

Standish Voice Housing Sites Assessments

Prepared by Standish Housing Sub-Group



Introduction

Standish Voice Consultation on the Neighbourhood Plan issues in 2015 showed that residents were concerned about the type of housing developments that had been approved. Standish Voice, through Locality applied for technical support and Aecom was engaged and produced a technical report and Standish Housing Needs Assessment 2016. This concluded that the housing approved to date did not meet the needs of local people and particular there was a shortage of housing accommodation for older people.

To look at how this could be redressed, Standish Voice Housing Sub-Group has considered the suitability of several sites for older people's accommodation.

Methodology

The Locality document, 'A site assessment for Neighbourhood Plans: a toolkit for neighbourhood planners', has been followed. A number of sites have been considered and site assessments carried out.

During the preparation of the Standish draft Neighbourhood Plan, the Association of Greater Manchester authorities (AGMA - which includes Wigan Council) made a "call for sites" as part of the preparation of the draft Greater Manchester Spatial Framework (GMSF). A number of sites were put forward in the Standish area and, therefore, Standish Voice took the view that it was not necessary to carry out a further call for sites.

The sites put forward to AGMA were assessed by Standish Voice Housing Sub-Group as to their suitability for housing. However as they were in the Green Belt and/or did not have suitable access, they were not considered appropriate for housing development. The sites were subsequently not included in the draft GMSF 2016.

Standish Voice has looked at a number of sites and considered each for the suitability for older people's housing using the Locality toolkit.

Summary

Site	Comments	Suitability for older people's accommodation
Gidlow Tip	Brownfield, no access to transport links, likely to be contaminated (former coal wash), no facilities, shops, community facilities, is a two-mile walking distance of Standish village centre. In Green Belt.	
Standish Farm	Green Belt and greenfield site, no access to public transport, no facilities, shops or community facilities.	
Golf course phase 3	Identified as Safeguarded Land in Wigan's Core Strategy, no infrastructure, not close to village centre, no public transport links. Golf course phase 1 under development, phase 2 outline permission approved, Phase 1 and 2 should be built out before phase 3.	
Land at the rear of Boar's Head Public House and 332 to 314 Wigan Road	Green Belt land.	

Land to the west of Old Pepper Lane	Green Belt land.	
Land at Chorley Road, south of Red Rock Lane	Green belt land.	
Standish Hall Estate	Green Belt land	
Land to the west of Old Pepper Lane	Green Belt land.	
Land to the east of Preston Road	Green Belt land.	
Land to the south of Rectory Lane	Existing Safeguarded Land.	
Land off Langham Road	Safeguarded Land, close to The Line route and in walking distance to shops, medical facilities and community facilities. During assessment the landowner Wainhomes, (which has full permission for 298 dwellings on an adjacent site) put forward an outline planning application for 80 dwellings and proposed 4 bungalows. This does not address the imbalance of older people's accommodation. Outline planning permission was granted for the 80 homes in January 2017.	
Ambulance Station site, Glebe Close	The ambulance station was closed and the Brownfield Lane site offered to the public sector for sale in 2015. The site is close to the village centre and all amenities are within walking distance. Standish Voice had identified it as a suitable site for development for older people and asked Wigan council to buy the site. Wigan refused and the site was sold on the open market. Outline planning permission was granted for 9 houses in June 2017.	
Former Chinese Delight site, Preston Road	The derelict restaurant and associated car park is a vacant Brownfield Land site. The site is within walking distance to the village centre, is on a main road and adjacent to a bus stop. An older people's accommodation development is adjacent to the site. The site has recently been sold on the open market.	

Conclusions

Several of the sites are not suitable for housing development as they are in the Green Belt and have no infrastructure to allow access to public transport and the village centre.

Suitable sites have been identified at Glebe Close and Langham Road. In both cases the developers have submitted planning applications in recent months and neither has included a suitable and sufficient number of homes for older people.

The most suitable remaining site for older people's accommodation close to the centre of Standish is the former derelict Chinese Delight restaurant and car park site, on Preston Road. This site was recently sold and Standish Voice is keen to see this developed as older people's accommodation to meet local need.