consult.limehouse.co.uk/portals/allocations_plan_initial	Policy GB1 (Design in the Green Belt)	<p>States that when new development is appropriate in the Green Belt in line with national planning policy, certain criteria will need to be met.</p>

(Wigan Council, October 2015)	draft?pointId=3243241	Policy EN4 (Land Reclamation and Renewal)	Seeks to secure the reclamation and renewal of a number of sites, including Gidlow Tip.
		Policy SR1 (Open space, Sport and Recreation)	Seeks to ensure that such provision accords with certain standards. Existing open space and sport and recreation facilities will be protected from loss to other development and uses, unless it meets certain criteria.
		Policy SR2 (Open space requirements for new housing developments)	Provides the criteria that new residential development has to meet in terms of the provision of open space.
		Policy A4 (Parking in New Development)	Seeks to ensure convenient, safe and secure car, cycle and motorcycle parking provision will be implemented in new development (in accordance with certain criteria provided in Appendix 3: Parking Standards of the Allocations Plan). http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650
		Policy A5 (Accessibility to Public Transport in New Developments)	Requires that new developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency.
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-	N/A	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments.

	SPD.pdf		
Design Guide for Residential Development SPD (Wigan Council, July 2006)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	N/A	The purpose of the document is to help achieve high standards of housing development. It specifically refers to better accessibility, including footpaths and cycleways.
Travel Plan Supplementary Planning Document (Wigan Council, June 2007)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/TravelPlans.pdf	N/A	Encourages measures to support walking, cycling and public transport.
Building for Life 12: The sign of a good place to live (2015)	http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	N/A	Government-endorsed industry standard for well-designed homes and neighbourhoods.

10 EVIDENCE BASE – GENERAL AND PLAN DELIVERY

10.1 GENERAL - POLICIES AND ASSOCIATED EVIDENCE BASE

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Localism Act 2011		http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	Allows the Standish Neighbourhood Plan policies (if they are based on sound evidence and reflect the strategic policies, community input and proper principles of planning) to have statutory weight in determining planning and development outcomes within Standish village.
Planning Practice Guidance	N/A	https://www.gov.uk/government/collections/planning-practice-guidance https://www.gov.uk/guidance/neighbourhood-planning--2	The guidance explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required.
Wigan Council Website on the Neighbourhood Planning Process		https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Neighbourhood-plan/The-process.aspx	Provides useful guidance to the process.
Neighbourhood Plans Roadmap Guide (Locality)	N/A	http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/	Neighbourhood Plan Guide and Roadmap by Locality.

Writing Planning Policies (Locality)	N/A	N/A	Provides useful guidance to writing policies.
Submitting a Neighbourhood Development Plan (and other guidance from Planning Aid)	N/A	http://www.rtpi.org.uk/planning-aid/planning-explained/briefing-notes-and-guides/	Provides essential guidance.
National Planning Policy Framework	N/A	https://www.gov.uk/government/publications/national-planning-policy-framework--2	<p>Para 17 ref planning should be genuinely plan-led, empowering local people to shape their surroundings.</p> <p>Para 183 ref Neighbourhood Planning giving communities power to develop vision for their area and deliver sustainable development.</p> <p>Para 188 ref early engagement.</p>
Consultation on the NP Area 2015 (Standish Voice)	Refer to Appendix B (of this Evidence Base)	N/A	<p>English Heritage North West responded with no comments together with useful guidance. They also indicated that no further consultation with them was needed unless the developing plan proposes significant impacts or changes in relation to designated heritage assets or their setting that would require statutory notification to English Heritage.</p> <p>The Coal Authority, The Office of Rail Regulation, the Environment Agency and United Utilities all responded with no comments.</p> <p>Natural England responded with some advice and a recommendation that they are consulted with the draft plan.</p>

Standish Station Preliminary Feasibility Assessment 2013	http://www.standishvoice.co.uk/our-evidence/	N/A	<p>Similarly, a policy is not included for a railway station in Standish. This is because there are no current local or regional authority plans that propose a station in the short term. However, Transport for Greater Manchester (TFGM) is currently conducting a review of all proposed stations within the city region. This review will include Standish and is expected to be made public at the end of 2017.</p> <p>The NP consultation in 2015 identified that if a station was to be built, 84% of respondents would use it (13% indicated they would not and 3% had no view).</p> <p>Any new 106 agreements undertaken with developers should take this into account.</p>
<p>M6 J26 improvements</p> <p>Planning Application Reference A/17/84615/DCINV</p> <p>Proposed extension and creation of highway to form a 2.3km single carriageway link road between the eastern roundabout of junction 26 of the M6 with the M58 and A577 and the A571 Billinge Road Foundry Lane junction known as the M58 Link Road</p>	N/A	<p>https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Roads/Proposed-M58-Link-Road.aspx</p> <p>https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/17/84615/DCINV</p>	<p>A policy is not included for a proposed bypass to relieve congestion in the Village. It was not considered to be a realistic policy. Improvements are scheduled for M6 Junction 26 with improved access to Wigan town centre via a new M58 Link Road. Any by-pass through the Green Belt of Standish may open up land to further housing development.</p>

APPENDIX A – RAW DATA

Standish House Type Completions (2016-2017)

Application No	Address	Number	House Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
DETACHED DWELLINGS								
A/13/77862	153 Bradley Lane Standish Wigan WN6 0NA	1	Residential, Dwellings, Detached				1	
A/14/79462	17 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79462	4 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79462	7 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79462	9 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79472	18 Almond Pastures Standish Wigan WN6 0GG	1	Residential, Dwellings, Detached				1	
A/15/80625	11 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/15/80625	5 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/15/80625	15 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/15/80625	8 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Detached				1	
A/14/79462	19 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79462	15 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79462	4 Brookacre Close Standish Wigan WN6 0UW	1	Residential, Dwellings, Detached				1	
A/15/80625	17 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/15/80625	2 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Detached				1	

A/15/80625	7 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/14/79462	33 Old Pepper Lane Standish Wigan WN6 0PH	1	Residential, Dwellings, Detached				1	
A/15/80625	5 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Detached				1	
A/14/79462	16 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/15/80529	9 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/15/80625	6 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached			1		
A/11/75163	6 Bores Meadow Standish Wigan WN1 2XA	1	Residential, Dwellings, Detached				1	
A/15/80625	4 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/15/80625	2 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/14/79462	3 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/15/80625	4 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Detached				1	
A/15/80625	3 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Detached				1	
A/14/79462	6 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/15/80625	23 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/14/79462	14 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/15/80529	17 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/15/80625	25 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/14/79462	6 Brookacre Close Standish Wigan WN6 0UW	1	Residential, Dwellings, Detached				1	

A/14/79462	8 Brookacre Close Standish Wigan WN6 0UW	1	Residential, Dwellings, Detached				1	
A/15/80625	1 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Detached				1	
A/15/80625	27 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/15/80625	5 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached			1		
A/15/80625	8 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached				1	
A/15/80529	8 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/15/80625	10 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached				1	
A/15/80625	1 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached			1		
A/15/80625	4 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached			1		
A/15/80625	3 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached			1		
A/15/80625	8 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/14/79462	10 Brookacre Close Standish Wigan WN6 0UW	1	Residential, Dwellings, Detached				1	
A/15/80625	31 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/15/80625	12 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached			1		
A/15/80625	29 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached			1		
A/14/79462	25 Old Pepper Lane Standish Wigan WN6 0PH	1	Residential, Dwellings, Detached				1	
A/14/79462	8 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/14/79462	10 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	

A/15/80529	2 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/14/79462	2 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/15/80529	7 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached			1		
A/15/80625	35 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/15/80625	14 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/15/80625	16 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/15/80529	12 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached					1
A/11/75163	2 Bores Meadow Standish Wigan WN1 2XA	1	Residential, Dwellings, Detached				1	
A/15/80625	39 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/15/80625	9 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Detached				1	
A/14/79462	12 Meadowacre Standish Wigan WN6 0US	1	Residential, Dwellings, Detached				1	
A/15/80625	41 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/15/80625	21 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
A/14/79472	5 Almond Pastures Standish Wigan WN6 0GG	1	Residential, Dwellings, Detached				1	
A/15/80625	19 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
DETACHED	Total for Standish Sett	66		0	0	14	51	1

SEMI DETACHED DWELLINGS

A/15/80625	3 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Semi Detached			1		
A/15/80625	9 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Semi- Detached			1		
A/15/80529	11 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Semi- Detached			1		
A/15/80625	12 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Semi- Detached			1		
A/13/78169	279A Preston Road Standish Wigan WN6 0NZ	1	Residential, Dwellings, Semi- Detached			1		
A/15/80625	7 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Semi- Detached			1		
A/15/80625	7 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Semi- Detached			1		
A/15/80625	6 Bramble Close Standish Wigan WN6 0GS	1	Residential, Dwellings, Semi- Detached			1		
A/15/80529	15 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Semi- Detached			1		
A/15/80625	11 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Semi- Detached			1		
A/15/80625	6 Bracken Close Standish Wigan WN6 0GR	1	Residential, Dwellings, Semi- Detached			1		
A/15/80529	19 Almond Green Avenue Standish	1	Residential,				1	

	Wigan WN6 0ZG		Dwellings, Semi-Detached					
SEMI DETACHED	Total for Standish Sett	12		0	0	11	1	0

Standish House Type Completions (2017-2018)

Application No	Address	Number	House Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
DETACHED DWELLINGS								
A/15/80529	10 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/15/80529	4 Rosebay Gardens Standish Wigan WN6 0ZH	1	Residential, Dwellings, Detached				1	
A/15/80529	2 Foxtail Meadow Standish Wigan WN6 0ZJ	1	Residential, Dwellings, Detached			1		
A/15/80529	6 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/15/80625	20 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/15/80625	24 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/15/80529	4 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached				1	
A/15/80529	14 Almond Green Avenue Standish Wigan WN6 0ZG	1	Residential, Dwellings, Detached					1
A/15/80625	26 Broadfern Standish Wigan WN6 0GP	1	Residential, Dwellings, Detached				1	
A/15/80625	33 Broadfern Standish Wigan WN6 0GN	1	Residential, Dwellings, Detached				1	
	Total for Standish Sett	10		0	0	1	8	1

SEMI DETACHED DWELLINGS

A/15/80529	8 Rosebay Gardens Standish Wigan WN6 0ZH	1	Residential, Dwellings, Semi-Detached				1	

	Total for Standish Sett	1		0	0	0	1	0

TERRACED DWELLINGS								
A/14/79462	5 Brookacre Close Standish Wigan WN6 0UW	1	Residential, Dwellings, Terraced		1			
A/16/82434	30 Range Drive Standish Wigan WN6 0GU	1	Residential, Dwellings, Terraced			1		
A/14/79462	17 Brookacre Close Standish Wigan WN6 0UW	1	Residential, Dwellings, Terraced			1		
TERRACED	Total for Standish Sett	3		0	1	2	0	0

ONS Mid Year Population Estimates 2013

ONS Mid Year Population Estimates 2013		Total
ONS Name	Wigan	319,690
Wigan 001A	Pepper Lane Shevington	1,198
Wigan 001B	Moor	1,510
Wigan 001C	Standish North Woodhurst	1,484
Wigan 001D	Drive Green Lane /	1,458
Wigan 002A	Standish Centre	1,504
Wigan 002B	Ashfield	1,437
Wigan 002C	Wigan Road	1,499
Wigan 002D	Bradley Hall	1,623

Wigan 002E	Standish Centre	1,565
Wigan 004B	Chorley Road	1,913
	Standish	
	Neighbourhood	
	Area	15191

Mid-2013 Lower Layer Super Output Area population
estimates for England and Wales
Males

Area Codes	Area Names	All Ages
E08000010	Wigan	158,665
	Wigan 001A Pepper Lane	594
	Wigan 001B Shevington Moor	763
	Wigan 001C Standish North	738
	Wigan 001D Woodhurst Drive	702
	Green Lane / Standish	
	Wigan 002A Centre	729
	Wigan 002B Ashfield	712
	Wigan 002C Wigan Road	742
	Wigan 002D Bradley Hall	815
	Wigan 002E Standish Centre	725
	Wigan 004B Chorley Road	893

	Wigan	Whitley /	
	006B	Wigan Lane	<u>805</u>
		Standish	
		Neighbourhood	
		Area	<u>8,218</u>
Females			7,413
			All
Area Codes	Area Names		Ages
E08000010	Wigan		161,025
	Wigan		
	001A	Pepper Lane	604
	Wigan	Shevington	
	001B	Moor	747
	Wigan		
	001C	Standish North	746
	Wigan	Woodhurst	
	001D	Drive	756
		Green Lane /	
	Wigan	Standish	
	002A	Centre	775
	Wigan		
	002B	Ashfield	725
	Wigan		
	002C	Wigan Road	757
	Wigan		
	002D	Bradley Hall	808
	Wigan	Standish	
	002E	Centre	840
	Wigan		
	004B	Chorley Road	<u>1,020</u>
		Standish	
		Neighbourhood	
		Area	<u>7,778</u>

7,778

% Male / Female (based on all ages)	Standish Neighbourhood Area	Wigan	North West
	Male		
	%	51%	49%
	Female		
	%	49%	51%

2011 Population Density

Area	All usual residents	Area Hectares	Density (number of persons per hectare)
Isoa2011:Wigan 001A	1,237	255.98	4.8
Isoa2011:Wigan 001B	1,486	134.34	11.1
Isoa2011:Wigan 001C	1,523	59.07	25.8
Isoa2011:Wigan 001D	1,439	38.30	37.6
Isoa2011:Wigan 002A	1,527	259.87	5.9
Isoa2011:Wigan 002B	1,417	101.69	13.9
Isoa2011:Wigan 002C	1,497	87.83	17.0
Isoa2011:Wigan 002D	1,576	130.42	12.1
Isoa2011:Wigan 002E	1,530	25.10	61.0

Isoa2011:Wigan 004B	1,855	682.43	2.7
Standish Neighbourhood Plan	15,087	1,775.03	8.5
ualad09:Wigan	317,849	18,819.15	16.9
gor:North West	7,052,177	1,410,534.60	5.0

Religions In Standish

2011 super
output
area -
lower layer

Local Name	All categories : Religion	Has religion	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other religion	No religion	Religion not stated
Wigan 001A Pepper Lane	1,237	1,034	1,029	0	2	0	0	0	3	132	71
Wigan 001B Shevington Moor	1,486	1,205	1,195	0	4	0	5	0	1	216	65
Wigan 001C Standish North	1,523	1,267	1,256	3	0	0	5	0	3	162	94
Wigan 001D Woodhurst Drive	1,439	1,197	1,154	9	13	0	21	0	0	180	62
Wigan 002A Green Lane / Standish Centre	1,527	1,250	1,207	5	15	0	22	0	1	189	88
Wigan 002B Ashfield	1,417	1,192	1,146	10	5	0	28	0	3	153	72
Wigan 002C Wigan Road	1,497	1,272	1,243	5	8	1	13	0	2	152	73
Wigan 002D Bradley Hall	1,576	1,355	1,338	3	6	0	7	0	1	155	66
Wigan 002E Standish Centre	1,530	1,212	1,195	2	0	0	12	0	3	211	107
Wigan 004B Chorley Road	1,855	1,512	1,501	4	4	2	0	0	1	249	94
Standish Neighbour hood Area	15,087	12,496	12,264	41	57	3	113	0	18	1,799	792
Wigan	317,849	251,592	247,223	703	682	71	2,162	62	689	48,640	17,617

		5,216,7										
North West	7,052,177	12	4,742,860	20,695	38,259	30,417	356,458	8,857	19,166	1,397,916	437,549	

**2011 super
output
area -
lower layer**

Local Name	All categories : Religion	Has religion	Christian	Buddhist	Hindu	Jewish	Muslim	Sikh	Other religion	No religion	Religion not stated
Wigan 001A Pepper Lane	100%	84%	83%	0%	0%	0%	0%	0%	0%	11%	6%
Wigan 001B Shevington Moor	100%	81%	80%	0%	0%	0%	0%	0%	0%	15%	4%
Wigan 001C Standish North	100%	83%	82%	0%	0%	0%	0%	0%	0%	11%	6%
Wigan 001D Woodhurst Drive	100%	83%	80%	1%	1%	0%	1%	0%	0%	13%	4%
Wigan 002A Green Lane / Standish Centre	100%	82%	79%	0%	1%	0%	1%	0%	0%	12%	6%
Wigan 002B Ashfield	100%	84%	81%	1%	0%	0%	2%	0%	0%	11%	5%
Wigan 002C Wigan Road	100%	85%	83%	0%	1%	0%	1%	0%	0%	10%	5%
Wigan 002D Bradley Hall	100%	86%	85%	0%	0%	0%	0%	0%	0%	10%	4%
Wigan 002E Standish Centre	100%	79%	78%	0%	0%	0%	1%	0%	0%	14%	7%
Wigan 004B Chorley Road	100%	82%	81%	0%	0%	0%	0%	0%	0%	13%	5%
Standish Neighbour	100%	83%	81%	0%	0%	0%	1%	0%	0%	12%	5%

hood Area											
Wigan	100%	79%	78%	0%	0%	0%	1%	0%	0%	15%	6%
North West	100%	74%	67%	0%	1%	0%	5%	0%	0%	20%	6%

House Prices based on sales and Valuations

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	300,000	220,000	181,712	110,000	137
Sep-10	300,000	230,000	185,086	118,000	155
Mar-11	305,000	228,000	180,544	110,000	151
Sep-11	340,000	215,000	175,991	110,000	125
Mar-12	285,000	216,000	178,737	119,500	115
Sep-12	250,000	220,000	175,974	121,000	142
Mar-13	265,000	208,000	174,010	120,000	132
Sep-13	287,500	214,000	171,517	115,000	196
Mar-14	273,000	210,000	171,867	120,000	156
Sep-14	300,000	220,000	188,051	129,950	134

House Prices based on sales only

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	290,000	208,500	169,038	110,000	62
Sep-10	285,000	220,000	178,883	120,000	65
Mar-11	299,000	193,000	163,925	99,995	77
Sep-11	314,250	192,000	163,948	102,000	62
Mar-12	285,000	212,000	173,008	117,500	52
Sep-12	247,500	203,000	169,019	115,000	73
Mar-13	250,000	210,000	173,158	123,000	66
Sep-13	275,000	196,000	165,306	109,000	106
Mar-14	260,000	205,000	164,713	115,000	86
Sep-14	265,000	207,000	172,969	122,500	61

Prices by property type and bedrooms (average)

	Standish with Langtree				
	1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
Mar-09	Not Available	126,333	122,182	168,354	244,578
Sep-09	Not Available	114,492	151,514	171,548	219,586
Mar-10	Not Available	Not Available	112,183	150,096	265,694
Sep-10	Not Available	91,875	119,692	182,929	265,460
Mar-11	85,475	110,750	109,441	156,797	235,123
Sep-11	Not Available	114,000	106,000	147,701	287,885
Mar-12	Not Available	114,317	130,625	144,418	238,998
Sep-12	74,000	118,000	129,076	157,577	242,568
Mar-13	Not Available	122,500	103,868	151,238	230,345
Sep-13	Not Available	90,667	106,583	152,011	254,795
Mar-14	Not Available	Not Available	112,344	152,906	242,616
Sep-14	Not Available	163,333	132,709	155,613	257,028

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Standish with Langtree					
	1 bed (Flat)	2 bed (Flat)	2 bed (House)	3 bed (House)	4 bed (House)
Mar-09	Not Available	3	22	24	16
Sep-09	Not Available	6	18	42	39
Mar-10	Not Available	Not Available	26	41	36
Sep-10	Not Available	4	31	54	33
Mar-11	2	4	28	37	32
Sep-11	Not Available	2	20	44	23
Mar-12	Not Available	6	20	31	30
Sep-12	2	5	19	39	36
Mar-13	Not Available	4	19	40	20
Sep-13	Not Available	3	29	61	44
Mar-14	Not Available	Not Available	32	54	43
Sep-14	Not Available	3	32	47	35

Prices by property type and bedrooms (LQ)

	1 bed Prices (Flat)	2 bed Prices (Flat)	2 bed Prices (House)	3 bed Prices (House)	4 bed Prices (House)
Mar-09	Not Available	114,500	94,000	130,000	217,463
Sep-09	Not Available	102,000	101,250	155,000	190,000
Mar-10	Not Available	Not Available	88,375	118,000	213,375
Sep-10	Not Available	82,625	105,000	132,250	215,000
Mar-11	78,238	102,000	93,000	118,000	205,750
Sep-11	Not Available	111,000	93,000	117,250	229,975
Mar-12	Not Available	109,738	105,000	115,000	200,000
Sep-12	74,000	110,000	110,000	121,500	192,000
Mar-13	Not Available	120,000	83,750	110,000	195,000
Sep-13	Not Available	83,500	92,500	122,000	212,500
Mar-14	Not Available	Not Available	86,500	121,250	208,500
Sep-14	Not Available	155,000	108,750	125,000	199,750

	1 bed (Flat)	2 bed (Flat)	2 bed (House)	3 bed (House)	4 bed (House)
Mar-09	Not Available	3	22	24	16
Sep-09	Not Available	6	18	42	39
Mar-10	Not Available	Not Available	26	41	36
Sep-10	Not Available	4	31	54	33
Mar-11	2	4	28	37	32
Sep-11	Not Available	2	20	44	23
Mar-12	Not Available	6	20	31	30
Sep-12	2	5	19	39	36
Mar-13	Not Available	4	19	40	20
Sep-13	Not Available	3	29	61	44
Mar-14	Not Available	Not Available	32	54	43
Sep-14	Not Available	3	32	47	35

Affordability - Standish

	Mean	Median	LQ
Income	4.35	5.21	7.11

%age First Time Buyers priced out of the market 38.76%
 3.5 x income, LQ terrace

Private rents- Standish

	1 bed	2 bed	3 bed	4 bed
Private - 30th Percentile	78	109	121	183
Private - 80% Median	64	91	110	147
Private - Median	80	114	137	184
Private - Upper Quartile	98	122	161	207

Terraced Sales and Vals

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	128,000	110,000	101,300	91,000	29
Sep-10	137,500	119,950	111,498	92,000	29
Mar-11	120,000	110,000	99,618	82,300	32
Sep-11	110,000	102,000	92,763	82,500	19
Mar-12	153,000	100,000	99,385	90,000	13
Sep-12	160,000	111,000	110,903	96,000	16
Mar-13	115,000	115,000	96,084	85,000	19
Sep-13	115,000	115,000	106,368	93,000	31
Mar-14	122,000	109,000	100,498	84,000	20
Sep-14	130,000	120,000	105,383	92,000	24

Terraced
sales only

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	129,000	118,000	106,997	95,000	17
Sep-10	137,500	125,000	112,250	92,000	12
Mar-11	106,535	100,000	88,821	71,000	18
Sep-11	109,000	100,000	88,750	80,000	12
Mar-12	153,000	95,000	97,250	85,000	4
Sep-12	136,500	113,000	111,217	96,000	9
Mar-13	110,000	105,000	95,000	85,000	8
Sep-13	115,000	114,000	109,438	92,500	17
Mar-14	117,500	109,000	97,645	84,000	10
Sep-14	125,000	117,000	96,443	76,000	14

Semis sales and vals

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	180,000	150,000	130,881	110,000	42
Sep-10	230,000	167,500	152,204	118,000	54
Mar-11	187,000	160,000	147,752	125,000	52
Sep-11	195,000	155,000	141,417	111,000	50
Mar-12	190,000	157,000	144,954	115,000	45
Sep-12	199,950	174,950	150,046	124,950	55
Mar-13	174,950	152,000	135,945	115,000	39
Sep-13	155,000	143,000	132,643	108,000	73
Mar-14	170,000	160,000	136,891	119,000	69
Sep-14	207,000	174,000	156,020	128,000	41

Semi sales
only

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	155,000	132,000	119,750	105,000	20
Sep-10	182,000	167,500	146,091	118,000	22
Mar-11	170,000	146,500	131,226	115,000	27
Sep-11	158,000	127,000	133,509	104,950	22
Mar-12	180,000	159,950	148,458	115,000	25
Sep-12	189,950	170,000	148,714	121,000	29
Mar-13	174,950	155,000	132,282	100,000	19
Sep-13	155,000	143,000	132,462	105,000	41
Mar-14	160,000	132,000	124,947	115,000	39
Sep-14	192,500	155,000	145,797	128,000	15

Detach sales and vals

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	325,000	290,000	250,229	200,000	65
Sep-10	367,500	300,000	255,029	195,000	64
Mar-11	435,000	308,000	277,195	215,000	53
Sep-11	360,000	314,250	250,431	185,000	50
Mar-12	350,000	285,000	238,998	190,000	49
Sep-12	320,000	247,500	236,500	192,000	57
Mar-13	330,000	249,950	227,608	185,000	64
Sep-13	329,950	275,000	233,255	181,000	86
Mar-14	320,000	263,000	235,530	195,000	64
Sep-14	350,000	290,000	242,983	185,000	63

Detached sales only

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	325,000	290,000	250,656	200,000	25
Sep-10	325,000	285,000	247,343	195,000	26
Mar-11	454,500	320,000	291,117	215,000	21
Sep-11	355,000	249,900	234,864	180,000	25
Mar-12	350,000	285,000	247,176	212,000	17
Sep-12	304,950	247,500	230,480	185,000	27
Mar-13	300,000	235,000	224,848	190,000	32
Sep-13	325,000	275,000	226,605	170,000	43
Mar-14	323,500	260,000	236,294	188,000	34
Sep-14	335,000	225,000	225,312	175,000	29

Flats sales and vals

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	195,000	195,000	195,000	195,000	1
Sep-10	159,000	120,000	114,250	83,500	8
Mar-11	161,000	130,000	121,421	100,000	14
Sep-11	125,000	125,000	107,333	108,000	6
Mar-12	123,000	120,000	128,613	114,950	8
Sep-12	145,000	130,000	105,768	75,000	14
Mar-13	150,000	145,000	127,495	120,000	10
Sep-13	115,000	105,000	96,167	85,000	6
Mar-14	99,950	99,950	93,967	99,950	3
Sep-14	180,000	175,000	160,817	135,000	6

Flats sales only

	Standish with Langtree Ward				
	90th percentile	Upper Quartile	Average	Lower Quartile	Count
Mar-10	Not Available	Not Available	Not Available	Not Available	Not Available
Sep-10	192,500	159,000	127,100	89,000	5
Mar-11	161,000	160,000	124,264	105,000	11
Sep-11	125,000	125,000	97,000	110,000	3
Mar-12	123,000	120,000	115,658	108,000	6
Sep-12	124,999	115,000	100,219	99,000	8
Mar-13	150,000	150,000	137,136	125,000	7
Sep-13	115,000	105,000	97,400	85,000	5
Mar-14	99,950	99,950	93,967	99,950	3
Sep-14	180,000	180,000	159,967	169,950	3

Out of Work Benefits

super output areas - lower layer	Local Name	out-of- work benefits	As % of Working Age Population
Wigan 001A	Pepper Lane	25	3%
Wigan 001B	Shevington Moor	45	4%
Wigan 001C	Standish North	60	7%
Wigan 001D	Woodhurst Drive	20	2%
	Green Lane / Standish		
Wigan 002A	Centre	35	4%
Wigan 002B	Ashfield	40	4%
Wigan 002C	Wigan Road	35	4%
Wigan 002D	Bradley Hall	35	3%
Wigan 002E	Standish Centre	170	18%
Wigan 004B	Chorley Road	40	3%
	Standish Neighbourhood area	505	5%
	Wigan		11%
	North West		12%

Out of Work Benefits include Job Seekers Allowance (JSA), Employment Support Allowance (ESA), Lone Parent (LP) and Other income related benefits

Health

2011 super output area - lower layer	Local Name	All categories: General health	Very good health	Good health	Fair health	Bad health	Very bad health	% of people who consider themselves in good health
Wigan 001A	Pepper Lane	1,237	586	410	187	43	11	33%
Wigan 001B	Shevington Moor	1,486	790	464	167	47	18	31%
Wigan 001C	Standish North	1,523	661	540	232	71	19	35%
Wigan 001D	Woodhurst Drive	1,439	872	425	108	27	7	30%
Wigan 002A	Green Lane / Standish Centre	1,527	691	493	247	77	19	32%
Wigan 002B	Ashfield	1,417	755	417	180	50	15	29%
Wigan 002C	Wigan Road	1,497	835	453	157	37	15	30%
Wigan 002D	Bradley Hall	1,576	873	495	159	38	11	31%
Wigan 002E	Standish Centre	1,530	641	469	261	119	40	31%
Wigan 004B	Chorley Road	1,855	1,051	501	197	79	27	27%
	Standish Neighbourhood area	15,087	7,755	4,667	1,895	588	182	31%
	Wigan	317,849	144,283	103,934	46,797	18,112	4,723	33%
	North West	7,052,177	3,276,592	2,314,301	982,586	372,194	106,504	33%

2011 super output area - lower layer	Local Name	All categories: General health	Very good health	Good health	Fair health	Bad health	Very bad health	% of people who consider themselves in good health
Wigan 001A	Pepper Lane	100%	47%	33%	15%	3%	1%	33%

Wigan 001B	Shevington Moor	100%	53%	31%	11%	3%	1%	31%
Wigan 001C	Standish North	100%	43%	35%	15%	5%	1%	35%
Wigan 001D	Woodhurst Drive	100%	61%	30%	8%	2%	0%	30%
Wigan 002A	Green Lane / Standish Centre	100%	45%	32%	16%	5%	1%	32%
Wigan 002B	Ashfield	100%	53%	29%	13%	4%	1%	29%
Wigan 002C	Wigan Road	100%	56%	30%	10%	2%	1%	30%
Wigan 002D	Bradley Hall	100%	55%	31%	10%	2%	1%	31%
Wigan 002E	Standish Centre	100%	42%	31%	17%	8%	3%	31%
Wigan 004B	Chorley Road	100%	57%	27%	11%	4%	1%	27%
Standish Neighbourhood area		100%	51%	31%	13%	4%	1%	31%
Wigan		100%	45%	33%	15%	6%	1%	33%
North West		100%	46%	33%	14%	5%	2%	33%

IMD 2015

LSOA code (2011)	LSOA name (2011)	Local Name (Wigan Council)	Index of Multiple Deprivation (IMD) Rank (where 1 is most deprived)	Index of Multiple Deprivation (IMD) Decile (where 1 is most deprived 10% of LSOAs)
E01006238	Wigan 002E	Standish Centre	6714	3
E01006317	Wigan 001C	Standish North	17744	6
E01006232	Wigan 004B	Chorley Road	24995	8
E01006229	Wigan 002A	Green Lane / Standish Centre	24152	8
E01006316	Wigan 001B	Shevington Moor	26827	9
E01006315	Wigan 001A	Pepper Lane	26156	8
E01006237	Wigan 002D	Bradley Hall	30928	10
E01006233	Wigan 002C	Wigan Road	27100	9
E01006319	Wigan 001D	Woodhurst Drive	29107	9
E01006230	Wigan 002B	Ashfield	24882	8

Column D ranks Standish LSOAs (neighbourhood's) against all 32,488 LSOAs in England
 Column E places these rankings into deciles of deprivation eg Whitley / Wigan Lane is ranked 30,901 out of 32,488 LSOA's in England. Therefore $(30,901/32,488) \times 100 = 95$ percentile for least deprived anything above 90th percentile appears in the top decile (i.e. is least deprived).
 The most deprived LSOA (neighbourhood) in Standish is Standish Centre and appears in the third decile.

Health of Children

LSOA Code	Local Name	LSOA Name	Reception children Obese AND Overweight (2012/13)	Year 6 Children Obese AND Overweight (2012/13)
Wigan 002E	Standish Centre	E01006238	25.00%	25.00%
Wigan 001C	Standish North	E01006317	0.00%	28.57%
Wigan 004B	Chorley Road	E01006232	8.33%	21.43%
Wigan 002A	Green Lane / Standish Centre	E01006229	8.33%	50.00%
Wigan 001B	Shevington Moor	E01006316	41.67%	50.00%
Wigan 001A	Pepper Lane	E01006315	10.00%	33.33%
Wigan 002D	Bradley Hall	E01006237	16.67%	40.00%
Wigan 002C	Wigan Road	E01006233	66.67%	17.39%
Wigan 001D	Woodhurst Drive	E01006319	15.00%	46.15%
Wigan 002B	Ashfield	E01006230	9.09%	62.50%
Standish Neighbourhood Area			18.00%	31.00%
Wigan			21.65%	31.81%

Census 2011 - Resident Health

2011 super output area - lower layer	Local name	All categories: Long-term health problem or disability	Day-to-day activities limited a lot	Day-to-day activities limited a little	% long term disabilities a lot	% long term limited a little
Wigan 001B	Standish Centre	1,486	105	125	7%	8%
Wigan 001C	Standish North	1,523	144	158	9%	10%
Wigan 001D	Chorley Road	1,439	65	71	5%	5%
Wigan 002A	Green Lane / Standish Centre	1,527	157	163	10%	11%
Wigan 002B	Shevington Moor	1,417	103	153	7%	11%
Wigan 002C	Pepper Lane	1,497	102	156	7%	10%
Wigan 002D	Bradley Hall	1,576	80	130	5%	8%
Wigan 002E	Wigan Road	1,530	223	180	15%	12%
Wigan 004B	Woodhurst Drive	1,855	160	144	9%	8%
Wigan 006B	Ashfield	1,675	156	130	9%	8%
Standish neighbourhood area		15,525	1,295	1,410	8%	9%
Wigan		317,849	34,847	33,474	11%	11%
North West		7,052,177	724,045	702,760	10%	10%

APPENDIX B – STANDISH AREA BOUNDARY CONSULTATION RESPONSES

APPENDIX C – DIARY OF STANDISH NEIGHBOURHOOD PLAN PREPARATION

Please note: Monthly committee meetings (monthly) have been held since Standish Voice was created in 2014, and more recently frequent policy sub-group meetings have been held when required. Meeting minutes and newsletters have been documented and issued. Furthermore, regular meetings with Wigan Council have been undertaken in conjunction with the development of the Neighbourhood Plan. Standish Voice has also held frequent sub-group meetings to provide responses to various planning applications proposed for the village.

Date	Key Event	Relevant Outcome
July 2014	Standish Voice was set up at a public meeting.	-
2014	Standish Voice Facebook, Twitter and website (www.standishvoice.co.uk) pages were set up.	-
9 December 2014	Committee Workshop	Discussion of all key issues within Standish in relation to transport and infrastructure, business and retail, environment, housing. Discussion of membership, community engagement, communication and events.
February 2015	Initial Locality Grant of £1000 received.	-
February / March 2015 (deadline 26 March 2015)	Consultation to seek approval of Neighbourhood Forum and Area (with the Coal Authority, Natural England, United Utilities, Environment Agency).	Comments supportive. Ensure all comments are considered in NP.
21 March 2015	Committee training day with Planning Aid.	Overview of process and legislation, production of project plan.
18 April 2015	Committee training day with Planning Aid.	Community engagement and developing the plan. Update on project plan.

Date	Key Event	Relevant Outcome
8 May 2015	Meeting with Wigan Council	To agree statistical evidence base required.
9 May 2015	Library event – Standish Voice stand and initial consultation.	Asked the public 3 questions and collated responses (the exercise was an initial road test of some of the consultation questions to be produced for the wider consultation).
19 May 2015	Formal designation of Standish Voice as a Neighbourhood Forum.	-
June 2015	Additional £3,250 of Locality funding agreed.	-
13 June 2015 to 31 July 2015	Consultation – questionnaires.	Questionnaires were delivered / issued to houses, schools, business etc, via Facebook, leaflets, interviews, Local Life magazine.
July 2015	Meeting with Wigan Council in relation to improvement to cycle and foot paths.	Progress made to make improvements, e.g. to the Line.
July 2015	Standish Voice Values agreed at committee meeting.	-
July 2015	Business consultation event (meeting and delivery of leaflets).	Asked specific questions for businesses and how they would like to see Standish developed / maintained.
6 September 2015	Dog show event, with Standish Voice attending and assisting.	Informed the public of headline consultation findings / survey analysis.
September 2015	Letter to SoS in relation to planning appeals.	This was due to the disappointment at decisions concerning certain planning

Date	Key Event	Relevant Outcome
		application appeals, and the number of houses proposed in Standish.
17 October 2015	Session with Planning Aid for training on policy writing	-
20 October 2015	Mike Worden of Wigan Council attended the monthly committee meeting to answer questions, particularly in relation to the emerging Allocations Plan.	-
October 2015	Submission of assets of community value list to Wigan Council for approval.	-
3 November and 21 November 2015	Workshops with Planning Aid in relation to theme identification.	-
November 2015	Comments on Wigan Council allocations plan submitted.	-
24 November 2015	AGM	Second AGM of Standish Voice. Update of 2015 events and funding. All committee members kept current positions. Agreed vision and objectives.
December 2015	Submission of Standish Voice views to the Wigan Council Open Space Sport and Recreation Provision and Needs Assessment.	-
December 2015	Meeting with Wigan Council to discuss comments on the Allocations Plan.	-
First week of January 2016	Car park petition launched.	This was to gauge opinions from the community as to the current parking situation within Standish.
18 January 2016	Meeting to discuss parking survey and petition.	Discussed results and potential options for increased and improved car parking.
25 January 2016	First Christmas Markets sub-group meeting.	-

Date	Key Event	Relevant Outcome
28 January 2016	The deal in action - Q and A session with Wigan Council. Brief summary of work to date given to Wigan Council. Car parking report and survey results presented to Wigan Council.	SLA Signed. Parking commitments agreed by Wigan Council. Agreement of developer contributions towards work on The Line (improvements).
January 2016	12 point parking plan signed by Wigan Council	-
January 2016	Assets of Community value adopted by Wigan Council.	-
13 February 2016	Workshop to discuss next stages and writing the plan.	-
29 January 2016	Service Level Agreement signed by Wigan Council.	-
February 2016	Received draft AECOM Standish Housing Needs Assessment.	-
1 March 2016	Workshop with Wigan Council to update them with progress.	Presentation delivered by Gill and Paul to senior Wigan Council contacts, to ensure their ongoing support.
5 March 2016	Workshop to discuss policies and sub-groups.	Sub-groups agreed for each policy section, along with their terms of reference.
March 2016	Additional assets of community value added and submitted for approval to Wigan Council.	-
3 April 2016	Standish Voice submitted objection to proposals to end the direct trains from Gathurst and Appley Bridge to Manchester.	-
9 April 2016	Workshop to discuss sub-group work so far.	Discussed work undertaken and to be undertaken. Each lead ran through policy ideas so far.
17 May 2016	Workshop – discussing policy progression.	-
May 2016	Meeting between Standish Voice and inspiring healthy lifestyles teams.	Agreed they would help in

Date	Key Event	Relevant Outcome
		construction of the Neighbourhood Plan.
May 2016	Standish Voice asked by Wigan Council to organise the community to be involved in naming the new street names in specific housing developments within Standish.	-
May 2016	Wigan Council 'Standish Community Fund' issued £4,000 of grants to local communities. Standish Voice were allocated £150 to put up bird, bee and bat boxes, and Incredible Edible Standish won £1,000.	-
May 2016	Standish Voice joined campaign to oppose Arriva North rail company's proposed axe of through trains along the Southport line to some Manchester stations.	Campaign was taken up by Wigan Council. As a result, some services are being maintained.
13 May 2016	Fashion show held to raise funds for the Christmas market.	-
28 June 2016	Attendance at anti-fracking pressure group (FRACK FREE WIGAN) public meeting.	It was agreed that no decision on the Standish Voice opinion on fracking will be made until potential fracking sites are sought within the Neighbourhood Area. It was agreed that wide-ranging consultation would be required if such a site was proposed.
June 2016	Received final Housing Needs Assessment from Aecom.	-
June 2016	Application made for Locality funding for the required masterplan work by Aecom.	-
September 2016	Submission of Standish Voice views on the Greater Manchester blueprint for transport.	-
9 September 2016	Second fashion show for Christmas market funding at unity club	-

Date	Key Event	Relevant Outcome
24 September 2016	Workshop for Neighbourhood Plan progression – policy work.	Action Plan produced together with an overview for the plan. In addition the NP Vision and Objectives drafted.
5 October 2016	Workshop for Plan progression – mainly policy work.	-
24 October 2016	Workshop – draft Plan presentation.	-
November 2016	Whiskey tasting night to raise funds for the Christmas markets.	-
1 November 2016	Committee meeting	Discussed vision and objectives for NP. Also agreed leaflet wording (to update community of the NP) which was to go on the back of the Christmas Market leaflet.
14 November 2016	AGM.	Third AGM of Standish Voice. Update of 2016 events and funding. All committee members kept current positions and 1 new member added.
November 2016	Agreed key issues for inclusion in the NP. These to be distributed at the Christmas Market.	-
3 December 2016	Christmas markets held within Standish, organised by Standish Voice. Included local school choirs, Christmas stalls, a giant snow globe, a mulled wine tent, amongst other activities.	Huge success with extensive community support and encouragement. Raised £7,300.
December 2016	Standish Voice input to the Greater Manchester Spatial Framework consultation, specifically in relation to protection and increase of green belt	-

Date	Key Event	Relevant Outcome
	around Standish.	
14 January 2017	Workshop, specifically on policy development.	-
January 2017	Receipt of Standish Village Masterplan (Aecom, December 2016).	Key aims of this was to prepare a masterplan of the village centre, assess the relationship of different land uses and identify improvements to enhance the environment for people living and working in the area.
4 February 2017	Workshop to cover planning policy checklist and progress.	-
March 2017 (until June)	'The Rec' public consultation. Voting on options (1: community park and car park, 2: community park, and 3: leave as it is).	Majority voted for option 1. However this has generated significant issues with some groups of the community. All responses have been considered when drafting the NP.
11 March 2017	Workshop – update on the rec consultation, process for Neighbourhood Plan, state of the draft Plan, action plan for completion, planning the regulation 14 consultation.	-
25 March 2017	Workshop to discuss Regulation 14 consultation.	-
22 April 2017	Committee meeting to discuss policies and the Southlands Rec consultation.	-
April 2017	Meeting with Transport for Greater Manchester to discuss the potential for re-opening the railway station in Standish.	Potential in the long-term future, but not the NP period.
May 2017	Statement issued to community from Standish Voice in relation to the Southlands Rec consultation, to demonstrate a fair and robust survey.	-
May 2017	Code of Conduct issued for Standish Voice meetings to avoid the behaviour	-

Date	Key Event	Relevant Outcome
	carried out previously.	
16 June 2017	Fashion Show to raise funds for Standish Voice.	-
17 June 2017 (offer granted and accepted on 18 th July)	Application submitted for Locality funding for April to October 2017 period.	-
1 July 2017	Workshop to discuss the Rec consultation and potential policy.	-
4 July 2017	Workshop to discuss draft policies.	-
19 July 2017	Workshop to discuss policies	-
25 July 2017	Workshop to finalise the policies map for the NP.	-
July 2017	Revised Aecom Village Masterplan (insert date).	-
4 August 2017	Meeting with Wigan Council to issue proposed increased village centre boundary.	-
5 September 2017	Workshop to finalise policies	-
19 September 2017	Committee meeting to discuss planning applications, progress on the NP and the forthcoming community events such as the Christmas Market.	-
September 2017	Publication of leaflet to community outlining the forthcoming Regulation 14 consultation.	-
29 September 2017 (for 6 weeks)	Regulation 14 Consultation (public consultation of the draft Neighbourhood Plan) This includes drop in sessions and availability on the SV website and in the Standish Library.	-
2 December 2017	Second Christmas Market event to be held.	-
Spring 2018	Examination of NP.	-

APPENDIX D – EXTERNALLY COMMISSIONED REPORTS (VILLAGE MASTERPLAN, TECHNICAL FACILITATION REPORT (HOUSING) AND HOUSING NEEDS ASSESSMENT)

Standish Village Masterplan (Aecom, July 2017)

Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)

Standish Housing Needs Assessment (Aecom, 2016)

APPENDIX E – STANDISH HOUSING SITES ASSESSMENTS

