

# STANDISH NEIGHBOURHOOD PLAN 2015-2030

## CONSULTATION STATEMENT FOR FINAL DRAFT PLAN FOR REGULATION 16 CONSULTATION



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FINAL DRAFT PLAN FOR REGULATION  
16 CONSULTATION

Date: October 2018

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# 1 INTRODUCTION

This Consultation Statement sets out a summary of the formal and informal consultation and engagement undertaken with relevant stakeholders and the community. A comprehensive diary of the Neighbourhood Plan preparation is presented in Appendix A. The Table below presents a summary of the extensive consultation and engagement undertaken to inform the Standish Neighbourhood Plan.

It should be noted that attempts to involve local Councillors were made.

Action	Outcome	Date Started	Date Completed
Establish a website, Twitter account and Facebook page	Provide brief outline of what a Neighbourhood Plan is and FAQs. To keep the community up to date on the project development, timescales and provide information and feedback.	2014	Ongoing
Monthly newsletters to SV members	To keep the members of SV up to date on plan and project development, community events, housing appeals etc.	July 2015	Ongoing
Wigan Council sent SV's bid to be a Neighbourhood Forum and its proposed Neighbourhood Area out for consultation. Almost 5,000 leaflets had been handed out asking people to comment on the establishment of the Forum and the proposed Neighbourhood Area.	Neighbourhood area expanded to include residents at Mere Oaks.  Refer to Appendix B for consultation responses.	Feb. 2015	April 2015
Promotion of survey questionnaire (newsletter Facebook/twitter, posters, website).	To inform the community about the Neighbourhood Plan process and the importance of responding to the questionnaire.	2015	2015



Action	Outcome	Date Started	Date Completed
Launch of consultation at community event at Standish Library	100 people gave their general views about Standish. This information was used in the formulation of the consultation questionnaire and the initial themes for the plan policies. Refer to Section 2 below for further details.	May 2015	May 2015
Questionnaire Consultation launched. Digital form of the questionnaire was on the SV website. A number of schools sent the form home in school bags to parents and pupils over the age of 11 were being encouraged to fill them in. Elderly care homes and sheltered accommodation visited. Local Life magazine distributed 5,000 copies to households in Standish, and 1000's hand delivered.	The aim was to establish residents' priorities to inform/direct the Neighbourhood Plan. Questionnaire to request an email addresses or postal address if people would like to be kept up to date with events and facilitate future engagement. A total of 782 people gave responses. 540 paper questionnaires filled in and 250 people had completed it online. Also, 300 Facebook comments had been received. Refer to Section 3 below.	June 2015	July 2015

Action	Outcome	Date Started	Date Completed
<p>Business consultation event.</p> <p>In July 2015 a business consultation event (meeting and delivery of leaflets) was held. The aim of this was to ask specific questions such as how the local businesses would like to see Standish developed / maintained.</p> <p>A number of local businesses attended the event. The useful discussions in the meeting were used to inform the development of the Neighbourhood Plan.</p>	<p>A Survey Monkey form had been established on the website and a printed survey form produced, although uptake of this had been limited. It was agreed that a new strategy of engaging with the business community was needed, including targeting specific businesses by committee members.</p>	July 2015	Ongoing
<p>Feedback on survey results to the community at community event.</p>	<p>Many of the responses to the 'closed' questions shown to the public on laminated posters with positive feedback.</p>	Sept. 2015	Sept. 2015
<p>Deal in Action public meeting with Wigan MBC. Standish Voice committee to answer questions from the public and present an overview of its activities.</p>	<p>Generally positive feedback from public.</p>	Jan. 2016	Jan 2016
<p>Feedback to the public on policies for NP at Christmas Market.</p> <p>Consultation on Vision and Objectives of Plan at Christmas Market.</p>	<p>Feedback from this consultation were taken into the plan preparation.</p>	Dec. 2016	-

Action	Outcome	Date Started	Date Completed
Car Park Petition to gauge opinions from the community as to the current parking situation within Standish.	Raised 1,300 signatures for the petition for more car parking, together with individual comments. As a result Wigan Council agreed a list of commitments. A report was produced to summarise the findings. The report together with other relevant documents (petition summary, petition form / poster, car parking survey analysis, newspaper clipping and the resulting WC parking commitments) is presented in Appendix C.	Jan 2016	-
'The Rec' Consultation. This community consultation was undertaken to determine the opinions of the community on Southlands Rec and the use of it going forward.	60% of people voted for a small car park with a new park, with 40% saying a car park was not wanted. Refer to Section 4 below.	March 2017	June 2017
Regulation 14 Consultation – formal Regulation 14 Consultation (public consultation) of the draft Neighbourhood Plan. This included drop in sessions and publication on the Standish Voice website and in the Standish Library.	Refer to Section 5 below.	September 2017	November 2017

Action	Outcome	Date Started	Date Completed
Strategic Environmental Assessment Screening.	SV committee produced a Screening Report, concluding no SEA was deemed to be required. Statutory bodies (Natural England, Environment Agency and Historic England) were consulted for a screening opinion. The EA did not respond, but NE and HE were both in agreement that no SEA was required for the Neighbourhood Plan. Refer to Appendix D for the SEA Screening Report together with the statutory consultation responses.	November 2017	November 2017



**Standish Voice Christmas Market 2016**



**Standish Voice Christmas Market 2017**



# 2

## LIBRARY EVENT – MAY 2015

On 9 May 2015, Standish Voice asked the community 3 questions and collated responses to help develop the key themes for the Neighbourhood Plan. The exercise was an initial road test of some of the consultation questions to be produced for the wider consultation, and to help inform the starting place for the Neighbourhood Plan policies.



The 3 questions comprised:

- à What do you like best about Standish?
- à What do you like least about Standish?
- à What would you like to see improved?

The findings of this consultation are presented on the next page.



Consultation results Standish Library May 9<sup>th</sup> 2015

### 1. What do you like best about Standish

**Sense of community-** **total 29**

Village/people/community – (23)

**Shops/restaurants/pubs/clubs**      **total 9**

Shops (4)

Pubs/clubs (3)

Easily accessible (2)

**Countryside/open space** **total 7**

**Schools** **Total 4**

History of Village	Total 2
<p>1. The village was founded in 1850 by a group of pioneers who sought a new home in the West.</p> <p>2. The early years were marked by hardship and struggle, but the community persevered and grew.</p> <p>3. The village became known for its agricultural production, particularly in the early 20th century.</p> <p>4. The village's history is rich with stories of resilience and community spirit.</p>	<p>2</p>

Recycling	Total 1
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## 2. What do you like least about Standish

**Traffic** **total 33**

**General traffic issues (25)**

**Congestion/ jams** (6)

**Lack of parking (2)**

**New housing/developments** **Total 11**

**Number of food take-aways** **Total 3**

**Litter** **Total 2**

**Dog Fouling** **Total 2**

**Lack of community facilities/action Total 2**

### 3. What would you like to see improved?

#### Traffic issues addressed                      Total 37

Reduce traffic	(11)
By-Pass	(9)
More parking (free)	(6)
Improve road links	(4)
No lorries	(3)
Camera at lights	(2)
Condition of roads	(1)
Pedestrianisation	(1)

#### Improve/retain open spaces                      Total 20

More public facilities	(8)
(Toilets, cafe, sports,)	
Improve open space	(7)
Litter/dog fouling	(5)

#### Improve local shops                      Total 8

Wider choice	(5)
Reduce no. of take-aways	(2)
Enhance look of shops	(1)

#### Limit further housing development      Total 7

#### More facilities for young people                      Total 6

# 3 CONSULTATION QUESTIONNAIRE – JUNE / JULY 2015

Questionnaires were delivered / issued to houses, schools, businesses and community facilities, via Facebook, leaflets, interviews and the Local Life magazine. This consultation extended from 13 June 2015 to the 31 July 2015 and aimed to determine views about a range of local issues to help inform specific policies for the Neighbourhood Plan.

A total of 782 people gave responses after 10,000 printed questionnaires were distributed through letterboxes, via schools and through drop boxes in local shops and community buildings. Feedback on the closed questions were presented in September 2015 via laminate posters, with generally positive feedback.

An example of the questionnaire is presented on the next page. In addition, the results of the 'closed' questions are presented, which did not require written text answers. The 'open' questions were analysed separately and are presented in a separate document to this Consultation Statement, with a summary presented below. The Facebook comments to this survey are presented below.

The consultation feedback was used to help Standish Voice create the policies for the Neighbourhood Plan.





# Standish Neighbourhood Plan questionnaire



Standish Voice is the Neighbourhood Forum for Standish and is creating a Neighbourhood Plan to make our community a better place in which to live and work.

We want YOUR views on how to improve Standish, what YOU want to see change and what YOU want to preserve. This is YOUR opportunity to influence how Standish will look for up to 15 years.

If you are aged over 11 and live or work in Standish, please fill in our questionnaire by July 31st to shape the Neighbourhood Plan. You can also fill it in online by going to our website, [www.standishvoice.co.uk](http://www.standishvoice.co.uk), and following the link.

**What do you think are the best things about Standish?**

- 1. ....
- 2. ....

**What do you think are the worst things about Standish?**

- 1. ....
- 2. ....

**What are three things that would improve Standish?**

- 1. ....
- 2. ....
- 3. ....

**Do you agree with the statement: ‘Standish is a good place to live in?’ (Please circle)**

- 1) strongly agree      2) agree      3) no view      4) disagree      5) strongly disagree

**Do you agree with the statement: ‘Standish has a strong sense of community?’ (Please circle)**

- 1) strongly agree      2) agree      3) no view      4) disagree      5) strongly disagree

**If you think the sense of community should be strengthened, how can this be done?**

- .....
- .....

**Which top three community buildings or open spaces in Standish do you use?**

- 1. ....
- 2. ....
- 3. ....



**Do you think Standish needs more sports facilities? (Please tick)**

Yes ☐ No ☐

**If yes, what extra facilities would you like to see?**

.....

.....

**Do you think Standish needs more parks or open spaces? (Please tick)**

Yes ☐ No ☐

**If there was to be a new park in Standish, where should it go? (Please circle)**

Centre of Standish                      Almond Brook / Pepper Lane area  
Rectory Lane area                      Bradley Lane area                      Other (Please state) .....

**How often do you use the centre of Standish? (Please tick)**

1) Daily ☐ 2) Weekly ☐ 3) Less often ☐ 4) never ☐

**What would make you use the centre of Standish more often? (Circle one or more)**

<b>More parking:</b>	1) strongly agree	2) agree	3) no view	4) disagree	5) strongly disagree
<b>More shops:</b>	1) strongly agree	2) agree	3) no view	4) disagree	5) strongly disagree
<b>More restaurants:</b>	1) strongly agree	2) agree	3) no view	4) disagree	5) strongly disagree
<b>More pubs/bars:</b>	1) strongly agree	2) agree	3) no view	4) disagree	5) strongly disagree
<b>A park:</b>	1) strongly agree	2) agree	3) no view	4) disagree	5) strongly disagree

**What is your view of the services in Standish centre? (Please circle)**

<b>Independent shops:</b>	1) too many	2) too few	3) right amount
<b>Supermarkets:</b>	1) too many	2) too few	3) right amount
<b>Takeaways:</b>	1) too many	2) too few	3) right amount
<b>Restaurants:</b>	1) too many	2) too few	3) right amount
<b>Betting shops:</b>	1) too many	2) too few	3) right amount
<b>Pubs/bars:</b>	1) too many	2) too few	3) right amount





**To ease traffic congestion in the centre of Standish, there should be? (tick one or more):**

- More parking ☐
- Better sustainable transport (footpaths, cycle paths, bus services) ☐
- A bypass (on Green Belt land) ☐
- Other road improvements ☐
- Traffic congestion in Standish centre is not too bad ☐

**If Standish had more or better footpaths and cycle paths, would you use them? (Please tick)**

- Footpaths: Yes ☐ No ☐
- Cycle paths: Yes ☐ No ☐

**Please state what changes would encourage you to walk or cycle into Standish centre more often:**

.....

.....

**If a railway station was opened in Standish, would you use it? (Please tick)**

- Yes, for work ☐ Yes, for leisure ☐ Yes, for both ☐ No ☐

**Outline permission was granted last year for 1,300 homes in Standish. Do you think Standish needs more homes other than this? (Please tick)**

- Yes ☐ No ☐

**If Standish had to have more homes other than the ones already passed, what type should they be?**

**(Please tick one or more)**

- Family homes ☐
- Older persons homes ☐
- First-time buyer homes ☐
- Homes for rent ☐
- Executive homes ☐

**If there were to be more homes in Standish, where should they go? (Please tick one or more)**

- On previously developed, brownfield land ☐
- On land in Standish centre ☐
- On countryside within Standish (known as safeguarded land) ☐
- On countryside where no building is currently allowed (known as Green Belt) ☐





**Wigan Council will get developer and government funding from the housing passed for Standish. How much of the funding should Standish receive? (Please tick)**

25% ☐      50% ☐      75% ☐      100% ☐

**The funding should be spent on (Please tick one or more):**

Schools ☐      Leisure facilities ☐      Parks ☐      Extra car parking ☐      Other ☐  
Sustainable transport (cycle paths, bus services) ☐      Improved roads ☐

Please State:

**What should Standish be known as? (Please tick)**

A village ☐      A town ☐      A township ☐

**Required information:**

Postcode: .....

Age group (Please circle)      **11-18**      **19-25**      **26-39**      **40-55**      **56-70**      **Over 70**

How many live in your household? .....

Male or Female? .....

Thank-you for filling in this questionnaire. Your views will be anonymous. Please drop it off in one of the boxes in participating shops around Standish, at St Wilfrid's Church, the Library or Community Centre, or at your school. You can pick up more copies at some of these locations.

For more information on the Neighbourhood Plan, or to sign up to be a member of Standish Voice, please go to [www.standishvoice.co.uk](http://www.standishvoice.co.uk) or find us on Facebook and Twitter.

Optional information:

Do you want to join Standish Voice for free and receive regular updates of our activities? If so, please give your name, email address or phone number:

Name .....

Email .....

Phone .....









In November 2014, local primary schools were asked for the children's ideas and opinions about the future of the village. Work produced include the above book from Year 5 of St Marie's Catholic Primary School.

Standish is a good place to live in					
Agree	Strongly Agree	No View	Disagree	Strongly Disagree	Total
462	231	42	39	8	782
59%	30%	5%	5%	1%	100%

Standish has a strong sense of community					
Agree	Strongly Agree	No View	Disagree	Strongly Disagree	Total
382	148	145	93	14	782
49%	19%	19%	12%	2%	100%

Do you think Standish needs more sports facilities?			
Yes	No View	No	Total
588	35	159	782
75%	4%	20%	100%

Do you think Standish needs more parks or open spaces?			
Yes	No View	No	Total
626	29	127	782
80%	4%	16%	100%

How often do you use the centre of Standish?				
Daily	Weekly	No View	Less Often	Never
401	274	32	64	11
51%	35%	4%	8%	1%

If Standish had more or better footpaths would you use them?			
Yes	No View	No	Total
657	36	89	782
84%	5%	11%	100%

If Standish had more or better cycle paths, would you use them?			
Yes	No View	No	Total
376	72	334	782
48%	9%	43%	100%

If a railway station was opened in Standish, would you use it?			
Yes	No View	No	Total
654	27	101	782
84%	3%	13%	100%

Outline permission was granted last year for 1,300 homes in Standish. Do you think Standish needs more homes other than this?				
Yes	No View	No	Total	
32	23	727	782	
4%	3%	93%	100%	

Wigan Council will get developer and government funding from the housing passed for Standish. How much of the funding should Standish receive?				
100%	75%	No View	50%	25%
449	152	11	125	45
57%	19%	1%	16%	6%
				782
				100%

What should Standish be known as?				
A village	No View	A town	A township	Total
520	10	144	108	782
66%	1%	18%	14%	100%

More parking:					
Agree	Strongly agree	No view	Disagree	Strongly disagree	Total
195	384	135	49	19	782
25%	49%	17%	6%	2%	100%

More shops:					
Agree	Strongly agree	No view	Disagree	Strongly disagree	Total
267	191	198	100	26	782
34%	24%	25%	13%	3%	100%

More restaurants:					
Agree	Strongly agree	No view	Disagree	Strongly disagree	Total
188	115	218	183	78	782
24%	15%	28%	23%	10%	100%

More pubs/bars:					
Agree	Strongly agree	No view	Disagree	Strongly disagree	Total
138	88	262	216	78	782
18%	11%	34%	28%	10%	100%

A park:					
Agree	Strongly agree	No view	Disagree	Strongly disagree	Total
250	317	165	40	10	782
32%	41%	21%	5%	1%	100%



Independent shops:				
Right amount	No View	Too few	Too many	Total
357	13	385	27	782
46%	2%	49%	3%	100%

Supermarkets:				
Right amount	No View	Too few	Too many	Total
559	12	56	155	782
71%	2%	7%	20%	100%

Takeaways:				
Right amount	No View	Too few	Too many	Total
129	14	13	626	782
16%	2%	2%	80%	100%

Restaurants:				
Right amount	No View	Too few	Too many	Total
406	14	289	73	782
52%	2%	37%	9%	100%

Betting shops:				
Right amount	No View	Too few	Too many	Total
412	14	16	340	782
53%	2%	2%	43%	100%

Pubs/bars:				
Right amount	No View	Too few	Too many	Total
492	13	172	105	782
63%	2%	22%	13%	100%

To ease traffic congestion in the centre of Standish, there should be? (Please tick one or more):		
More parking	438	28%
Other road improvements	399	25%
A bypass (on Green Belt land)	363	23%
Better sustainable transport (footpaths, cycle paths, bus services)	345	22%
Traffic congestion in Standish centre is not too bad	32	2%
<b>Total</b>	<b>1577</b>	<b>100%</b>

If Standish had to have more homes other than the ones already passed, what type should they be?		
Family homes	304	39%
Older persons homes	174	22%
First-time buyer homes	134	17%
No View	91	12%
Executive homes	65	8%
Homes for rent	14	2%
<b>Total</b>	<b>782</b>	<b>100%</b>

If there were to be more homes in Standish, where should they go?		
On previously developed, brownfield land	593	76%
No View	102	13%
On land in Standish centre	40	5%
On countryside within Standish (known as safeguarded land)	30	4%
On countryside where no building is currently allowed (known as Green Belt)	17	2%
	<b>782</b>	<b>100%</b>

**Best things****Responses**

	Jamie	Nicky	Fran	Janet	Gill	Allan	Karen	Dave	Total	Top 10
Location	11	0	3	0	5	0	0	0	19	10
Access to M6 & transport networks	17	27	6	12	15	20	15	18	130	3
Access to Countryside	12	26	9	0	15	30	0	31	123	4
People & Community Spirit	14	41	26	37	35	52	26	37	268	1
Safety	6	5	0	0	5	3	3	0	22	9
Village 'feel'	22	0	18	0	7	0	0	15	62	7
Schools	15	16	29	9	24	19	18	13	143	2
Parks & open spaces	10	7	4	20	11	6	30	0	88	6
Footpaths, cycleways and bridleways	1	0	0	0	3	0	0	0	4	
Local facilities (doctors, library, community centre)	12	30	0	10	9	18	7	21	107	5
History	8	6	5	0	7	4	8	5	43	8
Housing	1	2	0	0	1	3	0	0	7	
Ashfield Park	1	0	0	0	8	0	0	5	14	

**Worst things**

	Jamie	Nicky	Fran	Janet	Gill	Allan	Karen	Dave	Total	Top 10
Traffic/congestion/noise	73	71	66	67	60	83	68	66	554	1
Housing	28	24	16	20	15	27	31	15	176	2
Takeaways	16	19	6	23	16	34	16	20	150	3
Sporting/leisure facilities for young people	14	0	11	6	15	8	7	8	69	5
Parking	11	20	17	22	15	15	10	17	127	4
Public transport	4	2	0	0	3	3	0	0	12	10
Quality of shops	3	6	6	0	3	4	0	7	29	9
Dog fouling/litter/anti-social behaviour	3	6	10	0	1	2	8	0	30	7
Lack of parks/open space	0	18	0	0	4	1	2	0	25	8
Lack of bypass	0	0	0	0	1	0	0	0	1	
State of footpaths/cycleways/bridleways	0	8	0	0	1	0	0	0	9	
Poor quality shop fronts on High Street	5	11	6	0	6	4	5	0	37	6

**Improvements**

	Jamie	Nicky	Fran	Janet	Gill	Allan	Karen	Dave	Total	Top 10
Traffic/congestion/calming	24	37	28	0	21	19	14	7	150	5
Housing	29	20	12	25	21	30	0	24	161	4
sports/leisure facilities for young people & toddlers	27	29	10	31	56	21	30	23	227	1
Parking	29	27	23	24	21	28	19	17	188	2
Better quality pubs, restaurants ,shops	23	32	18	16	17	15	14	13	148	6
More community events	5	7	0	0	4	2	7	0	25	
Improved roads, footpaths, cycleways, bridleways etc	7	8	0	0	4	6	2	0	27	10
Bypass	30	41	9	24	18	27	13	19	181	3
Parks & open space	5	23	0	19	9	17	22	6	101	7
Improved community facilities (library, toilets, community centre)	1	29	8	21	11	0	2	0	72	9
Police presence	1	0	0	0	2	4	3	0	10	
Takeaways	13	13	7	15	8	9	9	12	86	8
Anti-social behaviour	3	4	0	0	0	0	0	0	7	

## **STANDISH VOICE – NEIGHBOURHOOD PLAN CONSULTATION**

### **FACEBOOK COMMENTS (approx 300)**

#### **What do you think are the worst two things about Standish?**

- The lack of parking for us little surviving local shops..is what I don't like about Standish...(I'm at Past and Presents on Market Street)..The Union Jacks (and Xmas trees), planted flower tubs and grasses areas are lovely to observe for those who are PASSING through the village...! ;0)
- Parking and traffic. I like lidl and aldi. They offer far better food than any other. No doubt that will spark a row by those who feel they live in leafy suburb in up market housing!!! (Where these are I will never know!)
- Totally agree. The Supermarkets in Standish are more than sufficient for peoples needs. If people need anything extra or more choice, take a journey to Wigan or Chorley like most other folk.
- Needs a proper supermarket not like the 2 we have. No point making up market houses and budget supermarkets? And get thank link road built to ease the awful traffic
- When I used to live there .....traffic in the centre of Standish
- Too much house building which will make the traffic situation much worse. When the M6 was built the Council considered a by pass at Standish the remnants which can be seen when you exit at Junction 27. The Council at the time said it would cost too much
- Nearly more takeaways than buildings being built lol come on you lot see if you can name all the takeaways in Standish???
- Traffic and over building . I think we are lucky that our doctors do open surgery in the mornings as that means you can see a doctor on the day you are sick not have to wait for days ! I agree with Ken Charnock about housing and things for kids to do
- Only one doctors surgery . Another surgery should open in order to drive up standards and service an most important guarantee seeing a doctor quickly and cutting waiting time
- Traffic and to many takeaways
- How can you have too many takeaways. Surely having plenty choice is a good thing, it's not like anyone is forcing you to use them.
- Probably not going to go down well but the lack of a super market other than lidl and aldi.
- I couldn't agree more!
- You could always drive to Tesco!!! It's not actually that far.

- I do! And it is THAT far when I work full time and have a 3 year old. Actually asda is closer from my side what with said traffic. I end up going the co-op and spending probably 30% more than you can buy the same labels for in one of the big 3. Maybe some have the luxury of not doing the weekly shop every week.
- Home delivery. It's well worth it
- Done it a couple of times but always worried about getting stuff with short dates on. Have discussed using home delivery a lot more though. Just need to be a bit more organised and know what I actually need before I shop smile emoticon
- Drugs and badly behaved kids
- Moved away 12yrs ago. Traffuc was shockin. Was back last wk . Traffic still too bad plus too much new housing spoilt a beautiful village
- Traffic & traffic
- Traffic and falling under the jurisdiction of Wigan council.
- Nothing for the kids. Youth club for example and all houses are built on massive estates and are not affordable for standishers children who are trying to get on the property ladder
- Wigan Youth Zone???? My son is a member. One of the best things to happen in Wigan for youngsters in a very long time.
- Traffic !! Xxx
- Traffic and too many food establishments
- Not too many drinking establishments?
- The pubs are closing sadly Mo x
- shucks that's a blow, never mind at least Lidl will still serve you lol!
- No facilities for youngsters
- Too many takeaways and parking.
- Parking! It's a nightmare.
- Traffic x 2
- lack of leisure facilities, pool, etc
- Lack of parking.
- Traffic and yes to many houses we do not want any more
- Needs a greenhalghs bakery [#greenhalghs](#) if you agree via twitter
- Traffic is horrendous trying to get to the motorway takes forever!! Too many people with the new housing, don't need anymore
- Bad traffic, hoping to move away if I can sell my house!!!
- Standish Whispers and traffic.
- Traffic and too many take aways
- Houses and DOG POOP. Sorry
- Traffic - I live at the bottom of rectory... Bad now, gonna be worse after the new houses built!


- Traffic and the fact that coaches and large trucks speed down Church Street. We have far too many take aways. There needs to be more focus on children's activities.
- That there are know drug dealers that STILL haven't been brought to justice after knowingly being raided !! Sadly
- Parking
- Oh....and parking!!!
- Sounds like most places now. I was born there and moved away after junior school (47 years ago). So many happy memories, Mabels shop, Tom Robinsons, Noel Chadwick butcher (restaurant now), Fosters volkswagen garage, etc oh and long hot summers. Yes, bring all those back
- Too many takeaways and not enough proper shops....always have to go into town if you want anything...
- Houses and traffic...
- No facilities for youngsters and traffic a nightmare !
- Traffic, struggling with a second but maybe lack of places to eat in the evening
- Certainly too many houses combined with traffic congestion. Apart from that, I love the place!
- Too many houses that are too expensive for local people. Traffic. Not enough facilities.
- Traffic!!!!!!
- Traffic and parking
- Traffic
- No one has to live there your choice dont like it MOVE or dont moan ha
- Infrastructure can't cope with the number of houses - resulting in too much traffic, waiting time for doctors etc etc
- Takeaways and rubbish
- No gym/ leisure facilities for all ages and we need a decent supermarket (love Aldi and lidl but would like more choice)
- I moved out a couple of years ago, but the traffic and ridiculous number of takeaways spoil Standish.
- Traffic. Noel Chadwicks parking mafia
- Traffic
- Traffic and too many houses built without the consideration of facilities for the ever increasing population of the village!!!!!!
- Litter, dog poo, roads, fast food, traffic,
- A lack of recreational areas and a loss of identity. The Village is trying to hard to blend in with modern looks and views. Moved away in 92 and still have family there.
- Needs a sizable Leisure center,for ever one,to late for a



### **What are three things the would improve Standish?**

- What-
- It's costs several hundred pounds to police it and no one –
- Bet a bit of all the council tax from the extra houses and apartments would sort that out
- It's a terrible shame unsure emoticon
- Why not see if special constables could do the road –
- Good idea, if we lose this tradition, what's next?
- The police won't police it as they say they haven't the resources. The council won't fund it. The cost is around £3000 which the 3 churches have to find. No one will fund.
- Need a donations box
- Would be a great thing to get it back.  
[Standish Voice](#) Standish Voice has discussed bringing Walking Days back and will be one of the events we hope to be organising with the churches in the future. Meanwhile, the churches are holding a special event this Sunday in front of St Wilfs in the early afternoon.... We'll post the details of that on our site tomorrow. Thanks for all your comments. Please go on our website to fill in the questionnaire. It really will help us try to make Standish a better place
- Sure will
- Just to clarify-special constables are police volunteers which would help minimise the cost
- More variety of shops so less commuting to wigan, some good clothing shops for instance, bring some much needed revenue to the village.A spruce up of the centre with part of the monies from the treasure chest, even a set aside of a green space rather than building houses.  
Traffic, management around the centre is chaos at the best of times, with this set to only increase further. No easy solution but then again we've never been able to have our say properly before!
- The village centre (crossroads, pole street, and front of St Wilfs) is designed for cars. It should be designed for pedestrians. Pedestrians should have right of way in the village centre - not cars.
- More outdoor space for children to play, less takeaways, pub with a child friendly beer garden (can't believe no one has seen this potential at lychgate), butchers or farmers market
- Less housing. More green space and parks for the young children/kids to play. Bringing back standish carnival to bring the community together.
- Traffic/infrastructure -ring roadAffordable Leisure centre for all particularly our young peopleSchool improvements
- Train station, Sainsbury's supermarket and another real ale pub.
  - And ask the shops to sort their signage out! Some of them are awful and look like they're falling down! Also make them put signage up in keeping with the

village so not garish and loud. The pet shop and therapy centre are desperate for a lick of paint!

- Not the pet shop the hardware store/pet shop.
- Walking day was 'policed' by a private security company in the last couple of years as the police would not do it. It cost thousands and could not be sustained. The committee applied for road closures etc. It is sad that people want to bring it back but the vast majority of those have no intention of going to the churches on a Sunday. If they were full each week the collections would probably be enough to fund it. Walking Day is a religious walk of witness after all. I think a carnival would be a good idea but would everyone put some effort in, or just turn up after someone else has done the work?
- Sainsburys, more parks, more police on foot.
- Less traffic and nice restaurants. Some child friendly places with out door play area to sit with the family.
- We definitely don't need another cheap supermarket.
- More Sunbed parlours, an Ann Summers shop and a Casino. Think that just about covers it?
- More restaurants. More affordable homes. Train station 
- Bring back walking day if it was any other faith or other religion it would be allowed
- A monorail would sort the traffic issues out been saying it for years
- A different council lol
- a bypass,, traffic is the worst of Standish's problems
- Well if that is the case of cost why do all the small parishes in wigan and villages still have them
- Less houses less traffic less takeaways more leisure facilities
- No more new houses, the roads and drains cant take anymore think we have enough. The traffic from the lights outside Aldi is backed up all the way down Almond Brook road and past the Charnley Arms, this happens 4 times a day both rush hours and both school times.
- No more houses, less traffic and shop frontage (re paint and tidy up)
- More Leisure facilities, less takeaways and more restaurants
- A different councillor. Less takeaways. More things for children to get involved in.
- My suggestions: Fewer takeaways, sort out the traffic, bring back walking day. Seems to be a theme emerging here...
- Buses x
- Less takeaways. Better parking . Decent park suitable for toddlers
- the traffic flow ,
- Leisure center req.

**Do you agree with the statement: 'Standish is a good place to live in?'**

- Traffic is appalling and far too many take aways. The photo is not exactly a good representation now is it? Not sure why people are replying to these comments on here as we are all entitled to our opinion and isn't that what a questionnaire is? [Standish Voice](#) Hi. Thanks for your comment. The photo is not meant to be a representation of Standish. Sorry if it seems it was. We are posting around 20 questions over the next month that are on our survey and we want to illustrate each one.
- were is all the traffic.  
[Standish Voice](#) It was probably taken very early in the morning, Joan. The sun gets up at about 4am at the moment
- The shadows indicate that the picture was taken at 4pm, due St Wilfreds clock time and the shadows cast off the bollards. The sun would be in the east if it was 4am not the west. Again the traffic issue is certainly a big propaganda issue by lots of people in Standish.
- I thought this was a questionnaire? Surely people should not be trying to alter the outcome, especially the same person time after time?
- Having lived in Marsh Green, Kitt Green, Hindley, Winstanley and now Standish I can honestly say this is the nicest area I have lived in. In general people are friendly there are nice restaurants within 5 minutes drive and good places for walks or cycling not too far away. Would love better transport links to lessen the cars but other than that its great to live here.
- Great picture. people moan about the traffic in Standish but the M6 Junction has been there for decades, its always going to suffer from traffic at rush hour as people from the local area pass through to use J27. ...
- Yes Standish is a good place to live. You can be in the countryside within minutes and also onto the motorway network. It has some beautiful places to walk. The village has everything you need on a daily basis.
- Clear air. Trees everywhere. Countryside on the doorstep. Friendly people. Safe streets at night. The only bad thing about Standish is the noisy minority who moan on here.
- i dont normaly make a comment. on the question off traffic when the m6 was built if you take note there is a bridge near the garden centre at almond brook there was suposed to be a road to martlandmill.built in 1961 where still waiting
- Used to b way back when....to many housing developments now ...was belting when I was a young un
- The only thing people want to in standish now is the easy link to the m6to get to work
- It isn't bad. It used to be better. It's going to get a damn site worse when it becomes a concrete jungle in within the next 10 years. Thank you Wigan Council!
- has been, but where exactly will I walk my dog when they build all over it? Wigan
- The best place to grow up too congested now though

- No to much theft crime drugs going on
- Iv they didnt keep buildin all these flats n houses yeah it is also rebuild the train station at rectory lane agen cos that wud b a gud asset and also build a farmfoods store instead ov a asda supermarket
- It was, but not sure what it will look like when the population is doubled. There has to be a north and South exit on the M6 at Wigan to ease the amount of trucks coming through Standish.
- Yes.
- Overall yes,good place to live,improvements needed yes.

**Do you think Standish has a strong sense of community? If you think it needs to be strengthened, how can it be done?**

- Try and make Standish posh again. Good luck!  
Do you think Standish needs more sports facilities? If yes, what facilities would you like to see?  
I'm not eligible to register a comment in this survey because I live in Cumbria, so this is just a comment. When Standish Community High School was first opened in the late 70s its mission statement was about making its facilities open to the people
- Asking does Standish need more sports facilities implies we have some. We are short changed here and always have been for the 42yrs I have lived in Standish !
- dventure park at norley hall, skate park at ince that's been there for at least 10yrs. Let's think outside the box instead if just football or rugby. Skate parks which when made out of concrete virtually maintenance free, bike tracks for bmx's, cycle...[See More](#)
- We need a home for standish panthers junior football club, we have 16 teams of all age groups with no base and no pitches to play on, something needs to be done for the good of the kids of standish and the surrounding area
- Public toilets would be helpful.always being asked by visitors to Standish if there are any?
- Football pitches rugby pitches anything for the kids that keeps them active gives them something to do.
- Some actual football pitches would be nice. The one's people are trying to save on Ashfield Park are abysmal.
- I've heard that there are plans for a new sports facility on Rectory Lane. That would be great. Get that built and you'll see a whole bunch of new activities open up to compliment the few that already exist. Studio One Yoga has been a huge success for example.
- Leisure center urgently needed

**Do you think Standish needs more parks or open spaces? If so, where do you think a new park should go?**

- I think it would be good to start a Standish rugby club and club house to accommodate this. The golf course is just itching to be used and I'm sure 100% of standish people don't want more houses so why not clear some land for a pitch or 2 and create something for the community to get involved with. If there already is a team I'm sorry and was not aware of this but as far as I know we are one of the only corners of Wigan that don't have there own Amateur team  
[Standish Voice](#) Hi. I'm sure lots of people will think that is a great idea. The developers have outline permission to build houses at Rectory Lane end of the golf course but there is land set aside for leisure space.
- Improve Ashfield , golf course is also great open space. Stop building homes standish dosn,t need.
- They're should be a park more central! With a cafe, and a bench or two
- The golf course would be a fantastic ares for botanical type gardens. Standish outskirts ate wonderful to walk through and a lot of people dont know it exists. Would be fantastic for the enviroment too!  
and if this ever happened I would be there to lend a hand!1
- We have a good park which could be great with investment
- If only Standish had some open fields left (aside from farmland) to enjoy.
- I remember Standish having public toilets at the side of the old council offices.....now the Doctors.
- It would be great if the golf course became a maintained park, perhaps with some designated areas for well-behaved dog walkers and signs to encourage responsible dog ownership. In the last year it seems to have become the place where all the lazy dog owners go to let their pooches run wild and poop everywhere.
- Recently moved into the area. I agree with the majority. Renovation of existing facilities should be a priority. Get rid of the sand around the swings etc as this is not great in showery weather and tends to hide all 'types' of litter. Also improve the areas public footpaths, making them more pram friendly.
- You should simply improve the facilities of the current park it isn't nearly as good as our surrounding areas and yes no more trees allowed to be removed your spoiling our entire area
- Public toilets would not go amiss.
- I am always getting people coming in the shop asking for public toilets....x
- golf club is ideal
- I agree, public toilets and stop building more homes.

**What would make you use the centre of Standish more often? More parking? More shops? More restaurants? More pubs/bars? A park?**

- It was atrocious this afternoon coming home from work. The traffic was standing from the dual carriageway off Junction 27 all the way into Standish. I work in Darwen and it takes me longer to get home in Standish from Junction 27 as it does from Darwin..
- A link road from 27 to the boars head. Then the village could be fantastic if people could use it and not just trying to get through it to the motorway
- No more takeaways! There are enough bars and restaurants. More parking definitely especially near schools. Leisure facilities would be good. But LESS Traffic would be best thing of all.
- More leisure facilities would be a good idea;! There are enough pubs and take out places
  - supposed to having one down rectory lane
- The new bar at pierre Lotte/old sofra is going to be a beer/wine bar.Also agree the doctors is appalling too many homes not enough resourses
- A Wetherspoons and more parking would be beltin!
- No car parks. Nightmare. Iwish people would walk more...it drives me crazy the battles for var parking when i know people who live locally could have freely walked the distance.Community park.... A place for picnics and have it dog free. Dog poop is everywhere its disgraceful.
- I think we need more kebab shops, houses and more roadworks, oh.....hang on
- A nice wine bar pub or restaurant.
- Need more parking it awfull in standish and aldi not help theve gone back on everthing they tol standish voice at least co op was a bit more lenient –
- More bars and restaurants all in walking distance.
- Something like Ashfield Park on the north side or more central to Standish.
- A better doctors surgery cos that ones a pile of crap
- Well said . Nobody at Wigan council does anything about it tho. It's always a nightmare going through Standish. You must be cheesed off. Makes it such a long day for you.
- More parking
- More parking
- More parking
- Gastro pub....
- Less traffic
- A monorail?
- Wine bar & less traffic
- more parking
- More schools xx



**What is your view of the services in Standish centre: independent shops, supermarkets, takeaways, restaurants, betting shops, pubs and bars? Are there too many, too few or the right amount?**

- There are only takeaways left, because they are the only ones who can afford to keep going...people drive to large supermarkets, and walk half a mile across the car park to the store...just as easy to park up (or walk) in the village for the local shops....small shops won't survive without customers...or car parks...;0)
- Too many takeaways brings litter then rats. Agree nice fruit and veg shop cafe/wine bar
- Right amount. They will stay open if people use them, it's simple business economics. It's not the 1950s anymore everybody has cars and will happily drive to a hypermarket or retail park for shopping then moan about traffic!. It would be good to have a farm/veg shop in Standish but too good farm shop and a couple of others are a short car or bike journey away.
- Too many takeaways, betting shops & 2nd hand shops. I'd like a rival butcher, (I won't use the one we have!), fruit/veg shop. What about a farmers market? Agree with Linda Metcalf re Cheshire chicks. I drive past every day & never see anyone in there.
- Too many take aways, not enough independent shops. Would love a fishmongers & grocery shop. A little more cafe culture and a wine bar would be a great addition.
- Too many take aways. Cheshire Chicks - what is that all about? Could do with a really nice bistro or wine bar to raise the profile of Standish. Current eateries are not good
- Needs a Cobblers. I have some clogs that need some attention.
- Far too many fast food premises!
- Yeh nice wine bar!!!
- take away . take away take away ,

**How can we ease traffic congestion in the centre of Standish? More parking? Better footpaths, cyclepaths and bus services? A bypass (on Green Belt land)? Other road improvements? Or do you think that, on the whole, traffic congestion in Standish is not too bad?**

- That's good to hear, but the traffic thing will come back to haunt us, I would suggest a good compromise would be to build a slip road to get off the M6 south and on going north at Wigan would help alleviate some of
- [Standish Voice](#) Hi, yes, you are right, traffic will be one of the biggest problems in all this. We are hoping the improvements underway or planned for J25 and J26 to improve access to Wigan might encourage traffic currently leaving J27 and coming through Standish..

- Let's get one thing straight here, the government did not say 1000 houses should be built in Standish, the government said 100 houses should be built in the Wigan area. Wigan council decided 1000 houses should be built in Standish. [Standish Voice](#) Hi, many people in Standish Voice fought against ANY new housing in Standish. The Government inspector said 'about 1,000 houses' should be built on the greenfield areas of Standish. Wigan Council has said around £5-£6m will be spent on a range
- That's very nice of you but I don't think it's really your decision. What's happening in Standish is now signed, sealed and delivered your about 2 years too late and it seems what is happening in Pepper Lane has triggered this. If the go ahead for all ...[See More](#)  
[Standish Voice](#) Anyone can ask to speak at a planning inquiry. If you go again tomorrow, ask the inspector to speak. I am sure he will allow you to do so at some point. But be prepared to be cross examined by two barristers. Our chair, Gill, put over an excell...[See More](#)
- New railway station at Bradley. Link Bradley Lane with Sheldon Avenue across the back of the old 'volcano'. Then extend Ludlow Street off Preston Rd across the fields to link up with Almond Brook Rd along the side of the Britannia Hotel. That would mean losing some of the fields around the back of the High School but it would stimulate business at Bradley, it would provide a local railway station for Standish (and perhaps Coppull), and it would provide an alternate route around Standish from the motorway through to Bolton without going through the centre. Slightly further but possibly quicker during rush-hour.
- Most of the traffic is due to the motorway at J27 so only a bypass would ease it, it should of been built 30 years ago but traffic was not a problem back then. Local residents need to walk more, cycle more and use buses. A train station in Standish would be great but everyone would drive to it in the morning so you would need a massive car park. My opinion anyway. I cycle to Warrington from Standish and only takes one hour, it takes one hour to do the journey on the M6 at 7am.
- [r](#) Stop building houses Simple
- It always a great pleasure to read Wigan Councils BOROUGH LIFE magazine with what's going on in the borough. The latest issue came this morning with a list of Councillors for 2015 on page 28 & 29 and surprise the only councillors who's picture is not on due to them refused permission are the F.....s from Standish shame on you how can we trust you if we don't know what you look like.
- Traffic is getting worse by the week. Pretty bad move building all these new houses. All the constant road works don't really help either stopping at lights every minute on Old & New Pepper Lane!
- Im sick of not being to park anywhere im disabled it awful the congestion in standish and aldi going back on there word about parking time doesnt help us
- It's ok cycling to work But when you take 20 sheets of plasterboard and tools I'll need legs like a Greek god
- Obviously if you are a builder you can't, but many people could.

- Standish isn't a busy place. Replace main lights with a mini roundabout, let the traffic flow like other places near the village. Problem solved.
- I've lived in Standish all my life n it's horrible place to live now. Unsociable behaviour, traffic, drugs etc. If I could afford I'd be off like a shot!!!!
- I'm from standish and got out 15 years ago. Thank god I did. Sounds like beirut these days
- The first thing the authorities should do is stop calling Standish a village and start treating it like a town which it now is. Fifty years ago the population was circa 5000 now it must be 20000 and rising. With that in mind a bypass is a must with another 1000 houses being built which will mean another 1000 to 2000 vehicles = chaos at the traffic lights.
- Yes stop building more houses !!
- Good idea - not. why not decimate the village altogether to make way for traffic
- I also think it's time we had a link between Green Ln / Park Rd through to Wigan Rd without having to come back through the centre: maybe Standish Wood Ln through to Hartington Dr following the footpath between the fields.
- You read my mind. I think that's a good alternative to cut out the traffic lights as it will only get worse there and someone else will lose their life
- The government legally said 1,000 homes need to be built in Standish, if you find it a problem go to the high court and take on the government or move to another area. It's that simple. <http://www.wigan.gov.uk/.../Standish-Housing-FAQs-final.pdf>
- It's to late to do anything will only get worse as for bikes u must be mad
- It will with that attitude, what's wrong with cycling?
- It's not convenient for everyone and it's dangerous besides getting knocked down and breathing in fumes from cars. Lovely in winter in the snow and rain and carrying shopping on the handlebars - I could go on
- By pass.
- Stop building
  - - Thought,what about opening that junction up,by knocking down,the estate agents/galloways,and the shops directly behind?

**Would you use more or better footpaths or cycle paths? What improvements to existing ones would encourage you to walk or cycle to the centre of Standish from where you live?**

L- Why has a locked gate been put across the road where this pic was taken?  
Thanks

[Standish Voice](#) Not sure. We'll investigate

- Where was this picture taken?  
[Standish Voice](#) Hi Stacey, the photo was taken by Martin Holden and it is the track from Arbour Lnne to the old Hermitage site

- I cycle a lot out of Standish to other areas and its not too bad as the roads are quite wide out of Standish, the bus lane down Wigan Lane and Wigan Road is great but on the other side of the road you have a cycle lane! but cars park in it so its point
- Kerbed cycle paths along Wigan road instead of useless paint so that cyclists are protected.  
[Standish Community Cycling Club](#) Absolutely John, have a google at the infrastructure changes that went on in Holland over the years, lots we can learn from them on how to make your village, town, city better and safer for both cyclists and car users alike.
- Bridle ways people complain about horse riders being but we wouldn't be on the road if we actually had places of roads to ride.
- Improved paths without big muddy patches and dog poo bins
- Would definitely use cycle paths.
- some country rides have gates with no easy bike access
- Re comments, what is the point of cycling lanes eg Wigan Lane , in particular ,if selfish car owners use them as car parks, it is time they were booked for parking in a cycling lane, then they can be used for intentional purpose, is there a law to prevent people parking in cycling lanes?
- Just walked through Ashfield and the no entry sign has disappeared and been replaced by a sign saying cars are allowed up to Ashfield House. Where has the no entry gone? This will become very dangerous for children over the summer holidays.
- Hi, You may have noticed that Ashfield house has put a bollard up to stop the rat run. What they have done is allowed traffic up and down to and from Ashfield House Car Park. The owners are trying to get a grander scheme and are in extensive discussions with the Council. They did want to cut down some of the wood to move the entrance as you get to the Hotel but i have discussed this with the council and owners I was opposed to this and all have agreed that it will stay where it is and no loss of woodland will take place.
- Insurance for bikers when they on the road

**If a railway station opened in Standish, would you use it for either for work, or leisure, or both?**

- I thought that station was at Boars Head?  
[Standish Voice](#) There was a station at Boar's Head too.
- May well have been one there too but red rock just through the car park across from bridge 63 there is a big stone house on your right that was the old station house.
- If they can have stations for daisy hill and hag fold, why not Standish???
- I work at the old station house at red rock . Still got all the old features even the station masters board of recognition . Station gates the lot

- Standish does need a station, there are active stations with a local population far less than that off standish, there is the potential to ease traffic congestion locally for those who commute to the larger city's.
- Must just add my grandad was the signal man for Standish station...
- No down Rectory Lane My Grandfather worked there and took me to the signal box when i was a child to pull the levers great times.
- It was closed in 1949 I believe...but this is something I have been going on about for years. I don't care what anyone says about saving standish - nobody is going to stop house building by saying standish is full...! That debate is ancient, tired
- Half way down Rectory Lane is perfect for a station because there's lots of land for a park and ride. Sustainable transport into Wigan, Preston and Manchester.
- The likes of Virgin would never allow a station stopped at by slow moving trains to be plonked in the middle of the WC main line unless there was some sort of diversion around the station like you get at Euxton and that would likely cost millions
- Standish had a station on rectory lane and there was one at boars head....people actually walked ( yes walked) didn't park their cars. To get the trains to their jobs..shock horror. Folk can't even walk their children to school .
- Standish people needs this , it's a fab idea for commuting to work and leisure
- Both. It would be great to have a station.
- There is no land in rectory lane to make a car park its for houses only plus it would be just gridlocked all the time
- Yes, both, especially if there was an improvement in the indoor sports facilities in the area.
- I would love a station in Standish, just what we need. I would hopefully be able to commute to Warrington where I work instead of travelling on the m6 and it would be great for days out as well
- Maybe it would relieve traffic in Standish.
- Both. I really think a train station would boost Standish's transport links.
- How about a tram system like manchester..bet there are still tram lines under the High st. Thought at one time Preston was going ahead with trams to Chorley !
- Use it for both. Would be fantastic.
  - Both can't belive we closed Standish. We need one to continue to develop as the road are just too busy now
  - To late for Standish now you can fill in as many forms as you like it's gone to far no more green spaces left one question on your questionnaire .Traffic congestion in Standish is not too bad your having a laugh and wait til we get all these houses
- O M G
  - Standish wud really benefit from the station, I'd use it xx
  - Both. Needs to happen if roads are to be less congested.
  - I soooo think we need a station!
  - Should NEVER have been closed.
  - Both! This needs to be made a reality again!

- Really needed and would use it for both. A must
- We wo- Great idea!
- Defo yes.
- As long as the trains started early and finished late, if not it wouldn't make a difference
- Both. The transport system is overloaded and this would reduce congestion
- Both, would be great to have it opened again
- Definitely use it .
- Perhaps a Tram line on A49?
- Line s in th wrong place-2/3rds down rectory lane,no point.
- do you av out to ad
- We would use it definitely.
- Both
- Both
- Both
- Both
- Both
- this is what I was on about
- Both
- Both
- Its got to happen!!!

**Do you think there should be any more housing in Standish over and above the 1,300 passed by the council last year? If more homes had to be built, who should they be for (families, older people, first-time buyers, renters or executive style ones), and where should they go (on brownfield land, in the centre of the village, on countryside in Standish, or on the Green Belt)?**

- Dont even think you need to ask that question unsure emoticon NO  
[Standish Voice](#) Hi Angie. Our Neighbourhood Plan will be scrutinised by a Government planning inspector, so we need to show why we have decided on the policies we write. The more people who give their views against housing will strengthen any policies to try and prevent future development. Asking people's opinions is a process we must go through
- Yes! Supply and demand...More houses leads to lower prices.First time buyings harder for this generation.
- How nice of you to call me a t...r for having an opinion.More than £20bn a year of taxpayers' money ends up in landlords' pockets through housing benefit...  
[Standish Voice](#) Swearing and abuse is not acceptable on this page. This is a forum for honest and open debate about the many issues in Standish. Also, many children follow the page too.
- If all the young people that live in standish and want to buy property in standish then build the houses but they won't be affordable housing being built by " Countryside " properties also if they used local builders plumbers bricklayers etc that wou...[See More](#)



- Building houses is ok if you already have a good infrastructure, but the village has narrow roads, few schools and doctors etc. Unless there is a bypass built in next few years Standish will be gridlocked for most of the time. When an accident on the M6 can bring the village to a standstill, what will 1000s more houses with cars do?
- Should be no more house .....FULL STOP.....ruining once a quint little village
- We don't need more houses we need more things for kids to do in hols and at weekends and no more take outs
- think judging by the current congestion without the input of the approved homes a suggestion of more is preposterous. The road networks would need completely rethinking to allow beyond the current allocation without the additional current homes. Therefore I am a no.
- No it's too busy as it is never mind putting houses up on every bit of green area. The amount of houses what are being built now is ridiculous
- I live in Broadacre.. It's gonna happen soon .. There's going to be a major RTA ...Turning right onto old pepper lane is frightening. That's without the extra traffic that this area is going to generate when the new houses in this picture are occupied ..
- A definite NO!
  - Absolutely not!
  - Definitely not !
  - Absolutely not!
  - No more houses
  - Definitely not
  - NO!!!
  - No!
  - No !
  - No
  - No
  - No
  - No!

**Wigan Council will get funding from the developers and the Government as a result of the building of 1,300 homes in Standish, agreed last year. How much of that funding should be spent in Standish? 25%, 50%, 75% or 100%?**

- [n](#) Should of protested enough but the house being built n maybe thus wouldn't being happening to a beautiful village .....money talks to the council n I wish I lived back there cause I feel very strongly bout this  
[Standish Voice](#) Lots of people still do. But the housing has been passed and we can't stop it. So we need to get the best we can out of it and improve the village so that it can cope with the new housing. Standish Voice will be making sure all the money promised by the developers is spent only in Standish.

- Sod the money.....no more houses.....call that a bit of a sweetner  
[Standish Voice](#) Hi. Yes, but the housing was passed a year ago, despite many people protesting that the infrastructure in Standish could not cope with the amount of new development proposed. The 'sweetner' will be £5m to £6m which we can use to improve that infrastructure. Standish Voice wants the people of the village to benefit from that. Join us and help us decide where that money is spent.
- That's 300 more than they said which means 600 more cars no amount of money will change the way you get in and out of standish and how are you qualified to know how to change the infrastructure. The developers won't be happy until they've filled the old golf course with houses and how will you widen grove lane and rectory lane.
- , if you look at other neighbourhood plans that have been completed and passed you will see what Standish Voice are trying to achieve, qualifications are not the be all and end all and there is lots of 'qualified ' help out there.

### **What should Standish be known as? A village, a town or a township?**

- It was a village when I grew up there!
- Village....those were the good old days...;0)
- Village xx
- Village x
- It's a village.
- Village

## 4 'THE REC' CONSULTATION – MARCH TO JUNE 2017

This community consultation was undertaken to determine the opinions of the community on Southlands Rec and the use of it going forward. The voting options were:

- à Community Park and car park
- à Community Park and no car park
- à Leave as it is.

60% of people voted for a small car park with a new park, with 40% saying a car park was not wanted.

After the vote a follow up consultation was undertaken between mid-May and June 2017, to determine what the community thought a park should contain. The consultation letter that was distributed is presented below.

All responses have been considered when drafting the NP and a summary is provided below. In April 2017 a question and answer session was held on Facebook to answer queries about this consultation.

The consultation leaflet is presented on the next page. Furthermore, a specific consultation statement is also presented, outlining the approach we took, together with consultation comments.



Standish Voice  
Speaking up for Standish

## **Consultation - How would you like to see the Rec improved?**

Standish Voice – the village's Neighbourhood Forum – is carrying out a consultation as part of the forthcoming Standish Neighbourhood Plan and we would like your views.

Standish Neighbourhood Plan will be able to shape change in our village until 2030 and will cover all aspects of life in our community. It is important that people from all areas of Standish are involved as it will be your plan for your village.

Recent consultation on the Future of the Rec on Southlands Avenue showed that an overwhelming number of people wanted the Rec to be a new community park for the whole of Standish.

This is your opportunity to have your say on how the Rec can be improved and enable it to become a popular park in the centre of Standish with facilities which can be utilised by the whole community, including nearby residents, families with children, youth organisations, shoppers and visitors to Standish centre, as well being a place with more plants and wildlife.

Do you or your organisation have an opinion as to what kind of facilities could be incorporated into such a park?

We particularly want young people to have a say in what kind of park and play facilities should be provided on The Rec, so if you represent young people, it is important to ask their opinions too.

Any policy to improve The Rec in Standish Neighbourhood Plan will go out for further consultation when the whole draft plan is published. This is due to be made public in summer.

Suggestions should come through our dedicated email address, so they can be collated effectively for consideration in Standish Neighbourhood Plan. Please email your suggestions until June 20 to [standishplanconsultation@gmail.com](mailto:standishplanconsultation@gmail.com).

Written suggestions, with your name address and postcode can be dropped off at the Standish Voice post-box in Standish Library.

# Future of The Rec

Standish Voice wants YOU to decide what happens to The Rec playing field in the centre of Standish. It has not been used by sports clubs for a number of years and Standish Voice believes it should be turned into a village park and small car park.



Standish Voice, your Neighbourhood Forum, is asking for YOUR opinion. Please read this leaflet before you give us your view and vote in our online poll. The vote and your views will be used to decide our policy for The Rec - on Southlands Avenue - in the new Standish Neighbourhood Plan.

To vote, go to [standishvoice.co.uk](http://standishvoice.co.uk)



Standish Voice's consultation showed people want a new park in the centre of the village and the lack of parking in Standish centre is a major concern for many people. We believe turning the playing field into a leafy park with a small car park on part of it, nearest to the village centre, would be good for residents, shoppers, visitors and businesses.



This is how a park and car park could look. The final design would be subject to further consultation.

Please read the information in this leaflet, then send your opinion to Standish Voice and vote on whether you want The Rec to become a park and small car park, a park only, or to leave it as is.



# Question and Answer information

## **Is there a parking problem in Standish?**

Yes. Standish Voice - the village's Neighbourhood Forum which formed in 2015 to prepare a Neighbourhood Plan for Standish - has been approached by residents, visitors, and shop and business owners about the lack of parking in the village centre.

This problem has become worse since Aldi car park's restrictions changed.

The consultation for Standish Neighbourhood Plan asked questions about the village. 74% of respondents strongly agreed or agreed Standish centre needs more parking.

Last January, 1,300 people signed Standish Voice's petition: 'Do You Think Standish Needs More Public Car Parking?' A survey we carried out found ideally there should be up to 130 new parking spaces in the village centre.

## **What has Wigan Council agreed to do?**

In response, the council and Standish Voice agreed a 12-point plan to improve parking. This included the council pledging to pay for a new public car park and improving existing parking.

## **How has this been implemented?**

A sub-group, formed by Standish Voice and Wigan Council to look at this issue, held meetings about the parking problem. Access, highways issues, land availability and closeness to shops and other facilities - including schools and Standish health centre - were taken into account when considering the various sites within 400m of the village centre for a new public car park.

Two areas in Standish centre have planning permission for private car parks linked to shopping developments – Chadwick's land and a derelict area on Preston Road, close to Aldi.

But these areas are not likely to be developed in the near future or may not have car parks at all. Standish Voice believes residents and businesses cannot wait as the parking problem is getting worse, especially as 1,630 new homes have permission to be built in the village.

## **What has been concluded?**

The Parking Subgroup concluded that the best, most realistic site for a new public car park is a small part of The Rec, on Southlands Avenue, linked to a new park on the rest of the playing field. This would benefit people using the new park and those visiting Standish's shops and businesses. This car park, on part of the field nearest the village centre, would also benefit people using the medical centre, where there is virtually no public parking, and ease parking problems at Wood Fold primary school.

The car park would have up to 80 spaces, including disabled ones, would be free of charge, and initially would not be time limited, so workers in Standish centre could use it, freeing up spaces in the heart of the village for shoppers, residents and visitors. This could also reduce the number of workers' cars parked all day on residential streets.

Only around a 20% of The Rec would be used for the car park, with 80% becoming a new park. Footpaths to the village centre via Squires Hey and Greenland Avenue would be improved.

Wigan Council believes the car park, with vehicle access from Southlands Avenue, would have minimal traffic impact on the Green Lane/School Lane junction. The council also believes the football field can legally be turned into a park and car park.

## **Will The Rec still be a recreation ground?**

That is for you to decide. The Rec has not been used by organised football clubs for at least five years as it is so inadequate. It is on a slope, has poor drainage, has no parking or

**PLEASE TURN OVER**

# Question and Answer information

changing facilities and is in a residential area. It is also not the right size for league games. Sports clubs now play elsewhere. We believe a park with a small car park would create an improved recreational facility for the whole community and help to solve the parking problem.

## What would the park look like?

In Standish Voice's Neighbourhood Plan survey, 73% of people strongly agreed or agreed Standish centre needs a park. What the park would consist of would be for discussion with the community, including nearby residents.

How the park looks would also depend on the amount of money available over time. However, we think a park with fruit trees and community growing areas linked to Standish In Bloom and Standish Incredible Edible, as well as some children's play provision, would be ideal.

## What happens now?

Standish Voice is carrying out a consultation to see if Standish people want The Rec to be either a park and small car park, to be park only, or to stay as it is. The result of the consultation will become a policy in Standish Neighbourhood Plan, which will be consulted on again before going to a referendum of people in the village.

We are asking what you want to do with The Rec, which is a valuable community facility. Our consultation asks - 'What should happen to The Rec in Standish centre?'

**1. Be turned into a park with a small car park**

**2. Be turned into a park only**

**3. Stay as it is**

Standish Voice recommends people vote for option **1**, to turn The Rec into a park with a small car park. This would create a new park for our village to benefit shoppers, visitors and nearby residents. It also is the best chance in the foreseeable future to create a car park which the whole village would benefit from.

Standish Voice would also be happy to put option **2** - to turn The Rec into a park - into the Neighbourhood Plan, but this would mean any realistic chance of new public parking in Standish centre is lost.

Standish Voice would not recommend option **3**. The Rec is seen as an inadequate site for organised team sports and Standish Voice is concerned that over the lifetime of the Neighbourhood Plan - up to 2030 - there would be increasing pressure to turn this redundant area into a housing development, which would see this site lost to the community for ever.

## How can I take part?

A digital vote has been launched which we want you to take part in and you can also email and post your views to us. The consultation will run until March 27.

Email your views to [standishplanconsultation@gmail.com](mailto:standishplanconsultation@gmail.com) and you will receive a reply to ask you to take part in the digital vote. You can go to the vote directly through our website - [standishvoice.co.uk](http://standishvoice.co.uk) - or via Facebook and Twitter. You can post your views in a consultation box at Standish Library, on Cross Street. You can use computers there to take part in the vote.

## What will happen then?

Standish Voice will analyse and publish the results and the most popular option will become a policy in the Neighbourhood Plan, which will go out for further consultation before being put to a referendum. To change The Rec into a park or park and small car park could also need a planning application, which people could also comment on.



## STANDISH VOICE – OUR DRAFT POLICY ON THE REC AND PARKING

Standish Voice – the village’s Neighbourhood Forum – would like to thank everyone who read our leaflet and carefully considered the choices before voting on their preferred option in our consultation on the future of The Rec.

This specific consultation was over and above what we as a Neighbourhood Forum are required to do as a statutory body for the Standish Neighbourhood Plan – but we believe it was necessary, fair and appropriate to run a public consultation to give us your views on how you want to treat this valuable site, for use by the whole community.

It is also important to raise the profile of the Standish Neighbourhood Plan, which will be a blueprint for how Standish develops until 2030.

A draft plan, containing a range of policies, will be made public in the coming months and the people of Standish will be able to comment before it is scrutinised by Wigan Council and a government planning inspector ahead of a referendum of the whole village – run by Wigan Council along the lines of a local election.

Standish Neighbourhood Plan will look at most aspects of life in Standish, including housing, green spaces, the village centre, health and wellbeing and transport.

There is a huge amount of change coming to Standish in the next decade. The house building will mean the population of our community will grow by a quarter.

We believe the amount of homes recently passed is far too many, far too fast. The village has been totally unprepared and Standish Voice does not want that to reoccur. Standish Neighbourhood Plan will give us all a positive way to shape our community.

As the housing is built, money from the developers will flow to the council to improve infrastructure in Standish and we need to ensure it is all spent here. Standish Neighbourhood Plan will give us the framework to do that.

The Rec is a historic part of Standish – but is also a valuable site for our future. Our initial 2015 survey on life in Standish showed that the vast majority of people wanted a new park in the heart of the village and that parking was one of the biggest challenges residents and businesses wanted us to tackle.

In conjunction with Wigan Council, we looked long and hard at a number of sites for public parking in the centre of the village. The bottom of The Rec was the only realistic option for a new car park available and Wigan Council has in principle agreed to fund this.

Our consultation leaflet recommended a park with a small car park because we were told by the community it wanted us to find a solution to the parking problem. We also did not recommend leaving The Rec as it is due to it not fulfilling its primary purpose as a full-size football pitch.

The consultation was a huge success in the amount of people being involved in it. A total of 1,065 legitimate votes were cast in our online poll. People also sent us many views via email, on our Standish Voice paper submission sheets, and those deposited in the library. We also took account of

the Fairhurst councillors' petition to leave The Rec as it is, which totalled 44 signatures when consultation closed as scheduled on Monday.

We have listened to the views of people across the village, from all walks of life, both verbally and written. We have tried to answer everyone's questions, either in person, on social media, or via email as fairly, accurately, promptly and politely as we could.

The results of the poll are:

A park with a small car park: 60%

A park only: 23%

Leave it as it is: 17%

The consultation overwhelmingly showed that people do not want to leave the Rec as it is. 83% of people voted for the Rec to become a park, with or without a car park.

The majority of people want a park with a small car park.

We have also listened to the concerns of people who live near to The Rec and we will look at how we can address their views.

We will be taking all these results into account when formulating the policies in the draft Standish Neighbourhood Plan.

How the park could look and what facilities it may have will be for further discussion and consultation – involving all sections of the community, but we believe this should include provision for children's play, in line with the wishes attached to the original gift of the land to the council.

We aim to publish the draft Standish Neighbourhood Plan in the summer and will hold a number of public events on it.

Standish Voice's committee would like to thank everybody who took part in this consultation from all sides of the debate.

## **THE REC: PARK CONSULTATION – JUNE 2017**

The consultation on the park option was as follows:

98 responses online. 16 with suggestions, the rest stating there should not be a car park and some also suggest it should be left as it is.

33 paper representations. 10 with suggestions, the rest the rest stating there should not be a car park and some also suggest it should be left as it is.

### **Consultation: Park suggestions**

My choice for the rec would be to make it into two 9 v 9 pitches also marked out for rounders. Using any money available to make it an all weather surface and levelling it.

This would also allow for a small car park of around 40 vehicles.

I believe there are enough parks in Standish and if there was a shortage of parks then these should have been incorporated into the new housing developments.

There is however a serious shortage of football pitches for the clubs round Standish.

Hi guys and thanks for all your hard work for Standish.

As a mum, the thing that would make the rec a much more usable space than it is now is children's play equipment.

It would be lovely to be able to walk to a play area, which we can't do at the moment.

I also think it would be good to have a range of equipment, or maybe even 2 separate play areas if space allowed, to provide suitable equipment for younger toddlers and older children.

A couple of picnic tables/benches etc would be useful too.

Also, please no sand!!

Thanks, and good luck!

My family would very much like on the Rec the following...

Swings, a roundabout, a climbing frame, a slide. A couple of small ride on animals on springs. A zip line, a running track, a tube slide and some skate ramps.

Also some flower beds and fruit trees with picnic benches, dog poo bins and dog walk area. Small hut for toilets/ change room and ice creams.

A small car park so we don't have to get the baby out in the road too. ?

If you don't ask you don't get!!! ? Thank you very much,

As for improvement to the rec I would suggest little more than further planting around the perimeter to encourage wildlife (birds, bees, hedgehogs many endangered species), continued regular mowing of the central area during summer to allow all to use it more easily (my grandkids love running round it with the dog) then after this time invest in a full programme of drainage works to be completed and reinstate the area, a couple of benches to sit on and watch the world go by would complete it! By doing this everybody can use it children, adults, groups, individuals or clubs this would prevent restrictions to any one group or use.

Involving the community so we can work together-

Vegetable patches or boxes

Picnic area children's play area

I think for the future Standish is missing swimming baths with slides as there's only the Wroughton gym not good enough for children.

I wish to see the WHOLE Rec improved to provide 2 junior sports pitches without a car park.

I am in favour of change to the REC and my suggestions are as follows:

1. A half size football pitch 60M x 30M across the top of the field 25% of the present size. Possibly all weather surface to keep maintenance cost to a minimum.
2. A Park with seating/picnic tables, flowers, trees and shrubs, approximately 40%; 60M x 45M.
3. Children's play area, older children's play area and a rounders/netball area across the width of the field approximately 15% of length of field; 60M x 15M divided into three areas.
4. A free small car parking area approximately 20% of length of field; 60M x 24M which could hold approximately 40 - 50 cars and a toilet facility.

The area should be secured at dusk. Any lighting kept to a minimum or extinguished at dusk so as not to attract Anti-Social Behaviour.

Regular patrols by PCSO's or Police.

Good luck with your quest for a better Standish although I am sure luck will not be needed.

I would like to see the whole of the Rec turned into 2 junior sports pitches for football or rugby. Other children such as the scouts and guides could then use it as well. It should be retained as a public open space. None of should be used as a car park

I agree the area should be used to provide a park/ play area for the children and young people of Standish

Our particular suggestion is for two or three tennis courts to be laid at the bottom end. These would be for public use, either free or with a nominal charge. I'm Hon Secretary of the Lancashire Tennis Association, and I can tell you that the LTA (British Tennis) is currently on a mission to re-establish tennis in public parks. It is a priority, and generous funding is available. They are introducing on-line access and booking systems to cut down on supervision needs, etc. Standish is surely getting too big not to have any tennis courts!!

The middle of the Rec could be set up for e.g. 5 a-side football and netball (a fast-growing sport), with an area at the top end equipped with children's play equipment.

I agree with Ray's excellent and detailed plan. I would also suggest:

1. A line of trees along the far side as per the scouts suggestions: large trees which would look established, and so reduce the risk of vandalism
2. A separate, fenced, dog-free area to be used for children's play, and a fenced area of lawn that is dog-free. There needs to be plenty of dog-litter bins throughout the park
3. A special surface treatment ensures that any graffiti can be removed with soap and water
4. Working with young people to create play spaces could be supported by the Youth Zone.
5. Ensure that people know how to report damage and incidents.
6. The Council should allocate staff and gardeners, who provide a level of authority and a point of community interaction. Ensure they are provided with back up. A park warden would ensure maintenance, security, e.g. locking up at night.
7. Wigan Council to work with SV and DWOR: "Local authorities should encourage and support the development of friends group forums, and work with them in a coordinated way to ensure that needs are properly assessed, and resources are prioritised and targeted appropriately."
8. . Grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment, and planting can also help attract birds and other wildlife to bring the play space alive
9. Paths and play areas should be accessible and user friendly to wheelchairs and disabled children and adults.



10. Comfortable seating and shelter should also be included for parents and carers to encourage them to relax, linger and allow their children to play for extended periods if they want.
11. 'Hang-out' shelters for teenagers work best when sensitively located, close to other facilities, rather than being placed in isolated or exposed positions where they – and the occupants – can be overly conspicuous.
12. Make the most of Standish's heritage assets, e.g. an art project about Standish's past for the park and created by youth organisations.
13. Aim to achieve a Green Flag Award

I believe more members of the community - including children and young people - would be able to utilise The Rec if changes were made to it.

There should be provision for a mini or medium-sized football pitch with provision for other sports ie rounders.

There should be planting around the field to protect residents from noise and to increase the wildlife and plantlife.

There should be some Incredible Edible growing space too.

There should be a playground for younger children also.

The park should be designed to reduce the possibility of anti-social behaviour but there should be benches for shoppers, visitors and residents to use.

If land is available we would be pleased to use it as part of Incredible Edible Standish and plant fruit and vegetables on it.

Playground; Wildlife area; Picnic/Garden area; Incredible/Edible area; Public toilets; Sports pitch

#### **Consultation: Full email response**

My choice for the rec would be to make it into two 9 v 9 pitches also marked out for rounders. Using any money available to make it an all weather surface and levelling it.

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I believe there are enough parks in standish and if there was a shortage of parks then these should have been incorporated into the new housing developments.

There is however a serious shortage of football pitches for the clubs round standish.

**Name redacted**

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I also think it would be good to have a range of equipment, or maybe even 2 separate play areas if space allowed, to provide suitable equipment for younger toddlers and older children.

A couple of picnic tables/benches etc would be useful too.

Also, please no sand!!

Thanks, and good luck!

**Name redacted**

Hello!

My family would very much like on the Rec the following...

Swings, a roundabout, a climbing frame, a slide. A couple of small ride on animals on springs. A zip line, a running track, a tube slide and some skate ramps.

Also some flower beds and fruit trees with picnic benches, dog poo bins and dog walk area. Small hut

for toilets/ change room and ice creams.

A small car park so we don't have to get the baby out in the road too. ?

If you don't ask you don't get!!! ? Thank you very much,

**Name redacted**

Dear Sirs

Regarding the proposals for the upgrade of the rec in standish we would like the rec as it is and no developments on the rec. Leave the only green open space in standish village for the children to play on.

**Name redacted**

Dear Sirs,

I welcome the opportunity to give my view on the future of the rec and voice my concerns, as I have previously said I feel that any green land given over to tarmac is land lost forever, so I would not wish to see any part of it being used as a car park. I currently use both the play area at Langham road and Ashfield park with my grandchildren aged 2, 4 & 5 we walk to both from School lane and don't find them overly busy in fact they call the Langham road park grandma's park as we are usually the only people using it, so why the need for another play area? Also anyone needing to drive to the rec to use the space could park on the road as you do at Langham road park.

As for improvement to the rec I would suggest little more than further planting around the perimeter to encourage wildlife (birds, bees, hedgehogs many endangered species), continued regular mowing of the central area during summer to allow all to use it more easily (my grandkids love running round it with the dog) then after this time invest in a full programme of drainage works to be completed and reinstate the area, a couple of bench's to sit on and watch the world go by would complete it! By doing this everybody can use it children, adults, groups, individuals or clubs this would prevent restrictions to any one group or use.

With regards to the car parking situation in Standish I also understand that the retailers of Standish require customer's to have more convenient short term car parking. Leyland had a similar problem many years ago and although not popular initially they changed some of the central long term parking to restricted parking freeing up much needed parking for customers, yes us business owners and workers had to walk a little further and seek out alternative solutions ie: car sharing, canvassing home owners for available driveways and using public transport but it did increase footfall to businesses and therefore income. We currently have the car park at Quakers place which could be changed to short term ie: 2 hours or less during trading hours and the on street parking in front of St Wilfreds church to the same this would allow customers to visit the shops, takeaways, restaurants, hairdressers, all other businesses and the church without blocking the car parking spaces all day. I know this probably wouldn't be popular with the people that park in these spaces all day everyday (quakers place is usually full from 8.30am until 5pm) but if they are serious about wishing to improve the parking situation for their customers then surely its a price worth paying.

I hope you take the time to read this with an open mind and discuss it at your upcoming meeting, I hope it provides another view and possible solution to some of the issues Standish faces.

Yours sincerely

**Name redacted**

Involving the community so we can work together-

Vegetable patches or boxes

Picnic area children's play area

I think for the future standish is missing swimming baths with slides as there's only the wrightenton gym not good enough for children.

**Name redacted**

Hi I would like please that the REC stay the same.

I see many members of the Standish community using the area and it should stay as a green belt.

**Name redacted**

We think the rec should be left as it is, it is well used by various people & groups. We don't think there is a need for another car park in Standish as we have never had a problem in finding a space. Could you let us know for definite that if a car park was made, would it be free parking or pay& display.

The traffic congestion would be much worse around green lane & school lane if a car park was made in Southlands Ave, which is a very narrow road . Lots of traffic & young school children don't mix , I wouldn't like to think of a primary school child getting injured. I also don't think a car park would help to solve the school run p

roblem because all the parents strive to park as close as possible to the school gates. They wouldn't want to walk from the bottom of the rec.

We certainly don't think a park with benches is a good idea because it would attract undesirable individuals to that area. We strongly think it should be left as it was originally given to be used for recreation by Standish children & families.

**Name redacted**

I wish to see the WHOLE Rec improved to provide 2 junior sports pitches without a car park.

**Name redacted**

I would like to see the Rec drained, levelled and maintained, all to a high standard, that is the whole of the Rec, and suggest that it in the neighbourhood plan the Rec is designated a local green space, to give it protection from any future development.

I don't think allotments are appropriate on a children's playground, and the Methodist church is developing their strip as allotments and growing areas to accommodate school children. Perhaps the neglected area opp St Maries Church could be used for incredible edible, give them the space they need and improve the view from a main entry road into Standish.

I have never heard of a rounders square, seems a contradiction in terms, and cannot see the need for something specific, when rounders can be played on a grass field, just chuck your jumper down, that's what, apart from school, we have always done.

I think there are plenty equipped parks and not enough open playing fields, so no equipment, just a large open field where children can just turn up and run off their energy.

Think a park with equipment and/or seats would attract anti social behaviour and doubt it would be policed.

I repeat I do not want a car park or equipped park on the Rec.

By equipped I mean slides, swings etc but have no objection to goal posts, either 2 small pitches or 1 large, which ever local clubs need to train their young teams.

**Name redacted**

I do not want a car park of any size on the Rec. I think the Rec should be designated as a local green space in the neighbourhood plan.

Regards

**Name redacted**

With regard to the proposed changes to the existing Rec area, I offer the following comments:

The plan seems to be to provide a number of non-time limited free parking spaces, these would primarily be taken up by those working in the town centre who presently occupy spaces in surrounding streets.

I do not agree that this would benefit anyone living in Standish, residents should be the priority concern in any changes, not those who travel to work in Standish.

I further believe that once the car park is established it will become both time limited and chargeable, thus negating the reason for the parking area.

It is my belief that those influencing the development of Standish should require parking to be provided just outside the immediate town centre, there are lessons to be learned in those areas around the town such as Chorley, Ormskirk etc.

The Council seem to have devolved the planning of Standish to the Planning Inspectorate, by refusing planning applications that should clearly have been permitted and in doing so have reduced their ability to influence the proposals.

My view is that the changes to the Rec should not be permitted and if that results in the land being developed for housing then additional parking should be a feature of that application.

It is a further consideration that any park type development would soon become a liability due to its misuse by young persons in the evenings and night time. There is a considerable amount of vacant land in Standish, albeit in private not Council ownership and the Council should be able to influence the use of that land to provide additional parking areas when any applications are submitted.

For example there is a plot of land between Longridge Drive and Wigan Road that would make an effective parking area, I am unaware of its ownership.

**Name redacted**

With regards to the above consultation and the Rec off Southlands Avenue, Standish I would like to state my views that I do not want a car park on the Rec and it should be designated as a local green space in the Neighbourhood Plan to protect it from future development.

**Name redacted**

Please leave the recreation area in Southlands Ave. as it is.

I have lived in Southlands Ave for over 40 years and have observed how the 'rec' has been used over that time and still is now. My children played on the rec and now it's a pleasure to be able to kick a football with my grandchildren on it. I've seen the Silver Jubilee celebrated on it, bonfire night celebrated every year, football games, brownies, Cubs, girl guides and Boy Scouts playing games. Dog training every Saturday.

And still frequently boys having a kick around at the goalposts.

So, please leave this (last) green area for the children and future generations of 'Standishers'.

It was bequeathed to them so please leave it be.

Any finally, from a safety point of view, please NO extra cars coming down Green Lane past the primary school. Thank you

**Name redacted**

To whom it may concern

I wish to strongly object to the proposal of turning part of the Rec in Southlands Ave Standish into a car park. This field was gifted to the children of Standish as a playing field and that is how it should remain. There is less & less green open space with all the unnecessary housebuilding.

Please do not insult our intelligence by saying that this proposal would protect our Rec because if you really wanted to protect it, then by making it formally into "A Local Green Space".this would protect it forever.

**Name redacted**

With regard to your consultation, the Rec is currently being used every weekend and evening, since the council cut the grass. The most favoured use is by young boys and girls playing football. There has also been some use by local brownies. This would appear to prove that it is absolutely fine as it is to allow local community children to play on and most economical for the council to maintain as there

is no hard landscaping, car park or , all of which would require maintenance, which would cost more than cutting the grass. Please leave it as it is.

**Name redacted**

I wish to make the following comment in support of my objection for the use of the recreation ground known as ' the Rec' for the part use of this facility for car parking.

1. The Rec was a gift to the Standish Urban District Council in 1923 for the purpose of a children's playground.

2.The claims that the Rec might be redundant are no excuse for making this facility a community park, with an option to create car parking, would be in direct conflict to the use as originally planned in 1923 for the use of a children's playground, we all know the potential danger cars pose to children, and I would state that any use of the Rec for car parking should not be proposed, as we all know with the huge increase in housing build in Standish, the traffic congestion continues to worsen. I would advocate the continued use either for sports field or returning to original planned use of a children's play ground should be accessed by foot, the location of this facility is central to Standish, therefore pedestrian assess is good.

3. To create car parking on the Rec would further reduce the loss of green space in Standish, and diminish the only green space left in the heart of Standish, its continued use as a sports facility is important to encourage our children towards a healthy life style.

4. I quote from the plaque at the end of the passage leading to the 'Rec' as sponsored by Wigan Council, 'Recreation Ground, The playing field at the other end of this passage is known as the Recreation Ground or 'The Rec'. It was the home pitch for many generations of teams representing St Wilfrid's Football until 1975 when they moved to the new Convent Ground. The base for the club was St Wilfrid's Church Institute on Rectory Lane. Leader of the club & Secretary of the football team until 1966 was Peter Sedgewick, to whose service to the youth of Standish this plaque is dedicated. STANDISH COMMUNITY FORUM' This quote from the plaque tells it all, the use of this recreation ground must not become a car park in any shape or form, and the lack of car parking in Standish should be explored elsewhere.

In conclusion I wish to insist that no car park facility is created on the 'Rec' and that the 'Rec' should be designated as a 'local green space' in the Neighbourhood Plan to protect it from future development.

Kind Regards

**Name redacted**

Just to let you know, I live on Green Lane and my house backs on to the rec. I am completely opposed to building any carpark or park on the rec.

The traffic is horrendous on green Lane Standish. Trying to get out of the junction onto school Lane is bad enough now but would be made much worse by the increased traffic created by a carpark. Both the carpark and park would attract youths and vandalism to what is peaceful residential area and safe playing field for children.

There are 4 adults living here and all of us are opposed to the carpark in any shape or form and also to a park.

**Name redacted**

As green space and sports pitches are in demand and lacking in Standish I feel the recreational ground should be left as a sports pitch in its entirety with NO carpark.

**Name redacted**

I want to ensure that the rec is protected and would suggest designating it as Local Green Space. I DO NOT want a car park on there. I want it to continue as a playing field ( the only one in the

centre)

**Name redacted**

I strongly disagree with the idea of a car park on Standish Recreation ground.

I think you should protect it by designating it as local green space - in fact the only green space left in the heart of the village. It should be protected for future generations.

**Name redacted**

I do NOT want a car park on any part of the Rec! A car park would result in further loss of green space in Standish which is used by sports clubs and organised groups to encourage children towards a healthy lifestyle.

The Rec should be designated as a Local Green Space in the neighbourhood plan to protect it from future development.

**Name redacted**

I contact you on behalf of my parents - Mr and Mrs W Heyes of 55 Green Lane, Standish, WN6 0TU - to voice their objection to the redevelopment of The REC into a car park and play area. They insist that they DO NOT want a car park on the Rec, they believe this area should be designated as a local green space in the Neighbourhood Plan.

Living near the Rec they, and I, know that the area is regularly used by both local organisations and local children. It is the only green space in this part of Standish. Furthermore they are concerned about the increased risk of accidents due to congestion at the Green Lane/School Lane junction. They are of the understanding there are other possible sites for car parks which already have planning permission, and hence believe these should be developed. Has anyone considered an agreement with Aldi to use their car park for a Pay and Display public car park where their customers are reimbursed the parking fee at the till if they spend a set amount - this works for Booths in Chorley.

To finish I would like to repeat that my parents insist that they DO NOT want a car park on the Rec, they believe this area should be designated as a local green space in the Neighbourhood Plan. Please confirm receipt of this email.

**Name redacted**

I would like you to leave the Rec as it is. No Car Park and No Park

**Name redacted**

Standish Voice,

I would like the Rec to remain as a playing field not a park or car park.

I do not want a car park on any part of the local Rec. I think the Rec should be designated as a 'local green space' in the neighbourhood plan to protect it from future development. I am a local resident living in Beech Walk.

**Name redacted**

We insist that there should not be a car park on the rec.

We live opposite at no.13 Southlands Ave & we can see on a daily basis that it is used by many local people for the purpose in which it was given almost 100 years ago.

We think it should be designated as a local green space for the continued enjoyment of many children & local families. It is important for many health benefits to be able to access a safe green space.

We really think it would be detrimental to the area if more cars were encouraged to come to this narrow, already congested avenue. I think there is a lot of anger against the council & Standish voice, many people believe that the consultation process has not been done fairly.

Some people think there may be a need for a car park but definitely not by decreasing the size of the rec.

Why did the council not insist that the builders of the new housing estates put aside an area for a car park?

**Name redacted**

Can I suggest that the 'Rec' remains as it is....that is:- our only green space in the heart of our village; a space that was gifted for the benefit of children's recreation, health and well being.

It is well appreciated by environmentally sensitive planners that such a space is a 'green lung' for the whole community. The trees surrounding it....which could be added to....help to counteract poisonous carbon dioxide and other pollutants.

If part of it were used to park cars there would be even more resulting car fumes; added congestion at the School Lane/Green Lane junction; further traffic jams when cars try to enter/leave the car park from a residential street and other serious environmental impacts when tarmac roads and parking surfaces may be installed.

To go ahead with a park/car park would increase congestion, pollution and traffic hazards

Can I point out..as I live next to the field, that in just the past week I have seen small groups playing ball games and people training dogs. The 'Rec IS used regularly and cared for by many throughout the village . The boys in my photo were playing there again just this evening.

I would hope that Wigan Council and Standish Voice can explore other possibilities to solve the village's perceived congestion and car parking problems. I believe the initial research/'consultation on this was deeply flawed.

I look forward to a more balanced and wide ranging consideration on this matter for the people and children who live and play here in Standish.

Yours Sincerely,

**Name redacted**

I think the Rec should be designated a 'local green space ' in the neighbourhood plan to protect it from future development .

**Name redacted**

**PLEASE REGISTER MY OBJECTION TO THE PROPOSAL TO CREATE A CAR PARK ON PART OF THE REC.**

**Name redacted**

I would prefer the rec to be left as it presently is, no car park or park thankyou

**Name redacted**

Having received the communication from the 'Don't Wreck our Rec' organisation today, I am getting in touch to express my approval of your own plans to convert the area into a combined car park and community park.

I have walked past the field in question many times in my admittedly brief time of living in Standish (nearly four years), and I have only once seen children playing on the field - and that was just last Sunday evening. Mostly the field is completely deserted, but occasionally I have seen people walking their dogs there. A pleasant park, with car parking as proposed at the eastern end, seems a good way forward.

My reservation, however, is the access to the site. Sending would-be parkers all the way round via School Lane and Green Lane seems bound to confuse folks - as well as adding to the already congested junction of those two lanes, and adding to the chaos at the time parents are leaving or collecting children from the School. Can an entrance not be arranged directly off the High Street alongside the Methodist Church - or off Quaker Square?



Good luck with your scheme,  
**Name redacted**

As a long standing resident of Standish and as a realist who is keen to see the “village” thrive the need for additional car parking has been a major handicap to prosperity and amenity. I have struggled on many occasions to find a car parking space and wasted precious time driving around and around the convoluted traffic system seeking a space on one of the extremely limited areas where parking is permitted. On many occasions I have simply given up and gone home and the business’s I was intending to visit have lost custom. The growth of Standish is continuing apace and a vibrant, independent, thriving village centre is essential to support the population and enhance the experience of all those who wish to shop or enjoy leisure time in Standish. The situation will undoubtedly get considerably worse over the next few years.

I’m afraid the world has changed and the die is cast, Standish is not a sleepy little village and the prosperity and ability to attract niche business and leisure opportunities that add to the lifestyle that thriving suburban settlements need should be of paramount importance, rather than a misguided and outdated campaign clinging onto what quite frankly appears to be a contrived parochial argument, that ultimately serves the interests of no one.

I strongly support the need for additional car parking in Standish and furthermore in the absence of other realistic sites, consider “The Rec” to be a sensible deliverable option.

Yours Faithfully  
**Name redacted**

Thought we'd better add our voices firmly to support those who wish to keep Standish Rec as it is. We live on the estate off Green Lane and have four grandchildren who stay and visit us regularly. There has scarcely been an occasion when we haven't taken them on the Rec to run free, play football, fly kites and generally use the open space as it was intended to be used when it was gifted to Standish Urban District Council in 1923.

We have lived here for 40+ years and have used the Rec with both our children and our grandchildren and have always regarded it as a nearby playing facility safely away from traffic. This thought is clearly shared by the Leaders of the Brownies, Cubs etc. who use it as a safe open space along with local children who can regularly be seen playing there.

To change its nature of use would be to spoil it. The only beneficiaries of incorporating a car park would be the owners of businesses and perhaps some of their customers from outside the area. At the moment, Southlands Avenue is a relatively safe thoroughfare for children. Should the proposed car park go ahead, the resultant increase in the amount and frequency of traffic would result in the area becoming much less safe.

At the best of times, the junction between Green Lane and School Lane is busy and congested. Building a car park on the Rec can only make this situation much worse. Clearly, when the Rec was gifted it was never intended to be used other than it is at the moment. Don't change it for the benefit of the few to the detriment of the many.

**Name redacted**

I have written previously to Standish Voice regarding the Rec.

I would like to clarify once again that I think the Rec at Standish should be left as it is, I do not think that it should be a park or car park.

Please leave well alone. The field tonight is being used by various people eg Brownies, children playing football, people sitting enjoying the sunshine.

Please let us enjoy our 'green open space'

Kind regards

**Name redacted**

Please leave the Rec as it is, we do not want a park or car park. I have already written to Standish Voice with our concerns.

The Rec is used daily by children playing. Please protect our 'Local green space'

Regards

**Name redacted**

Leave the Rec as it is, its fine.

**Name redacted**

I would like to see the Rec drained, levelled and maintained, all to a high standard, that is the whole of the Rec, and suggest that it in the neighbourhood plan the Rec is designated a local green space, to give it protection from any future development.

**Name redacted**

I DO NOT WANT A CAR PARK ON STANDISH REC

**Name redacted**

Hi. As a resident of Standish I would like to express that I DO NOT WANT A CAR PARK ON THE REC. I would like to see it drained, levelled and remain as a green space. Thank you

**Name redacted**

I am in favour of change to the REC and my suggestions are as follows:

1. A half size football pitch 60M x 30M across the top of the field 25% of the present size. Possibly all weather surface to keep maintenance cost to a minimum.
2. A Park with seating/picnic tables, flowers, trees and shrubs, approximately 40%; 60M x 45M.
3. Children's play area, older children's play area and a rounders/netball area across the width of the field approximately 15% of length of field; 60M x 15M divided into three areas.
4. A free small car parking area approximately 20% of length of field; 60M x 24M which could hold approximately 40 - 50 cars and a toilet facility.

The area should be secured at dusk. Any lighting kept to a minimum or extinguished at dusk so as not to attract Anti-Social Behaviour.

Regular patrols by PCSO's or Police.

Good luck with your quest for a better Standish although I am sure luck will not be needed.

**Name redacted.**

Just wish to advise that we are not in favour of any changes being made to the Rec.

Thanks

**Name redacted**

We do not want a car park on our REC thank you

**Name redacted**

I wish it known as a resident of the local are for 25 years.

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

Regards

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

Kind regards,

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as a green space for the use of Standish people.

**Name redacted**

I think the Rec should be retained as open green space and should be protected as such. There should be no car park on the Rec. I believe the current short hedgerow should be extended to run along the two sides that back on to houses. This would support wildlife and improve the appearance of the Rec.

**Name redacted**

I want to tell you that I don't want a car park on the Rec. It should be kept as a space for the use of the Standish people and their children.

**Name redacted**

Thank you for taking the time to read this message. I wish to inform you that I do not wish to see a car park put on the rec in Standish. I feel that to do so would attract crime, result in more traffic problems on Green land and would be another tragic loss of an open green space in our village. It has the potential to be a great space for nature, wildlife and a valuable play area for children.

Yours faithfully

**Name redacted**

I understand that you are running a consultation on the future of the Rec and so I just wanted to take this opportunity to say that I don't think it should be made into a car park. I believe the Rec should be left as it is so that children can continue to use it as they are at present.

**Name redacted**

I would like to see the whole of the Rec turned into 2 junior sports pitches for football or rugby. Other children such as the scouts and guides could then use it as well. It should be retained as a public open space. None of should be used as a car park

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

Please email [standishplanconsultation@gmail.com](mailto:standishplanconsultation@gmail.com) and say "I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

Hello all,

I am taking this opportunity to tell you I don't want a car park on our Rec.

It should all be kept as space for the use of Standish people and their Children.

We need green space for the people to keep their health in tact - it is even more important now, when the NHS is facing financial cuts.

We the people need grass and trees to relax and have connection with nature, to prevent mental problems.

If UK is serious about protecting environment and investing in green energy then saving our parks is even more important!

I hope that you respect our request and save the park for us and future generations!

With Regards,

**Name redacted**

As part of the consultation as to what park / play area should be on the rec as a user of the field I am taking this opportunity to tell you I do not want a car park on the Rec. The entire area should all be kept as space for the use of Standish people and their Children. I consider that the most local users of the field will be in walking distance and there is sufficient availability to park on the street for those using from slightly further away.

Kind regards

**Name redacted**

To whom it may concern

I am taking this opportunity to advise you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

I am a resident of green lane and feel that only people who live within the access of green lane and quakers place should really have a say on this matter as these are the people it affects the most.

We would really have a say if a play area was affected on another housing estate would we.

**Name redacted**

My feelings on the development of the rec. Are to leave it as it is. As far as a car park goes, the access and egress would be difficult. As for a play ground. I would not want one on my doorstep. After dark it would be full of drug takers rogues thieves and vandels. It should be kept as a green space for Standish.

Cheers

**Name redacted**

We do not want a car park on the Rec. the whole Rec should be maintained for the recreation of the people of Standish and their children.

Yours

**Name redacted**

Standish Rec should be designated as a local green space and should Not be in part or otherwise a car park.

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

The views of the local residents are paramount in this decision- we know how this will impact the roads as they are crowded at best at school times. Consider the implications of emergency services gaining access when the road struggle as it is. Children will face further risk with increased car

numbers. How would this impact you if it was on your door step? Our children deserve open green spaces as areas to play for mental and physical development - this estate has no other such provision.

I urge you to listen - to the local residents a vital part of the Voice of Standish.

**Name redacted**

"I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children."

**Name redacted**

I am writing in order to make my opinion count with regards to the use of the Rec.

I believe that it should be maintained as it is or possibly have the drainage improved to be able to use it for more of the year.

I do not believe that turning it or any part of it into a car park would benefit the wider community. There have been missed opportunities to secure other, more practical pieces of land for parking and there are plenty of small parks around Standish that already attract trouble at night time.

My main objection is the distance that cars would have to travel in order to access the proposed car park, with particular concern for the school and the fact that we have already lost enough green open space.

If the car park is included in your full proposal, no matter what other sweeteners you put in there, I will vote against it in full.

I will also be boycotting any businesses that continue to push for this car park.

Jayne Higgins

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

I want to take this opportunity to say I do NOT want a car park on the rec. I feel it should be kept as a rare piece of green space for the people of Standish and their children to enjoy.

**Name redacted**

The primary purpose was not for a full sized football pitch. The land registry document states that land was gifted for the purpose of "children's playground". The children playing on there every evening during the nice weather have all said they want it leaving as it is. They also stated that they would go to Langham Road or Ashfield if they wanted to play on swings and other equipment.

Leave the rec as it is. There is nothing wrong with it.

**Kathleen Deakin**

I am taking this opportunity to tell you that I do not want a car park on our Rec. The Rec should be designated as a 'local green space' in the Neighbourhood Plan to protect it from future development.

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on the Rec - the road infrastructure and the volume of additional traffic this would force past a primary school is not acceptable.

If the majority of people are voting for a car park I would be interested to know, and have this communicated via Facebook, if due consideration had been given to alternative access for example the entrance/exit off Malt Kiln Mews.

I agree the area should be used to provide a park/ play area for the children and young people of Standish and I fully support the development of the area as a park only. I'm more than happy to support suggestions from our young people.

I would prefer ideas such as incredible edible to be left to other spaces - from what I can see a tiny number of the overall population of Standish actively support this so I would prefer to see the space developed in a sustainable way to offer the biggest potential use for most people - wildflower planting/space for children to play.

I would also like to see the views of the residents who live closest to the area being given the biggest priority.

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec in Standish. It should all be kept as an open green space for the use of Standish people and their Children.

**Name redacted**

I am taking this opportunity to tell you I don't want a carpark on our rec, it should be kept as space for the use of Standish people and their children.

**Name redacted**

"I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

Regards

**Name redacted**

I have lived on Southlands Avenue, Standish close to the Rec for well over 30 years. The decision to buy that particular house was influenced by the fact we had an open space playing field and cricket club close by. I remember playing football on the Rec as a teenager against local teams. Our family has spent many happy hours on the Rec, flying kites having family games of football cricket and rounders. I passionately want the Rec to be left as it is. What is wrong with a simple grass playing field without any concrete?

There are countless reasons to support keeping the Rec as it is, here are just a few of my thoughts.

Traffic - Green lane is one large Cul de Sac. Creating a car park would add to the existing misery when residents simply want to take a car journey.

Vandalism and anti social behaviour - A play area with the usual facilities would attract the many youths that gather in Standish and give them a perfect venue for drinking etc. Most playgrounds that I know have a vandalism problem. Ashfield House is a good example. The facilities are often damaged and out of commission as well as having to be routinely maintained at a cost.

Legacy- Once the Rec is developed, even under the guise of a play area, we have lost it. Our children and grandchildren will no longer have any grass to play on in the centre of Standish. The Rec is a precious part of Standish, worth conserving and saving.

Over Development- Standish is undergoing massive development as it is. Many residents are deeply unhappy at the changes. I fear that if the car park and play area proposals are passed, it will end up a large car park with the smallest possible playground.

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

I am taking this opportunity to tell you I don't want a carpark on our rec .It should be kept as space for the use of Standish people and their children . I have been a resident of Standish for 49 years , living in the same house which backs out onto the rec , my children played on the rec and now my grandchildren play on it in safety .

**Name redacted**

I do not want a carpark on our rec

**Name redacted**

Hi, I am taking this opportunity to say that my family and I do not want the rec changing into a car park. It should be kept as a play area for our children and the residents of Standish

Many thanks

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their children

**Name redacted**

With reference to the on going furore of the misuse of green space in Standish I think it is appalling that you are considering building on what little bit of green is left. In time there will be no place for our children to play, or, moments of contemplation in a quiet area. Therefore, I object very strongly to all the building in Standish especially on the REC.

Just listen to the people of Standish.

**Name redacted**

Please re-think the idea of turning part of the rec onto car parking- leave it as Green space for all to enjoy

**Name redacted**

I don't want the rec used as a car park we need to keep all green spaces in our village

**Name redacted**

We do not want a car park on our rec

**Name redacted**

I am taking this opportunity to tell you I don't want a car park on our Rec. It should all be kept as space for the use of Standish people and their Children.

**Name redacted**

Our view is that the last thing that should be considered for the Rec is the car park idea. My wife and I have lived in Prospect Road (number 15) since 1969 and never has getting out of Green Lane on to School Lane been so difficult. The volume of traffic on School Lane is now such that no time of day is easy. Motorists still stop on the yellow box in spite of the signage, and even when they don't there is usually only space for one or two cars to get out turning right. And, of course, 8.30am to 9.00am and 3.10pm to 3.40pm are "no go" times for residents.

We are with those who think that the Rec should remain completely as a recreational area, as was always intended.

Our particular suggestion is for two or three tennis courts to be laid at the bottom end. These would be for public use, either free or with a nominal charge. I'm Hon Secretary of the Lancashire Tennis Association, and I can tell you that the LTA (British Tennis) is currently on a mission to re-establish tennis in public parks. It is a priority, and generous funding is available. They are introducing on-line access and booking systems to cut down on supervision needs, etc. Standish is surely getting too big not to have any tennis courts!!

The middle of the Rec could be set up for e.g. 5 a-side football and netball (a fast-growing sport), with an area at the top end equipped with children's play equipment.

Let's make it an area for health-promoting activity, not another temple to the great god Motor Car.

Regards,



**Name redacted**

I would like to log my opinion on the Rec at Standish. I do not want a car park I would like to keep it as designated green space.

Regards

**Name redacted**

I agree with Ray's excellent and detailed plan. I would also suggest:

1. A line of trees along the far side as per the scouts suggestions: large trees which would look established, and so reduce the risk of vandalism
2. A separate, fenced, dog-free area to be used for children's play, and a fenced area of lawn that is dog-free. There needs to be plenty of dog-litter bins throughout the park
3. A special surface treatment ensures that any graffiti can be removed with soap and water
4. Working with young people to create play spaces could be supported by the Youth Zone.
5. Ensure that people know how to report damage and incidents.
6. The Council should allocate staff and gardeners, who provide a level of authority and a point of community interaction. Ensure they are provided with back up. A park warden would ensure maintenance, security, e.g. locking up at night.
7. Wigan Council to work with SV and DWOR: "Local authorities should encourage and support the development of friends group forums, and work with them in a coordinated way to ensure that needs are properly assessed, and resources are prioritised and targeted appropriately."
8. . Grassy mounds, planting, logs, and boulders can all help to make a more attractive and playable setting for equipment, and planting can also help attract birds and other wildlife to bring the play space alive
9. Paths and play areas should be accessible and user friendly to wheelchairs and disabled children and adults.
10. Comfortable seating and shelter should also be included for parents and carers to encourage them to relax, linger and allow their children to play for extended periods if they want.
11. 'Hang-out' shelters for teenagers work best when sensitively located, close to other facilities, rather than being placed in isolated or exposed positions where they – and the occupants – can be overly conspicuous.
12. Make the most of Standish's heritage assets, e.g. an art project about Standish's past for the park and created by youth organisations.
13. Aim to achieve a Green Flag Award

**Name redacted**

The Rec should remain as a 'local green space' and with NO CAR PARKING on it. This land was gifted for kids to play on - which they do already, so why change it?

The alternatives would create other problems e.g. as experienced at Ashfield Park.

**Name redacted**

Under no circumstances should this space, gifted to the people of Standish as a play area be used for car parking and should be designated as a local green space. The effect upon ingress and egress at the Green Lane traffic lights would be considerably worsened and is already a nightmare. Any car parking in this area would hugely exacerbate the current problems faced by residents of the area.

**Name redacted**

As a resident of Standish, I would like to vote in favour of the Recreation ground remaining a green space to be young and old and wildlife.

Thank you

Kind regards,  
**Name redacted**

I believe more members of the community - including children and young people - would be able to utilise The Rec if changes were made to it.

There should be provision for a mini or medium-sized football pitch with provision for other sports ie rounders.

There should be planting around the field to protect residents from noise and to increase the wildlife and plantlife.

There should be some Incredible Edible growing space too.

There should be a playground for younger children also.

The park should be designed to reduce the possibility of anti-social behaviour but there should be benches for shoppers, visitors and residents to use.

Best wishes,

**Name redacted**

If land is available we would be pleased to use it as part of Incredible Edible Standish and plant fruit and vegetables on it.

I am at present working on the Pit Tub area and have quite a lot of produce planted, potatoes, peas, beans, onions, shallots and cauliflowers.

Thanks

**Name redacted**

Playground

Wildlife area

Picnic/Garden area

Incredible/Edible area

Public toilets

Sports pitch

**Name redacted**

## 5

## REGULATION 14 CONSULTATION – SEPTEMBER TO NOVEMBER 2017

This consultation began on 29 September 2017 and extended for 6 weeks. It was the formal Regulation 14 Consultation (public consultation) of the draft Neighbourhood Plan, i.e. the consultation of the pre-submission draft. This included distribution of leaflets (as presented below) across the Neighbourhood Plan area, posters (as presented below), three drop in sessions (at Standish Library on 7 October, 21 October and 4 November), publication on the Standish Voice website and deposit at the Standish Library. A digital feedback form was available for responses, also presented below.



Where appropriate, feedback has been considered in the development of the Neighbourhood Plan.

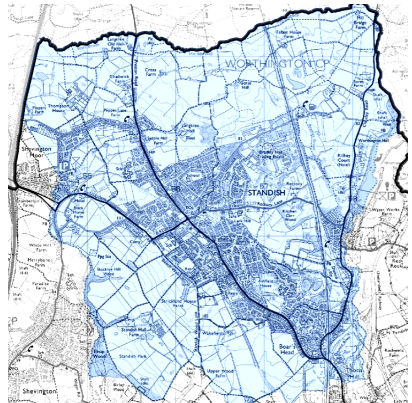
A matrix of consultation responses and how they have been used to inform the plan (if applicable and appropriate) is presented on the next page. In addition, the full suite of responses to the consultation is also presented.

Furthermore, the 'Standish Recreation Ground: The Case for Local Green Space Designation' (October 2017, community group) report is also presented below. This document was collated by a local community group and presents useful information about Southlands Rec.



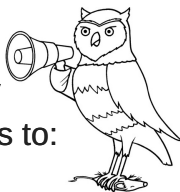
# Standish Neighbourhood Plan

**The draft plan for the  
village's development  
until 2030**



Please give Standish Voice your views on the plan's policies, designed to shape the village's future. There are policies on housing and transport, parks and open space, the village centre and businesses. Please read this leaflet and the draft plan before giving us your feedback. To see the draft plan, go to [www.standishvoice.co.uk](http://www.standishvoice.co.uk) or read a copy in Standish Library.

Have your say on the draft Neighbourhood Plan which is designed to shape planning policy in Standish until 2030. Highlights include policies to:



- **Shape the amount of new housing**
- **Ensure any new housing meets the needs of Standish and its people**
- **Make the village centre more attractive and vibrant**
- **Control the number of hot food takeaways in the village centre**
- **Create a new park in the village centre**
- **Improve existing recreation areas, parkland and open space**
- **Support more car parking in the village centre**
- **Create and improve cycle paths and footpaths**
- **Protect our historic pubs**
- **Create new green/wildlife corridors**





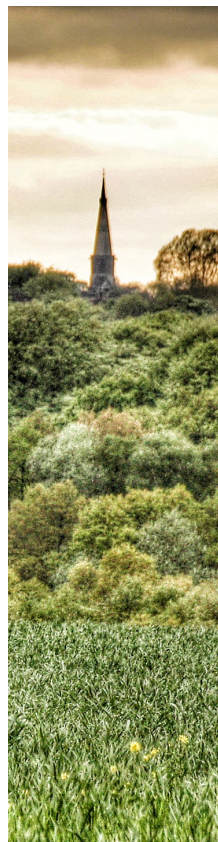
Standish Neighbourhood Plan gives a vision of how the village can change to cope with the large number of homes being built here over the next decade.

Standish Voice - your Neighbourhood Forum made up of volunteer Standish residents - consulted widely about many aspects of life in the village.

From this, a Vision for the future and Objectives on how to achieve it was created. Comments from Standish people on them, as well as from further consultations, helped to shape the policies outlined in the draft Standish Neighbourhood Plan.

If adopted, the plan will have legal force to control future development in the village and the policies will be used to decide new planning applications.

We are consulting on the draft policies and can alter them before Wigan Council does its own review and consultation on the final plan. Then the final plan will be studied by an inspector before it is put to a vote of the whole village in a 'Yes/No' referendum to adopt it.





# Have Your Say

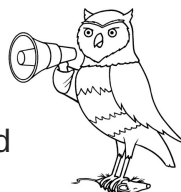
Please read the draft plan by going to our website, **[www.standishvoice.co.uk](http://www.standishvoice.co.uk)**, where you can read or download it, or by reading a printed copy of it in Standish Library.

Give your views by emailing us at **[standishplanconsultation@gmail.com](mailto:standishplanconsultation@gmail.com)** or by writing to us and posting it in our postbox at Standish Library. You **MUST** include your **NAME** and **FULL ADDRESS** for us to consider your comments. Your comments will be made public, but not your name and address. Standish Voice will also hold public drop-in sessions where you can talk to us about the policies. We will also publicise the draft policies on social media, using **Facebook** - @standishvoice - and **Twitter** - @StandishVoice. But social media comments will not count in the consultation, which will close on November 6.



## Standish Neighbourhood Plan - Draft Policies Drop-In Sessions

Saturday, **Sept 30** at 11am to 2pm; Saturday, **Oct 14** at 11am to 2pm; and Saturday, **Oct 28** at 11am to 2pm. All session will be held at The Unity Club, Cross Street, Standish.



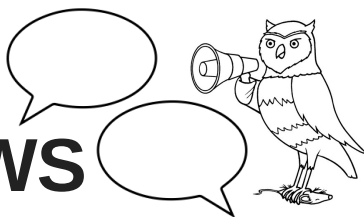


# Standish Neighbourhood Plan

## Pre-Submission Draft for Consultation



# PLEASE GIVE US YOUR VIEWS



Please give Standish Voice - the village's Neighbourhood Forum - your opinions on the policies in the draft Standish Neighbourhood Plan, designed to influence the village's development until 2030. To see the draft plan, go to [www.standishvoice.co.uk](http://www.standishvoice.co.uk) or read a copy in Standish Library. Come to talk to us about it at Standish Library from 10am to 1pm on Saturday, **October 7**, Saturday, **October 21**, and Saturday, **November 4**.

# Draft Standish Neighbourhood Plan - Your views...



Please give us your views of the Draft Neighbourhood Plan. You must include your NAME and FULL ADDRESS. Your name and comments will be made public but not your address. Please state which policy or policies you are referring to. Please use additional forms if necessary.

**Write your name, full address and comments below:**

**Name:**

**Address:**

**Plan page number(s):**

**Plan policy number(s):**

**Please post your comments in the box - Thanks!**

## Standish Voice responses to Regulation 14 consultation

Policy	Comment	Response
General	Supportive of policies in draft plan	Noted. We are grateful for the support from the community
General	Draft plan does not meet basic conditions	Sustainable development requires the balance between social environmental and economic issues. We believe the draft Neighbourhood Plan (NP) fully supports sustainable development in the Neighbourhood Area (NA) by the provision of a range of policies covering social, environmental and economic issues which seek to address the needs of the community and ensures this development meets the community's needs
	Support objective to ensure new development brings opportunities and benefits to Standish and supportive of development of the NP	Noted. We are grateful for the support
	Concerns combined requirements of the plan may impact on viability of development schemes	We believe the requirements of the plan support sustainable development when taking into consideration the needs of the community. We believe the planning requirements will continue to make sustainable development viable in the NA. We also consider that Standish has the ability to support viability of development and

		improvement schemes compared with other areas of Wigan borough and that addressing the needs of the local community need not be at the detriment of private developer profit
	Clarity is needed on the use of the word 'village' and planning policy terms 'smaller town centre' and it is suggested the NP should assess proposals in line with the later designation	The NP clarifies why the term 'village' is used when referencing the NA. We note that the term 'smaller town centre' is used in other tiers of planning document but this does not conflict with the term 'village' in the Standish NP
	Support Standish Voice's positive attitude toward development and benefits this can bring to delivering sustainability including Section 106 agreements but this should not be considered a tax or open pot for expenditure within the settlement	Noted and we are grateful for the support. 106 funding is required to support development in the NA and to enable this to be 'sustainable' in the long term by improving infrastructure
	Concerns that school provision, dentist and doctor facilities are not addressed in the plan given the large numbers of new houses being built	The NP can only concern itself with land use policy. School and health provision is the responsibility of the local authority. We expect Wigan Council and other bodies to monitor the increasing population of the NA and expand and improve facilities accordingly
	Core strategy until 2026 and NP until 2030 – further information and clarity required	Various layers of planning policy have various timeframes (the draft GMSF runs to 2035, for instance). This is normal. As long as the NP complies with plans from higher authorities, this fulfils its requirement in planning terms
Policies	1. The introduction states that a	1. The NP policies are

introduction	<p>consultation survey undertaken in summer 2015 has formed the basis of which the policies have been formed. We object to this approach</p> <p>2. Are the number of completed questionnaires a sound evidence base to base the NP?</p>	<p>developed from the views, aspirations and perceived needs of the community. This is the basis and bedrock of any NP. The policies have been developed from a Vision and Objectives formed on the basis of a sound and successful consultation and evidence base. The Vision and Objectives were also consulted upon and supported by the local community. The NP has been shaped by the community at every stage as is required by the production of a neighbourhood plan</p> <p>2. The number of completed questionnaires (784) was much higher than expected when compared with other neighbourhood plans, reflecting a good level of community engagement. The questionnaires were completed by people from all geographic areas of Standish. See consultation statement in the Evidence Base (EB)</p>
	Agree in general terms with key themes and issues identified for housing	Noted
Objective 1	Village centre Enhancement and Employment	
	<p>1. Support the approach to retail and village centre policies and SV should consult with WMBC to ensure the NP does not undermine any wider retail and employment strategies in the borough</p> <p>2. Support policies to improve</p>	<p>1. Noted</p> <p>2. Noted. We are grateful for the support</p>

	vibrancy and more attractive centre	
Pg21	Suggest removing reference to DCLG and Aecom	This reference is necessary to show the which independent agency carried out the review of the village centre, which informed some village centre policies
1.1	<p>1. Suggest rewording of policy to include development or change of use ...will be supported if...</p> <p>2. Development proposals should not take into account any part of the Masterplan which proposes to develop a car park on the Rec</p> <p>3. Support this policy</p>	<p>1. Noted and alteration done to Final Plan</p> <p>2. Noted. The Masterplan is only a supporting document. There are no plans or policies which support a car park on The Rec</p> <p>3. Noted. We are grateful for the support</p>
1.4	<p>1. Evidence for the hot food take-away policy should be clearer</p> <p>2. Support for the policy</p>	<p>1. Noted and alteration done in the Evidence Base</p> <p>2. Noted. We are grateful for the support</p>
1.5	<p>1. The policy should also future proof establishments during the duration of the NP and not just existing premises. Named premises should be removed or marked on NP map</p> <p>2. Is the cellarage policy needed?</p> <p>3. The Wigan Local List (heritage assets) is draft only and may not be taken forward</p> <p>4. Support this policy</p>	<p>1. Noted. Named premises have now been removed from the Final Plan</p> <p>2. Yes. We believe this is necessary for the protection of pubs which do have cellars</p> <p>3. Noted. The plan policy has been reworded to reflect this information</p> <p>4. Noted. We are grateful for the support</p>
1.6 -1.9	<p>1. Consideration of the re-ordering of policies to group those relating to designated employment areas and consideration given to deleting the specific policy 1.9 on Bradley Lane Trading Estate/give more clarity as to what applies to where</p> <p>2. Does policy 1.7 apply to the whole Neighbourhood Area?</p>	<p>1. Noted and alteration done in Final Plan</p> <p>2. Yes an alteration to clarify this has been done in the Final Plan</p>
1.6	<p>1. Consider renaming the policy to 'non-employment uses within employment areas'</p> <p>2. Consider the implications of Clause</p>	<p>1. Noted and alteration done in Final Plan</p> <p>2. Noted. This clause has been removed from</p>

	h) which may unintentionally make the edges of the employment areas vulnerable to non-employment use. h) Should businesses that are remote not be offered the same protection as any other business?	the Final Plan
1.7	1. Consider re-wording the opening sentence to be in accordance with NPPF 2. Concerns about the clarity surrounding the 12-month marketing period and no reference to viability	1. Noted and alteration done in Final Plan 2. Noted but we believe it is clear. Viability would be reflected in the site's marketing
1.8	Support for this policy	Noted. We are grateful for the support
1.9	1. This policy does not add anything to what is proposed in policy 1.6 Consider removing this to avoid duplication 2. Clarification as to the status of the Barrowcroft site requested and to be featured on the plan 3. Review reference to EM2.26 with Wigan in Core Strategy 4. Amend improvements to Bradley is through a Section 106 agreement not as planning condition 5. Support justification in text (p30) that Barrowcroft site is excluded from Bradley. 6. Support policy as drafted. 7. Suggest it should include start-ups and incubator units as in policy 1.8	1. Noted and the original draft policy 1.9 has been removed and the Final Plan amended to now include one policy for all employment areas 2. The status of the Barrowcroft site has been clarified and a new planning application submitted for housing 3. Noted 4. Noted and plan amended 5. Noted and plan amended 6. Noted. We are grateful for the support 7. Agree and plan amended
Objective 2	Reduce traffic congestion and better parking	
Objective 2	1. It is considered premature to require payment by Section 106 for a railway station and may affect viability 2. Should include a policy to improve existing public transport and mention that parts of the village has no public transport before 8am and after 6pm 3. There is no mention of external public transport links to other areas such as Shevington or Wigan 4. The policies proposed will not make a meaningful difference to traffic congestion	1. This is not a policy. The drawing up of Section 106 agreements is the responsibility of the local authority. However, in the lifetime of the NP (to 2030), there could be need to part fund any possible station via Section 106 agreements 2, 3, 7. The NP has no direct control over the number or frequency of



	<p>5. Car park sites should exclude the Rec</p> <p>6. Support for re-opening of the railway station</p> <p>7. Bus frequency and times should be extended</p>	<p>buses, although Travel Plans in relation to new development should address this issue</p> <p>The NP has no control over the number of bus routes</p> <p>4. The policies could make a small difference to the level of traffic congestion, combined with other initiatives</p> <p>5. There are no plans or policies for car parking on The Rec and the NP states this is 'not desirable'</p> <p>6. Noted</p> <p>7. Noted and WMBC are requested to include this in discussions with developers</p>
Pg31	<p>1. Aims and objectives of the NP transport policies are commendable; the responses received from the local community on likely solutions are useful; NP policies must be based on robust evidence and understanding of implications, for example, while a bypass may be a solution, the costs and likely benefits must be fully understood within the NP</p> <p>2. The wish for increased parking provision – we consider there must be more emphasis on encouraging sustainable patterns of movement</p>	<p>1. Noted. We are grateful for the support There are no proposals to include the provision of a bypass in the NP</p> <p>2. Noted. Increasing sustainable patterns of movement should be encouraged and the NP is playing its role in this</p>
2.1	<p>1. This policy supports NPPF para114. Consider addition of further explanatory sentence in introduction</p> <p>2. Support for provision of footpaths and cycleways that encourage people to walk and cycle</p> <p>3. There is no mention of links to the footpaths and cycleway systems in adjacent areas</p> <p>4. Support promotion of Standish Loop – and improvements to the Line to be of equal importance</p> <p>5. Supports the aim of this policy on Standish Loop</p>	<p>1. Noted and alteration done in Final Plan</p> <p>2. Noted. We are grateful for the support</p> <p>3. The plan text does mention links to the wider footpaths and cycleways of the Whelley Loop Line. Connections should be made where possible</p> <p>4. Noted and alteration done in Final Plan. The Line improvements are important and are</p>

		mentioned in the Draft Plan. However, it is expected that those improvements will be complete before the Final Plan comes into force 5 Noted. We are grateful for the support
2.2	1. Consider including the word 'bridleways' where appropriate 2. This policy supports NPFF 3. Support creation and improvements to cyclepaths, footpaths and bridleways	1. Noted and alteration done in Final Plan 2. Noted 3. Noted and we are grateful for the support
2.2.1	Object on basis of rationale, evidence and highway design	Noted. However, we believe the policy is necessary to promote sustainable movement within the NA
2.2.3	Request SV to explore scope of provision of bins for litter and dog waste on new paths	Noted. The number and location of bins should be determined by the local authority
2.3	1. It is not considered necessary nor useful for the NP to require air quality work or mitigation measures that would otherwise not be necessary for development proposals 2. Policy wording is not sufficiently flexible 3. Support for the proposals for the impact of developments on air quality	1. Noted. However, it is important that air quality measures are included to mitigate the effects of increased air pollution caused by additional vehicle movements as a result of increased homes in the NP area 2. Noted 3. Noted. We are grateful for the support
2.4	SV to clarify wording of the policy to make it clear. Is it up to three hours parking?	Noted. The policy has been reworded to clarify the three hour parking, amending 'no less than' to 'at least'
2.5	1. Consider removal of clause (iv) as this is an existing policy in UDP and 2007 SPD may be replaced in the short term 2. Support for this policy 3. To be amended to include existing public open space used for sport, informal play and recreation will not be considered suitable sites for new	1. Noted and alteration done in Final Plan 2. Noted. We are grateful for the support 3. Agreed and wording of the policy been amended accordingly 4. Noted. We are grateful for the support.

	<p>public parking.</p> <p>4. Support policy but no car park on The Rec</p> <p>5. The Rec should have a small car park</p>	<p>There are no policies or plans for a car park on The Rec</p> <p>5. Public consultation on this was carried out from March 2017. Standish Voice concluded there was not sufficient public support for a small car park and therefore it has not been included in the draft NP. The NP states a car park on The Rec is 'not desirable'</p>
Objective 3	Open and Recreational Open Space	
Background	<p>The description does not fully appreciate the nature of "green infrastructure" (GI) and the "accessible green space". It is not clear to what extent the safeguarded land in the NP comprises "accessible green space" or "GI" and may not be publically accessible or contribute to GI</p>	Noted
	<p>1. Support all the policies on green space – and need to strive to keep as much green space as possible</p> <p>2. Support creation of green spaces and wildlife corridors</p>	<p>1. Noted. We are grateful for the support</p> <p>2. Noted. We are grateful for the support</p>
3.1	<p>1. To consider having 3.1.6 as a separate stand-alone policy and broadening it to include where adjacent development could affect detrimental impact to the biodiversity (of SBIs, woodland etc)</p> <p>2. There is no mention of the links between green corridors outside the Neighbourhood Area</p> <p>3. Not clear on evidence base and buffers are not always desirable approach to design</p> <p>4. Questions regarding green wildlife corridor at Robin Hill: Is the council planning to purchase the land in order to carry out environmental landscaping or will it remain under the current ownership as a productive agricultural field? Will the land be open to the public and if so who is responsible for crop</p>	<p>1. Noted and alteration done in Final Plan</p> <p>2. Noted. However, there are no links between the proposed green corridors and green spaces outside the NA</p> <p>3. Buffers are desirable to promote sustainable development and the policy is designed to promote this</p> <p>4. The ownership of the land will remain as now and landowners will have full control over what the land is used for other than development, which would be prevented.</p>

	<p>damage, fencing, hedge cutting, and maintaining the area free from fly tipping, dog fouling, etc? If there is public access then who is responsible for the relevant liability cover? As a green corridor, will there be restrictions imposed on the type of crops grown, draining, hedging practises etc and if so what compensation for loss of production will we receive? If these areas are to be fenced off, then the remaining pockets of land will be small, isolated and irregular making farming impossible and unviable. Will these remaining plots thus be suitable for further housing?</p>	<p>The public will only be able to access the area on current rights of way. There will be no restrictions on the use of the land by the landowner other than precluding development. There is no requirement to fence the area off</p>
3.1.1	<p>Suggest amend to clarify that support will be given to development proposals that enhance and extend the areas specified in policy 3.1(v)B</p>	<p>This policy supports the creation of green corridors. Every development should take this into consideration as part of sustainable development</p>
3.2	<p>1. Evidence base to be clear on proposed open green space proposals 2. The rationale and justification for designating land as open green space is questioned 3. Add The Rec to the list of Designated Local Green Spaces</p>	<p>Noted. Increased evidence on each proposed area of open green space has been added to the Evidence Base (EB) 2. The rationale is the protection of important green areas in the NA and the justification is outlined in the EB 3. Agreed and The Rec has now been included in the list and additional evidence included in the EB</p>
Pg 42-43	<p>Amend the green corridors plans and replace with the latest version on the policy plan</p>	<p>Noted and alteration done in Final Plan</p>
3.3	<p>This seems like a lot of trees on the site for a retail unit</p>	<p>Noted. The draft policy has been amended and the requirement relating to car parking has been removed</p>
3.3.1	<p>Object to such an approach, regard</p>	<p>Noted. Regard is given</p>

	should be had to health, quality and contribution of existing trees	to health, quality and contribution from existing trees and hedgerows in existing planning legislation
3.3.3 pg 44	<p>1. Is this policy realistic and where are the sites to plant the trees?</p> <p>2. This is too onerous on developers</p> <p>3. Policy is in accordance with NPPF para 109 and Wigan's CP17</p> <p>4. Suggest clarification of this policy</p> <p>5. Suggest re-wording of the policy to allow flexibility</p>	<p>1. Noted. The policy is considered realistic and the siting of trees will be subject to agreement on each development. However, the requirement relating to car parking has been removed</p> <p>2, 5. Noted. However, the policy is in accordance with NPPF para 109 and Wigan CP17</p> <p>3. Noted</p> <p>4. Noted. The policy is considered to be clear</p>
3.3.4	<p>1. Object and see no evidence based justification, is onerous and should be removed from the NP</p> <p>2. The policy should be re-worded to present a clear unambiguous requirement and supported by appropriate evidence</p>	<p>1. Noted. Clause on requirement of trees for car parking spaces has been removed</p> <p>2. Noted</p>
3.3.5	Policy is overly onerous	Noted
3.3.8	Consider encouraging groups to tap into initiatives, lottery and environmental organisations to increase numbers of trees and enhance and manage open space instead of this policy	Noted. Community projects will promote this to help achieve the policy
3.4	<p>1. It is suggested the policy refers to all amenity green space over a certain size rather than highlighting specific open spaces</p> <p>2. The policy is in accordance with NPPF paras 73 and 74 and Wigan's CP2</p>	<p>1. Specific open spaces have been retained and updated</p> <p>2. Noted</p>
Objective 4	Housing to meet current and future needs of residents	
	Support provision of appropriate housing mix	Noted. We are grateful for the support
	Suggest NP contains an appendix of planning consents against which houses can be monitored	Noted and updated version is in Final Plan

	<p>1. Support SV aim that any new housing meets the needs of Standish and local people</p> <p>2. Agree in general terms with key themes and issues identified for housing caveated with Standish is not an isolated housing market</p> <p>3. Accept that a requirement has been demonstrated to satisfy the needs of older and younger people and to do more to tackle housing affordability in Standish</p> <p>4. Support that types of houses currently being built do not meet needs of smaller families and ageing population and this should be addressed</p> <p>5. The policies have not gone far enough to prevent the building of houses that are not needed. Safeguarded land should be retained for future use</p> <p>6. GMSF insufficiently advanced to be reflected in NP but existence and potential implications for strategic policies should be acknowledged</p>	<p>1. Noted. We are grateful for the support</p> <p>2. Noted. We are grateful for the support</p> <p>The NP is a document that shapes development in the NA but fits in with the wider Wigan Council Local Plan Core Strategy. The Objective seeks to improve the affordability type and mix within the NP area</p> <p>3. Noted</p> <p>4. Noted. We are grateful for the support</p> <p>5. National guidelines state that an NP must promote sustainable development. The NP's Safeguarded Land should be kept free from development until a date stipulated in Wigan Council's wider planning policies</p> <p>6. Noted. The NP does acknowledge the formulation of the GMSF and does not conflict with its draft policies</p>
4.1	<p>1. It is considered inappropriate to restrict further housing development unless 75% of homes with planning permission have been built out</p> <p>2. Object to this policy in its entirety</p> <p>3. Policy has no regard to the role of Standish in the adopted local plan; provides restriction when the GMSF is under preparation; infrastructure under control of WMBC not developers</p> <p>4. Policy is not flexible enough</p> <p>5. The figure of 75% is arbitrary, Standish is integral to the Wigan housing market, is no up to date source of completed and occupied houses, the wording does not acknowledge that alternative</p>	<p>1. The purpose of the policy is to encourage developers to build out the current permissions more speedily (in accordance with Prime Minister's speech of 5/3/2018) to ensure that the much required affordable housing is provided more quickly and that developers do not land bank. The figure of 75% is considered to be reasonable and practical to support government aims to ensure</p>

	<p>permissions may be sought to reflect actual market demand</p> <p>6. Reference to the 'detriment of the east west core' should be deleted</p> <p>7. The requirement for 'all infrastructure works as necessary' is unnecessary</p>	<p>developers build out more rapidly. It also ensures the community and local authority can assess the needs of the NA in terms of increase infrastructure in a real world environment and act accordingly. It also ensures satisfactory assimilation of new residents into the existing community. Wigan Council's draft Allocations And Development Management Local Plan contained a figure for a similar policy of 80% and this figure was used as a basis for the Standish NP policy</p> <p>2. The comment is noted</p> <p>3. The role of Standish within the wider housing market is acknowledged, however the local housing needs also have to be addressed to futureproof Standish as a sustainable community. The policies do not conflict with the emerging GMSF as new development should be on brownfield sites first. This was clarified at a meeting with GM Mayor Andy Burnham on 27/2/2018. The focus to speed up development of the existing permissions will allow a more realistic assessment of infrastructure and local service needs before more general housing approvals are sought</p>
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		<p>4. Noted – the policy is flexible as it would allow for the provision of much required affordable housing and homes for older people</p> <p>5. Noted – see comment (1) above The market demand is for affordable and homes for older people (see Standish HNA)</p> <p>6. Noted. The Final Plan has been amended</p> <p>7. Noted – this wording has been included to ensure that the adequate infrastructure is provided</p>
4.2	<p>1. Generally support this policy without being unduly prescriptive.</p> <p>2. This policy should also have regard for housing market as a whole rather than Standish in isolation</p>	<p>1. Noted. We are grateful for the support</p> <p>2. The NP is designed to support sustainable development and promote housing needed by the population in the NA</p>
4.2.1	Recommend caution on ‘appropriate mix’ of dwellings do not create a barrier to development and suggest policy ‘help’ address local need rather than address them	Noted. There is no intention to create a barrier to development but seeks to ensure that the appropriate mix is provided to help address the imbalance created by the current permissions and meet local needs to future proof a sustainable community in Standish
4.2.2	<p>1. This should not be a barrier to development.</p> <p>2. Standish Housing Needs Assessment (SHNA) is flawed</p>	<p>1. This is not a barrier to development but to meet local housing needs</p> <p>2. Noted. The SHNA was conducted by highly-regarded consultants using contemporary information to form a fair and impartial judgement of the housing needs in</p>



		Standish
4.3	<p>1. Consider the requirement for all new developments to be located within 400m of a bus stop to be overly onus on developers</p> <p>2. Suggest new development to provide funding towards extended bus provision and sustainable travel options/plans</p> <p>3. The policy is not sufficiently flexible to allow case by case merits</p> <p>4. The desirability of the policy and suggests amendments</p>	<p>1. Noted. The policy is required to encourage sustainable transport. The 400m distance is a maximum recommended by the Chartered Institution of Highways &amp; Transportation, as detailed in the EB</p> <p>2. Noted</p> <p>3. Noted. See 1</p> <p>4. Noted. We are grateful for the support</p>
4.4	<p>1. A number of the policy clauses are considered too restrictive nor compliant with NPPF para 50</p> <p>2. Reference to self build and custom homes should be explicit and suggest is included in 4.2.1 rather than as general need</p> <p>3. This process may be potentially onerous</p> <p>4. Persimmon and Morris Homes - it is inappropriate to base the policy on a specific document (SHNA) as the plan will run until 2030</p> <p>5. The submission of an "affordability and housing mix" strategy and consultation with SV cannot be required by a planning policy</p>	<p>1. Noted. Some have been altered in the Final Plan</p> <p>2. Agreed. This has been altered in the Final Plan</p> <p>3. Noted</p> <p>4. Noted. The SHNA was conducted by highly-regarded consultants using contemporary information to form a fair and impartial judgement of the housing needs in Standish</p> <p>5. We believe this is necessary for developers to construct housing which the local community needs</p>
4.4.1	<p>1. This implies that SV have the ability to determine planning applications and this is outside their remit</p> <p>2. Clarity should be given on what an affordability and housing mix strategy should be</p>	<p>1. Noted and understood</p> <p>2. This should be implicit from the Standish Housing Needs Assessment, which developers should consider before submitting applications</p>
4.4.2	<p>1. Consider including "or any subsequent local needs analysis" to the end of the clause</p> <p>2. The policy should "help address" need not "address" need</p>	<p>1. Noted. Amendment made to Final Plan</p> <p>2. Noted. Amendment made to Final Plan</p>
4.4.3	<p>1. Some RPs do like to have their affordable homes in clusters for ease</p>	<p>1, 2. Noted. Amendment made to</p>

	<p>of management, as long as these are small clusters and still spread throughout the whole site</p> <p>2. Persimmon and Morris Homes - accept it is not desirable to provide all affordable housing in a single location but suggest modest clusters may be appropriate</p>	<p>final plan to include the sub-clause 'of more than six properties'</p>
4.4.4	<p>This policy is considered too restrictive</p>	<p>Noted. We disagree. That this should be achieved "wherever possible" is not restrictive</p>
4.4.5	<p>1. It is not considered practical to include SV in negotiations relating to Sec 106 or affordable housing provision</p> <p>2. This policy should encourage developers to consult directly with SV but not seek to make it a requirement</p>	<p>1. Noted. We disagree. Wigan Council has had ongoing and positive discussions with Standish Voice on this issue</p> <p>2. Noted. We disagree. Consultation with the local community is vital on development projects</p>
4.5.1	<p>1. The word 'strict' should be replaced with 'as appropriate' or 'where appropriate'</p> <p>2. The WMBC Residential Design Guide is out of date</p>	<p>1. Noted. An amendment has been made to the Final Plan</p> <p>2. We understand the WMBC Residential Design Guide to be current</p>

4.5.2	<p>1. These are covered by Building Regulations</p> <p>2. The 2016 Nationally Described Space Standards are under review as part of the Housing White paper and the need for a local standard has not been evidenced and viability and impact on affordability not considered</p>	<p>1 &amp; 2. Space standards are not covered by Building Regulations – it is a planning issue. Nationally Described Space Standards (NDSS) were introduced in March 2015 (and amended in 2016) in an attempt to standardise the various space requirements required by different planning authorities across the country. It is not compulsory for local authorities to implement NDSS, but it has been adopted by several councils – including Manchester City Council – to improve living standards within new-build properties</p>
4.5.3	<p>1. This is not needed as on adoption of the plan SV will become a statutory consultee and will be notified of all planning applications as a statutory requirement</p> <p>2. This policy should be removed</p>	<p>1. Noted that SV will be notified by WMBC</p> <p>2. Noted. See 1</p>
4.5.4	<p>1. Has the impact on viability been considered?</p> <p>2. The NP should encourage the submission of additional information where it would be useful, but not seek to make it a requirement of the NP</p>	<p>1. Viability is not an issue. The high housing values in Standish provide more than adequate revenue to allow enhanced standards, and if this is clearly understood from the outset, there will be no reason for value engineering nor claims relating to viability</p> <p>2. Noted</p>
4.5.4i	<p>1. Should this be a Design and Access Statement?</p> <p>2. This additional information is likely to be unduly onerous</p> <p>3. Evidence should be provided as to why the proposed design and standards statement is required</p>	<p>1. No. A Design and Access Statement is required by WMBC for general planning purposes. Standish Neighbourhood Plan requires a separate</p>

		<p>Design and Standards Statement that clearly describes how the proposed house types used in new developments will meet the enhanced standards required in the NP and how the development will relate to the unique character and 'feel' of Standish</p> <p>2. It may create a small amount of additional work by the developer but it is not 'unduly onerous' and it will promote better build quality and improved thermal performance, so reducing carbon emission and fuel poverty in Standish</p> <p>3. Further evidence has been added to the EB</p>
4.5.4ii	<p>1. It is unrealistic to expect provision of floor plans showing furniture layout.</p> <p>2. There is no justification for this</p>	<p>1. We disagree. This information was mandatory in Housing Quality Indicators and was in the Draft Nationally Described Space Standards (later removed)</p> <p>2. We disagree. This information would be needed to verify compliance with the NP's Design &amp; Standards requirements and for potential buyers to have reliable information on room size within a property in relation to standard sized furniture</p>
4.5.4iii	<p>1. It is not considered this is required</p> <p>2. This policy (re design champion) should be removed</p> <p>3. Further clarification is required as to role and qualifications</p>	<p>1. We disagree</p> <p>2. Noted</p> <p>3. The required skills and experience is at the disposal of SV</p>
4.5.5	<p>1. We object and this should be removed</p>	<p>1. Noted</p> <p>2. Noted but we</p>

	<p>2. This is unduly restrictive</p> <p>3. There is no justification in the chapter.</p> <p>4. This policy does not go far enough and all new housing should be "carbon neutral".</p> <p>5. There should be commitment regarding retrofitting existing homes to make them more energy efficient.</p>	<p>disagree</p> <p>3. Expanded justification has been added</p> <p>4. Noted. We feel the policy reflects a reasonable and affordable level of improved thermal performance, and will contribute to a 'carbon light' standard</p> <p>5. Noted. However, the NP can only deal with new developments</p>
4.6	<p>1. SV will need to demonstrate housing site assessments have been carried out and provide evidence that the sites are deliverable, viable and achievable</p> <p>2. Object to the current policy on the grounds of a lack of suitable identified sites and would like to have Rectory Lane Golf course phase 3 included in NP as specific allocation of land for housing.</p> <p>3. Would like site on Pepper Lane included as a specific allocation</p> <p>4. Land at Rowton Rise represents a deliverable housing site</p>	<p>1. SV has undertaken housing site assessments. They are detailed in the EB 2, 3 &amp; 4. The identified sites are in line with the policies within the NP. This does not restrict other sites from coming forward for planning permission for housing development</p>
Objective 5	Maximise funding	
	Developers should contribute to leisure and park/green space and green transport routes	Noted
5.1	<p>1. The need for a Sec 106/CIL policy in the plan is questioned. See approach by Alnwick and Denwick NP and Goostrey NP as alternative approach</p> <p>2. The policy should be reviewed in light of legal and policy requirements of Section 106 agreements</p> <p>3. The £5,000 per new house should be spent in Standish on improvements</p>	<p>1. Noted. We believe this policy is necessary to ensure the appropriate level of infrastructure is able to be put in place in the Neighbourhood Area to mitigate development and to enhance facilities for residents</p> <p>2. Noted</p> <p>3. Noted. Wigan Council has pledged to spend all Section 106 contributions from developments in Standish on</p>

		improvements within the NA
Objective 6	Sport, Leisure and Community Facilities	
	Support improvements to children's play areas	Noted. It is hoped Wigan Council will do this as part of its strategy to spend the Section 106 contributions due from housing developments in the NA
Page 62/63	<p>1. It is too premature to include The Rec as a park</p> <p>2. Whole page 63 should be removed – NPPF 73 and 74 been ignored</p>	<p>1. Evidence shows the popularity of enhancing The Rec as a community asset, creating a park with the facility for ball games, especially football</p> <p>2. On the contrary, NPPF paragraphs 73 and 74 have been followed and community use of the facility will be strengthened. Up to date assessments by Wigan Council have been used</p>
6.1	1. The wording of these policies could be clearer. 6.1ii should be expanded to include improvements to other access routes e.g. add lights to paths, improved footpaths, signage etc	1. Noted. The policy has been amended to include 6.1 (iv) which reflects this
6.2	<p>1. Support proposals to improve the Rec as in the plan</p> <p>2. The Rec should be designated as Local Green Space.</p> <p>3. There should be no car park on The Rec</p> <p>4. Would like the adult-size football pitch to remain</p> <p>5. Would like to junior football pitch</p> <p>6. Would like play equipment</p> <p>7. The Rec should stay as it is</p> <p>8. Do not support a park on The Rec</p> <p>9. Proposals should not have any adverse impact on neighbouring properties</p> <p>10. Include in 6.2, a clause 'having due regard to the prevention of anti-social behaviour'</p>	<p>1. Noted. We are grateful for the support</p> <p>2. Noted. See earlier comment and it is now included</p> <p>3. There are no policies or plans for a car park on The Rec. Indeed, the NP states a car park on The Rec is 'not desirable'</p> <p>4, 5, 6. The details of what constitutes a new park will be considered in detail in the future but the policy does include provision for ball games, which would</p>

		<p>include football</p> <p>7, 8. Wigan's new playing field strategy says The Rec is of 'poor quality' and would have been one of the playing fields identified for re-use if not for its Asset of Community Value status. The plan has been reworded to reflect this</p> <p>9. Noted and included</p> <p>10. Noted and included</p>
6.3	<p>1. Consider replacing 'and' with 'and/or' in the first sentence of the policy</p> <p>2. Include improved provision of children's play areas in Standish</p>	<p>1. Noted. Amendment done for Final Plan</p> <p>2. Noted and included in amended plan</p>
6.4	<p>This policy only covers three identified community facilities and as worded could not be used to safeguard or improve any other community facilities including any future provision. This should be reconsidered</p>	<p>Noted and amendments made to revised plan to include future facilities</p>
6.4.1	<p>This is considered repetitive</p>	<p>Noted</p>
6.5	<p>1. Consider having a shorter policy title eg 'Renewable Energy' and the current title become part of the policy wording</p> <p>2. Policy should also include prevention of shale gas extraction.</p> <p>3. Would like more solar installations on new build homes</p>	<p>1. Noted. Amendment done for Final Plan</p> <p>2. The NP is unable to do this as it is restricted from formulating such a policy due to the restrictions of the NPPF</p> <p>3. Though desirable, this would be overly restrictive for developers and not give full choice in the matter to homeowners.</p> <p>Proposed improvements to insulation standards of homes would achieve a reduction in the carbon footprint</p>
	<p>Community-led Projects</p>	
	<p>1. Concerns about funding for these</p> <p>2. Introduce a 'Standish Bikes' scheme</p> <p>3. Support idea for community</p>	<p>1. Funding will come from a variety of sources and be guaranteed before any</p>

	garden	<p>of the projects are finalised</p> <p>2. Noted. Currently, bike schemes are only operated in city centres, but this will be monitored</p> <p>3. Noted. We are grateful for the support</p>
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## **FULL CONSULTATION RESPONSES**

### **Leonie Darby**

I am emailing to put forward my view of the plans for Standish development.

I am in full support of the development plan and think that the way in which it is being consulted has been honourable and fair.

I am in particular favour of the proposals for the wrec, any use of an unused piece of land is better than nothing - putting it to use for young children for example a play area would be an asset to Standish - particularly as the play area on Langham Road has recently been updated, but is significantly worse than before.

Any development that improves Standish, allows it to grow and be suitable for the needs of all is in my view a good thing.

### **Mrs Janet Monks**

I agree with the policies but think there should be an overriding environmental policy to be applied to all policies within the plan.

The recreation ground at Southlands Ave should be designated a Local Green Space.

### **Lionel Yates**

It is obvious from the draft report that a tremendous amount of thought, time and effort has been given to produce it, and I confirm my full agreement and support for it.

A longstanding Standish resident.

### **Dawn Gibson**

I would like to add my comments to the response to the Standish Neighbourhood Plan.

I've read through the plan and it looks to me to be very well researched and well put together. It proposes strong yet realistic plans for the future of Standish, which make me feel optimistic for the future living here.

I fully support the plan and would like to say a big thank you to the team who put it together. It's excellent work done on behalf of the community of Standish, thank you!

### **Richard Agnew, Gladman Developments Ltd**

RE: Standish Neighbourhood Plan Regulation 14 Consultation

Dear Sir/Madam,

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Standish Neighbourhood Plan (SNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy.

### **Legal Requirements**

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the SNP must meet are as follows:

Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.

The making of the order contributes to the achievement of sustainable development.

The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

The making of the order does not breach, and is otherwise compatible with, EU obligations.

#### National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.

Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

#### Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted

development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the SNP's ability to meet basic condition (a) and this will be discussed in greater detail throughout this response.

### **Relationship to Local Plan**

The current adopted plan that covers the Standish Neighbourhood Plan area and the development plan which the SNP will be tested against is the Wigan Local Plan, adopted in September 2013 covering the period to 2026. The plan sets a housing target of 1000 dwellings per annum with Standish identified as a broad location for growth to accommodate approximately 1000 dwellings on safeguarded land.

Wigan Council had originally intended to follow up the Local Plan with a Site Allocations Plan but this has subsequently been delayed until adoption of the Greater Manchester Spatial Framework (GMSF), being prepared by the Greater Manchester Combined Authority (GMCA), to which Wigan is a part. The Neighbourhood Forum should be mindful of the GMSF as it emerges as it may have implications for the preparation of the SNP. As such the Neighbourhood Forum should ensure sufficient flexibility is drafted in the policies of the SNP to ensure any conflicts are minimal as Section 38(5) of the Planning and Compulsory Purchase Act 2004 states:

'if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).'

### **Standish Neighbourhood Plan**

This section highlights the key issues that Gladman would like to raise with regards to the content of the SNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend modifications to the plan to ensure compliance with the basic conditions.

### **Policy 3.2: Designated Local Green Spaces**

This policy seeks to designate 4 parcels of land as Local Green Spaces (LGS) however at this time Gladman have seen no evidence to support the inclusion of this policy. In order to designate land as LGS the Neighbourhood Forum must ensure it can demonstrate robust evidence to meet national policy requirements set out in the Framework. The Framework makes clear in paragraph 76 that the role of local communities seeking to designate land as LGS should be consistent with the local

planning of sustainable for the wider area. Further guidance is provided in paragraph 77 which sets out the three tests that must be met for the designation of LGS. Paragraph 77 states that:

‘The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

Where the green space is in reasonably close proximity to the community it serves;

Where the green area is demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreation value (including as a playing field), tranquility or richness of its wildlife; and

Where the green area concerned is local in character and is not an extensive tract of land.’

Gladman suggest the evidence base for this policy is revisited to ensure compliance with the Framework and basic condition (a).

#### **Housing Policy 4.1: Sustainable Housing Growth**

It is considered inappropriate to seek to restrict further housing development on Safeguarded Land unless 75% of homes with planning permission have been built out and occupied. This does not accord with the objectives of the Framework to significantly boost the supply of housing. We are in the midst of a national housing crisis and restricting further potential sustainable development from coming forward in a timely manner would not accord with national planning policies.

#### **Policy 4.3: Accessibility To Sustainable Transport/Bus Routes**

Noting the intentions of this policy Gladman consider the policy to be overly and it not should not be a requirement for all new developments to be located within 400m of a bus stop. Gladman suggest the wording of this policy is reworded to suggest this will be encouraged and supported rather than a requirement.

#### **Conclusions**

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the SNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic condition (a). The plan does not conform with national policy and guidance. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

**Tracy Gordon, Homes and Communities Agency (HCA)**

Standish Neighbourhood Plan - Pre-Submission Draft for Regulation 14: Consultation

#### **Introduction**

The Homes and Communities Agency (HCA) welcomes the opportunity to comment on the Standish Neighbourhood Plan and is keen to work with Standish Voice to bring forward development which

helps to promote high-quality housing that meets the current and future needs of Standish residents in accordance with the draft Neighbourhood Plan objectives.

For clarity, this letter of representation is made with regards to HCA's land interests at the former Bradley Hall Trading Estate Land, known as Barrowcroft (and referred to within this representation as Barrowcroft). A site location plan and indicative masterplan is appended to this letter.

The Standish Neighbourhood Plan makes reference to the existing outline permission on the site for 148 homes. HIMOR made an outline application (with access) for residential development on this site which was granted consent in November 2014 (A/13/77974). The HCA now own the site and will be submitting a new outline application. The revised outline application will remain principally the same, with the following minor amendments:

Removal of proposed retail unit and former brewery and replacement with additional dwellings,

No secondary access from Bradley Close and a minor reconfiguration of dwellings to take access from the main access point,

Emergency access to be taken from Bradley Lane instead of Bradley Close.

The revised application will be for 163 dwellings (increase of 15 dwellings) and is due to be submitted by the end of the year.

### **Employment Land clarification**

With reference to the forthcoming revised planning application for land known as Barrowcroft, the HCA is keen to ensure that the status of the site as a residential site is clear within the plan. The Draft Neighbourhood Plan makes reference to the existing permission for 148 homes a number of times:

Page 9 identifies that the outline permission for housing at Barrowcroft is separate to the proposed development on 'safeguarded land'. This is due to the safeguarded land being greenfield development and the proposed development at Barrowcroft being brownfield development.

Page 29 of the Draft Neighbourhood Plan identifies that Bradley Hall Trading Estate is a designated Employment Area. It further identifies that outline planning permission was granted for 148 houses on part of the industrial estate with approval conditioned that the remainder of the site shall be improved.

The HCA supports the reference to the existing permission for residential development but would request that further clarity be provided as to the status of the Barrowcroft site, as no longer being part of the employment site. This could most easily be achieved by including reference to the plan which shows Bradley Hall Trading Estate shaded blue (blue shading refers to objective 1 which includes employment uses) (the plan is attached to this letter for clarity). This plan excludes the Barrowcroft site from the boundary of the current Bradley Hall Trading Estate.

It should be noted that payment for improvements to the adjacent Bradley Hall Trading Estate were made through the original planning permission through a S106 Agreement and not as a planning condition on the application.

Reference is made to Bradley Hall Trading Estate as being a designated employment area in the adopted Local Plan Core Strategy and refers to Policy EM2.26. It is requested that this reference is reviewed with Wigan Council to ensure it accurately reflects the current policy context. Policies within the Core Strategy make general reference to employment sites (and new strategic allocations) and Policy EM1A.27 of the remaining policies of the UDP relates to Bradley Hall Trading Estate.

Policy 1.9 relates to the Bradley Hall Trading Estate. As above, it is requested that the Bradley Hall Employment Area is defined by reference to the plan which shows Bradley Hall Trading Estate shaded blue and which omits the Barrowcroft site from this boundary.

The HCA support the plan which identifies the boundary of the Bradley Hall Trading Estate, and omits the Barrowcroft site. The Barrowcroft site is no longer in employment use and has an extant permission for residential (with a forthcoming outline application to amend and refresh the permission) which demonstrated the acceptability of residential development in this location. It is therefore appropriate that the Barrowcroft site is excluded from the boundary of the Bradley Hall Trading Estate.

Page 30: Justification text – The HCA support the final paragraph in the left hand column of the justification, in that it makes clear that the Barrowcroft site is excluded from the designated Employment Area.

P52: Table 2 – The HCA can confirm that the site was acquired in 2017 and that an outline planning application will be submitted at the end of 2017 for 163 dwellings on the Barrowcroft Site.

### **Viability**

A clear objective of the Standish Neighbourhood Plan is to ensure that new development brings opportunities and benefits to Standish and helps to address some of the issues the town / village are facing as a result of that development. Whilst the HCA support this objective, it is considered that the combined requirements of the Draft Neighbourhood Plan could have a significant impact on the viability of schemes and may not in all cases be considered to meet the tests of planning obligations. The National Planning Practice Guidance, in relation to whether Neighbourhood Plans need to be deliverable, states: 'If the policies and proposals are to be implemented as the community intended a neighbourhood plan needs to be deliverable. The National Planning Policy Framework requires that the sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.'

There is reference to the requirement for new development to contribute towards a railway station within Standish. At this current time, there are no local or regional plans or policies which support a new station in Standish. The Draft Neighbourhood Plan references a TfGM review of proposed stations which will consider Standish. However, there is no certainty regarding the future status of a proposed railway station in Standish. It is noted that there is no policy which requires a contribution to the railway station but the text states – 'with the cost of a railway station estimated to be about £10m, any new S106 agreements undertaken with developers should take account for this.' It is considered premature to require payments for a railway station in Standish and that should payments be required towards a new railway station, this should be determined at a more strategic scale and taking into consideration restrictions on pooled S106 contributions. It is also unclear what level of contribution would be expected and if in addition to other S106 requirements this could impact on viability.

Policy 3.3: Protection of Existing Trees, Hedgerows and Woodland. This policy requires the protection of existing trees, a replacement of trees on a one-for-one basis and new trees to be planted at a minimum of one tree for each new dwelling. The HCA are supportive of the retention of existing trees, hedgerow and woodland, wherever possible in new development. The Barrowcroft site retains a large amount of trees along the boundary and within the large area of green space that is provided to the west and south of the site. It is however, unavoidable that the proposed development at Barrowcroft will result in the removal of 'groups of trees' identified within the Tree Survey that was undertaken for the original application. As such, the HCA are concerned about the

blanket approach taken in this policy and the fact that it would likely render a significant proportion of new development to be undeliverable and/or unviable.

Policy H4.5: Housing Design and Quality Standards recommends a number of standards that should be met in developing new housing. This includes Wigan Council's Design Guide for Residential Development, 2016 Nationally Described Space Standard and to achieve a thermal performance for air leakage rate and U values for the roof, walls and ground floor. The Building Regulations currently set a required minimum standard for new housing development. The National Planning Practice Guidance (NPPG) sets out that local planning authorities have the option to set additional technical requirements. It states that Local Planning Authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans. As part of this consideration the NPPG requires that local planning authorities consider the impact of using these standards as part of the Local Plan viability assessment. It is therefore questioned whether there are the grounds for setting standards over and above those set within the Building Regulations and whether the impact on viability has been fully considered.

This policy also requires that any major development is accompanied by a bespoke Design and Standards Statement and is scrutinised by a Design Champion nominated by Standish Voice. The HCA is supportive of ensuring good design in new development but considers that the existing mechanisms of the need for a Design and Access Statement with the majority of planning applications (and particularly major development) and either Local Authority design review or the Places Matter Design Review Panel that covers the North West, provides an appropriate level of design review. Requiring an additional layer of information to submit with a planning application and for review of planning applications, is likely to be unduly onerous.

### **Green Infrastructure**

Policies 2.1: Enhanced Footpaths and Cycleways, 2.2: Multi-use paths into the village centre and 2.3: Air quality assessment and mitigation relate to the provision and protection of cycle and pedestrian paths. The HCA is supportive of providing footpaths and cycleways that encourage people to walk and cycle. In the case of the Barrowcroft site, links to the town/village centre and other local amenities will be an important part of creating a sustainable housing development. The proposals for Barrowcroft include potential pedestrian / cycle routes through the site and towards the village / town centre along Bradley Lane.

Policy 3.1: Creation of Green Corridors refers to providing support for the creation of new green corridors and creating access to more green space and woodland. The proposed development at Barrowcroft includes a new area (1.11ha) of green space that will be open for public use and include a children's play area. Furthermore, whilst the site doesn't immediately adjoin the Barrowcroft SBI, it is in close proximity. The layout of the site and location of green space to the south and west of the site provides a buffer and potential for wildlife corridor benefits with the SBI.

### **Housing**

Policies 4.2, 4.3 and 4.4 relate to the housing mix, requiring new housing development to meet local housing need, with an emphasis on affordable housing and housing for older people and the need for new housing to be within 400 walking distance of a bus stop. The HCA are supportive of providing an appropriate housing mix. The revised application for the Barrowcroft site will include a sufficient level of affordable housing to meet the Local Plan requirement of 25% and is located in very close proximity to a bus stop.

The application is for outline only and it will not be appropriate / possible to specify further the housing mix that will be provided on the site. The indicative schedule of accommodation included within the previous planning application shows a good mix of 2, 3 and 4 bedroom properties (14% 2-

bed, 57% 3-bed and 29% 4-bed), though this does not form a formal part of the planning application. A reserved matters application will come forward by a private developer, who will tender through the HCA Panel and this will include the detailed breakdown of housing mix and type.

In respect of Policy H4.4 and the requirement for an affordability and housing mix strategy which takes into account the Standish Housing Needs Assessment and consulting Standish Voice / their successor as part of the process is considered a potentially onerous additional layer of information to be submitted as well as their involvement in negotiation. The Local Planning Authority planning application process should adequately deal with these issues.

## **Conclusions**

We trust that these representations will be considered as Standish Voice progresses the Standish Neighbourhood Plan.

HCA would like to confirm that it remains supportive of the development of the Neighbourhood Plan and looks forward to engaging with Standish Voice in realising the vision and objectives of the plan; in particular the bringing forward of a successful residential development at Barrowcroft.

To this end, I would request that the HCA is kept informed as to the progress of the Neighbourhood Plan and its details are added onto the Standish Voice mailing list. Should Standish Voice have any queries regarding these representations or require any clarification, please do not hesitate to contact Tracy Gordon at the HCA (Tracy.Gordon@hca.gsi.gov.uk).

**Ian Gilbert – Barton Willmore, on behalf of Wainhomes (Developments) Ltd**

## **INITIAL DRAFT OF THE STANDISH NEIGHBOURHOOD PLAN (PRE-SUBMISSION DRAFT) REGULATION 14 CONSULTATION**

On behalf of our Client, Wainhomes (Developments) Ltd (“Wainhomes”), we write to set out our comments in response to the above Neighbourhood Plan (“NP”) document, which is currently subject to public consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 until 10 November 2017.

We have assessed the draft NP against the basic conditions set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (“the basic conditions” and “Schedule 4B”), and the Planning Practice Guidance Neighbourhood Planning and related PPG Chapters.

## **Context**

As Standish Voice is aware, Wainhomes (Developments) Ltd has interests within Standish which relate to at Langham Road, Standish (hereafter referred to as “the Site”) currently subject of an outline planning application [LPA Reference: 16/00009/NONDET] for residential development of up to 80 dwellings and open space seeking approval of access (all other matters reserved) . The Planning Application was considered by Wigan Council’s Planning Committee on 17 January 2017 which resolved to grant planning permission for the development subject to the signing of a S.106 Agreement. Whilst conversations are still ongoing with the Council regarding the signing of a S.106 Agreement and the issuing of a planning permission; for the purposes of the Neighbourhood Plan, we consider that the development of the Site should be considered as a committed development.

Indeed, in a recent appeal decision regarding proposals at Rectory Lane, Standish [PINS Reference APP/V4250/W/16/3161656] dated 13th July 2017 the Inspector referenced the above development and included the commitment of 80 dwellings from the Site in calculating the Council’s 5-year housing land supply. It is worthy of note that in written evidence for the Appeal, the Council noted the decision of its Planning Committee in January 2017 and noted the scale of the Site and



considered the development as being viewed as an infill site. The Council noted the Site relates well to existing development and was located close to the centre of Standish such that the benefit of housing outweighed any perceived harm to its spatial strategy. We consider that the benefits of the scheme and the Council's willingness to see the Site come forward for the proposed development are clear.

Overall, we consider that there has been a genuine approach from Standish Voice to prepare a positive and pragmatic NP which we commend. However, at the outset, we do not consider the NP to meet the basic conditions, and we have identified deficiencies in respect of the preparation of the NP, in particular in relation to which the proposed policies of the NP have been led by its evidence base. As such, we do not consider that the NP is compliant with either national policy and guidance nor the Wigan Local Plan Core Strategy 2011-2026 (Adopted September 2013). For clarity, the basic conditions are:

having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

We consider that the draft NP is not compliant with either national policy and guidance nor the Wigan Local Plan Core Strategy (adopted September 2013) (see Basic Conditions (a), (d) and (e), as defined by Paragraph 8 (2) of Schedule 4B). We set out our comments as follows, using the sub-headings and page numbers provided within the Draft NP.

### **"An Overview of Standish"**

The Draft NP in its introductory sections has the potential to cause some confusion as to how the Neighbourhood Plan sits with the Local Plan Core Strategy and the prevailing planning circumstances surrounding relevant planning considerations.

The NP covers the period from 2015-2030 and sits with the Local Plan which covers 2011 -2026 and identifies Standish as a broad location for development of 'approximately' 1000 homes. There has been much debate regarding the meaning of 'approximately' and several planning permissions granted permission for homes in excess of 1000 homes. It would be helpful for readers of the NP to understand what Standish Voice considers to be the amount of development which the NP expects to see over the plan period for the NP and its expectations beyond the Local Plan period. It would also be helpful to understand what information the NP bases its conclusions on regarding overall homes which have been given planning permission; the figures quoted appear to be at odds with

evidence presented by Wigan Council at recent appeals. We suggest that the NP provides an appendix of planning consents which the NP is referring to such that the amount of housing permitted (and delivery) can be monitored going forwards.

Footnote 1 of the NP explains Standish Voice's rationale for referring to Standish as a 'village'. Whilst we do not necessarily dispute the facts presented within footnote 1, we stress that the NP forms part of the Development Plan which includes the Local Plan Core Strategy. A mix of terminology and how the settlement is referred to across the Development Plan Documents provides for uncertainty and is not something which should be encouraged. If the NP is to maintain that Standish is a 'village' then it should be stressed at the outset that, for planning policy purposes, that the settlement comprises a 'smaller town centre' and the NP will assess proposals in line with that designation.

### **"Why Standish Needs a Neighbourhood Plan"**

We support Standish Voice's positive attitude towards development and the benefits that development can bring to delivering sustainability; indeed, those benefits can include monies accrued through S.106 contributions from developers. However, it is important for the NP to acknowledge that those monies cannot be considered as a tax or an 'open pot' for expenditure within the settlement. The 1990 Act, along with guidance within the NPPF and PPG, is clear on the tests that must be passed for S.106 Contributions to be considered appropriate.

For the avoidance, paragraph 204 of the NPPF sets out that contributions must be:

necessary to make the development acceptable in planning terms;

directly related to the development; and

fairly and reasonably related in scale and kind to the development.

As we set out later within these representations, evidence on the levels of infrastructure required for Standish to accommodate development envisaged within the settlement is now somewhat out of date. The Standish Infrastructure Assessment (SIA) was published in 2013 and related to the delivery of 1000 homes in Standish. We consider that the NP should have regard to the changes at Standish since that assessment and its requirements should be based on robust evidence on the needs of Standish and how development will impact on those needs. For the NP to be effective, it must be based on a proper understanding of the above and cannot rely on developer funds simply being available for utilisation.

### **"Standish Neighbourhood Plan Vision"**

The NP vision includes a desire to see housing meeting local needs, which we support. However, it has been made clear within the Local Plan Core Strategy, and the approach of the Council and Planning Inspectors that the role of Standish has been, to some extent, to help meet the needs of the borough as a whole. For clarity, the NP should recognise that, in accordance with a circa 25% increase in the population of Standish, that the NP will be required to meet the needs of Standish's new and increasing population. This will allow for a positive approach to planning for the future of Standish.

### **"Policies"**

The introduction to the NP Policies section is set out on page 20 of the NP. The introduction states that a consultation survey undertaken in the summer of 2015 has formed the basis of which the policies have been formed. We object to this approach. The views of the community are of great importance in informing the approach of the Local Plan to key issues and should be taken into account. However, the evidence base for the NP must form the basis of the NP Policies and should

be the starting point for forming the NP. It is vital for the NP to understand and define the issues which concern Standish and this must be robustly understood through a comprehensive evidence base.

As set out later in these representations, we have several concerns with regard to specific policies within the NP which we believe have arisen through the above approach which has been taken to forming policies. In essence, we have concerns that the policies do not lead to robust solutions to the issues that face Standish, but rather reflect what is perceived as the communities wants. We will address those points in more detail later.

### **“Village Centre Enhancement and Employment”**

We support the NP approach to Retail and its village centre policies. However, as above, we stress the need for those policies to be compatible with the policies of the wider Development Plan and Standish Voice should consult with Policy Officers at Wigan Council to ensure that the NP approach does not undermine any wider retail and employment strategies within the borough.

### **“Reduce Traffic Congestion and Better Parking”**

As with our comments above, the aims and objectives of the NP’s transport policies are commendable. However, transport and parking issues are a notably complex subject and solutions are often based on detailed transport models. Page 31 of the NP notes the responses received from the local community on the likely solutions to transport issues within Standish. Whilst that feedback is useful to Standish Voice the NP must ensure that any policy decisions made to influence transport systems are based on robust evidence with a full understanding of the likely transport ramifications on the rest of the network and, indeed, on the behaviour of residents.

For example, whilst a bypass at Standish may prove a popular solution to residents, the costs of such a bypass and the likely benefits which may be experienced must be fully understood within the NP. Equally, we note the wish for increased parking provision within the centre of Standish which has been highlighted by residents. However, in an environment which the NP insists is one of a ‘village’ character, we consider that there must be more emphasis on encouraging sustainable patterns of movement rather than encouraging travel into the centre by car. Solutions to identified transport problems must be considered in a comprehensive manner and lessons from the past learned.

Policy 2.1 of the NP supports the promotion of the ‘Standish Loop’ which we support. However, we consider that of equal, if not more importance, is the improvement of “The Line” pedestrian and cycle link from Almond Brook into the centre. With regard to the above, improvements such as those proposed to “The Line” are fundamental to improving the transport choices that current and future residents will make and will encourage behavioural changes which will help ease transport issues across the Borough and, in particular, in Standish.

We object to Policy 2.2.2 which requires (where practicable) the separation of pedestrian paths from highways through a physical barrier. In the first instance, it is not clear what the evidence base or rationale for such a proposed solution is. Secondly, highway design and the integration of vehicles with more vulnerable highway users is a complex and specialist field which has specific guidance nationwide, such as Manual for Streets and Design Manual for Roads and Bridges which should be taken into consideration. Without a strong evidence base supporting the approach within the NP, we consider that highway designers should be required to have regard to existing national recognised guidance. We suggest that the NP is amended to encourage pleasant and safe environments for pedestrians and other road users; however the policy should not specify highway design solutions.

Policy 2.3 requires all major new developments to provide air quality mitigation measures. Again, it is not clear what the evidence base for such a request is, but, the management of air quality and the

requirement for Air Quality Management Areas and mitigation of impacts is a matter controlled by national policy through the planning system. It is not considered necessary, nor useful, for the NP to require air quality work or mitigation measures that would otherwise not be necessary for development proposals undertake.

### **“Open and Recreational Open Space”**

The background to this policy section explains that the uptake of ‘Safeguarded Land’ for development within Standish is reducing accessible open and green space and depleting green infrastructure. As such, an aim of the NP is to ensure that the overall green infrastructure in the settlement is not greatly diminished and improvements are made.

Our view is that the above description does not fully appreciate the nature of ‘Green Infrastructure’ and ‘accessible green space’ and how the development of Safeguarded Land can impact on its provision. In the first instance, it is not clear to what extent the safeguarded land mentioned within the NP actually comprised ‘accessible green space’ or ‘green infrastructure’. The fact that land might be greenfield land does not necessarily mean that it was publicly accessible or contributed meaningfully to ‘green infrastructure’ provision. It does not follow that all development on safeguarded land will result in the loss of accessible green space or green infrastructure; this is a point which should be made clear within the NP.

We consider that policies within the NP should encourage the improvement of access to green space and provide enhancements to green infrastructure rather than taking a starting point that development will involve the loss of those features. Indeed, development offers significant opportunities to enhance both access to and quality of green infrastructure.

Indeed, Wainhomes proposed development at Langham Road will achieve both of the above objectives. The proposed development will provide enhancements to the neighbouring wildlife conservation area and provides access to that land via both the development and through improvements to “The Line”. Those benefits would not be realised without the development of safeguarded land.

Policy 3.1 (ii) encourages development to provide green buffers between existing and new development. As with other policies within the NP, we are not clear on the evidence base for providing such a policy but we consider that the provision of landscape buffers, whilst sometimes a positive addition to a scheme, is not always a desirable approach to design. If such an approach is scaled up over a settlement wider plan, it may have serious implications for the integration of development into the urban grain of the settlement; leading to isolated estates, illegible development patterns or even problems with crime and anti-social behaviour. The NP should encourage the use of landscape buffers to be considered within development and promoted only where they are deemed to be appropriate.

Policy 3.1(v)B encourages the protection and enhancement of existing green infrastructure at Almond Brook Road, the ponds south of Pepper Lane and the land in between which we support. However, as proposed at our Client’s Site above, there are opportunities to enhance those areas beyond the areas identified on page 41 of the NP. Policy 3.1 should be amended to clarify that support will be given to development proposals that enhance and extend the areas specified in Policy 3.1(v)B.

Policy 3.3.1 seeks to protect all existing trees, hedgerows and woodland. We object to such an approach which does not seek to understand the health, quality or contribution that those features make before protection. The policy should seek to understand those matters and protect features which are worthy of protection only. At its worst, the policy would seek to protect dangerous trees

or species which are responsible for spreading disease (Ash for example) which cannot be the intention of the policy.

Policy 3.3.3 takes a similarly overly simplistic approach to the replacement of trees. Any scheme for the replacement of trees should, where practicable, replace trees with features of equal or similar value.

We object to Policy 3.3.4 and see no evidence based justification for such a policy approach. It is not clear to what extent the implications of requiring tree planting within development has been tested, however, the policy is onerous and has no regard to specific site constraints or design approaches and should be removed from the NP.

As with policy 3.3.4, Policy 3.3.5 is overly onerous, and it is not clear how practical such a policy is. Such an approach cannot be deemed necessary to make a development acceptable in planning terms. Whilst the desire to see tree planting through the NP Area is commendable, such contributions should be discussed with developers and the benefits of such provision should be recognised as such. However, it is not considered to be reasonable for the NP to require such provision without a sound justification.

### **“Housing To Meet Current and Future Needs Of Residents”**

We note in the background section of this chapter that the NP states that development in Standish ‘as a broad location’ for development despite being refused by Wigan Council. In the first instance, it is not considered to be material to the acceptability of the proposed development whether it was approved by the Council or by the Secretary of State. Secondly, it is important to the context of the NP, and the consideration of its housing policies, that Standish has been identified as a sustainable location in which to meet some of the wider development needs of the borough. Whilst it is important for Standish to meet its own needs, it is important that the NP does not give the impression that Standish’s level or growth has been an inward looking.

At Policy 4.1 the NP notes that 1,767 homes have been granted planning permission with 1,612 of those on safeguarded land. As above, we would request clarification on which sites those are so that this can be monitored using the NP. We request clarification as to whether those figures relate to sites with planning permission or whether they comprise some schemes which have resolutions to grant planning permission subject to the signing of a S.106 Agreement.

We object to Policy 4.1 in its entirety.

Policy 4.1(i) which allows only for further permissions to be granted on safeguarded land where 75% of extant permissions have been built out is unacceptable. We object to this policy for many reasons. In the first instance, we can see no evidence based justification for such a policy, nor to justify the figure of 75%.

In the second instance, the nature of the policy is completely at odds with national guidance set out within the NPPF which seeks to ‘boost significantly’ the supply of housing.

Thirdly, Standish has been identified within the Local Plan as a broad location for development to assist in the early delivery of housing development to help overcome a borough wide shortfall in housing provision. The above policy approach will serve only to limit the ability of Standish to satisfy that role.

Lastly, the above policy provides no flexibility to allow for market conditions in the area (contrary to the NPPF) such that, if 25% of developments stalled on Site, that no further development could

come forward. The same difficulties would be experienced if developers chose to land bank permissions to prevent competitors from obtaining further consents.

Policy 4.1(ii) is unclear in what the policy requests. However, it has been assumed that the policy requires all infrastructure on existing development sites to have been completed before any further development can be granted planning permission. For all of the reasons set out above in relation to Policy 4.1(i) this is an entirely inappropriate policy.

Moreover, as set out above, for legal agreements to be acceptable, they must relate directly to the development to which they are attached. It is not a reasonable stance for the NP to require infrastructure works which relate to other development to be completed prior to new development being permitted. Infrastructure works which are deemed necessary and related to new development should be identified in relation to that development with appropriate triggers for their implementation agreed via a S.106 agreement.

Policy 4.1(iii) requires further clarity. As set out within earlier chapters of the NP, there already exist current deficiencies on the infrastructure of Standish which NP is reliant on development, in part, to help resolve. It is not, therefore, a reasonable stance for the NP to require that development can be accommodated across all physical and community infrastructure. This policy should be amended to require that development provides for, or contributes towards, infrastructure requirements which are generated by the development.

With regards to Policy 4.1 (iv) it is not clear what exception is being applied here. If it is the implication that affordable housing schemes and accommodation for older people can be built without regard to infrastructure requirements or access to community facilities we object. It is arguably more important that potentially more vulnerable members of the community have proper access to community infrastructure than those able to access open market housing.

For the reasons set out above, we consider that Policy 4.1 fails to meet the basic conditions and should be removed from the NP.

Table 2 on page 52 is intended to provide information on 'dwelling types' at recent development. The purpose of the table and relevance of the data is unclear. In the first instance, the dwelling 'type' is not provided within the table, which simply notes the amount of dwellings.

If the table is intended to be an update on development progress, we consider that it is important to clarify what period is defined as 'recent'. As set out above, we consider that the NP would benefit from a full table of planning permissions and committed development within the Plan for reference.

The record relating to our Client's Site should be updated to include the relevant application details above. It is worthy of note that the proposed development will deliver, as a minimum, 4 single storey dwellings designed to meet the needs of more elderly people.

'Table 3' should be listed as a 'figure' rather than a table. We suggest that the data is displayed more clearly than currently. The current graphic mixes unit measurements and percentage measurements and is misleading, indeed, the y-axis is labelled incorrectly where it relates to the percentages shown. We suggest that the percentage figures should properly be shown in a pie chart.

Page 54 of the NP notes that the Standish Housing Needs Assessment concluded that 65% of all future developments 'should be' for older people to address an imbalance of housing provision. This statement is misleading, the HNA is an assessment of need only and is intended to inform policy decisions going forward. The HNA does not test what the social consequences of building 65% of all new development specifically for older people. It is also worthy of note that the HNS does not promote the provision of care homes, but homes which specifically cater for elderly people.

We understand the thrust of policy 4.2.1 and suggest that it is appropriate to require an “appropriate” mix of dwellings in major development. However, Standish Voice must be careful in how rigorously this policy is applied to ensure that it is not a barrier to development. In the first instance, the Council’s Strategic Housing Market Assessment (SHMA) is the starting point for assessing the needs of the housing market and should be the benchmark for determining an appropriate housing mix. The Local Plan Core Strategy then seeks to use that evidence base to set policies to ensure an appropriate mix of dwellings are provided.

Comparatively, the same weight should not be given to the conclusions of the HNS. In the first instance, the HNA is focussed only on Standish which is not a housing market area. The issues facing a housing market area need to be addressed as a whole, and not on a settlement by settlement basis which the HNA does.

Secondly, it is vital that Development Plan documents take into account housing needs information alongside relevant information in relation to viability and housing market factors across the plan area. With regard to the Local Plan, that process is undertaken and tested via Examination of the Local Plan. The NP does not undergo the same examination process as Local Plans and has not been subject to the same viability testing and sustainability appraisal requirements as carried out on a borough wide basis and policies specifying housing mix and type must be treated accordingly. Indeed, the Standish HNA acknowledges its own limitations in terms of the depth of analysis required for a HNA at a local level.

PPG Paragraph: 040 Reference ID: 41-040-20160211 makes clear the only form of housing need to which a neighbourhood plan should have regard is that set out in NPPF 47, i.e. the same objective assessment of need used to develop the Local Plan:

“A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body. Further details of the type of evidence supporting a Local Plan.

Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.”

The above NP policy is based on a concept of local housing needs that falls outside the scope of NPPF 47 or Chapter 6 of the NPPF, nor the PPG. Even at the local level, Housing Needs Surveys should be updated annually to ensure they are a reliable source of information and are based on the Council’s latest housing needs survey information.

In relation to Policy 4.2.2, we recommend that the same caution is applied by the NP as we suggest in relation to Policy 4.2.1. We suggest that the policy requires development to ‘help’ address identified local needs, rather than address them.

Policy 4.3 is considered to be too dogmatic. The Policy should rightly encourage development to be located near to sustainable transport choices or provide alternatives to travel by car; which might include locating development within 400m of a bus stop.

Page 55 and 56 of the NP sets out the context within Standish for affordable housing need. Whilst the NP sets out that development planned within Standish should contribute towards affordable housing provision, the NP does not conclude what the residual need for new homes might be; this is an important piece of the context for considering development within Standish.

Policy 4.4.2 seeks to apply affordable housing requirements to new development to address the needs set out within Standish HNA. As set out above, in relation to Policy 4.2, the policy should

require that development helps to address those needs rather than address them. Secondly, as set out above, Policy 4.4.2 needs to be applied with caution as the viability and deliverability implications of following the conclusions of the HNA have not been tested. Standish Voice has not provided sufficient evidence to conclude that their requirements of development are practical or even feasible which must be known before it can be made a requirement of planning policy.

Policy 4.4.3 correctly encourages a balanced provision of affordable housing across sites. However, in its current drafting the policy prohibits 'clusters' of affordable housing without defining what a 'cluster' is. In fact, most affordable housing providers require at least the grouping together of affordable housing units for the purposes of management of those properties. The policy should be amended to reflect the requirements of affordable housing providers.

Policy 4.4 as a whole seeks to make a requirement of the Development Plan that Standish Voice is consulted on various matters in the consideration of planning applications. Whilst we note it is Wigan Council's procedure to consult Standish Voice on applications, which is welcomed, it should not be the role of the NP to define who (and on what) is consulted as part of planning applications. These matters are controlled by planning laws and regulations. Policy 4.4 should be amended to encourage developer to consult directly with Standish Voice but should not seek to make such a requirement part of the Development Plan. The same point applies to Policy 4.5.3 which should be removed.

Similar to the above point, Policy 4.5.4 seeks to add to the validation requirements for planning applications. Again, as the relevant determining authority for planning applications, Wigan Council is properly the appropriate body to determine planning application requirements. The NP should properly encourage the submission of additional information where it would be useful, but should not seek to make this a requirement of the Development Plan.

Policy 4.5.4(iii) should be removed. The Development Plan should not place a requirement on development that is outside the control of an applicant. By requiring that an application is reviewed by a 'Design Champion' nominated by Standish Voice, all development could be considered contrary to the Development Plan if Standish Voice failed to nominate such a person. This is not a sound policy and should be amended to encourage Standish Voice to nominate such a person and submit those comments to the Local Planning Authority.

We object to Policy 4.5.5. It is not clear on what evidence the requested standards have been derived, however, the matters raised are properly a matter for the Building Regulations. This policy should be removed from the NP.

### **"Maximising Funding"**

As set out earlier in these representation, Policy 5.1 must have regard to the law and relevant policy tests relating to the securing of Planning Obligations via S.106 Agreements.

Policy 5.1 should not require developers to demonstrate how it can contribute towards community development via contributions from S.106 or through CIL payments. A development must demonstrate how, if necessary, contributions can be used to overcome impacts of a scheme that would otherwise make the development unacceptable.

Policy 5.1 also seeks to prioritise where funding will be spent within Standish. As above, developer funding cannot be seen as an open pot of funds to be spent as the community wishes. Contributions need to be directed towards infrastructure or projects which relate directly to the development against which the funds were sought; particularly in the case of S.106 contributions.



Policy 5.1. should be reviewed with regard to the legal and policy requirements of S.106 Obligations as above.

### **Summary**

Taking into account the above, we do not consider the NP as drafted to be sound on the basis that it is not positively prepared, justified or consistent with national policy.

The NP does not meet Basic Conditions (a), (d) and (e), as defined by Paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990.

The general approach of the NP is largely positive in its aims but seeks to restrict development in conflict with the NPPF and, in its current drafting, is insufficiently justified by evidence. We have significant concerns that the NP will not secure the delivery of sustainable development, as defined by Paragraph 7 of the NPPF.

We believe that significant changes are required to the NP to ensure it meets the Basic Conditions and can be implemented effectively. We are, of course, happy to engage with Standish Voice going forward in working towards the adoption of a sound NP.

Please keep us informed of any future consultations with regard to the draft NP and timescales for the NP Examination.

### **John Coxon BSc (Hons), MRTPI, Associate Director, Emery Planning on behalf of HIMOR (Land)**

Emery Planning is instructed by HIMOR (Land) Ltd to make representations to the Standish Neighbourhood Plan: Pre-Submission Draft.

By way of background, HIMOR is a major landowner in Standish. HIMOR's interests are as follows:

**Bradley Hall Trading Estate:** HIMOR owns the majority of the commercial units at Bradley Hall Trading Estate, which are let to a variety of tenants. The north-western part of the Trading Estate benefits from planning permission for residential development, and has since been sold to the Homes and Communities Agency (HCA). HIMOR is currently planning improvements to the retained part of the Trading Estate.

**Land east of Rectory Farm:** HIMOR owns the land north of Rectory Lane which benefits from outline planning permission for up to 128 dwellings, granted on appeal in July 2017 (ref: A/15/81740/OUTMES / APP/V4250/W/16/3161656). HIMOR is in the process of disposing of the land to a developer. An earlier phase which was granted planning permission for up to 150 dwellings (land north of Rectory Farm) is currently under construction by Countryside Properties.

Our response to specific policies within the Neighbourhood Plan is set out below.

#### **Business Policy 1.6: Change Of Use To Non-Employment Use**

We note that Bradley Hall Trading Estate is addressed under Policy 1.9. It is also implied from the policies introductory text that this policy relates to smaller business sites, and we therefore assume that it is not intended that this policy would apply to Bradley Hall Trading Estate. Nevertheless, we consider that clarification is required within the policy.

#### **Business Policy 1.7: Development That Would Result In The Loss Of Business Space**

As with Policy 1.6, further clarification is required as to which sites this policy would apply to.

In addition, there is significant overlap, and indeed a degree of inconsistency, between Policy 1.6 and Policy 1.7 in relation to the criteria for establishing whether the loss of employment use is acceptable.

We consider that specifying a marketing period of 12 months is too prescriptive. In most cases 6 months would suffice, but flexibility is required owing to the circumstances of each individual site. 12 months is a significant period of time for a site to be vacant, before a planning application can even be submitted.

Furthermore we are concerned that there is no reference within the policy to viability. The future employment use of a site may not be viable, particularly where there are ongoing maintenance costs or a need to refurbish / redevelop outdated premises. It is clearly beneficial to plan ahead for such scenarios rather than for a site to become vacant for a prolonged period before it can be redeveloped.

We consider that the policy should be amended to properly reflect the guidance set out within paragraph 22 of the Framework, which provides:

*“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”*

#### Business policy 1.9: Development Of Bradley Hall Employment Area

We support Policy 1.9 as presently drafted. HIMOR is currently planning improvements to the retained part of the Trading Estate. It is hoped that these improvements will assist in retaining current occupiers and attracting new ones. This may require new commercial premises or buildings, and we welcome the support for such development.

#### Policy 3.3: Protection of Trees, Hedgerows And Woodland

We are not clear what the justification is for tree planting in the order of one tree for each dwelling for residential development, and whether this relates to replacement or new tree planting. Further clarification is required.

#### Housing Policy 4.1: Sustainable Housing Growth

Policy 4.1 seeks to restrict future development within Standish. Specifically the policy restricts further new development on safeguarded land until 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, and all Section 106, and furthermore that all of the necessary infrastructure works required through legal agreements for the level of housing have been completed and implemented.

Firstly, the proposed restrictions have no regard to the role of Standish in the adopted Local Plan Core Strategy. The safeguarded land is specifically identified as a broad location for new development to assist in meeting housing needs, particularly in the short term and to provide choice. The appeal decisions in relation to the development of safeguarded land in Standish in excess of the figure of ‘around 1,000’ have found that the proposed developments accord with the development plan. The restrictive policy proposed under the Neighbourhood Plan is therefore not in general conformity with the strategic policies contained in the adopted development plan.

Secondly, the proposed policy would provide a restriction at a time when the GMSF is under preparation, including potential Green Belt release across the conurbation and including Wigan. It may therefore frustrate the achievement of sustainable development, and would also be contrary to the Framework in particular paragraphs 14 and 47.

Thirdly, much of the infrastructure to be provided through Section 106 agreements is in the hands of the Council, and not developers. There is no need to restrict new development unless that infrastructure is needed in order to enable a proposal to proceed and there is now no prospect of it coming forward.

#### Housing Policy 4.2: Development to be a mix of house types and tenures to meet local need

The policy is not clear as to whether a specific mix of housing is being sought. Clarification is required. It appears that the policy is seeking to apply the mix requirements set out within the Standish Housing Needs Assessment (SHNA). However we consider that the SHNA is fundamentally flawed for a number of reasons:

Far too much reliance is placed upon demographic projections, and as such the SHNA fails to properly have regard to people's aspirations and market demand. For example, the assessment appears to assume that household size directly translates to the need of house type (for example assuming that married / cohabiting couples and lone parents with 2 children require 3 bedroom housing). Such assumptions are clearly out-of-step with demand, with many modern families with 1 or 2 children aspiring to or requiring 4 bedroom housing. Additional bedrooms are often used for incidental purposes such as a home office or a play room. The data does not in any way reflect demand, as required by paragraph 50 of the Framework.

The SHNA draws heavily on evidence from the draft Wigan SHMA, which has not been tested as examination and the conclusions of which are contested. However it appears that the SHNA is selective in its analysis of the SHMA, for example the conclusions fail to have regard to the overall mix of housing within Wigan and identified need for larger family homes.

The SHNA includes the need for sheltered housing and extra care accommodation, without due regard to the use class implications, and the fact that the need for C2 accommodation is not included within the housing requirement in Wigan.

Further it the SHNA has insufficient consideration for the role of Standish within Wigan. It is inappropriate to assess Standish in isolation as the broad location has been designated to assist in meeting the housing needs of whole borough. The Wigan Core Strategy specifically identifies that across Wigan as a whole there is a high proportion of terraced (28%) and semi-detached homes (45%) and relatively fewer larger detached homes (17%) and flats (10%). Various evidence documents have recognised that Standish performs a distinctive role providing larger, high quality housing. The draft Wigan SHMA specifically identifies a shortage of larger family homes of four bedrooms plus due to a very limited supply.

In terms of housing for older people, the supporting text to the policy repeats the finding of the SHNA that *"around 65% of all new homes to be provided should be aimed specifically at the needs of the population over the age of 65"*. The SHNA analysis is flawed in that it assumes that new housing development will meet the changes in population structure. The reality is that new development only reflects a small part of market churn.

Part of the policy states that the new developments should *"Address need and demand for affordable housing and starter homes including self-build and custom build housing"*. Further clarification is required as to exactly what the provision of starter homes and self-build / custom housing may entail in terms of proportions, and how this will be secured.

It is also not clear from the draft policy as to whether a specific mix of housing is being required across all sites. However if it is anticipated that planning applications will reflect the SHNA, then it is a significant omission that the proposed policy has not been tested as to whether it is viable. In relation to housing mix, the SHNA concludes in table 19:

*“Among market homes, the majority to be provided should also be smaller (1-2 bedroom units) to meet the needs of the forecast increase in single person and lone parent households. However, this may have viability implications and as such we recommend that Standish Voice and Wigan work together with developers to ensure smaller dwellings can be delivered viably.” (our emphasis)*

The SHNA suggests an approach of assessing viability on a site by site basis through an ‘open book’ approach. However this is simply not acceptable as viability should be considered when policies are prepared. Paragraph 41-005 of the PPG provides:

*“Must a community ensure its neighbourhood plan is deliverable?”*

*If the policies and proposals are to be implemented as the community intended a neighbourhood plan needs to be deliverable. The National Planning Policy Framework requires that the sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.” (our emphasis)*

#### Policy 4.3: Accessibility To Sustainable Transport/Bus Routes

There is no justification for this policy. It is clear from the Framework that accessibility is only part of sustainability. Furthermore the requirement for all new houses to be within 400m of a bus stop is far too excessive.

#### Policy 4.4: Affordable Housing Provision In Standish

The policy requires the submission of an ‘affordability and housing mix strategy’ with applications, and also consultation with Standish Voice. Neither can be specifically required through a planning policy.

Paragraph 4.4.3 of the draft policy states:

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

Whilst recognising the need to ‘pepper pot’, grouping of affordable housing in small clusters throughout a development is desirable, and usually necessary, for management purposes. Registered Providers would not want to see individual affordable houses scattered throughout a development.

This concludes our representations at this stage. We wish to be added to the consultation list and kept up-to-date on the progress of the plan, in particular any further public consultation. Should you require any additional information, please do not hesitate to contact us.

**Christopher Djali**

I approve of the draft neighbourhood plan.

**Kate Meehan**

I am 16 years old and live in Standish. I have concerns with how Southlands Rec is dealt with in your plan. I believe it should be used for sports for younger people including those of my age. There is

very little for young people to do in Standish and the Rec needs to be used to help resolve this. I am also concerned about traffic and pollution. I believe putting a car park on the Rec would make this worse rather than better.

Can you please make sure the next version of the plan completely rules out a car park on the Rec and has policies in it that make sure the Rec can be used for youth sports for decades to come.

**Jim Meehan**

Page 33 policy 2.5

The two paragraphs below need to be reconsidered. After the consultation, one privately-owned site did come forward for consideration as a car park and, after taking into consideration the views of residents who live near Southlands Rec, which were mainly against a car park, Standish Voice believes a Neighbourhood Plan site allocation of a car part on Southlands Rec is not desirable.

Standish Voice, in conjunction with Wigan Council, councillors and others will look again at all possible sites for provision of a car park close to the village centre that could be used by residents, shoppers, visitors and businesses.

My concerns - The first paragraph does not make it clear that a car park on Southlands Rec is not desirable now or in the future. It needs to be amended to say this. There is clearly significant community opposition to a car park on the Rec and the loss of green space runs against the NPPF and the Wigan Local Plan Core Strategy. The second para refers to "a car park" that could be used by the groups listed. There are few single sites that could meet all of these requirements, apart from Southlands Rec. The para should refer to finding "additional car parking capacity".

This allows for capacity to be increased by using a number of solutions and possible locations some of which may be useful for some of the listed user groups and not others. This increased flexibility makes a solution more likely and having a number of solutions will spread the risk of increased congestion caused by people accessing a single site.

Page 43 policy 3.2 Local Green Space

Southlands Rec meets the criteria for LGS status. It should be inserted at the top of the listed sites in the policy. The document submitted by DWOR putting the case for this should be added to the Evidence Base. The other sites already listed are valuable green spaces that should also be protected but they are less accessible and have less community significance than the Rec.

Page 65 policy 6.2

Southlands Rec is currently designated as an Outdoor Sports Facility and has been used for pitch sports for over 110 years. There is a recognised shortage of playing pitches for younger people in Standish. The priority should be for the Rec to be improved and remain available for pitch sports. Any change of use to a park will need to be cleared through Sport England and local consultation. There is no requirement for a park in the centre of Standish identified in the Wigan Council Open Space Assessment of 2017. The only gap identified is in the north of Standish which is compensated for by the area around Almond Brook Ponds.

On page 63 the plan says, "Standish Voice recommends a junior football pitch is part of any new community park on the site". This however is not written into policy 6.2. FA pitch sizes do not refer to "Junior" pitches. But to Mini, Youth and Senior pitch sizes. To ensure maximum use the pitch will need to be big enough to accommodate Youths aged 15/16.

Policy 6.2 also refers to “children’s play provision”. Residents who live close-by have concerns about play equipment as it can be vandalised and attract anti-social behaviour. A problem highlighted in the Wigan Council Open Space Assessment. There is no identified need for a play park on the Rec in that assessment as there are existing play parks a short walk away. The policy refers to “New informal footpaths within the park”. These will increase the use of the Rec but need to be placed around any sports pitch.

The plan suggests the Rec could be used for growing food. This is an excellent activity but there are thriving allotments less than 600 yards away run by Standish Community Allotment Society. At time of writing there are plots available.

The Council Assessment shows there is a shortage of allotments in the south and east of the settlement. Not in the vicinity of the Rec. This need should be met with food growing in Ashfield Park or the Victoria Pit area which are where the gaps in provision are.

There are examples of community allotment schemes in the borough where the initial surge of interest and volunteers has quickly disappeared leaving the land as a liability that is poorly maintained. Effectively sustaining food growing requires some infrastructure. This is already in place at the allotment society location.

Policy 6.2 should be amended to retain the Rec as a site for pitch sports. Creating a well maintained and well drained Youth pitch with dual purpose posts for football and Rugby. Remaining areas should be landscaped using paths and better signposting to increase access and use.

#### **Karen Bliss**

I am writing to express my support for the Standish Neighbourhood Plan. However, I would suggest that the Recreation Ground at Southlands Avenue should be designated as a Local Green Space, as I believe it fits the criteria.

#### **Trish Morgan**

I agree in principal with the plan.

I think the young and elderly need consideration when housing is being planned as a lot of our young people are being priced out of the market and the elderly are potentially having to move to a different area when no longer able to live independently.

I feel strongly about keeping, enhancing and maintaining the green space around the area.

#### **Sean McBride, Persimmon Homes North West**

Thank you for presenting Persimmon Homes (‘the Company’) with the opportunity to inform the production of the Standish Neighbourhood Plan.

This letter is submitted alongside a separate representation submitted by Mosaic Town Planning on behalf of the Company and Morris Homes (‘the joint representation’). This letter constitutes further additional comments made solely on behalf of the Company and concerns our further land interest at Pepper Lane, Standish. This letter does not seek to reproduce any comments made in the joint representation but is in agreement and should be read alongside the joint representation.

The Company has traditionally been very active in Standish, as evidenced by our current site at the former Standish Golf Course, Rectory Lane which received Reserved Matters consent in 28th January 2016 (Ref: A/15/80981/RMMAJ) and is currently under construction. The Company also received

outline consent for a further phase 2 development of 250 homes (Ref: A/14/79189) and is currently awaiting determination of Reserved Matters pursuant to this consent.

The Company supports the preparation of a Neighbourhood Plan for Standish which plans to meet the identified housing needs of the town and follows our involvement in the Wigan Core Strategy Local Plan examination and the Greater Manchester Spatial Framework.

We trust that our comments will be given full consideration; we would welcome the opportunity to arrange a meeting with Standish Voice to discuss both Neighbourhood Plan and also our land interest at Pepper Lane.

### **Land at Pepper Lane, Standish**

The Company's land interest which this letter predominantly concerns is located to the north west of Standish town centre and is approximately 6 acres of agricultural grazing land located south of Pepper Lane (Site Plan attached).

The site forms part of a wider area of Safeguarded Land identified in the adopted Wigan Core Strategy Local Plan which identifies Standish as a broad location for development.

The site is presently accessed via the existing property at No. 71 and was formerly used for the grazing of horses, however ceased to be used for such purposes and along with the property has been vacant since November 2016.

The land is bound to the north by the rear of those existing properties fronting onto Pepper Lane. The site is bound to the east and south by dense hedgerows and vegetation beyond which a housing development for 300 homes is under construction by Bloor Homes. This scheme along with the Wainhomes site at Almond Brook Road to the south will deliver the Almond Brook Link Road accessed off Pepper Lane to the east of the Company's land interest and will reduce traffic congestion in Standish town centre.

The site is located about 500m from the A49 Preston Road and around 1.6km from Junction 27 of the M6 Motorway. The site is in walking distance of local shops on Preston Road, three primary schools, Standish High School and Standish town centre. The town centre includes supermarkets, the medical centre and a post office.

There are bus stops on Pepper Lane which are close to the site access point. These stops are served by an hourly bus service which runs between Wigan and Preston. The site is also within walking distance of bus stops on the A49 Preston Road which are served by the main bus service between Wigan and Chorley. This service has a 15 minute daytime frequency.

The closest mainline line railway stations are in Wigan, Chorley and Preston and are accessible using the bus services on Pepper Lane and Preston Road. The closest local station is at Appley Bridge which is within cycling distance of the site. Appley Bridge is on the Manchester to Southport line.

The development of the Bloor Homes' site at Almond Brooke will effectively result in the Company's land at Pepper Lane being surrounded by built development. It is therefore considered that the site represents a logical development site and should be allocated within the Neighbourhood Plan.

It is also considered that the site is deliverable in accordance with footnote 11 of the National Planning Policy Framework ('the Framework'):-

It is available – the site is owned by a national housebuilder with significant experience of building new homes in Standish. Further the land is currently vacant and there are no tenancy issues which would hinder its development in the short term.

It is suitable – as supported by its safeguarding in the Core Strategy Local Plan, the site is suitable for development. Further, existing housing on Pepper Lane and new housing at Almond Brook land effectively surround the land by built development.

It is achievable – there are no impediments which would impact the viability of the scheme or its ability to deliver new homes in the short term.

The Company consider that the site at Pepper Lane presents a significant opportunity to deliver new housing to meet the identified housing needs of current and future Standish residents as identified in the Housing Needs Assessment, through the delivery of a scheme comprising of predominantly 1-3 bedroom flats, houses and bungalows. Given the site's proximity to local services/amenities as well as a range of public transport modes, it is considered to be sustainably located.

We would recommend Standish Voice allocate the site for housing in the Neighbourhood Plan and would welcome the opportunity to arrange a meeting to discuss our proposals further with Standish Voice and Wigan Council.

### **Neighbourhood Plan policies**

#### **Housing Policy 4.2 New Developments to Meet Local Housing Need**

The Housing Needs Assessment (July 2016) prepared by Aecom identifies an existing mismatch between supply of and demand for smaller homes in Standish – acknowledging an oversupply of 4-5 bedroom dwellings and an undersupply of 1-2 bedroom dwellings with forecasted demand for a limited proportion of 3+ bedroom properties in Standish.

The Housing Needs Assessment also identifies a current under-supply of flats and modern terraced housing within the town and that new dwellings provided should be a mix of houses, flats and bungalows with a particular focus on smaller dwellings and 'recommends that Standish Voice and Wigan [Council] work together with developers to ensure smaller dwellings can be delivered viably.'

These findings are reflected in policy 4.2 of the Neighbourhood Plan which sets out that new 'major' development should include an appropriate mix of house size, type, price and tenure to address the identified local need and should increase the supply of accessible and specialist housing including bungalows and flats.

As referred in paragraph 4.2 of our joint representation, whilst appreciating that those policies contained within the Neighbourhood Plan solely concern Standish; the most recent Strategic Housing Market Assessment identifies Wigan as a stand alone housing market – including Standish which plays an important function in the housing market of providing aspirational, high quality homes. It should therefore be considered that policy 4.2 should give regard to the housing market area as a whole rather than viewing the housing needs of Standish in isolation.

Notwithstanding and in view of the identified need for smaller homes in Standish, the Company's site at Pepper Lane presents a significant opportunity to deliver a scheme which meets these identified housing needs including the provision of 1-3 bedroom properties and a range of smaller houses, bungalows and flats.

#### **Housing Policy 4.3 Accessibility to Sustainable Transport/Bus Routes**

The Company supports the location of new developments in close proximity to sustainable transport routes or where new developments which are outside of the stated walking distance can be made sustainable through enhanced public transport provision.



As set out at Figure 1 attached, there are bus stops located immediately adjacent to the site entrance at Pepper Lane. These stops are served by an hourly bus service which runs between Wigan and Preston. The site is also within walking distance of bus stops on the A49 Preston Road which are served by the main bus service between Wigan and Chorley. This service has a 15 minute daytime frequency.

#### **Housing Policy 4.4 Affordable Housing Provision in Standish**

The land at Pepper Lane presents an opportunity to deliver affordable housing in Standish which meets those identified needs set out in the Housing Needs Assessment.

#### **Housing Policy 4.6 Specific Allocation of Land for Housing**

As set out in the joint representation, the Company does not support policy 4.6 as the allocation of just two sites for a combined 25 units would fail to 'address the imbalance of housing for local people'. It is therefore considered that additional sites should be allocated within policy 4.6 which can make significant contributions to achieving these objectives.

The Company's site at Pepper Lane presents a significant opportunity to address this identified imbalance; we would encourage Standish Voice to allocate the site on this basis.

Persimmon Homes supports the preparation of a Neighbourhood Plan in Standish and would welcome the opportunity to arrange a meeting with Standish Voice to discuss the Neighbourhood Plan and our land interests at Pepper Lane and Rectory Lane further.

I hope that the above information is useful. If you require any further assistance, please do not hesitate to contact me.

#### **Claire Ellis**

I do not want a car park on the Rec included in any future plan and it must not be considered as an option for additional parking

I want Standish Voice to seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan.

#### **Gareth Lawrence**

In terms of the Standish plan...

Green fields should be preserved. As a community we should be encouraging a Heath and well being culture not one that relays on cars etc...

For example have we considered more bike lanes and bike racks, no one does three 'big shop' in Standish it is more for odds and soda...

The recreation ground should remain and should be utilised to develop health and well being for the young and old. It shouldn't be about parking, it should be about developing a village culture.

Thanks

#### **Sharon Holden**

I would like to comment on certain aspects of the Introduction to the Draft Neighbourhood Plan, pages 2 & 3, and in particular on the role of the Standish Voice Neighbourhood Forum.

It is not correct to assume that the community have been involved in the emerging plan, since the plan has been kept largely secret until the Draft Plan was published.

The initial proposal to put a car park on the Recreation Ground on Southlands Avenue gave rise to much local opposition. This land was bequeathed to Standish by the last surviving member of the Standish family, for the purpose of a children's playground, and is one of the few green spaces in Standish which can be used for informal games and activities. Opposition to the proposal is therefore perfectly understandable.

Despite the history of this bequest, Standish Voice made no mention of it in their first consultation exercise, which I hold to be an act of intentional deceit, by omitting such important information from the exercise, so that many residents would not know the full facts.

The reaction of Standish Voice to the inevitable opposition to the car park proposal was total and unreasonable hostility. A crude campaign of slurs and smears was aimed at the more vocal opponents, with wild and unfounded allegations of unruly behaviour being made against those attending Standish Voice meetings. Myself and at least two other members of Standish voice had their membership rescinded, an act not provided for in the Constitution. We had no notice of this intended act, were not informed of the allegations nor were we allowed access to any evidence against us. To date I have received no official reason for having my membership rescinded. Clearly Standish Voice were trying to silence opposition to their plan by resorting to these undemocratic measures, involving as they do, a total denial of Natural Justice rights.

Standish Voice have also at times made untrue allegations against opponents of the Car Park, the most recent being an announcement at a meeting held on 17 October 2017 in the Unity Club, that the venue was no longer available as a result of the unacceptable behaviour of people attending the meetings. On investigation it was established that this was not the case, and contrary to what had been stated, there had not been any complaints about unruly or unacceptable behaviour to Standish Voice.

The manner in which the first consultation exercise was conducted was highly unsatisfactory, a mixture of an online Survey Monkey, and forms that could be completed by hand. The Survey Monkey was organised in a manner that permitted multiple voting, and in respect of paper returns, Standish Voice subsequently were forced to admit that these had not been included in the vote. This action made the vote inaccessible to many people with no computer/internet facilities, and would therefore exclude many elderly people.

It is my view that rather than representing the views of the ordinary residents of Standish in this matter, Standish Voice has been more concerned with representing the interests of the businesses in the village.

Rather than conducting the consultation exercises in a neutral, dispassionate manner, Standish Voice have been campaigning for their car park proposal, and it is a tribute to those putting the alternative case, and to the people of Standish, that Standish Voice have eventually been forced to take the car park proposal out of the Draft Plan.

Such disgraceful behaviour raises the question of whether Standish would be served better with a properly elected Town Council to replace the Standish Voice Neighbourhood Forum.

In Objective 2, page 33, "Standish Voice believes a Neighbourhood Plan site allocation of a car park on Southlands Rec is not desirable." This decision is to be welcomed, but Standish Voice also have a written policy on their website to establish a committee to consider car parking, which makes it clear that the Southlands Recreation ground could be considered for a car park site in the future. "we will re-establish the Standish Car Parking Sub-Group to look at all these sites again, including The Rec." I am totally opposed to Southlands Recreation Ground ever being considered as a site for a car park as part of Policy 2.5, Car Parking in the Village Centre, page 35.

Policy 3.2, page 43 refers to Designated Local Green Spaces, three sites are named, Victoria Pit Reclamation Site, the ponds at Almond Brook, and the playing field to the south west of Standish High School. These proposals are worthy of support, but two other sites also need to have Local Green Space Designation, Southlands Recreation Ground and Ashfield Park. Both are already much valued and used by members of the community, and are in reasonably close proximity to Standish centre, and hold local and historic significance and recreational value. Ashfield has 4 playing pitches, woodland, play equipment, general amenity green space and part of it is designated locally as an historic park and garden (Standish Infrastructure Assessment, Nov 13). Southlands Rec was bequeathed to Standish in 1923 for the purpose of a children's playground and is currently used as a playing field by local children and the local uniformed groups such as the Brownies and Scouts. Local Green Space Designation would protect these valued green spaces from future development.

Policy 6.2, page 65 proposes a Community Park on the Southlands Recreation Ground, and I am concerned about some aspects of this proposal. Whilst provision for ball games is welcome, and trees, hedgerows and wildflowers around the perimeter would enhance the site, proposals such as the informal footpaths within the park, children's play provision and the garden proposal would detract from its predominant feature as a playing field, and would also remove it from the protection currently afforded by Sport England. There is already a deficit of playing pitches in Standish, according to Wigan Council's 2013 Standish Infrastructure Assessment. Local youth teams currently have to find provision outside Standish for training. The proposals in this Policy would only exacerbate this problem. The evidence suggests that Southlands Recreation Ground should be retained as a playing pitch and as there is a deficit of junior pitches in Standish, I support a Youth eleven a side football pitch which would be more versatile than a mini pitch. The Rec should also be improved and maintained properly in the future which would increase its use substantially.

**Peter and Freda Donnelly**

My views regarding Standish Rec:

1. I want the rec. to stay as it is now. 2. I want the rec. to be designated green space status. 3. I do not want a car park. 4. I do not want a park. ( This would require financial input initially & constant upkeep, and it would also attract undesirable groups congregating in the area). Additionally Chadwick is developing a car park within the area.

**Joanna McMurchie**

I fully agree with the Neighbourhood Plan and all its policies. Thank you.

**Nicky Ogden**

I fully support the neighbourhood plan as proposed by Standish Voice. My only comment is I would like to see Southlands Rec as designated as 'local Green Space' as well as becoming a multi- purpose park for use for children of all ages. Many thanks.

**Jacqueline Meehan**

I agree with much of the plan but long-term protection for Southlands Rec is a significant omission. The Rec needs to be protected from having a car park built on it and needs to be retained as green space for the future.

Page 33 – the text needs to specifically say the Southlands Rec will not be considered as the site for a car park near the village centre.

Policy 2.5 should make it clear that public parks and playing fields will not be considered as locations for a car park.

Page 43 policy 3.2 – Southlands Rec should be put at the top of the list of sites for Local Green Space protection. I believe It matches the criteria for this more closely than the other locations listed.

Page 65 policy 6.2 – Southlands Rec is currently a playing field not a park. I believe it should continue to be available for pitch sports particularly for young people and teenagers. It should be improved and better maintained so that it can be used for as much of the year as possible. I don't think we need food growing as there is a thriving allotment society nearby with some vacant plots. I don't think we need play equipment on there as there are play parks nearby. The policy needs amending accordingly.

**Nicola Bingham**

I would like to state that as a local resident I do not want a car park on Standish Recreation Ground, I would like Standish Voice to seek Local Green Space recognition for Standish Recreation Ground. I would fully support Standish Voice in this application.

**Michael Pizer**

We have lived in Byley Rise for 41 years and do not want a car park on the Standish Rec on Southlands. There have been many opportunities for the Council to prepare for local car parking near the centre of the village over the years which they have missed and the Rec is certainly not appropriate.

It should remain as Open Space and designated as such in a Local Plan. I strongly oppose the use of the Rec for anything other than Open Space.

**Mr J B Atherton**

I wish to oppose any future plan of constructing a car parking space on the Recreation Ground in Standish. I am a resident of Standish and have lived in Green Lane for the last 27 Years.

I find your plan has not considered health and social impact the car park would have on residents living in close proximity to the proposed plan.

I totally reject your proposal for the and destruction of a designated Green recreational area.

**Paul Ogden**

I whole-heartedly agree with the draft Standish Neighbourhood Plan.

It provides a positive, realistic vision for the future of Standish within the parameters that are laid down in planning legislation.

In relation to Policy 3.2, I believe The Rec, on Southlands Avenue, should be added to the list of sites that should be protected by Local Green Space status.

Following on from Standish Voice's limited protection of The Rec by declaring it as an Asset of Community Value, I believe this status - and also it being better used by people in Standish as a park - will ensure this important facility is kept for the use of the whole community for many years to come.

In relation to Policy 6.2, this policy represents a positive vision for The Rec as an important facility for the whole community. I would like to see a junior size football pitch on part of the site, primarily for the use of children. Play equipment for young children and space for older children to exercise - and also community garden areas - should also be included in the park so that shoppers, visitors and people who live in the centre of Standish can also benefit from this facility.

In terms of the policy itself, after the words "accessibility to all..." can the clause ", having due regard to the prevention of anti-social behaviour" be added? This would help to ease the concerns of some people who live near to The Rec.

### **Allan Darwin**

Being so tied up in our family's busy, hectic schedule, I had been unaware of the activities which have led to the production of this Plan, until receiving the leaflet. So I am glad to be given the opportunity to have some input into the proposals.

The first thing I must say is regarding HOUSING. I was shocked, but hardly surprised, to discover the disparity between the number of new dwellings Standish was SUPPOSED to have had over the last few years, and those which have been BUILT, approved by Wigan - and on appeal by the Inspector. So our claims that Standish was full were genuine and justified. Let us hope that now this is out in the open, PROPER consideration will now be given to any new applications.

[Just two thoughts on this topic:- one of the reasons presented FOR the Woodhurst Drive (area) development was that EXECUTIVE houses were needed (in Standish) to aid the "REGENERATION" (I think was the term) of Wigan. Is there any proof that this happened?

The objection on grounds of traffic on Almond Brook Road (at that time) was countered by the Highways Engineer's statement that the usage was only (x)% of its "design capacity" (as if it ever had one !); LOOK AT IT NOW!!! - even without the M6 being closed and traffic diverted through the village. As well as the congestion itself, this has an impact on air quality, particularly for those living and travelling along the route.

However, I can NOT give the same support to the proposals for the village centre; I cannot help but wonder what part of FAIRYLAND was looked at in coming to some of these conclusions! They are preposterous to someone who has lived here for a mere 46 years, and experienced the changes over that time. Has someone found a way of magically W-I-D-E-N-I-N-G the streets and pavements to provide the extra space needed?

[In no special order] - the railings at the edge of the pavements are not ornamental nuisances; they have been erected to afford some level of safety, to segregate pedestrians and vehicles. The traffic lights (annoying as they may be at times) allow some degree of flow for both vehicles and pedestrians, the timed sequence of which has been finely tuned from experience and now seems as good as it can get. Similarly the direction signs (when people take correct notice of them). [Despite which there were two fatalities at the crossroads only a few years ago.] CCTV at appropriate locations would help, if they led to prosecution of offenders, of which there are plenty. It really would be an achievement if something could be done to allow emergency vehicles through without the present hindrance; the current situation could make the difference between someone's life and death.

One point I DO agree with - there are FAR TOO MANY fast food outlets / eateries; surely there are more in Standish than in Wigan town centre ??

The proposed changes to The "Rec", for long-term good or ill, should NOT include a car park with access the way suggested; if that is a suitable spot for parking, access needs to be from High Street, NOT via School Lane, Green Lane (past Greenacres and Wood Fold Primary School) and Southlands Avenue. That should be a non-starter.

If we are serious about improving the area, the volume of through traffic needs to be reduced / removed; the previously proposed M58 extension / link to M61 and / or extra junction to M6 from

Kitt Green would go a long way to help. I know this is beyond the area of review but if pressure can be brought to bear on the right quarter, who knows?

Otherwise, the only way the proposals might be implemented is to make all the streets ONE WAY -- OUT !!! And possibly to demolish all the housing built since 1960.

**Elizabeth Cartwright**

I have reviewed the draft Plan and sincerely hope that the Plan is implemented and that developer funding is secured as soon as possible so that the policies contained in the Plan are implemented in the coming years.

Clearly a huge amount of work and effort has gone into producing a workable policy to improve our living space. whilst they were not a welcome addition to the village, the additional housing developments must be used as an opportunity to use the s106 monies from the developers to improve the village.

The 3 areas where I have more specific comments as I'm not sure that the draft Plan addresses them fully are:

1. Increased provision of quality restaurants - I appreciate though this is driven by private investor/business appetite but as the Alberts' acquisition of the Beeches shows there should be increased demand given the additional housing.
2. Improved provision of playground space other than at The Rec and Ashfield ie Copeland Drive Estate and behind the Beeches where recent works have been carried out and the surrounding landscaping is extremely poor and also Langtree Lane playground which is derelict.
3. Reduction of vehicular traffic movements overall - I'm not sure how this is assessed other than through improved parking provision throughout the village and improved pedestrian connectivity. Ultimately however the increase in number of residents will make traffic congestion worse notwithstanding any other improvements implemented.

**John and Olwen Higham**

We have read all the documentation concerning the plan and are writing to inform you that we are in agreement with all the objectives and policies as detailed therein with the exception of the reference to possible removal of barriers at the main crossroads. Our objection is on the basis of safety.

We would like to offer our thanks to everyone on the committee for all their hard work and effort to make Standish a better place to live. Your efforts are greatly appreciated.

**Lee Higham**

I am sending this email to confirm that I back Standish Voice for creating a Neighbourhood Plan for Standish.

**Brian Jones**

I support adoption of the NP in its entirety.

**Graham and Cath Garswood**

Re Plan page nos 35, 43 and 65

Re Plan Policy nos 2.5, 3.2 and 6.2

We would like the Rec to be granted Green Space Designation and do not want a car park there. We believe it should be used for organised and ad hoc sport and as a general play area but without play equipment.

**David Thomas**

Plan page no 65 Plan policy no: 6.2 Re: The Rec

The Rec should stay as it is - for the youth and future generations of children to enjoy. As it was intended, 110 years ago, as a gift from the Standish family. I DO NOT WANT A CAR PARK ON THIS SITE, IT MUST NOT BE CONSIDERED FOR ONE. My children have enjoyed playing on the Rec and now my grandchildren are.

I urge Standish Voice to apply and seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan.

Consider regular maintenance of the Rec, it also needs better drainage and changing facilities.

**Fran Aiken**

I agree with the Draft Plan, particularly the policies on affordable housing and better sport facilities on Ashfield.

**Alastair Macmillan**

I have read through the Standish Neighbourhood Plan and fully support the proposals made in it. Can I thank you for the enormous amount of hard work your committee has undertaken in an effort to provide the very best possible future for Standish and its residents.

**Mike Farrow**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Southland d recreation field should not be changed from the bequested role as a children's play area; i.e. no tarmac, walkways etc. Furthermore it should be given the status of Protected local green space area – we have very little green space left in the area, so the mere proposal of building/tarmacking over it is irresponsible and damaging to future generations.

**Gordon Fitzpatrick**

I don't want a car park on the rec

**Nic Macmillan**

I would like to comment that I agree on the plan and the policies contained within it. I particularly agree that the rec site should be designated as a park as proposed. Thanks

**Alan, Linda and Chloe Leyland**

We are pleased to confirm our support

**Sue Dickinson**

Having read through and digested your Neighbourhood Plan for Standish I wish to back your plan and the policy you propose.

**Maria Marks, Indigo, on behalf of Seddon Homes Ltd**

Thank you for the opportunity to comment on the emerging Neighbourhood Plan for Standish. We write on behalf of Seddon Homes Limited (SHL) who is promoting land to the west of Rowton Rise.

Overall, SHL supports the community's ambitions for a locally prepared plan that sets out a vision for the future of Standish. However, as currently drafted, we do not consider that the neighbourhood plan currently meets the "basic conditions" test as required at paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

We set out our comments in detail below.

## **Introduction**

Indigo Planning acts on behalf of SHL. The site at Rowton Rise is under contract and is being promoted by SHL for development. It is in a suitable location for housing and is available now (site location plan enclosed).

The site is located in an area that has already been identified by Wigan Council as being suitable for meeting the long-term development needs of Standish. As such, the site is safeguarded for future residential development in the adopted Wigan Local Plan (2013).

Land at Rowton rise has been promoted as part of the SHLAA (Ref: 0276) and has also been promoted through the Greater Manchester Spatial Framework (GMSF) 'C all for Sites' consultation.

## **Representations**

As set out below, there are draft policies contained within the NDP that do not meet the basic conditions as they are not in general conformity with the strategic policies in the development plan, not consistent with national policies contained within the NPPF and do not contribute to the achievement of sustainable development.

### **Policy 2.3 – Air Quality**

As drafted, policy 2.3 is not sufficiently flexible enough to allow for case by case circumstances to be considered for example, where air quality mitigation is not required as a result of an air quality assessment concluding this.

Whilst it is appreciated that air quality assessments be undertaken as part of an application submission package for new developments; the policy wording is too restrictive. Mitigation measures should only be incorporated on site where appropriate and as such, the wording of the policy should be amended to say that mitigation measures should be provided where appropriate.

### **Policy 3.3 – Trees, Hedgerows and Woodland**

Policy 3.3, as drafted, is too restrictive and does not allow enough flexibility for development to be considered on a site-specific basis nor does it conform with the development plan as specific provisions of tree planting is not identified within the adopted Core Strategy (CS).

The wording of the policy should be amended to state that existing trees, hedgerows and woodland should be protected where possible and continue to incorporate 3.3.2 with regards to providing mitigation measures to compensate for any loss.

Furthermore, paragraph 3.3.4 is ambiguous in terms of understanding the number of trees required for a development. The policy sets out the requirement of one tree for each dwelling for residential development but then also one tree per five car parking spaces for all developments. Clearly this



does not appropriately identify the minimum tree provision required on site given it appears to 'double-count' tree requirements. The policy needs to be re-worded to present a clear, unambiguous requirement as stipulated by Planning Practice Guidance.

The supporting justification set out within the draft neighbourhood plan does not provide evidence to support the proposed minimum tree provision and therefore we request that the policy is supported by appropriate evidence as set out in national guidance.

#### **Policy 4.1 – Sustainable Housing Growth**

As drafted, policy 4.1 is not flexible enough to be considered sound. The policy restricts housing developments coming forward on Safeguarded Land until 75% of the permitted homes on such sites have been built out and occupied. The policy also requires all the necessary infrastructure to have been delivered prior to other sites coming forward.

Other sites which are deliverable now and will subsequently provide the necessary housing required in the short term, should not be restricted on the likelihood of other developments being delivered. As can be the case with development, factors can result in sites being delayed or in some cases not delivered therefore this policy is not flexible enough to ensure a five-year supply of housing is maintained in Wigan.

The council does not currently have a five-year housing land supply and as such, requires housing to be delivered in the shorter term to provide for the amount of housing required in Wigan. Whilst it is acknowledged that Core Strategy Policy SP4 sets out a threshold of approximately 1,000 dwellings on safeguarded land up to 2026 which has been exceeded through housing permissions being granted, the policy needs to be considered in the context of the recent appeal (Ref: APP/V4250/W/16/3161656 Land east of Rectory Farm).

This appeal decision identifies that within the Core Strategy (CS) Inspector's report, there was concern that there would be a shortfall of housing in the early years of the plan period and as such, the scale of housing at Standish (and the broad locations at Golborne and Lowton) needed to be sufficient to address this issue. The CS Inspector considered a figure of approximately 1,000 dwellings would give a realistic prospect that the required rate of development boroughwide (per annum) would be achieved. Housing applications have been granted in the Standish Broad Location Area to assist in meeting the housing shortfall demonstrating that the Broad Location Area should not be as heavily restricted as currently set out at policy 4.1.

At a strategic level, there is an overriding need for more housing across Wigan.

Housing work undertaken by the Home Builders Federation (HBF) and the Housing the Powerhouse Campaign identifies a total housing requirement of 320,000 dwellings across Greater Manchester. This target would mean that Wigan would need to provide 32,000 new homes by 2035, against a current planned requirement of 22,500 set out in the GMSF. The proposed requirement of 22,500 within the GMSF also increases Wigan's annual requirement by 125 dwellings.

Not only has Wigan's actual housing need been identified to be 9,500 homes higher than currently planned for, but there is also significant uncertainty over the deliverability of both recently approved housing applications in Standish (in the short term) in addition to the proposed housing strategy included in the GMSF.

Wigan Metropolitan Borough Council has consistently under-delivered housing since the start of the Local Plan period in 2011 and does not meet its immediate housing needs. It is paramount, therefore, that housing policies promote suitable housing development within the Borough and in this instance, within Standish.

Safeguarded land has been identified as being suitable to meet Wigan's long term housing needs however given the lack of five year housing land supply, sites may need to come forward sooner to meet the shortfall. As such, draft policy 4.1 should not rely on the consented sites coming forward within the shorter term and should be amended to caveat that other safeguarded sites within Standish may need to come forward in the shorter term to meet housing need.

The draft policy clearly conflicts with national policies relating to the delivery of housing and therefore fails to meet the basic conditions applied to neighbourhood plans.

#### **Policy 4.3 – Accessibility**

Whilst the proposed site at Rowton Rise adheres to this draft policy, it is not sufficiently flexible enough to allow for case by case circumstances to be considered on their own merits, for example, where a proposed scheme accommodates other sustainable modes of transport such as pedestrian footpaths or cycle routes.

The policy should be amended and expanded to promote sustainable developments as set out within the Core Strategy, as opposed to restricting all development through this policy requirement.

#### **Policy 4.5 – Housing Design**

Policy 4.5 - paragraph 4.5.4, needs to be accompanied by more detailed evidence as to why the proposed 'Design and Standards Statement' is required in addition to being reworded to only being required where appropriate ie where a proposal is associated with heritage assets within the Neighbourhood Area.

Furthermore, it is unreasonable and unrealistic to expect applicants to provide floor plans showing furniture layout. Internal layouts are not a planning requirement and this should therefore be removed from the policy. Naturally internal layouts will be decided by the end user i.e. the occupant.

Further clarification is required on the 'design champion'. As it stands, this part of the policy is ambiguous as it fails to identify the role of the design champion or indeed who it would be in terms of their qualifications to assess a scheme properly.

Finally, paragraph 4.5.5 is unduly restrictive and unnecessary. Such requirements are controlled through Building Regulations which are frequently updated. This policy is not a planning matter and this policy therefore, is not needed.

#### **Land at Rowton Rise**

Rowton Rise is in a suitable location for housing which has been acknowledged by the Council through their Adopted Core Strategy and is available now. The site is currently vacant and no land uses would be displaced by its future development, it is not a valued landscape and is not of special ecological interest.

The site represents a deliverable site for housing. There are no land ownerships issues that would prevent the site from being brought forward for the development and the site is unconstrained i.e. there are no physical constraints relating to access, infrastructure, flood risk or land contamination which would preclude development.

#### **Summary**

We trust our comments will be given due consideration as the Neighbourhood Forum commences the next stages preparing its Neighbourhood Plan.

Seddon Homes would like to stay involved with the work of the Forum and in the preparation of the Neighbourhood Plan. We look forward to hearing from you in due course and request that we are kept informed of any further consultation on the emerging Neighbourhood Plan.

**Tony Barnes, chair, Standish Panthers**

Re: Draft Neighbourhood Plan Consultation – Policy 6.2 - Southlands Rec

As you know we are a thriving and growing Junior Football Club. We have teams ranging from under 7s to under 15s. We currently have over 157 players across 14 teams and those numbers continue to increase. We have a growing number of female players and could be looking to create female teams in the near future.

Our growth means we are constantly reviewing the availability of playing pitches, not only for playing matches but also for training and practice. As part of this we are keen to make sure we maintain our roots in Standish. I am sure I do not need to spell out the benefits to Standish of having a club like ours and the impact it has on the health and wellbeing of young people.

We have seen the proposals and policies in the Draft Neighbourhood Plan concerning Southlands Rec. We are pleased that there is no longer a proposal to put a car park on the Rec which would have reduced the potential area available for pitch sports. We are also pleased to see that there is reference to the possibility of a playing pitch on the ground. Although we notice this is not actually captured in the policy.

Given our growth and the finite availability of pitches in the area we are keen to make use of Southlands Rec. This is most likely to be for training and practice. For us to make regular use of Southlands Rec we need a reasonably well-maintained pitch area. The most important factor for us though is the size of the playing area. We need a pitch to support practice for our full range of teams. It will therefore need to be large enough for under 15s. It is always possible to mark out smaller areas for the younger age groups, but it is not possible to easily expand a playing area if it is set up for younger age groups. As you are probably aware pitches set up for under 12s and below cannot accommodate 11-a-side.

The ideal size of the playing area would be 100 yards by 60 yards. The addition of a regulation safety run off would increase the total space requirement to 106 yards by 66 yards. We would like to see the provision of a pitch of this size built into the relevant policy for Southlands Rec in the next version of the Neighbourhood Plan.

We can see that the draft plan talks about other uses for Southlands Rec. We believe the number one priority should be the provision of a playing pitch large enough for under 15s youth football.

Standish Panthers is a rarity in that we are experiencing a growth in interest from young people who want to participate in outdoor sports. It is vital that we have the infrastructure we need to support this or any other group that may benefit from the green space, we hope you will take our views on board and adapt the Neighbourhood Plan accordingly.

**Mr and Mrs Davies**

I back the policy and plan for Standish.

**Jørn Lomax**

I have read through the entire draft plan and I have the following comments:

Some of the information is a little out of date, and you are probably aware of the following:  
Under objective 1, it mentions Chadwicks as a potential for retail or mixed use development, not sure if this is the case now that it might become a carpark?

Also, The beaches are also no longer vacant.

Policy 1.6: iii) H) Not sure why a business that are and remote should not have the same protection as any other business.

Policy 1.8: Just want to say I really like this policy

Policy 1.9: I think it should mention start-ups and incubators like the previous policy.

Objective 2: It does not mention improving current public transport, i.e busses. There should be a policy that no buss lines should be removed from the village, as they are bad enough already. We should also have a policy that we welcome an increase in public transport. The background should mention that big parts of the village are cut off from all public transport before 8pm and after 6pm, and unless you live on preston road, you have very poor access to public transport (one bus an hour is not adequate).

Policy 3.3: I really like trees, but it sounds like any medium/big retail developments would have to plant a lot of trees. Looking at aldi which is 1500 m2 and has 106 parking spaces, they would have to plant 36 trees. I can't even imagine what that would look like. Maybe reduce the number of trees per square meters, or decrees the number of trees per car park.

Policy 6.1 ii): It did strike me that it only mentions ensuring adequate car parking, but doesn't mention improving other access. I think the policy should say that other access should be improved if possible (e.g. add lights to paths, improve foot path signage, etc.)

### **Carol Emerton**

I have read the plan and recognise the amount of effort and thought that has gone into this document and thank you and your committee for doing this on the behalf of all who live in Standish.

On reading the document I do support the principles you are trying to lay down as the way we would like Standish developed recognising that development is inevitable.

The areas that cause me the most concern is the congestion and inevitable safety issues that will occur.

My thoughts are that Standish is a community that has built up over time. Many streets still contain properties that do not have any off street parking. Many of the side streets are narrow and were only ever considered to be access roads to the properties that they ran past. With the new housing, traffic delays has meant that traffic has been either redirected down these streets , such as Church Lane, or drivers are using these roads such as St Wilfrids, Heaton Street, Ashfield Park Dive, Ash, Elm etc. as a short cut, bypassing Standish centre. I have seen vehicles that are clearly too large trying to take short cuts through these routes. This is only going to get worse. The creation of the road to cut across from Rectory Lane to Grove Lane is going to be a nightmare. Grove Lane was never intended to take large volume of traffic or large vehicles in size. The lorries going to and from the building site are already causing problems. As the roads I mentioned are all residential streets and with the proximity of schools, there are going to be accidents.

I would like to see in the plan that before anymore new building permission is given that there has to be an impact analysis on all the connecting roads. That any work on the roads to improve congestion is carried out before the building starts. Nothing of any significance has been done to the

roads around Standish yet, we have already got a significant increase in the housing numbers. I would like to see information clearly given to residents as to how much money is going to be spent on infrastructure improvements and what these planned improvements are going to be. Could we have a say as to what we think is needed.

Could the builders also be forced into some kind of charter that all vehicles attending their sites will not clash with school arrival or departing times. That the roads will be cleaned nightly if mud etc is taken off the sites on the wheels of the wagons, this paid for by the builders.

Green Space. I agree with all you say in regards to green spaces. I agree the necessity of keeping as much green space around us, calling this space the "green corridor," gives an image of only a small amount of green land. It sets expectations as to "small" areas, we need to be striving to keep as much green land as possible.

Objective 4 - Housing to meet current and future needs.

Are the builders obliged to disclose how many of their properties have been sold and how many are remaining unsold after completion. Can these figures be made available before any new permissions are granted.

I am sure doing all that you want as set out in the plan is going to be work enough but it seems to me that we must not just consider Standish in isolation to all surrounding areas. If for example the development of Park Hall goes ahead or the development of Berkacre, these will impact on us too. Is there any way that the plan could be extended to link with similar groups as yourselves from surrounding areas to ensure that we help each other and also learn from each other.

I hope my thoughts are constructive and again our thanks for all your hard work to date.

**Anthony (Tony) Riley**

Please be advised that whilst the plan is good, I do object very strongly to any proposed car park on the Southlands Ave Rec.

This land was gifted to the Children of Standish and I find it criminal that Wigan Council & Standish Voice are even considering putting a car park on this land.

I would suggest that you put in more time and effort in ensuring that this open green space is preserved for all future generations.

Even our local MP Lisa Nandy is against any further erosion of open Green Space.

So can we have a once and for all a commitment from Wigan Council & Standish Voice that the Southlands Ave Rec will not be Tarmac or Concreted over and will be preserved as the intention for children to play on.

I am sure that you are aware that the vast majority of residents living within close proximity are totally against any car park on the REC. I would like to think that we live in a democracy.

**David Darby**

I would like to pass on my thanks to the forum for all your hard work on producing a plan for sustainability for the village(town) of Standish. As a resident of Standish I fully support the plan and believe that the best option for our community to prosper and benefit over the coming years is by working with your forum to hold the council and others to account.

**Paul Riley**

I am in full support of the plan.

**Shevington Parish Council**

Shevington Parish Council would like to congratulate Standish Voice on producing the first draft Neighbourhood Plan in Wigan Borough and would like to make the following comments:

Policy 1.5: This Policy applies to premises very close to Shevington's boundaries and, therefore, we wish to support it.

Policy 2.1: There is no mention of the links to the footpath and cycleway system in adjacent areas.

Policy 3.1: There is no mention of the links between green corridors outside the neighbourhood area.

Policy 4.3: There is no mention of external public transport links to other areas such as Shevington and Wigan.

**Gill Diggles**

I would like to commend SV for their work on the Standish Neighbourhood Plan and policies and support all the policies proposed in the draft plan.

**Tim Bettany-Simmons, Area Planner North West & North Wales, Canal And River Trust**

Thank you for your consultation in relation to the Standish Neighbourhood Plan, having reviewed the plan area the Leeds & Liverpool canal, which is owned and managed by the Canal & River Trust (the Trust), passes further to the east of the neighbourhood area. The Trust therefore have no comments to make on the draft Neighbourhood Plan.

**Jacqueline Riley**

I feel that the neighbourhood plan is our best chance of protecting our village and preparing it for the changes that are to come. I am in full support.

**Melanie Lindsley, Planning Liaison Manager, The Coal Authority**

Standish Neighbourhood Development Plan - Pre Submission Draft

Thank you for your notification of the 29 September 2017 in respect of the above consultation. We previously noted, in our consultation response dated 25 February 2015, that the Neighbourhood Plan was in an area of past coal mining activity. In this respect we commented that our records indicate that there are 89 mine entries, recorded shallow coal workings, unrecorded probable historic shallow coal workings, thick coal outcrops, past surface mining and 11 reported hazards have been reported to The Coal Authority.

We noted that this mining legacy extends across most of the designated area and that if any development was allocated in these areas then consideration would need to be given to how the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the Wigan Development Plan.

The Coal Authority notes that Housing Policy 4.6: Specific Allocation of Land for Housing identifies two sites, which include the former Chinese Delight restaurant on Preston Road and the Standish Ambulance Station on Glebe Road. Although I have been unable to find site plans which indicate the extent of these proposed allocations, on the basis of what I think may be the site boundaries I can confirm that the Ambulance Station site appears to be outside of the area where our records

indicate coal mining legacy is, or may be, present. However, the site of the former Chinese Delight restaurant does fall within an area where our records indicate that historic unrecorded coal mine workings at shallow depth may be present.

We would therefore have expected the potential risks posed by past coal mining activity to have been identified when considering potential allocations for housing development, as required by the NPPF, and it is not explicit in the plan if this initial assessment has been carried out.

The Coal Authority consider that it would be beneficial to identify that any development on the former restaurant site will need to consider the potential risks posed by past coal mining activity, and that any formal planning application submitted will need to be supported by a Coal Mining Risk Assessment.

Should you wish me to provide more detailed comments on the allocations please provide me with site locations plans. If you wish to discuss this matter further please do not hesitate to contact me on 01623 637164.

**Mrs Sandra Hilton**

I firmly support the report by Aecom and agree with their conclusions and outlook for the future of Standish.

I am in the over 65 age group and cannot now find any suitable affordable housing for myself and my husband, who is aged 70 and suffers from Parkinson's Disease. Ideally this would be within walking distance of the village and all its amenities. Some hope!

Regarding the older age group, which is growing rapidly, there is nothing in the current building explosion that caters for us; definitely no bungalows are planned! Neither are the young, or indeed growing number of single people, catered for in the existing building plans.

As stated, if we had a choice of other accommodation, that would release a 3 bedroomed house with garage for a family, which is much needed in Standish.

The infrastructure cannot accommodate the existing population, so what happens when perhaps 2000 plus people are added in the not too distant future, usually complete with at least two cars per household?

Please keep up the good work and endeavour to keep a few green spaces in our ever increasing housing jungle.

**Ian Trafford**

I just wanted to send a quick message of support for the Neighbourhood Plan that Standish Voice have put forward. I'm truly grateful to have a local, organised body of people willing to liaise with the council and developers to help shape our community throughout the essential development.

The time, effort and hard work put into improving the village is massively underrated and it's a shame to see the committee vilified by those unwilling to match your efforts.

**Steve MacDonald**

Having read your draft plan I would like to give you my firm approval and support for this very well thought out and presented plan.

**Jim McKenna**

This is just to say that I fully back your Neighborhood Plan and Policy for Standish. Thank you very much for the hard work put in to produce it.

**Brian Steer**

I fully back the Pub Policy.

**Paul Parker**

I back the plan and policy.

**Katharine Gray**

Firstly, thank you for the opportunity to have input on this plan and for the hard work of all those involved. You are doing a fantastic job for our already fantastic community.

I very much agree with plans to line key streets with trees, greenery straight away improves the look of any busy centre and will flow nicely from Wigan Road. I'm also in agreement with plans to improve the shop fronts and would very much like to see a little more consistency, the DIY and pet supplies store is a particular eye sore which is a shame as the vets next door clearly maintains there building.

One other observation is that we have to budget supermarkets in close proximity i.e. Aldi and Lidel is there not a opportunity for a upmarket supermarket like M&S, Booths or Waitros as Standish is a relatively affluent area.

Could these budget supermarkets also be increasing the traffic into the centre too??

**Sue Gibson**

I fully support the draft neighbourhood plan and all of the policies within. Thank you to all involved in producing it.

**Pete Djali**

I support the policies in the draft Neighbourhood Plan for Standish.

**Eve Power**

I would like the Rec in Standish to remain as it is. No car park, nor kids playground.

**Jo Jones**

I am writing to express my support for the Standish Neighbourhood Plan.

**Don't Wreck Our Rec group**

We have been invited by Standish Voice to have our say. We recognise that it is not that easy for the majority of people who make up the community of Standish to carry out that task. If you take the trouble to knock on their door and talk to them, they will tell you what they want and what they don't want, but ask them to read and comment on a 70 plus page document that is only available on line or at the library for them to read and they will simply hope that someone else will express their views for them.

We are best qualified to speak on their behalf because we have knocked on their doors to ask their opinions. We have spoken to them at our stall in the village and we have encouraged them to talk about the Neighbourhood Plan whilst visiting local pubs and othersocial gatherings. We have also held public meetings to keep them informed as to what is being proposed for inclusion in the Neighbourhood Plan, and received their feedback.



Many have signed our petition against having a car park on Southlands Rec and give n their consent for us to speak on their behalf. We therefore expect this document to be received and treated by Standish Voice and Wigan Borough Council with the weight that it deserves. We do not expect to be told at some later date that it counted as one objection to the Draft plan. We believe that it represents the view of the majority of the people who live in the Neighbourhood Plan Area and to ignore its content would risk not having the majority of the community support the Neighbourhood Plan when it reaches the Referendum stage.

Have Your say

In addition to this document, which expresses the opinions of DWOR, its members and those members of the community who signed our petition, we are also submitting the DWOR Document titled, 'Evidence Document Against Standish Voice Proposal to Provide a Car Park on The Rec at Southlands Avenue.'

We handed a copy of this document to Standish Voice at a meeting, Boars Head, onst1August 2017 which was attended by SV, Gill Foster and Ron Wade, DWOR, Jim Meehan, Shaun Booth and Alan Burns. We have had no response from Standish Voice regarding the contents of our document.

As this document contains much of the evidence to back up the suggested amendments to the Draft Plan it remains an integral part of our evidence and as such forms part of our opinions that you have requested.

In preparing the Neighbourhood Plan for Standish we are concerned that Standish Voice has not followed the legal process for each key stage. 'Page 2. How is a Neighbourhood Plan Prepared? Key Stage, Writing a draft neighbourhood Plan.'

Standish Voice has stated that the community has been consulted about its views on Standish. They say that the main findings on which they have based the Neighbourhood Plan took place in the summer of 2015 when they claim to have developed a questionnaire and distributed it to every household, put into the school bag of every child in the four schools and copies were made available in Standish Library and from local shops and businesses. People were also able to complete the questionnaire online using Survey Monkey or by leaving the completed questionnaires at several boxes around the village centre. Also a separate questionnaire was circulated to all the businesses in Standish.

If this actually happened, why did SV only receive 784 completed questionnaires? Was this not a clear signal that they had not engaged the community in what they were trying to achieve?

Our group, DWOR, was formed when we received a leaflet through our doors on 10 th March 2017. We are not, as SV would have people believe, a small group of residents from Southlands Avenue. We are a wide based group from different estates within the village who found one another through our common cause to preserve Southlands Rec. The group was formed to oppose the proposal to construct a car park on The Rec. We knocked on doors, set up a stall in the village and later set up a web page and face book page. In all of our contact with the community it was obvious that very few people understood who Standish Voice were and what powers they had been given to shape the future of the community.

We encouraged people to join Standish Voice so that they could have their say in shaping eth Neighbourhood plan. We attended the monthly management meetings to express our concerns and to seek changes, as by then it had become obvious that the only line of communication with SV was by using their on--line email open to members only, and controlle d by a member of SV committee.

The great majority of residents in Standish do not communicate on line and the great majority of Standish community has no way of making their views known to Standish Voice. We have brought this to the attention of Standish voice and asked for a postal address but they have chosen to take no action.

SV have not recorded the attendance of the large number of members of Standish community, attending their management meetings or of their opposing views expressed at the time. The minutes of their meetings ignore our attendance and our views so as to make it appear that there is no opposition to what they are forcing onto the community.

Responses to our emails and written questions are not forthcoming. Questions are avoided rather than answered.

We are told by SV, 'Page 14, Key Themes and Issues for Standish, '

'The results of the 784 completed questionnaires from the main survey were analysed and announced at the community Dog Show event on September 6, 2015, in the Standish Voice's members' newsletter and via social media. From the analysis, the key issues were identified and these have informed the development of the vision and objectives which have been approved at Standish Voice's AGM's.'

Is this a sound evidence base on which to base our neighbourhood Plan?

It is obvious that SV has only consulted with a minority within the community circa 15,800 residents. Its membership is approximately 800, of which some are opposed to its views, but have no way of making their views known to the rest of the members as all communication is controlled by a committee member and Facebook posts are taken down if of opposing views.

The original survey was probably responded to mostly by members, as only 784 were received.

Any member of the community, who did not receive a questionnaire, or who has become aware of Standish Voice, after summer 2015 has not had the opportunity to consult with SV, other than on their terms, and that appears to be the vast majority of the community. From that point SV have become so focused on achieving what they believe is right for the village that they have closed ranks, made decisions in committee and told the community as little as possible about what they were doing.

The leaflet we received on 10th March 2017, 'Future of The Rec,' is an example of how they have operated. This leaflet sets out three options, but goes on to recommend to the community how it should vote. It offers no argument in favour of the options SV don't want to happen. This begs the question; are we being consulted or are we being coerced ?

The numbers of residents who have become involved, compared with the total population of the neighbourhood area is proof that Standish Voice has failed to get a mandate to act on behalf of the whole community. Have we been consulted? NO.

We attach a copy of DWOR, Body of Evidence, which is presented to demonstrate the lack of meaningful consultation of the Standish community.

We have attempted to make our views known to both Standish Voice, and when that failed, to Wigan Council. Unfortunately both organisations have failed to respond positively and neither has been prepared to communicate with the residents of Standish who support our group, support for which continues to grow.

The fact that DWOR has more people opposed to having a car park on the Rec than SV have supporting the car park proposal is the only reason that it does not appear in the draft neighbourhood plan. The fact that we have been able to attract such support in such a short time period is again proof that Standish Voice, Vision and Objectives, are not shared by the majority of the Community.

We therefore suggest the following amendments to the draft neighbourhood Plan to bring it more in line with the majority view of Standish Residents, which has been brought to the attention of Standish Voice committee at their monthly meetings, but unfortunately ignored.

Objective 1: Village Centre Enhancement And Employment.

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:

This Policy needs to be modified as the Standish Village Masterplan (AECOM,2017) contains the proposal to construct a car park on Southlands Rec. SV have removed the car park proposal from this Draft Plan as a result of the objections from Standish Community to that proposal. It therefore follows that Development proposals should not take into account any part of the Standish Village Masterplan (AECOM, 2017) which proposes to develop a car park on Southlands Rec.

Objective 2: Reduce Traffic Congestion And Better Parking

Standish Voice have not provided any evidence to demonstrate that better parking will reduce

Traffic Congestion and to link better parking with Traffic Congestion, the main concern of the whole Standish Community, in the Draft Neighbourhood Plan is misleading.

Under the heading, 'Background', SV refer to survey results:

'The survey results also showed that respondents considered congestion in the village centre could be reduced by: more parking – 28%; road improvements – 25%; a bypass (on Green Belt) – 23%; sustainable transport – 22% and only 2% responded that traffic was not too bad.'

We have examined the specific question asked in that survey, which is available on SV website and it reads as follows.

'To ease traffic congestion in the centre of Standish, there should be? (Please tick one or more)'

'More parking: Other road improvements: A bypass (on Green Belt land): Better sustainable transport (footpaths, cycle paths, bus services): Traffic congestion in Standish centre is not too bad.'

This question invited respondents to give more than one answer and the total number of answers recorded, 1577, shows that the recipients did tick more than one. All other questions show a much smaller number of responses.

The difference between 28% more car parking and 25% other road improvements is minimal and better sustainable transport had 22%. The only conclusion that can be drawn from these survey results is that the respondents ticked all of the answers that could possibly have any influence on traffic congestion, and as car parking was the first on the list it received slightly more responses than those that followed. If the respondents had been asked, do you think providing more parking in Standish would ease traffic congestion, the vast majority would answer no. Their common sense would tell them that the massive number of vehicles passing through the village crossroads, as quickly as the traffic light controlled junction will allow, is the major source of traffic congestion in

the village and that provision of car parking would not reduce the number of vehicles passing through the village centre. It is more likely to encourage more residents to access the village by car, adding to congestion.

When SV raised the matter of parking with WBC traffic engineer they were told that Standish area has less complaints about parking than any other district in Wigan Borough. (Proof of this statement is contained in an email from WBC). There is no evidence provided by Standish Voice to link the car park shown in the Village Master Plan ( AECOM,2017), that they have set out to achieve, with reducing Traffic Congestion in the village centre.

Why is there no policy to support other road improvements? There are policies to support sustainable transport, Policy 2.1 and Policy 2.2. This section of the Draft Plan is supposed to deal with Traffic Congestion yet there is not one policy included that makes any meaningful difference to this problem, despite it being recognised by SV as the worst problem that we as a community have to suffer. Additional policies are needed to prevent Congestion and these policies need to be linked to those policies included in the section on Housing. Building houses that are needed will not increase traffic congestion. Building executive homes for which a need has not been demonstrated will increase traffic congestion.

The policies in this section of the Draft neighbourhood Plan are heavily biased towards car parking Policy 2.4 and Policy 2.5.

To remove the Rec as an option for a car park we require the following amendments to Draft Standish neighbourhood Plan.

Objective 2 – page 33 – 5th Para: After, ‘all possible sites’, insert-- excluding Southlands Rec.

Policy 2.5: Car Parking in The Village Centre needs to be modified to Give Standish Voice any credibility that they have dropped the proposal for developing a car park on Southlands

We suggest the following addition to Policy 2.5. page 35

Existing public open space used for sport, informal play and recreation will not be considered suitable sites for new public car parking.

This amendment would be in line with NPPF, Sport England’s recommendations to WBC and the WBC Core Strategy. It would also be compliant with the majority view of Standish Community who strongly supports retention of Existing open space. The community is not against finding additional car parking spaces. The community simply is not prepared to sacrifice, for use as a car park, Existing open space used for sport, informal play and recreation.

The vast majority of the Standish community knows that Southlands Rec was gifted to Standish UDC by Helene De Perusse Standish in 1923, with the express condition that it was to be used for the purpose of a children’s playground.

This gift is an important part of Standish history and the last act of kindness, by a member of the Standish family, at the time that the estate was sold.

Having been given this children’s playground, the community feel that they have a duty to uphold the historic wishes of Helene De Perusse Standish and that is why Southlands Rec is the most important open space that must be retained, by the Standish Community.

Wigan Council may have their name on the title deed to this land and Standish Voice may have registered the site as an Asset of Community Value, but that does not give them the right to disregard the wishes that came with the gift.

The park and car park proposed in the AECOM 2017 Village Master Plan cannot be described as a children's playground as the majority of the land is used for the car park and areas designed to satisfy the activities of adults and older people.

Objective 3: Open And Recreational Open Space.

Change the last paragraph on Page 38 to read as follows.

'Ashfield Park and Southlands Rec are to be improved and properly maintained to maximise their use for pitch sports, sporting and group activities, informal play and compatible recreational uses. This to comply with the requirements of NPPF 73 and 74 and Wigan Local Plan Core Strategy Policy CP2.'

This amendment would comply with the recommendations made by Sport England to Wigan Council Planning Department in their letter of 15 th December 2015. It would be premature to make policy decisions for Ashfield Park or Southlands Rec until the assessments required by Sport England have been carried out and approved by Sport England.

We Attach DWOR document. 'Standish Recreation Ground.' The case for Local Green Space Designation.

To seek Local Green Space designation for Standish Rec Policy 3.2 page 43: Add at 3.2.1 and renumber appropriately: '3.2.1. Southlands Recreation Ground.

To ensure there is no inappropriate development on the Rec –

Policy 3.4 page 45: Add to the list in the first sentence of the first para: 'parks, outdoor sports areas,'

Objective 6: Sport, Leisure And Community Facilities.

Remove the final paragraph on Page 62. It would be premature to make policy decisions to change the use of Southlands Rec until the assessments required by Sport England have been carried out.

Remove all of page 63. All of the statements made on this page have been made without WBC carrying out the assessments required by Sport England. In making these statements and recommendations Standish Voice have ignored NPPF 73 and 74.

The draft plan justifies the requirement for a park using the Wigan Open Spaces Strategy of 2016 saying 'Wigan's Open Space Strategy 2016 identifies a shortfall in quality parks and gardens across the borough, but most specifically in Standish'. However this assessment is out of date. The latest assessment is the Wigan Borough Open Space, Sport and Recreation Provision and needs Assessment of February 2017, which identifies a shortage in the North of Standish. The assessment says at para 33.6 – 'There is a gap in provision in the north however other open space is provided by the semi-natural open space at Former Robin Hill Colliery'.

This justification is therefore based on an out of date assessment.

Amend Policy 6.2: Southlands Rec – Encourage more use of Southlands Rec by improving and maintaining the playing surface together with measures to encourage use by the wider community.

This policy seeks to create opportunities to increase the use of the site for sport and recreation purposes and to encourage a healthier lifestyle by more people using Standish Rec.

6.2 Proposals to maintain and improve the maximum available area for pitch sports and informal play will be supported in accordance with the requirements of Sport England's Playing Pitch Strategy Guidance.

Areas outside of that required for pitch sport will be enhanced to encourage spectators and members of the community to enjoy Southlands Rec.

Hedge planting and tree planting of low maintenance species will be planted to encourage wild life and pathways will be created to encourage spectators to access none playing areas.

Proposals must provide safe access from the village.

All planting, seating and pathways must be designed to be of low maintenance and unlikely to attract vandalism or acts of anti-social behaviour.

Proposals should not have any adverse impact on neighbouring properties or the surrounding natural and historic environment.

Page 70 Justification. The second paragraph needs to be re-written as follows.

Policies 6.1 and 6.2 specifically cover Ashfield Park and Southlands Rec and are designed to enhance the current provision for the benefit of the wider community in the village.

It is noted that on page 72 and 73 there is a list of ten projects under the heading, 'Community --Led Projects – Standish Neighbourhood Plan.'

As funding for these projects has not been secured and they are to be, 'Community--Led', whilst they have been identified by Standish Voice during the preparation of the Plan, how realistic is it to assume that funding for these projects can be obtained from developer contributions, via Wigan Council, or other funding sources.

We are concerned that many of these projects could stall, unless properly/ fully funded. Before any project is given consent there needs to be certainty of funding, through to completion.

A policy needs to be included to ensure that projects which involve volunteers does not commence and then stall, such that we are left with unfinished problem projects.

In suggesting these amendments we have taken account of the views expressed to us by the members of our group, DWOR, Don't Wreck Our Rec, and the wider community who have attended SV committee meetings, visited our stall in the village, together with the views expressed on social media.

Our objectives are as follows.

To prevent a car park being constructed on Southlands Rec

To maintain the current area of pitch sport playing area

To retain the use of the whole of the Rec as a Children's Playground.

To encourage more use of the Rec by keeping the grass cut and the playing surface in a usable condition.

To encourage the wider community to enjoy the Rec by watching it being used by the Children of Standish in accordance with the wishes of Helene De Perusse Standish.

Summary: DWOR's Proposed Amendments to Draft Standish Neighbourhood Plan

On Page 33

There are limited opportunities for new parking as a number of the sites are privately owned or constrained. A potential location for a small car park on Southlands Rec, on Southlands Avenue, was identified and consultation with the community was carried out in March, 2017. The outcome of the consultation poll was 60% were in favour of improvements to Southlands Rec as a park with small car park, 23% as a park only and 17% wanting to leave it as it is. Written representations also broadly

reflected this result. but it is clear that opinions about the use of Southlands Rec as a car park has divided the community with strongly held views that the whole of Southlands Rec should be protected and continue to be used as a children's playground.

After the consultation, one privately-owned site did come forward for consideration as a car park and, after taking into consideration the views of residents from all parts of Standish, which were mainly against a car park; Standish Voice believes a Neighbourhood Plan site allocation of a car park on Southlands Rec is not desirable. Standish Voice, in conjunction with Wigan Council, councillors and others will look again at all possible sites, excluding Southlands Rec, for provision of a car park close to the village centre that could be used by residents, shoppers, visitors and businesses.

Justification: a meaningful consultation was not carried out regarding putting a car park on Southlands Rec. Protests about this proposal make it clear that there is no mandate to proceed. To remove the Rec as an option for a car park

On page 35

#### 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

The car park is laid out to the design standards required by Wigan Council

There is no increased risk of surface water flooding through measures such as Sustainable Drainage Systems

The car park does not contravene the guidelines laid out in Wigan Council's Development And Air Quality Supplementary Planning Document (September, 2007)

Existing public open space used for sport, informal play and recreation will not be considered suitable sites for new public car parking.

Justification to ensure additional car parking is not at the expense of public green space within the defined village centre. This amendment would be in line with NPPF, Sport England's recommendations to WBC and the WBC Core Strategy.

Change the last paragraph on page 38 to read as follows.

Ashfield Park and the proposed new community park at Southlands Rec, are to be improved and properly maintained to maximise their use for pitch sports, sporting and group activities, informal play and compatible recreational uses. subject to separate and individual policies (see section 5 Sport, Leisure and Community facilities policies 5.1 and 5.2)

Justification: to comply with the requirements of NPPF 73 and 74 and Wigan Local Plan Core Strategy Policy CP2.'

This amendment would be in line with the recommendations made by Sport England to Wigan Council Planning Department in their letter of 15th December 2015. It would be premature to make policy decisions for Ashfield Park or Southlands Rec until the assessments required by Sport England have been carried out and approved by Sport England.

On page 43

#### Policy 3.2: Designated Local Green Spaces

Within the Neighbourhood Area there are a number of green spaces that contribute to the character of the area, provide opportunities for informal and formal recreation and for growing food and have ecological and biodiversity value.

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. Southlands Recreation Ground

3.2.2: Victoria Pit reclamation site.

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

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

3.2.5: Development on sites designated as Local Green Space 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.

Justification: to include the Standish Recreation Ground in the site protected by Local Green designation – The case for Local Green Space designation is in DWOR's evidence base.

This amendment would comply with NPPF 76 and 77 and recommendation of Sport England.

Policy 3.4 page 45:

This policy seeks to enhance and retain other green areas within the Neighbourhood Area such as school playing fields, parks, outdoor sports areas, play areas, allotments, amenity open spaces, churchyards and semi-natural green spaces.

Justification: To ensure there is no inappropriate development on Southlands Rec and comply with NPPF 73 and 74, Wigan Core Strategy CP2 and the recommendations of Sport England.

On page 62 delete the final paragraph

Southlands Rec, on Southlands Avenue, is identified as an important asset in the Neighbourhood Plan. It has the potential to be a new, high-quality urban park within the heart of the village. This affords the opportunity to create a quality space for all to enjoy, especially children, with improved play provision, including the playing of ball games, enhanced biodiversity and opportunities for local food provision. 63 Wigan's Open Space Strategy 2016 identifies a shortfall in quality parks



Justification: It would be premature to make policy decisions to change the use of Southlands Rec until the assessments required by Sport England have been carried out.

Remove all of page 63. All of the statements made on this page have been made without WBC carrying out the assessments required by Sport England. In making these statements and recommendations Standish Voice have ignored NPPF 73 and 74.

Amend Policy 6.2: Southlands Rec – Encourage more use of Southlands Rec by improving and maintaining the playing surface together with measures to encourage the wider community.

This policy seeks to create opportunities to increase and use the site for sport and recreation purposes and to encourage a healthier lifestyle by more people using Standish Rec by:

6.2 Proposals to maintain and improve the maximum available area for pitch sports and informal play will be supported in accordance with the requirements of Sport England's Playing Pitch Strategy Guidance.

Areas outside of that required for pitch sport will be enhanced to encourage spectators and members of the community to enjoy Southlands Rec.

Hedge planting and tree planting of low maintenance species will be planted to encourage wild life and pathways will be created to encourage spectators to access none playing areas.

Proposals must provide safe access from the village.

All planting, seating and pathways must be designed to be of low maintenance and unlikely to attract vandalism or acts of anti-social behaviour.

Proposals should not have any adverse impact on neighbouring properties or the surrounding natural and historic environment.

Justification: Wigan Council's incomplete sports pitch needs assessment has identified the need for more junior pitches – see DWOR's evidence base. Clarification of the fact that food may be grown on the site under the incredible edible scheme

On Page 70

Justification Policies 6.1 to 6.4 support Wigan's Core Strategy strategic policies CP1 – Health and Wellbeing, CP2 – Protection and Enhancement of Open Space, and CP3 – Enhancement of Community Facilities.

Policies 6.1 and 6.2 specifically cover Ashfield Park and the proposed new community park at Southlands Rec and are designed to enhance the current provision for the benefit of the wider community in the village.

Justification: This amendment is necessary to comply with NPPF 73 and 74, Wigan core Strategy CP2 and the Recommendations of Sport England.

**Adam Brennan, Planner, Developer Services and Planning, Operational Services, United Utilities**

United Utilities work closely with Wigan Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time.

The Neighbourhood Plan recognises the amount of existing permissions in the town and welcomes your approach to masterplanning for delivery. This will lead developers to consider infrastructure delivery prior to commencing development. Applicants should therefore ensure early liaison with

United Utilities alongside the respective lead local flood authorities to ensure the impact of development on the public sewer and watercourses is managed in accordance with national standards. United Utilities requests that developers/applicants engage in early dialogue regarding any development proposal. United Utilities should be involved in any masterplanning process.

The existing permissions will contribute to housing targets in the area and this is noted in the Neighbourhood Plan. Much of the development is located within the settlement. United Utilities are aware of development within the area.

It is important that United Utilities are kept aware of any additional development proposed within your neighbourhood plan over and above the Council's allocations, along with submitted planning applications. We would encourage further consultation with us at an early stage should you look to allocate any other additional sites in the future to ensure we have necessary infrastructure to prevent delays and other unnecessary expense.

It would be useful for you to be aware that it is an applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and any proposed development. In addition, to accord with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), any new development site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

**Mrs D Siney**

page no 34, 43,65

plan policy no. 2.5 3.2 6.2 3.4

The Rec behind Green Lane needs to be a designated Green open space. This is a playing field left historically to the children of [Standish](#) to play on. IE football, games ( not a carpark or park)

The green open spaces highlighted by Sv are not in the centre of Standish and therefore are not accessible to everyone however the rec is right in the middle and easily accessible to all.

Play equipment car parking would encourage vandalism, possible drug users to congregate and traffic in a residential area and nearby school.

we don't want allotments there are already plenty in Standish. the rec needs protecting as a open field it needs money investing to help with the drainage which would make it a much better football open space.

**Karen Ensor-Smith**

I value Standish Rec as one of the remaining few green spaces in Standish. I live in the locality and my son and his friends enjoy playing in safety on the Rec. I would like the Rec protected for future generations. In light of this I request that Standish Voice seek Local Green Space designation for the Rec by including this in the Neighbourhood Plan.

I do not want a car park on the Rec included in any future plan and object to the Rec being turned into a car park.

**Coun Ray Whittingham**

1. I like the idea of SV being able to influence the amount of new housing.
2. 100% behind SV to ensure any new housing meets the needs of Standish and local people.

3. Preston Road, High Street, School Lane and Market Street are looking tired and some vibrancy and a more attractive centre would make Standish a place to be proud of.

4. 100% behind SV on takeaways.

5. Regarding The REC I should like it to have Local Green Space status, even if it doesn't protect it fully it will go some way to slow down any attempt for housing development or use it for other purposes such as industrial units.

My desire would be to have a half size all weather football/rugby pitch, a small park/grass area. Children's play area age 2 - 6 and a second 6 - 11, and if possible a rounders/tennis/netball pitch. A Youth Club providing the council's funds would stretch that far.

6. 100% behind improving existing recreation areas, parkland and open spaces.

7. 100% support for more village centre car parking. But not on The REC.

8. Totally agree in the creation and improvement of cycle paths, footpaths and bridal ways.

9. The idea of protecting historic pubs is a wonderful idea and would help keep the community bonded.

10. Creation of green spaces and wildlife corridors is a great idea just so long as the council maintain them and not to hand the lease hold to any Land Management.

#### **Janet Clark**

Firstly thank you for the work you all have done on this very detailed plan for the village. Regarding plan page number 35, plan policy number 2.5 on car parking please can you continue to ensure that the REC is not included in any plans for car parking to keep it safe for the use of the children.

Thank you for your plans regarding new enhanced cycleways which are much needed as indicated in 2.1 of your plan.

With regards to pages 44-45 section 3.2 and designated LGS please can the REC be included in your plans within this .

Thank you for your proposals within 6.1 and your plans for Ashfield park for better appropriate built facilities for sport and recreation which are long overdue for the park and much appreciated.

With regards to section 6.2 and your plans for the REC please can you include in your plans more facilities for the older children as there is little in the village for our older children. The older children do love to use the football pitch there as the other parks other than Ashfield park are focused primarily on play facilities for the younger children. Could better draining also be put in and benches ?

Thanks for the work done by the committee.

#### **Penny Murphy**

Could I first of all commend all the efforts of those involved in creating the draft Standish Neighbourhood plan... I appreciate it has been a mammoth task.

Nonetheless I would like to add some comments with reference to the draft plan. Specifically re pages 35, 43 and 65 which cover policy items 2.5, 3.2 and 6.2.

2.5 One of my main worries has been the proposal in the past to make car parking space on the field alongside my house on Southlands Avenue. I'm glad to see that that idea has been dropped for now and that your sub committee will explore other parking possibilities within the village. However I detect that car park ideas may still be a threat for the Rec. I believe we should aim to discourage cars from coming along Green Lane, past a primary school and into a residential area. Let's encourage the use of public/community transport or cycles. Could a small circular loop bus not pick up drivers from parking sites further afield...a mini 'park and ride'? I welcome the idea of Standish being more bike friendly. Can lanes and parking bars for cycles be included in the centre?

3.2 & 6.2 I welcome some limited development of the Rec.

I should like to see the Rec be included in the Standish Neighbourhood Plan for Local Green Space. It seems from my research, that the Rec fulfils most of the criteria for this designation.

- i) It is of historical significance to our community having been gifted for perpetuity to the use of the youth of Standish
- ii) It fulfils the need for an easily accessible open green space in the heart of our community, which is tranquil and beautiful. The existing hedgerows, mature trees and neighbouring community garden could of course, be enhanced in a biodiverse sympathetic way.
- iii) The Rec is not a huge tract of land, but a vital green lung to the busyness of our village.

If the Rec was simply made into a park/community garden there is no certainty that it would be protected from development in years to come.

In the future, I should like to see our community being able to use this valued open space. An Under 15 size pitch with dual football/rugby goals could be made. The park, paths, ball game pitch proposals seem interesting, but as the Council seemed unable to find the time, will or funds to mow the grass regularly, I wonder if they would be able to carry through these adventurous ideas. Perhaps the goodwill of the community needs to be harnessed in tandem with the Council if they knew the area was truly protected by LGS status?

I look forward to contributing ideas and efforts to make the Rec an enjoyable and ecological green space for the community, especially the young, to use and enjoy.

#### **Joan Mort**

My opinion is to keep the 'REC' as it was bequeathed to us many years ago. Minimal resources would be required to tidy it up a little.

I see it frequently used by a variety of youngster playing ball games, brownies, guides, scouts and dog walkers..

Through the 'community' 'deal fund' we could purchase rugby/football posts and maintain it to a better standard for all.

The youth of today DO NOT HAVE enough football pitches and places to frequent. Equally there is evidence denoting we have more than adequate children play parks and furthermore there is no funding to provide this equipment!

I WISH TO MOVE FORWARD BY APPLYING FOR LOCAL GREEN SPACE STATUS to enable this to take place.

Please refer to plan pages 35 43 and 65 which plans policy numbers are 2.5 32 and 6.2 respectively.

#### **Shirley Smith**

Thank you SV for an excellent plan, my only comment would be I would like to see the Standish Rec designated as a Green Space

## **Stephen Mort**

In my opinion the committee of Standish Voice are not trustworthy, open, or honest.

My interest and involvement in the activities of Standish Voice came about solely because of Standish Voice ridiculous idea to change the Rec into a car park.

I state this to be open and honest, something I feel the committee of standish voice have not been able to be in pursuit of their hidden agenda.

In general, the group of people involved with standish voice are well meaning genuine and enthusiastic

The Christmas market, flowers and street furniture all worthy of support.

However, two members of S V, the chair and the secretary do not fit with the rest, they cannot accept that not everyone is in favour of their ideas and the impression they give is to suppress at all costs comments and questions they feel may prevent Standish Voice reaching its agenda.

I can understand that Standish voice would like to use the funding from developers to improve Standish in the following way.

- 1 Influence the amount and type of new housing
- 2 Make the village centre more attractive
- 3 Improve existing recreation areas, parkland and open spaces
- 4 Create and improve cycle paths and footpaths
- 5 Create new green /wildlife corridors

All the above are good ideas and the kind of causes a Neighbourhood group should support to enhance the community, they represent. I cannot understand how a neighbourhood group have the right to have any control over,

1 Creating more car parking particular when to achieve this S V are prepared to lose the only green space playing field bequeaved to the youth of the village 100 years ago

2 Creating a new park sounds like a reasonable idea if brown land or derelict areas were to be used but it means losing the same green space mentioned above.

3 Protecting our historic pubs, how and why. It's a shame but this is a national situations pub are not viable and no longer a part of the local community.

4 Controlling the number of hot food outlets, yes, we may all think there are too many but market forces drive the success or failure of any business so how can Standish Voice enforce their changes,

Standish voice committee look upon them self's as having more control over the village than any unelected group should be allowed to have.

We in the community have our say once a year when the local elections take place and we have the opportunity to elect a local councillor to speak on our behalf on the issues S V wish to control.

If perish the thought Standish Voice do become the neighbourhood group representing the people of Standish an untrustworthy and secretive committee will have control over Standish for many years to come without ever having to be accountable in any way.

**Peter Catlow**

I refer to the Details of the Plan which was received recently.

Can I please make it clear that I do not want a car park on The 'Rec' included in any future plan and it must not be considered as an option for additional parking. Not only are there serious concerns about traffic already using Green Lane but also about the amount of pollution from car exhausts around Wood Fold school. Its bad enough now.

I want Standish Voice to seek Local Green Space designation for The Rec by including it in the Neighbourhood Plan.

**Dorothy Ensor**

I have read your draft plan and am still concerned that nothing has been finalised about the future use of the rec and I would like to add my voice to the concerned residents of this area who will have to live with the consequences of extra traffic in Green Lane. I do not want the rec to be turned into a car park now or in the future and I would like some safety guarantee that this will not happen in the future when all the extra housing is in place and getting from A to B becomes extremely difficult.

**Alan Burns**

As a member of Standish Voice and in response to your leaflet, please accept this document as my opinions on the policies in the Draft Standish neighbourhood Plan.

From SV Glossary of terms:

Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that 'meets the needs of the present without compromising the ability of future generations to meet their own needs'.

That is a good definition and reflects that given in the national Planning Policy Framework.

My argument with Objective 4: Housing: To Meet Current and Future Needs of Residents is that the Standish Voice Neighbourhood Plan and Wigan's Core Strategy have not gone far enough to prevent the building of Houses that are not needed.

The argument is simple. Development should be refused if it is not needed.

The definition of Sustainable Development is shown at the start of this response.

If you build housing that is not needed you are damaging the Environment and natural resources. Land is a natural resource that we only have a limited supply of. If we build on it, houses that are not needed now, then that land is not available for future generations to meet their own needs.

Looking at the definition of Sustainable development it is obvious that building large family homes in Standish, a village with an ageing population is not sustainable. Ageing residents should be able to downsize to smaller more manageable homes in which they can manage to live independently for as long as their health allows. That is a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations ( quote from NPPF 7)

Developments of larger homes should have been turned down simply on the grounds that they were not needed and therefore not sustainable development. Building smaller homes suitable for the aging population of Standish is sustainable development as this would release onto the housing

market a larger number of existing family homes which is a sustainable solution as they already exist. Their affect on the environment and natural resources has already taken place. They are already serviced by the existing infrastructure and would come to market at prices below those of the currently on offer new build housing.

As the Wigan Core Strategy to 2026 was based on a need for 1000 new homes from 2013 to 2026 the case should be made that the 1770 homes, for which planning permission has been granted, should be sufficient to supply any need until:

$2026 - 2013 = 13$  years.  $1000 / 13 = 77$  new homes per year.  $1770 / 77 = 23$  years supply.  $2013 + 23 = 2036$ .

Therefore there should be no need to release any more safeguarded Land in Standish until 2036.

Monitoring the speed with which the existing developments are being sold and occupied can confirm if need is greater or less than the 77 homes per annum in this simple calculation.

Unless a need to release more land can be demonstrated it should remain safeguarded for future use as that action supports sustainable development.

If developers are struggling to find a market for 77 homes per annum then they may be inclined to modify their current range of homes on offer, at sites for which permission has already been granted, to include homes that would satisfy the needs of the ageing population and those needing affordable and rented property.

Local Developers are missing a trick here. The ageing population, who already own property, have savings and reasonable pensions are in a far better position to purchase new property than most people who aspire to get onto the housing ladder.

Standish Voice and Wigan Council appear to have accepted that they can do nothing to stop or change the development that has already been granted consent, but I cannot see any reason as to why some of the permissions granted cannot be rolled forward into future supply beyond 2026 particularly if developers have failed to sell to the market. That would prove a lack of demand and suggest that remaining permitted land should be used for Sustainable Development.

If Development is not needed it cannot fulfil the requirements of Sustainable Development. This should be the first basic consideration as to granting or rejecting planning consent. I can find nothing in the NPPF to suggest otherwise.

I would request that Standish Voice go back To AECOM and Wigan Council to explore the possibility of including Policies in the Draft Plan to:

prevent development that is not sustainable as NPPF only has a Presumption in favour of sustainable development.

Allow existing permissions, that exceed those required in the current Wigan Council Core Strategy to be rolled forward as provision for the next Wigan Council Core Strategy.

I hope you find these suggestions in accord with your draft Neighbourhood Plan. Whilst I don't think your policies on housing go far enough I appreciate and support those policies on housing that you have developed.

**Helen Dryden**

Firstly, so much time and effort must have gone into this plan. I hope you are receiving positive feedback.

Just a few comments on the energy efficiency of homes:

Section 4.5. This should be more specific, stating that all new homes should be built to operate as 'carbon neutral', despite the Government axing that particular 'policy' back in 2015.

Just as importantly, there should be commitment [and timelines] regarding retrofitting existing homes to make them more energy efficient.

And on renewable energy:

In line with NPPF community responsibility to increase the use and supply of green energy, it could be stated that the Neighbourhood Plan does not support new infrastructure to extract unconventional fossil fuels. This could be substantiated by the unsuitability of the area to accommodate hundreds of additional HGV truck movements (required as part of the process and relevant as part of traffic management).

On the above item, I am sure the question of whether to allow new forms of fossil fuel extraction in England (banned in the rest of the UK) is a 'talking point'. I would urge people who are undecided however to ask themselves whether they would rather live next to a gas field or a solar farm.

Secondly, to allay fears of the 'lights going off' I refer you to a recent (October 2017) report from the Government Department for Business, Energy and Industrial Strategy which concludes that shale gas is not needed to guarantee secure supply. The assessment states, "We are secure now, and the GB gas system is well-placed to continue to be secure and robust in a range of supply and demand outcomes over the next two decades."

#### **David Brown**

With all the increase in house building & consequent increase in traffic it would be foolhardy not to reopen standish railway station. This would obviously relieve some of the current congestion plus it would help decrease some of the pollution caused! There is sufficient space for parking either side of the rail line. If Horwich can do it for a football stadium & some shops why cant we?

#### **Peter and Tim Eckersley**

In response to the Draft Standish Development Plan we felt, as the farmers of the land concerned, we must raise some points about the 'green wildlife corridors' positioned at Robin Hill Farm East. We recognise the need and benefits of including open spaces for wildlife and residents but the following issues are a concern:-

- 1 Is the council planning to purchase the land in order to carry out enviromental landscaping or will it remain under the current ownership as a productive agricultural field?
- 2 Will the land be open to the public and if so who is responsible for crop damage, fencing, hedge cutting, and maintaining the area free from fly tipping, dog fouling, etc?
3. If there is public access then who is responsible for the relevant liability cover?
4. As a green corridor, will there be restrictions imposed on the type of crops grown, draining, hedging practises etc and if so what compensation for loss of production will we receive?
5. If these areas are to be fenced off, then the remaining pockets of land will be small, isolated and irregular making farming impossible and unviable. Will these remaining plots thus be suitable for further housing.

Please consider these important issues we have raised when finalising your Development Plan.

#### **Christine Hope**



As far as I am concerned, the Standish plan does little or nothing to improve the problems which affect me.

School provision will inevitably become a massive problem since the majority of new housing is aimed at families, yet there appear to be no plans for another primary school and I hear that Woodfold and St Marie's will not be increased in size. However, if plans go ahead to increase St Wilfrid's to a 4 form entry, combined with a new exit route from the large new Golf Course housing estate at Grove Lane, will make it nigh on impossible to exit my estate (Ashfield Park) or travel along St Wilfrid's Rd or Rectory Lane between the hours of 2.45 and 3.45pm and around 8.45-9.15am due to the vast numbers of cars parked at the school. (30-45 mins each way to walk my infant children to school at Woodfold when they were young, just over 1 mile away, so I had to use the car)

Parking at the doctor's surgery is inadequate and road parking difficult. Hence at least half the people living near to me (off Cranleigh, Ashfield Park) are registered with Shevington doctors and dentists, which is far from ideal. The plan does nothing to address either of these issues.

As a result of the increased house building over the past 25 years, with another 25% increase in population, new residents are living further and further from the village centre shops, doctors, dentists etc. Hence CAR PARKING is required if people are to use the shops and services. It's all very well for Southlands Ave residents to say they don't want the Rec turned into a car park, but they are close enough to the centre to WALK!!! Others are not. Do I use local shops? No. I see the shop window displays as I queue at the traffic lights, but rarely stop because there is never anywhere to park. Aldi, Spar and Chadwick's have reasonable car parks, but all are restricted to their customers' use. Increasing the range of shops and facilities in Standish is much needed, but useless if there is no car parking and people cannot access it.

My property was built in 1989 and is just over a mile from the centre. Do I use the village centre? No. Why? Because there is nowhere to park. With increased traffic congestion at the lights, it is as quick for me to drive to Tesco or Asda, though I do occasionally use Aldi, though it isn't big enough for a full shop. I could walk into the centre, but I cannot carry my shopping home again.

Are events in the village well publicised? No. Leaflets often never reach us as distributors give up by the time they have reached Cranleigh. (I know this because we only get half the mail, charity bags etc that my son receives on Grove Lane) Do I feel any affinity with Standish, having lived here since 1989? No. It's an unwelcoming place with no appreciable centre and no sense of community. I don't purchase local newspapers and the free newspapers appear to have stopped permanently now, though we do get Local Life. I find websites difficult to navigate and don't like reading lengthy items on a screen; I don't listen to the radio or use the local library and I only have a couple of friends in Standish, so I never know what's going on. I was initially on Standish Voice mailing list, but for some reason e-mails ceased after a couple of months as I missed a meeting or two and completely lost touch. I asked to be reinstated on the mailing list a while ago, but still get nothing.

Building on the site at the foot of Grove Lane is causing massive problems due to the number of lorries making deliveries to the site. On several occasions when low loaders have been delivering heavy machinery it has been impossible to exit Cranleigh as they have blocked the road completely. (Just hope nobody needs emergency services, as I have waited 15 mins on occasions and there is NO OTHER EXIT from the estate yet the council appear to resolutely refuse to open the only other access route, removing the bollards in Silsbury Grove.) Add to that the inconvenience caused by constant temporary traffic lights while roads are dug up for services to be laid.

### **Neil Goldthorpe**

I believe that the standish rail station should be reviewed under any neighbour hood plan. This would aliveate much of the congestion through the village.

With the latest rail improvements this would give access to the north / Preston east and west to Liverpool and Manchester and south to Warrington and onward to London.

**Carole Hamilton**

I would like the rec to remain as it is & has been for 110 years. I moved to Southlands Ave 10 months ago & I am amazed at how many age groups make use of the large open field. It's used by families, brownies, Cubs, dog training classes, football practice for different age groups & youngsters running about keeping fit & active. I don't think a park would benefit this area because there is already one on the other side of school lane. It would be detrimental to provide benches for teenagers & drunks to congregate & make a nuisance of themselves. I would like Standish Voice to apply for the rec to be designated as a local green space.

**Sandra Wilson**

I am contacting you to let you know that I am pleased to hear that putting a car park on the Rec. is not included in your draft plan. I would also like to ask that a car park not to be considered as an option for any additional car parking.

I would like Standish Voice to seek Local Green Space designation for the Rec. included in Neighbourhood plan. Thank you.

**Timothy Wilson**

Although pleased that Car Park spaces on the current Rec is not part of your Neighbourhood Plan I would like to request in order to protect from future attempts to put car parking spaces on the Rec which I totally oppose I would request that Standish Voice as the voice of Standish seek Local Green Space designation for the Rec be included in the current Neighbourhood Plan.

**Mr B Dyson**

We really need permanent speed bumps either side of the narrow railway bridge. The amount of 'boy racers' coming through the bridge and very fast speeds is happening more and more, especially at night, this is very dangerous for both the residents of Bradley Lane, walking dogs or moving to and from their parked cars, and to other road user's such as runners, walkers, bike riders etc....Thank's Brett.

**Jane Grimes**

My husband and I live on Southlands Avenue, Standish and are happy that The Rec will not be changed into a small car park. We also agree that The Rec is underused and would love to see it used as a community park, complete with children's play provisions, footpaths and gardens, as suggested. However, we have a few concerns regarding the play areas, for ball games, as it is very close to our property. We live at 8 Southlands Avenue and the whole of our right hand side boundary is adjoining The Rec. Some of our fence panels have already been loosened and broken, due to footballs and other balls being kicked or thrown at them. And balls have come over into our garden several times. We would gratefully appreciate it if the children's play areas were designed and put at the other end of The Rec please.

**Julie Atherton**

I am writing to express my views about the future of the recreation area in Southlands Ave, Standish. I do not want a car park on the Rec included in any future plans and it must not be considered as an option for additional parking.

I want Standish Voice to seek Local Green Space designation for the Rec including it in the Neighbourhood Plan.

**Joseph Wood**

Hi we do not want a car park on the wreck as it will not be safe as there is only one entry and exit and a lot of children uses the said road. If you do consider children's safety please think seriously about the putting a car park on the Wreck. Thank you.

**Lisa Bennett**

I WOULD LIKE TO ADD HELP FOR WIGAN INFIRMARY, its no use keep building houses when our hospital can,t cope. builders should pay for doctors, provide ambulances to cover standish areas and if they can,t or won,t TOUGH THEY DONT GET PERMISSION TO BUILD, HOUSES, ,iwaited over 2hrs for a ambulance its not any fault of medical staff they cannot cope with the high demand some staff are working double shifts and more, WE NEED OUR INFIRMARY.

**Renee Foster**

I believe that the Rec must stay as an area for children, and i do not want any future plans to include consideration for any part of the Rec to be used for car parking. I would prefer that you imclude in the Neighborhood Plan that SV seek Local Green Space designation for the Rec.

I also have grave concerns about the maintenance of any planned park, as green spaces on the neighbouring estate are in a state of neglect, getting absolute bare minimum attention (over hrown weeds , roughly cut grass and cuttings strewn down the footpath and adjacent streets.) See space between Alford Way and Calveley Walk.

When I first contacted you about a car park, I stressed the need for Squires Hey footpath to be improved and was told it would be sorted with the cat park plans. Can you please include in the Neighbourhood Plan resurfacing and removal of rusty metal posts from the hedge as it is not safe for the many school children that use the footpath.

**Norman Crossland**

I do not want a car park on the Rec included in any future plan and it must not be considered as an option for additional parking

I want Standish Voice to seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan

**Dyland Clark**

Hi, i have recently just signed up to your compaign after receiving a leaflet through my door. I have been a resident of collingwood st for almost 15 years now. I moved in & met brilliant, friendly neighbours, who would go out of their way to help.

What is happening to standish centre now, is a shambles. The parking in my street, Collingwood Street is a disgrace. I used to work for the government but due to bad health i am now unable to work, my parents visit and are elderely but its impossible to park. Sometimes i have to park in the next street so i cannot even see my car over night. With the anti-social behaviour that happens in standish, anything could happen to my car. I am expected to walk 300 yards somedays whilst i help my mother to my house. This is unacceptable!! The so called trafic wardens are on mopeds & sit there waiting for someone to just spend 3 minutes slightly on a yellow line & they will receive a ticket. Yet around lunch time, the very same wardens are seen parked on the PAVEMENT sat outside the chipshop. There are now more houses than ever in standish & this will only increase in the coming months.

I feel that as a loyal resident, i should at least be given the right to park within an acceptable distance from my house, at least so i can see my vehicle, which has been vandalised on more than one occasion.

Standish is becoming a mini town, it is no longer a village. People that live here, especially near the centre should be given the right to park outside their own property. It is now basically full of cars parked that we as residents, know that do not live here.

Aldi & Co-op recently amended their parking allowance , so we in collingwood street have to suffer as if its a general car park. The street has many elderly residents & they are becoming distressed.

When Co-Op owned the current Aldi store, it was being treated as a race track at night by youths on motorbikes & fast cars doing handbrake turns. I wrote to my local councilor after i saw a elderly lady almost knocked down. I have written to Aldi but had no response. Co-Op had done though & installed barriers within a few days.

Traffic is now double parked all the way from top to bottom of collingwood street & we as residents cannot even park. I pray there is never a serious fire or emergency as they wont get to us!!

Cars come flying through at over 40 mph just to beat the traffic lights, it is only a matter of time before another person is injured or killed on collingwood street.

The extra traffic & lack of parking is making it a dangerous street!! It needs either permits for parking for residents, or turning into a one-way street. Also the little rat-run that goes off smalley street needs a one way system before someone is killed.

#### **Dr Sheila J Shaw**

As a local resident, and recently retired GP, with an interest in promoting a healthy and sustainable living environment, I have read through the draft plan and find it generally well thought out and wish to offer the following comments :-

- 1) I believe that maintenance of green space, protection of woodland and preferably increased tree planting are very important for harmonious living and wish to endorse the plans intention to support and pursue obligation to provide the same with the developers.
- 2) I approve and support the intention to provide increased walking and cycle routes across the neighbourhood and the plan for a 'Standish Loop' cycle and walkway which will encourage physical activity and help maintain the health of the Standish population. Perhaps we could also consider providing 'Standish Bikes' similar to those now provided in Manchester, sponsored perhaps by local residents or businesses and for use of local residents, perhaps with a storage centre at Ashfield Park or another central location ?
- 3) I believe that we should campaign to be connected by tram or railway station to Manchester and Wigan in the not too distant future to reduce pressure on roads caused by increased housing development.
- 4) I believe that encouraging green energy use is important for the future and would have liked to see more evidence of solar installations on new house builds. I would approve of the use of the Gidlow area as on the plan for installation of a solar farm. Could the power produced by such a development possibly be used by the local community directly ? Possibly reducing costs to local residents ??
- 5) Generally I feel that too much house building is being approved and agree that the type of houses being built are not generally affordable in the true sense, and do not cater for the needs of small families and an ageing population. This should be addressed in future consultation. More semi-detached or 'joined -up' housing also reduces energy use and therefore results in lower running costs and better affordability, which should also be considered.
- 6) The green corridors are important and the land on which they depend should not be sold for

housing development. I see that one such area relating to the green corridor to the east of Ashfield Park and alongside Fairhurst Lane and the railway has possibly been offered by the owners for future development ? This would I think disrupt the green corridor and should not go ahead without suitable consultation and provision for wildlife.

7) I agree that the developers should be contracted to contribute to leisure and park/ green space development and to green transport routes.

8) The Community Garden is a great idea.

### **Amec Foster Wheeler on behalf of National Grid**

Standish Neighbourhood Plan Consultation

#### **SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

#### **About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

#### **Specific Comments**

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following high-pressure gas pipeline as falling within the Neighbourhood area boundary:

FM21- Mawdesley to Warrington

From the consultation information provided, the above overheads powerline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

#### **Mrs Denise Hilton**

I fully support Standish Voice and it's plans, however, what guarantees can be put in place that ensure that decisions made in conjunction with the people of Standish and the council for the benefit of the village cannot then be over turned by government inspectors who have no interest in the village which will then have a detrimental effect on the village.

**David Laraway**

Hi my name is David Laraway and I live in Pepper Lane in Standish. I would like to get straight to the point. I understand the need for more housing and the complications this brings to our community one of which is the HGV movement from junction 27 using Boundary Lane and Pepper Lane as a short cut through to Chorley. The reason for my comment is simple, Boundary Lane is totally not suitable for HGVs as they command the majority of the road to manoeuvre and negotiate the tight bends this is a SAFETY issue for other road users and the general public with walking. There have been recorded incidents on this stretch of road periodically and damage. I am an HGV driver and I understand clearly on how much room is required to manoeuvre a large vehicle around country roads with this in mind the sharp bend in Boundary Lane is not suitable for visibility and in keeping HGV safe from other road users.

Currently HGV are being used in the New Housing procurement and an necessity.

My proposal is to RESTRICT HGVs with access only and a weight limit 7.5 Ton this would enable housing projects to continue with HGV movement until the build has been completed then a carpet ban for HGV over 7.5 Ton. The weight restriction would protect other road users by keeping traffic in there correct potion on the road, and safe from potential damage that heavy vehicles could cause. Keeping with the restriction would also dramatically reduce the overall length of the vehicle travelling on Boundary Lane.

This is my proposal please take into consideration public safety. Thank you

### **Charlotte Tague**

From speaking to people in Standish I believe their biggest concern is the level of traffic in Standish. Whilst the plan identifies possible solutions, such as, a bypass, train station and increased parking, it would appear you have completely disregarded all the options and come up with no real solution to the problem with the exception of a cycle path.

Whilst the cycle path is a great idea and in theory a quick solution, yet again we have seen delays. The 'line' should have been completed in time for the start of school but it is now October and in the meantime our children's safety is at risk. A temporary solution would be a cycle path on the 'wide' pavement in the middle of Standish which would only take a little paint!

With regards to parking, the larger businesses who have ample car parking, such as, Chadwick's whose car park is never full, should be made to allow shoppers to park ( at a small cost). Aldi allows us to park for a hour & a half if we purchase something yet Chadwick's will not. I think it's time the businesses give something back.

Finally, any new cycle paths should not be available for horses as they already mess up the existing pathways making them impossible to walk on without getting muddy. This is a practical solution to allow residents to get from A to B not to facilitate somebody's hobby!

The remaining ideas within the plan are great, but the real focus should be on the traffic.

### **Emma Davenport**

I would first like to congratulate Standish Voice for putting together such a professional document for the village of Standish.

You all have worked tirelessly and I am proud to say I have supported this from its very roots and always will. My only wish is I had the time and energy to do more!!

Anyway, my views are...

A carpark MUST be a priority, ASAP.

The REC must not be left to rot due to bullying from certain groups of people who do not care for change. The children of Standish want a park and as it was left to the children that is what they should have is my view.

The housing situation is grossly unfair yet I believe you are doing everything possible to fight that. Let's hope getting this plan together helps!!

It's not much feedback but it's something!

Thanks again, all of you on the committee your all bloody SUPERHEROES.

**Jennifer Crone**

Having read the Neighbourhood plan draft document – I agree with the majority of proposals for Standish. I particularly feel that there should be provision for a youth club or centre for teenagers as this area is sadly lacking in Standish today.

Also the pavements around the main shopping areas do need to be improved , they are in a terrible state at present.

A railway station at Standish would be a must especially when all the house building is finished – to help with congestion on the roads and commuter links to Manchester and beyond.

Can I ask if the money that the house builders are having to pay the council {£5,000 per house} will be spent in Standish? I believe it should be to improve infrastructure etc.

**Jacqui Salt, Natural England**

Thank you for your consultation regarding the Standish Draft Neighbourhood Plan dated 29 September 2017.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals.

We have reviewed the attached plan however Natural England does not have any specific comments on this draft neighbourhood plan.

If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.

Please find attached Annex 1 with information which you might find helpful for your Neighbourhood Plan.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

**Planning Administration Team, Sport England**

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing

enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.



In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

**Natalie Radcliffe**

I'm obviously concerned with the amount of house's being built in standish which consequently has a massive impact on traffic. It's horrendous getting through Standish as it is at peak times and feel that if new houses are being agreed then surely new roads need to be built to accommodate the average of 2 cars per new house?

I'm also pretty concerned about public transport. I really believe that if new houses are being built there needs to be a much better bus service connecting Standish, not just to Wigan, but Shevington and Appley Bridge. The services mostly stop at 6pm or go to 1 an hour which is just not going to help ease congestion, and to be honest in the day the bus times are pretty terrible!

I'd really like this issue raised and someone to look into it with the council. Its great (or not) building all these homes....except people live in them and then Standish will have the same traffic as Wigan town centre soon enough!

**VIA PRINTED SUBMISSIONS:**

**Alan Eastham/ Irene Eastham**

Your draft plan looks good in parts but as you already know you have no chance of influencing the amount of new housing or ensuring that it meets the needs of Standish and its people. I say this because of the way you were told about the new development in Rectory Lane and the way in which you were told about the change to the type of houses being built on the site off Pepper Lane.

You have not included in your Draft Plan a car park on the Rec but it is clear from your published information that you are going to push for a Car Park on the Rec, you are doing this under the title of Playing Field.

When you re-establish the Standish Car Sub-Group you are only having A Representative of DWOR when all the rest will be wanting a car park on the Rec because it is a very cheap option when not having to buy the land. What Standish Voice are doing in supporting the council who have made poor planning decisions with only one thing in mind, income from the builders and the rates that follow which they won't get from other areas of Wigan.

You say that care parks should be situated within 400 metres of the centre and yet for many people from Standish who visit by care are happy to park on Tesco's for a limited period and be 700 metres from the town centre and if they want to park closer they are happy to pay, what is different about Standish.

As you can see from my address I live across the road from The Rec and have done for 37 years, so I can give an accurate report on its usage. In the summer months it is constantly being used by teenagers and younger children with their parents throughout the day when they are not at school and also in the evenings and like most parks and play areas the usage drops off in the winter months, Ashfield is a very good example. One of the reasons for this with the Rec is the TOTAL LACK OF DRAINAGE AND NEGLECT OVER THE YEARS. If a Play Area is what people want in Standish we have a very good one in Ashfield catering for all age groups. If gardens are going to be on The Rec who do you expect to look after them and when the inevitable vandalism starts who will deal with that and who will tidy up after the gathering of uncontrollable youths, it won't be the Police. I don't think you have thought about this because all you want is a Car Park to please the council.

I want the Rec to stay as it is and you can keep it that way by including it on you plan as a Local Green Space.

Standish Centre will never become more attractive because of the Very High Volume of traffic passing through it, this you are very much aware of, a Bypass is desperately needed.

As good as your Plan is, in its current form I will not support it because it has too many loop holes in it

### **Reginald Alan Scales**

Plan Page no 15, Objective 2, pages 31-34

Asking for opinions on the important issues for Standish is essential. However, all the major decisions involving development have been taken by Greater Manchester and Wigan, leaving the people of Standish to 'pick up the pieces' and attempt to make the best of a bad job. Who could argue against the need for action to be taken to rectify the points made under the category of 'traffic congestion'? These points being itemised on p.15 of this document.

However, by the time we get to Objective 2 on pages 31-34 we learn that the major requirement for a bypass around the village is a non-starter. Can we really believe that improving parks, cycle paths and footpaths is a realistic alternative to easing the current traffic problems, be building a bypass. Current congestion is merely an indication of what it will be like when all building work has been completed.

Railway stations for Standish – if a bypass (overleaf) is not being considered, the very minimum action should be taken; and which is achievable, is that a station should be built for Standish on the main West Coast rail line.

A more intelligent use of existing roads around Standish should be investigated as a matter of urgency.

Policy 2.1. I am in favour of the introduction of more footpaths, walkways, cycle paths in Standish as these are 'the lungs of the community'. The circular route/Standish loop sounds a really good idea, for residents to get away from car fumes. The improvements for Ashfield are similarly essential.

Even 'posting comments into the box' is the library is a nightmare as there is nowhere to park, albeit briefly.

**Malcolm Robinson**

Want to leave the Rec ALONE and CONCENTRATE on Hic Bibi Bridal path and improve part of Standish – Bradley Broomfield and all walks and footpaths

**Mrs P Ross**

We do not want a car park on the Rec. Cars seem to rule these days because of all the noise and pollution they bring.

Standish is short of green spaces, it seems every green space is being used for housing. Standish used to be a village but is gradually growing into a town. We live opposite the Rec and you may say we have a vested interest but I would be against it if I didn't live here.

Children have been using it quite a lot in the summer, also people walk their dogs. Once it has been concreted over, that's the end of another green space. Please leave well alone.

**Neil Hamilton**

I don't want a car park on the Rec. I want the field to stay as it is. When I moved here 10 months ago I always thought the Rec resembled a village green with houses surrounding it for people to use for various past-times. My two grandchildren (toddlers aged 2yrs and 2yrs 6 months) love to run safely across the grass. If they want swings I take them to the newly refurbished park on the other side of School Lane.

At the moment we never get any anti-social behaviour, even though groups have used the Rec throughout summer. I would hate benches to be provided for the wrong kind of people to sleep rough and cause grief to local citizens. When parks have been provided in other areas, there seems to be lots of trouble reported in the press and nothing ever gets done to make the situation better. I always thing if there's nothing wrong with a situation then leave well alone.

I have spoken to many different group of youngsters who use the Rec and they all say they want the field to be left as it is. If Standish Voice think another park is needed for all the new young families, it should have been provided by the builders down Rectory Lane.

I really think the Rec should be designated as a local green space.

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

I refer to the above policy numbers in the draft plan.

I didn't live in Standish when there was a consultation about parking in Standish. I have listened to the arguments about the Rec being turned into a small car park and community park. Having watched from my window during this last year or the amount of children who play sports on the field, I think it would be better to have it designated as a local green space children could continue to use it in the manner it was intended. Local cubs and brownies have used it this summer and also

youth football teams have practised on it. This wouldn't be possible in a formal park. I think it should be protected for future use.

#### **D. Wilding**

First impressions are positive –Plan seems sensible and forward thinking. Really appreciate the volunteers' time and effort with the Plan.

#### **John Andrew Williamson**

Initial thoughts –

Bridleways, co-ordinate and connect to maximise ability to walk round Standish in comfort and safety

Improve roads. Cross St and Church St to part pedestrianize, with car movement allowed, but at low speed

Take the Christmas Market idea with street stalls and plan for pedestrianize for the future. More planting and trees to this area

Improve the High St, cycleways more defined and removal of black asphalt coating as implemented 2017. Replace with a better surface, at the very least a more pleasant colour.

Encourage a more mixed retail environment, 30 years ago small food shop, local food supermarket, ironmongers etc.

Lychgate now greatly improved with car parking to the rear and nicely designed frontage with defined seating area.

Improve transport links, bus require to Wigan to sensibly use rail links to Manchester, Liverpool, Southport, London. A reintroduction of the railway station on Rectory Lane.

-Improve Rec, but without car parking, this could revert to original intentions of the gift as a children's playground, accessed by the people of Standish by foot.

Remember that Standish is still considered to be a village, with 25% increase in population over the next 10 years, and the consequent increase in road traffic, this aspect needs to be understood, the challenge is that with good motorway connections and the need to access the M6 junction, this will inevitably result in traffic congestion, the very nature of the current crossroads in the centre of Standish will cause huge problems. We already have evidence of this, with traffic unable to get through the crossroads on green but carrying on on red, resulting in block of pedestrian crossing now on green! Also, further up near Beeches with no stopping but frequently obstructed including the pedestrian crossing

#### **Frank Thomas**

Wants to get speed signs on Pepper Lane

#### **Mr and Mrs Pardoe**

Although admirable in the main we feel that the Draft Standish Development Plan has a number of flaws. In particular, the concept of green corridors within a small village area, though emotionally appealing, has been ill thought out.

It is inevitable that in the near future more housing will be required in Standish. To retain a village feel and avoid a merger into neighbouring conurbations the green areas surrounding the village should be maintained, Future building should thus be within the current built up areas (effectively the area bounded by the railway to the west, Bradley Lane and Pepper Lane to the north, Old Pepper Lane and Almond Brook road to the west and Green Lane and Wigan Road to the south). Creation of Green Corridors within these areas reduces available land thus forcing future development to spread the village sprawl. To give a 'Green Feel' some development within the village might be low density. Studies from Sheffield BUGs project have shown that gardens significantly improve the biodiversity of an area.

If created, the green corridor will inevitably be blighted by dog fouling and be by tipping. A better scenario would be to rely on gardens and allotments to provide the lungs for the village, footpaths for exercise, and a few council parks for recreation.

#### **H and J Wilson**

Plan policy no 4 and 6. Chinese Delight plans for old people v or affordable housing v

Worried over cars still turning right (from Wigan) into Market St and left into Market ST (from Chorley). Only by someone pulling a friend of ours from the road, she would have been killed.

Seats for parents and grandparents when supervising grandchildren in Ashfield Park.

More car parking in Standish Centre.

#### **Mr Robinson**

Plan policy No 2

The Methodist Church have filled the old railway line in and blocked the drain up for the Rec and also Southlands Gardens because things should be planned and not bulldozed through.

#### **Jennifer Garner**

Plan page no: 31 Plan policy no: objective 2

Reducing traffic congestion could happen if there were fewer new houses being built in Standish.

Despite numerous emails to Wigan Council on this subject and the resulting worsening traffic congestion (can it actually get any worse?), nothing has happened. Traffic congestion is a major concern in Standish.

Plan page no 35 Plan policy no: 2.5

Car parking in the village is currently totally inadequate. New car parking facilities are needed, even more so with all the additional people and traffic caused by the building of so many more new houses.

Plan page no 65 Plan Policy no: 6.24

Southlands Rec needs redeveloping as it is currently "not fit for purpose" at the moment. I agree with the suggestions made in the plan for its redevelopment.

#### **Helen Flatley**

Plan page no: 23 Plan policy no: 1.1

The historical character of the village should be respected and emphasised with the shop fronts and public areas respecting that too. Greenery around the village should be installed and I am pleased with the suggestion of that. It would also be nice if the local community could contribute to these changes including primary schools perhaps creating or designing parts of the village that way everyone can get involved in this project.

**Victoria Gemma Dennis**

Re Standish Rec

I do not want a car park included in any future plan and it must not be considered as an option for additional parking.

I want Standish Voice to seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan.

The Rec must be left as it is for the use of all sports and the Standish people.

**Garry William Dennis**

Standish Rec: I do not want a car park included in any future plan and it must not be considered as an option for additional parking.

I want Standish Voice to seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan.

I want Standish Rec to be left as it is as a green space for all activities.

**Izzy Meager**

I am 8 years old and I do not want the Rec to change because I play football on there with my granddad and my little brother.

**Karen Dennis**

I am writing to say that I do not want a car park or a park on the Standish Rec. The Rec should remain as a playing field as it has always been whilst I have lived in Standish.

**Christopher William Dennis**

Standish Rec: I do not want a car park included in any future plan and it must not be considered as an option for additional parking.

I want Standish Voice to seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan.

The Rec should stay as it is open green space for all activities.

**Penny Cook**

I'm sorry I do not have the time to be more exact re page and policy numbers - but I have read NP on line and generally approve of the plan it wishes to implement.

I agree with the following:

To increase the percentage of affordable housing

To improve recreational and leisure facilities especially for the young

To have more car parking and to improve public transport

Creation of the Line

To respect the green belt areas and improve parks and countryside areas.

**Yvonne Winstanley**

There are too many takeaways in Standish to the detriment of other shops. There is a lack of diversity to the shopping as well as lack of parking.

Our vision for the future of Standish is important or it will be done for us and it is likely we won't like it! So be proactive – in a positive way!

**Mrs K Deakin**

p.35, 43, 65

Policy no 2.5, 3.2, 6.2.

I refer to the above policies, and as a resident of Southlands Ave opposite the Rec I do not want a community park on the Rec. The Methodist Church has established a beautiful park which is for the public's use – this information is from a very senior member of the Church.

If play equipment and benches were on the Rec, as past experiences of other similar areas have shown, vandalism and unacceptable antisocial behaviour occurs. Most of the residents surrounding the Rec are elderly and we do not want this. We do not object to the sound of children playing –but we do object to groups of noisy people drinking etc. leaving behind drug litter and drink cans.

If you remove the fencing and establish any sort of hard standing we may well see the travellers returning as witnessed at the Beeches and Gathurst golf club.

I certainly do not want a car park of any size.

I want the Rec to be designated as a Local Green Space – it does fit the criteria.

**David Thomas**

Plan page no 65 Plan policy no: 6.2

Re: The Rec

The Rec should stay as it is - for the youth and future generations of children to enjoy. As it was intended, 110myears ago, as a gift from the Standish family. I DO NOT WANT A CAR PARK ON THIS SITE, IT MUST NOT BE CONSIDERED FOR ONE. My children have enjoyed playing on the Rec and now my grandchildren are.

I urge Standish Voice to apply and seek Local Green Space designation for the Rec by including it in the Neighbourhood Plan.

Consider regular maintenance of the Rec, it also needs better drainage and changing facilities.

**Mike Farrow**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Southland d recreation field should not be changed from the bequested role as a children's play area; i.e. no tarmac, walkways etc. Furthermore it should be given the status of Protected local green space area – we have very little green space left in the area, so the mere proposal of building/tarmacking over it is irresponsible and damaging to future generations.

**Margaret and Keith Harrison**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

We do not support and approve of the changes which are being proposed under the above Plan to the area known as "The Rec" (the recreational playing field). The area, as it is, more than meet the needs for which it was intended. We do not need an orchard, allotments, or meandering paths and most certainly not a car park.

**Florence Farrow**

Plan page no; 35, 43, 65.

Plan policy no: 2.5, 3.2, 6.2.

The Rec is a local green space for children to play to. It was left by the donor for that purpose so it should be left as it is. No one has the right to turn it into a car park or even tarmac it for personal gains e.g. like profiting from it. Whatever the donor left in the will must be respected. It seemed like people interested in turning the Rec into a car park obviously has personal motives.

**Samantha Proffitt**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I really don't want the Wreck to become a car park because my son plays football for Standish Panthers and spends many hours on the wreck. I would be pleased also if the Rec could be designated a Local Green Space because it meets the criteria for this. We do not need another park.

**Peter Fletcher**

I am against the car park proposals as

Impact on existing traffic

Out of hours will attract undesirables and possible travellers

Why does football and other sports not use the rec. is it the costs charged by Wigan Council

Why doesn't monies generated by the new builds in Standish, cannot monies be used and compulsory purchase and derelict back of Preston Rd in lieu of private owners waiting to be opportunists.

**Mark Dolan**

Plan page no 35, 43, 65



Plan Policy no 2.5, 3.2, 6.2

Protect the recreation ground with Local Green Space Designation. Protect is against future car park plans

**John Smethurst**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

We want Local Green Space

**Suzanne Cruikshank**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

The recreation ground should be given protection by granting it Local Green Space designation. It is central to the village and one of the few playing fields available for the public to use. It has multiple uses and caters for all young people. It must not be developed into a car park!

**Will West**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

Do not consider the Rec for a care park. The Rec should be an area of Local Green Space. It's historic. Local kids groups use it. Standish Panthers train there.

We have a shortage of junior football pitches. Upgrade the drainage, surface, put multi-purpose goal posts on it so it can be used for rugby and football. New hedgerows will help with drainage. There are already enough parks within walking distance. Upgrade and leave alone.

**Amanda Kennedy**

The Rec

No more congestion.

Children's play area

Doctors, schools, dentist etc. Have they got the facilities to take more patients and children?

**Malcolm Gant**

No more congestion.

Children's play area

Doctors, schools, dentist etc. Have they got the facilities to take more patients and children?

**Vincent McGinn**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

With reference to the above plan page numbers and policy numbers I consider these to be contradictory in much as the Rec is not to be considered for parking provision and then it will be considered later in the plan when looking at parking alternatives.

I also feel when contemplating the Rec consideration should be given to it being a Local Green Space as it meets the necessary criteria for L.G.S and is far more suitable than the Plan's proposals.

It is hoped you feel the aforementioned will be of assistance.

**Trevor Synar**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

Leave it as a green space

**P Entwistle**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I am strongly opposed to changing the use of the Rec on Southlands Ave for various reasons

Keep valuable local green space. This is the only green space in the area and also near the village centre. It should be preserved and treasured as and is valued by local residents. I played on it, so did my son and now my grandchildren also enjoy it. It provides a safe environment to promote outdoor exercise and recreation.

Strongly oppose a car park on the Rec. It is too far from village centre to alleviate parking in village and would massively increase pollution and congestion in School Lane, Green Lane area and in immediate proximity to primary school! At the moment massive problems exist at school times with congestion and pollution and they can only be really appreciated by local residents who suffer the inconvenience.

It is not necessary to spend valuable limited resources on a playground/park which will have to be funded and maintained and monies better used elsewhere. My family have enjoyed the Rec in its current state for the 44 years we have lived here.

Prefer if it was designated as a Local Green Space. It would require minimum resources (just mowing) and would be protected for local use against future development and continue to provide us with a valuable amenity.

It should be up to the people in the immediate environment to decide the future of the Rec because they will be most affected by any change and we appreciate how valuable it is in its current state.

**John Deakin**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I do not wish to see a car park created on Standish Rec not do I want a community park with benches and play equipment which I know only promoted antisocial behaviour with drink and drugs. Please keep this area for our young people to enjoy it as it was always intended to be.

**A Entwistle & C Rennox**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I wish to strongly object my opposition to any change of use to Standish Rec. the idea in 2017 to take away a playing fields when large parts of the population are overweight is amazing. The Rec is the only green space close to the village centre and should be treasured and looked after. The idea of converting a large part of the Rec to a car park is totally wrong. The amount of pollution would increase, especially as the traffic would pass Woodfold School on Green La (a street with severe traffic problems especially at school times). We should be looking after our children's health not poisoning them with pollutants from all the extra vehicles that would pass by. The Standish Neighbourhood Plan objective 2 is to reduce traffic congestion. A car park on the Rec would increase congestion on Green Lane and School Lane box junction. The idea of a park and playground and junior football pitches seem great but who would pay for this development of the Rec and more relevant who would look after it. The Council find it hard to mow the field as it is.

I played on the Rec for the last 30 years. My children play on the Rec as so many of the children who live around herein conclusion, I wish the Rec to be designated a Local Green Space which would provide special protection against development of an important local amenity.

**Michael Brannon**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I really would hate to see the Rec become a car park. I would really like to see the youth of Standish get a chance to have that space and use it for sports. Don't invite more cars into the village centre and it would be fantastic to have the Rec designated as Local Green Space to keep it safe for future generations.

**Margaret Booth**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I do not want a car park on Standish Rec. I want the Rec designated a Local Green Space. I want a 11 a side junior football pitch on the Rec. new hedgerows around the edge of the field with a perimeter footpath.

**Judith Dawber**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

We have enough car parks in Standish. Noel Chadwick's has just opened one. We need the grass area for a football pitch for the children of Standish as there is a shortage of these areas. This area has always been a grass area and should stay the same.

**Steven Dawber**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

Chadwick's have just opened a car park. We don't need another. The Rec was left to the children of Standish. Why can it not be left that way? But maintained by the Council there is shortage of football pitches in Standish. Look after our green patches before it's too late.

**Gary Telford**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I want the Wreck left as an 11 a side pitch and not a car park for the children of Standish.

**Mrs Pross**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I would like the Rec to be classed as a green space and not turned into a car park.

**Susan Brooks**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I would like the Rec to be left as it is now. Obviously it needs to be better maintained. I am not in favour of a park, car park or allotments. It has been used all through the summer for activities by many youngsters, including football teams, Brownies, scouts/cubs. This is what this land was originally gifted for.

I do not want the Rec to become a car park, park etc. I would like Standish Voice to seek Local Green Space designation and including this in the Neighbourhood Plan.

I have previously emailed Standish Voice with my views should you wish to see any further comments.

**Steve Brooks**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I would like the Rec to be left as it is. I don't want it to become a park or a car park as young children are using the Rec for football training and it is also being used by the scouts/cubs for activities in the evening.

It would be better if the grass was cut a bit more by the Council.

If it was made into a car park it would make the traffic worse around the area and make it impossible on Green Lane at the traffic lights/school. A park would probably bring thugs/drug dealers into the area as they have done at Ashfield.

For all the above reasons I wish the Rec will be designated Local Green Space status and including in the Neighbourhood Plan.

**W. Magee**

Plan page no 35, 65

Parks get damaged and have antisocial behaviour. Paths and wild flowers? Are you living in a dream world? Spend money on the playing pitch and more local teams will use it. Look after the teenage lads and give them somewhere to blow off steam. Should never be a car park on that field, it's a crazy idea.

**Barbara McGinn**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I wish to state my objections to any change of use for the Rec. it was given to the children of Standish to be used as an open space for any recreational activities and for these wishes not to be adhered to would be wrong.

**G Buckley**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, and 6.2

I don't want a car park. Keep it as a football pitch for junior football.

**Maggie Ogden**

Plan policy 1. Objective 2 – station for trains – good idea. Car parks needed for Standish

Policy 2. Waste bins are important.

All in all a good plan.

**Janice Pedder**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

My comments on the plan are as follows:

There should be no car parking provided on the Rec. Local Green Space status should be sought for the land at the Rec. The Rec should predominantly used for sporting activities such as football or rugby

There should be no specific play equipment provided as there are sufficient play facilities at Ashfield Park and on existing housing estates locally.

**Elaine Swift**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I have lived in Standish all my life and I'm sixty years old and I would hate to see the Rec become a car park. My Dad was an amateur football referee for 30 years and I've watched him many times on the Rec. please make it a junior football pitch and have it designated a local green space.

**Lauren Johnston**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I would like the Rec to stay as a field not a car park. If it stays as a field children can still use it as an 11 a side junior football pitch.

The Rec fits the criteria for local green space.

**Hayley Johnston**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I don't want a car park on the Rec in Standish. It should stay as a field where the children can play 11 a side junior football. We have enough play areas in Standish without losing the Rec to this.

The Rec should be designated as Local Green Space. It fits the criteria better than the proposed areas.

**Joan Brannon**

Plan page no 35, 43, 65

Plan policy no2.5, 3.2, 6.2

I would like the Rec still to be used as a junior eleven a side football pitch and not a park. Please could it be designated as a Local Green Space it is a far better choice than Victoria Pit. My grandson plays football on the Rec.

**Eric Roby**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

Don't put a car park on the Rec

No park on Rec. kids need it left as a football pitch (full size). Sort the drains out.

**Anita Johnston**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I don't want a car park on the Rec in Standish. I would like the Rec designated as a Local Green Space because it meets the criteria better than the others put forward.

I would like the Rec to still be able to be used as an 11 a side junior football pitch. Another park is not needed in Standish. The children need a field.

**Bill Ogden**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

Development of paths is good.

2.3. Air quality is important

2.4 and 2.5. Providing sufficient and suitable car parking is very important.

Green corridors are important.

Policy 4 - all important

Policy 6 - important to provide facilities for youngsters – increasing use of the Rec (Southlands) is good.

All in all I fully approve.

**Karen Whittingham**

Being able to influence the amount of new housing is definitely what Standish needs.

this is superb, to ensure any new housing meets the needs of Standish and local people

the centre looks awful, all arms from the crossroads are in need of a facelift

We have too many takeaways. I hope you are successful with this should I like the Rec to have Local Green Space status/ it would be nice to have multiple play areas of varying activities and a kick around area

I agree with the improvement of existing recreation areas, parkland and open space.

Parking in Standish? What parking in Standish, I support you regarding more centre car parking.

Improving cycle paths and footpaths can only be good for the health of our children

I think protecting historic pubs is a wonderful idea they are good for the community

Green spaces and wildlife corridors? How much would it cost for the upkeep?

**Sonya Whittingham**

being able to influence the amount of housing is brilliant

great idea to ensure any new housing meets the needs of Standish and local people

A more attractive centre is what is needed. Preston Rd, High Street, School Lane and Market St are looking very shabby

I hope Standish Voice will be able to close down 80% of takeaways, we have far too many

The Rec should like it to have Local Green Space status. It would be nice to have a small football pitch for the youth to have a kick around, a small park, a Children's play area and a youth club

I do quite a lot of walking so I support improved recreation areas, parkland and open spaces

Parking in Standish is a joke, I support your idea of more village centre parking

I agree in making and improving cycle paths, footpaths and bridle ways. Get the kids out there

I do not drink alcohol but I believe protecting historic pubs is a wonderful idea they are good for the community

The creation of green spaces and wildlife corridors is OK but who would keep them in good repair?

**E.K. Sharples**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I firmly object to any car parking facility being put on our Rec.

The Rec was donated for the use of youth and children of Standish and should remain so. Any additional cars would already make it difficult to exit Green Lane onto School Lane which is already a nightmare, especially when Woodfold schoolchildren are leaving in the afternoon.

Care parking facilities should be pursued with any private landowners willing to allow their land to be used for this purpose.

**L.F. Raynes**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

We don't want the Rec to be a car park.

**Eric Whittingham**

Standish Voice being able to influence the amount of housing is brilliant

I support STANDISH VOICE to ensure and new housing meets the needs of Standish and local people

Vibrancy and a more attractive centre would make Standish a place to be proud of. Preston Rd, High Street, School Lane and Market St are looking very weary

I couldn't agree more with S V regarding takeaways

Regarding the Rec I should like it to have Local Green Space status. It would be nice to have a half size all weather football pitch, a small park, Children's play area and if possible a rounders pitch or similar

I used to love walking so am behind improving existing recreation areas, parkland and open spaces

Parking in Standish is terrible and I fully support your idea of more village centre car parking



I agree in making and improving cycle paths, footpaths and bridle ways it gets the youth out of their homes and it would keep them fit

Protecting historic pubs is a wonderful idea and would help keep the community spirit

Creation of green spaces and wildlife corridors is a great idea but who would look after them

**Sheila and Frank Raynes**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

We don't want to lose the Rec Ground.

**Dorothy Syner**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

Leave as a green space

**Trevor Syner**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

Leave as a green space

**David Rudd**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

Local green space.

The Rec must remain as a valuable green area used by local children and wider community. It is currently used by local football teams to train.

**Mrs Marjorie Gillett**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I believe that Standish Rec should be given local green space status and so that it is protected for the future.

**Dennis Hurst**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I believe Southlands Rec should have Local Green Space Protection

**Ronny Whittingham**

being able to influence the amount of housing is brilliant

great idea to ensure any new housing meets the needs of Standish and local people

A more attractive centre is what is needed. Preston Rd, High Street, School Lane and Market St are terribly shabby

I hope Standish Voice will be able to close down 80% of takeaways, we have far too many

The Rec should like it to have Local Green Space status. It would be nice to have a small football pitch for the youth to have a kick around, a small park, a Children's play area and a youth club

I do quite a lot of walking so I support improved recreation areas, parkland and open spaces

Parking in Standish is a joke, I support your idea of more village centre parking

I agree in making and improving cycle paths, footpaths and bridle ways. Get the kids out there

I do not drink alcohol but I believe protecting historic pubs is a wonderful idea they are good for the community

The creation of green spaces and wildlife corridors is OK but who would keep them in good repair?

**Mr Malcolm Sergeant**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I would like Local Green Space Protection

**Walter Melling**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I would like the Rec at Standish to be given Local Green Space Protection

**Barbara Helm**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

In my opinion Standish Rec should remain as a local green space area. I have lived in Standish all my life. My husband, 2 sons and grandson have all played football on there. We don't have enough green areas in Standish.

**Pauline Derby**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

It is most unsatisfactory that the issue of using the Rec as parking is described merely as 'undesirable' as it conveys the possibility of change in the future.

I feel strongly that our local green space should be protected to ensure that it can be enjoyed by us and generations to come.

**Mrs Elizabeth Sidebottom**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I would like Standish Recreation Ground on Southlands Ave protected by Local Green Space.

The Rec was given by covenant as an area for children to play on

The local scout and guide groups use it for various activities. Many families spend time with their children there, particularly after school it is the only green space that children can use on this side of Standish which they can walk to. It is ideal for an under 15 football pitch (one team used it when their pitch was water logged. There will still be room for children to run around as well. children are getting very overweight and need somewhere to exercise

**Terence Fawcett**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I have lived in Standish for over 40 Years. My children were brought up in Standish and attended local schools. They have used the Rec over their early years. We have had picnics on there with them and our grandchildren. The Rec as I understood was gifted to Standish to be used for young people. And somewhere there is documented proof of such. I have voted against it being changed to anything other than what it was intended to be. It needs to be protected with local green space status.

**Brian Darby**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

Those considering the future of the Rec should give absolute and utmost priority to protecting this local green space. It is unsatisfactory to purely note that it is 'undesirable' to consider the car parking option. Above anything else, the decision should be based on how future generations (our children, grandchildren) will benefit by developing the area in question, ensuring everyone shares in the legacy of a 'Greenspace' utilised for the common good in perpetuity.

**Miss M E Bond**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I believe the land should remain as an area of local green space for use of all people particularly the scouts who I help with. There is very little land that children can play on/use for activities in Standish.

**Ann Fawcett**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I have lived in Standish for 42 years. The Rec to me had always been an open space playing field. It was gifted to Standish to be used for young people for recreational activities. It should be protected with local green space status.

**Mrs Jean Larner**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I think Standish Rec should be given Local Green Space status so it is protected for my grandchildren.

**L.F. Raynes**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I believe Southlands Rec should have Local Green Space Protection.

**Mrs Josephine Sergeant**

L.F. Raynes, 23 Southlands Ave, WN6 0TT

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I would like Local Green Space Protection.

**Gordon Helm**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I think Standish Rec needs to be given Local Green Space designation to protect it for the future. I have lived in Standish for 80 years and have played on the Rec from being 5 years old and played soccer for Standish St Wilfrids for a number of years.

**Jennifer Melling**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

I would like the Rec at Standish to be given Local Green Space Protection.

**Derek Sidebottom**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

In my opinion the Rec meets the criteria to be given Local Green Space status. My children played on the Rec, my grandchildren played there and I want my great grandchildren to have the chance to do so too.

**Mr Geoff Buckley**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

With reference to the proposed changes to Standish Rec, I would ask that the Recreation ground stays as it is and gets Local Green Space designation.

**James Hart**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Leave as a green space

**Maureen Thomas**

p.65 6.2

The existing rec – should keep for its original purpose for young people – but could be enhanced with careful consideration, i.e. trees/flowers and caretaking. All which supports the environment in its truest sense. Please note! I'm not used to interpreting plans. I believe in progress and change but some things have to be honoured and not just fitted in to fit.

Plan page no: 35, 43

Plan policy no: 2.5, 3.2

2.5. A car park on Southlands Ave – would create more traffic problems than a car park would solve (common sense!). there's only way in/out and already leads on to a congested main rd. school traffic could be resolved by St Marie's Church/old Beeches etc. parents encouraged to walk a little. Being on Green Lane – more traffic would add to air pollution.

a designated local green space - on Southlands Ave – is very desirable (not a car park) but left as it is – but the Council taking appropriate care of it as it was gifted to the children of Standish - who don't really have a voice (not everything can fit into neighbourhood plans!!

**Nick Oliver**

Plan page no: 35, 43, 65, 67, 45

Plan policy no: 2.5, 3.2, 6.2.6.4, 3.4.

I feel that Southlands Ave Recreation Ground is best served by being allocated as a Designated Local Green Space (and also, why not, an Asset of Community Value, policy 6.4) and I am appalled and dismayed that Standish Voice have not named it as such in the draft plan.

I do not want a car park of any size on the Southlands Ave Recreation Ground and absolutely do not want it considered or even mentioned within the completed final plan. I want the Rec to remain as a

sports field with maybe a footpath around the edge and some trees. I do not want a children's playground as Standish has enough facilities for the under 10's already.

Standish Voice should have spent more of their time and energy finding ways of keeping green space within Standish centre and not focusing on how best to manipulate the draft plan to try to bring about a car park on the Rec (through the back door) as in policy 2.5.i which, without naming it directly refers to the tarmac lit path from the Rec to High Street which runs alongside the Surgery. Policy 2.5.i

Policy 2.6. if policy 2.6 becomes a reality is it not true that the money needed to make it happen and for the upkeep and maintenance would have to be raised by local residents, as no funding would be available from Wigan Council?

Adequate children's play provision is already provided at numerous other locations around Standish. Teenagers need their own outdoor recreational space and the Rec provides this, as it is.

Policy 6.4 Why, if Standish Voice are keen NOT to include the Rec as a site for a car park have they not included it in policy 6.4 as a designated 'Asset of Community Value'? Why not have the Rec as an Asset of Community Value and a Designated Local Green Space?

The Line, which they have included, is in a disgraceful state. I am aware of a small legal difficulty regarding ownership of part of it, currently stopping the planned refurbishment and improvement but come on Standish Voice at least get the council to cut back the hedges!

Policy 6.4.2.ii - Interesting bearing in mind that Standish Voice have been so keen to tell the population of Standish the untruth that The Rec is not use, therefore valueless to the community, that point ii is included in the draft plan.

Policy 3.4 - What does Standish Voice mean by development proposals? Housing? Car parks?!!

### **Val Beentjes**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Having recently moved into this area one of the many attractions for me was the local facilities for children, i.e. the Rec – on my doorstep. I would certainly hope this space can be protected and given local Green Space status so my grandchildren and future generations may continue to enjoy playing here. I think it is most important in this technological age to persuade children away from their 'gadgets' and allow them outdoor space.

### **Adrian Beentjes**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

I think it is recognised there are few facilities for children's play areas in Standish. With the expected growth in new housing it is paramount Standish Rec is kept as a public open space and should be protected by Local Green Space status.

### **Victoria Cockton**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Under no circumstances do I wish for a car park to be put on the Rec, now or in the future. There are other pockets of land in the village that could be made into small car parks if needed. Find existing spaces that could be better managed. To take away any green space which is used by the community would be a crime and also morally wrong as the way in which the land was gifted to the children of Standish. The Rec is of great historical importance as many generations have played on this land and still do today. Many groups of small children and teenagers regularly go for a game of football or rugby. The cubs and brownies use it – I do not believe we need a park on there as we have at least 3 playgrounds within walking distance. We do need is a better maintained open green space which is regularly mowed, some decent football nets/rugby posts and maybe a footpath around the pitch. The pitch needs to be at least the size of up to 16 yrs. olds to play on (not just child size pitch). In this changing world it is even more important to encourage children/teenagers to get outdoors. Every night from March through to October groups of boys/girls have a kick about early evening on the Rec – if this land wasn't there where would they go? Home to play on computer games or worse still. Bored and possibly be attracted to drugs or vandalism. We can't complain about teenagers aimlessly walking the streets because they have nowhere to go when we are taking away open green playing fields! Standish is fastly growing in population and attracting many new families and thus even more we need to protect this green space as once it's gone it will be lost forever. Having lived in Standish for 35 years and now bringing up my 2 small children here because I don't want to live amongst a concrete jungle. I want to encourage my children to play on open space and use that space creatively. We should all be encouraging this and the Rec is the perfect place for this, accessible by all (mostly by foot). I therefore wish Standish Voice to put forward the Rec for Local Green Space designation within the neighbourhood plan and help protect this precious and wonderful Recreation ground.

**Carole Whittingham**

I like the idea of SV being able to influence the amount of new housing

100% behind SV to ensure any new housing meets the needs of Standish and local people

Preston Rd, High Street, School Lane and Market Street are looking tired and some vibrancy and a more attractive centre would make Standish a place to be proud of

100% behind SV on takeaways

Regarding the Rec I should like it to have Local Green Space status, even if it doesn't protect it fully it will go some way to slow down any attempt for housing development or use it for other purpose such as industrial units. My desire would be to have it a half size all weather football/rugby pitch, a small park/grass area. Children's play area aged 2=6 and a second 6-11, and if possible a rounders/tens/netball pitch. A Youth Club providing the Council's funds stretch that far.

100% behind improving existing recreation areas, parkland and open spaces

100% support for more village centre car parking. But not on the Rec

Totally agree in the creation and improvement of cycle paths, footpaths and bridle ways

The idea of protecting historic pubs is a wonderful idea and would help keep the community bonded

Creation of green spaces and wildlife corridors is a great idea just so long as the council maintain them and not hand the leasehold to any Land Management.

**Mrs Jean Hird**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

The Rec should be given green land status to protect it as it is in the centre of Standish

It was gifted to the children of Standish over one hundred years ago. It is not a large open green space in the countryside Your aim is to improve open green spaces. A car park on the Recreation Ground would not achieve your aim, it would diminish it. The space could be improved with a junior football pitch and trees/shrubs around the perimeter to encourage more wildlife. We are already in a highly congested, polluted area. We don't need more traffic.

**Carole Hamilton**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

I have read some of the draft neighbourhood plan with reference to the Rec and the above policy numbers. I would like Standish Voice to propose that the Rec is designated as a local green space. We moved to Southlands Ave 10 months ago and are amazed how many local families make use of the Rec especially in summer. I have been told about the history of the Rec and I think that it should remain to be used by local children for recreation al activities. If it was made into a car park and community park, the children wouldn't have enough room to practice sport.

**John Preston**

After studying the draft plans it is vital that the Recreation Ground is ring fenced and given local green space designation to protect it for our children and for the future in general.

**Mrs Susan Oliver**

Plan page no 35, 43, 65

Plan policy no 2.5, 3.2, 6.2

2.5 The car park needs to be connected to the centre but there are other options, other than the Rec. the plan mention 'adequately' lit routes with a high quality surface – obviously this is the Rec being referred to by Standish Voice. The Rec shouldn't be used for a car park, other land needs to be considered.

3.2 The Rec needs to have Local Green Space status. It meets the criteria more than other areas mentioned.

6.2. We do not need more children's play provision for younger children – there are plenty on the estates already and they aren't adequately maintained. In addition – they encourage loitering and vandalism. Standish has a higher proportion of teenagers. They need en spaces to organise their own games/sports etc. we don't need any formal footpaths other than one around the inside edge to provide access. There are plenty of tracks around Standish for this.

Community gardens – no – Standish allotments are easily accessible. Who would look after these? Provide funds? We need open space, some tree and shrub planting – leave the Rec as an open pitch/space for our children's children's future.

**Olwyn Preston**



After studying the draft plans it is vital that the Recreation Ground is ring fenced and given local green space designation to protect it for our children and for the future in general.

**F. Waddington**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Local Green Space status. I think Standish Rec should be given local green space status. I have played and watched football on the Rec for 50 years. Scouts and cubs use it for their activities. Children still come to play.

**Mrs Freda Parker**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

I want to see the Rec given Local Green Space status.

**Mrs Catherine Buckley**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

I am not in favour of any of the proposed changes to Standish Rec. I therefore propose that it be given Local Green Space protection.

**K. Waddington**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

Local Green Space status. I think Standish Rec should be given local green space status. When I was at Standish Girls School we used to have games on the Rec, we did hockey and P.E. it was also used every week for football by Standish St Wilfrids.

**Alfie Brown**

Plan page no 35, 43, 65

Plan policy no 2.2.

I think the Wreck should stay the way it is. Standish needs designated green space.

**Waddington**

Plan page no: 35, 43, 65

Plan policy no: 2.5, 3.2, 6.2.

The Rec needs to be left as it is for future generations to enjoy. If it is changed in any way it will be lost for good and never returned to its original purpose. Standish has changed too much too rapidly. Let's not lose it.



“Standish Rec is not just part of our past, it is part of our present and must be part of our future”

# STANDISH RECREATION GROUND

## The case for Local Green Space Designation

## **Background**

1. Standish Recreation Ground is an area of 0.784 hectares close to the centre of the settlement. It is adjacent to the conservation area and the area designated as the village centre. It is categorised as an outdoor sports facility in the Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment of February 2017. The Draft Standish Neighbourhood Plan includes a proposal to convert it into a community park.
2. The land is in the ownership of Wigan Borough Council as a result of being gifted to Standish with Langtree Council in 1923 “for the purpose of a children’s playground”. It has housed an adult football pitch but cannot meet current adult pitch size requirements. Although it was recently used as the venue for a charity football match it is most frequently used for informal play and recreation.
3. Local Green Space (LGS) designation can provide special protection against development for green areas of particular importance to local communities. Below is a description of how Standish Recreation Ground matches the criteria for Local Green Space Designation as set out in the National Planning Policy Framework (NPPF).

## **Assessment of green space in Standish**

4. A full assessment of green space in Standish is included in the Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment of February 2017. The conclusion is that there is generally sufficient green space provision in the settlement. The assessment identifies a gap in park provision in the north of the settlement area, and a major gap in allotment and community garden provision across the south and east.
5. The strategic priority for Standish in the assessment is to “Improve the quality of amenity green space and natural and semi-natural green space”. The assessment recognises the value and positive impact of green space on: people; the environment; the health of the community, and the economy.
6. The population of Standish is projected to increase significantly in the coming years and there will be growing pressure on green space. Regardless of how the Rec is used in the future there is clear value in giving maximum protection to a green space positioned in the heart of the settlement which has clear historical significance, and can become an increasingly important asset for the future.

7. The Rec is the only sizeable area of public green space near the settlement centre. There are other small areas of amenity green space which can be seen in Annex 1. These are valuable and add to the public realm but are not suitable to support recreation or exercise, or provide a location for community activities.

### **Existing Statutory Designations**

8. Standish Recreation Ground is currently designated as an Asset of Community Value. This designation gives community interest groups an opportunity to bid if the owner wants to dispose of the land. It does not however give the same level of protection against future development as LGS designation. Becoming a park would also provide little protection against future development. The case set out below demonstrates that this particular green space is of such value to the community that it merits the highest level of protection possible.
9. The value of the site also means it merits protection beyond the life of the Neighbourhood Plan, as accessible green space is likely to become increasingly scarce in the years to come.

### **NPPF Criteria 1 - Is the green space in reasonably close proximity to the community it serves?**

10. Standish Rec is close to the centre of the settlement and within a few hundred yards of Standish crossroads. The location in relation to the settlement centre is shown in Annex 1. This also shows that it is adjacent to the area which is designated as the village centre. It is linked by a footpath (Squires Hey) directly to the High Street.
11. It meets the accessibility standards for all categories of open space. It is within 1.2 miles or 15 minutes walking time for the majority of the population and from the outskirts of the settlement. The Rec's location in relation to the whole of the Neighbourhood Plan area is shown in Annex 2.
12. It is also close to, and could easily be linked with, the Standish Loop cycle-way proposed in the Draft Neighbourhood Plan. This central location will give more people the opportunity to access green space on foot or by cycling; reducing the need for car journeys.

### **NPPF Criteria 2 - Is the green area demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

13. The Open Space, Sport and Recreation Provision and Needs Assessment rated the Rec as a playing field/unmarked pitch. It was rated as “average” for both quality and value. Proposed improvements, better maintenance, and the willingness of a large number of volunteers to support the Rec would transform these ratings.
14. The Rec is viewed as special by a large section of the community. This was evidenced by a strong reaction to a proposal to put a car park on a section of it. Two separate campaign groups were formed. The largest has over 750 members. A petition objecting to the car park raised over 1,700 signatures. Supporters of the group are from all parts of Standish. This group have also encouraged better use of the Rec and recently organised a successful charity football match that attracted wide support from across the community.
15. The Rec has considerable historic significance. It has been a recreation ground for at least 110 years. It was originally rented by Standish with Langtree Council from the Standish Estate. When the Estate was broken up in the early 1920s it was gifted to the Council to be used as a children’s playground. It was used by Standish Grammar School and became the home pitch for St Wilfrid’s FC for many decades.
16. Its historic significance was recognised by the Community Forum with the placement of a plaque at the entrance to Squires Hey. This also commemorated the contribution made to the youth of the community by Peter Sedgewick who ran St Wilf’s FC for many years. More recently it is regularly used on a semi-formal basis by Scouts, Cubs, Guides and Brownies, as well as for football practice. The Rec is remembered warmly by generations of Standishers as a place of play and recreation.
17. The tranquillity is also valued. It is bordered on two sides by back gardens. The east side was historically bordered by the Mineral Line which is now owned by the Methodist Church. They have converted the land into a community garden. The south side is bordered by a quiet suburban road. So, although the Rec is only yards from strategic roads it feels tranquil and secluded. There is no significant passing road traffic with the associated fumes.
18. On the north side there is over 41 metres of mature mixed hedgerow which includes such species as: hawthorn; holly; wild rose; elderberry; blackberry, and honeysuckle. This provides a habitat for wildlife.

**NPPF Criteria 3 - Is the green area concerned local in character and not an extensive tract of land?**

19. The Rec is 0.784 hectares in total. It is not an extensive tract of land. It is a green space with clearly defined borders on each of its four sides. It is local in character and in the centre of a built-up area. It does not adjoin open countryside.
20. The intention of this criteria is to avoid LGS designation being used to create quasi green belt. The Rec is a relatively small and clearly defined green space in the heart of a developed area.

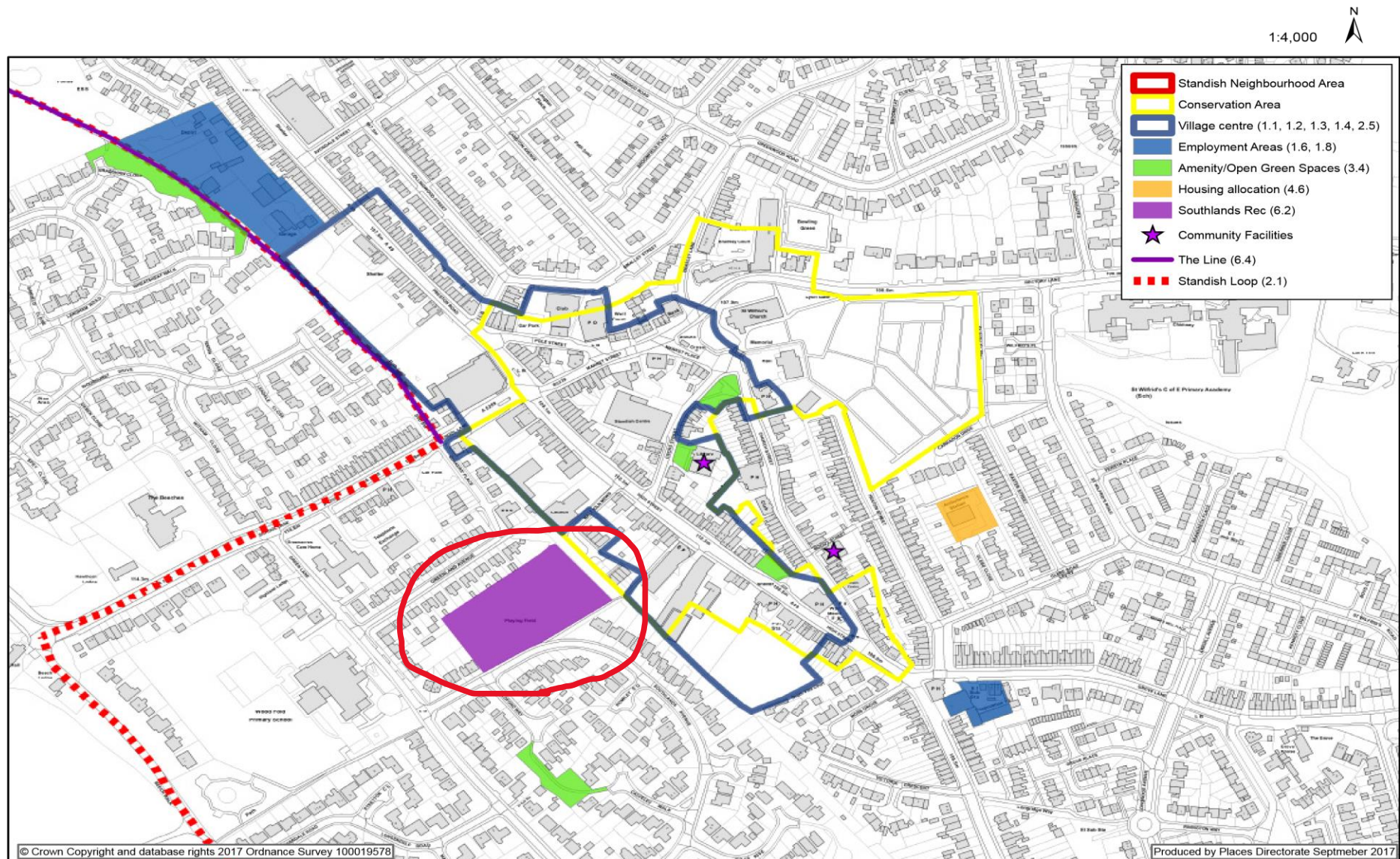
**Conclusion**

21. There is clear evidence that the Rec closely matches the criteria for LGS designation. Regardless of future use it is ideally located to support the strategic aims for recreation and health. Retaining it as green space will also bring economic benefits by improving the “Quality of Place” in the village centre.
22. There is scope to improve, better maintain, and better signpost the Rec to increase use. There is obvious community attachment to the Rec which can be harnessed. It can become a major asset to the village centre and merits the highest level of protection so that it remains an asset beyond 2030 for generations to come.
23. When the Rec was gifted to the Council the intention was for it to be used by the community of Standish as a children’s playground in perpetuity.
24. The Rec should be included in the Standish Neighbourhood Plan as an area for LGS Designation and the development restrictions described in the draft plan should apply to the Rec.

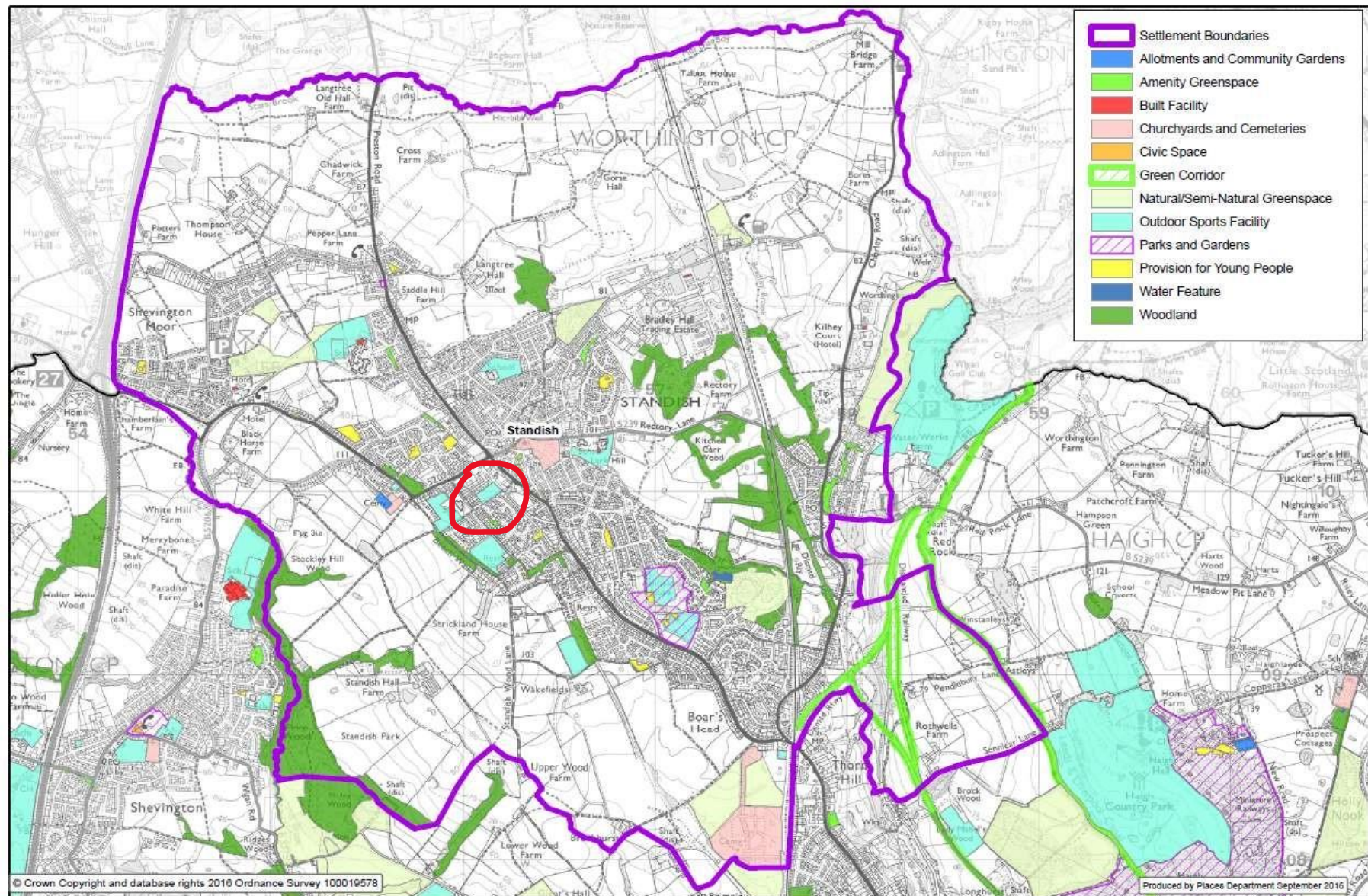


The position of Standish (Southlands) Rec in relation to the centre of the settlement

## Annex 1









## APPENDIX A – 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.

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
July 2014	Standish Voice was set up at a public meeting.	-
2014	Standish Voice Facebook, Twitter and website ( <a href="http://www.standishvoice.co.uk">www.standishvoice.co.uk</a> ) pages were set up.	-
November 2014	Local primary schools were asked for children's ideas and opinions about the future of the village.	-
4 December 2014	Attendance at Neighbourhood Planning Masterclass run by Locality and The Planning Advisory Service in Lancaster.	-
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

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
		project plan.
18 April 2015	Committee training day with Planning Aid.	Community engagement and developing the plan. Update on project plan.
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 (went to Wigan Council Cabinet Meeting on 14 May 2015).	-
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

Date	Key Event	Relevant Outcome
		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 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	Attendance at Locality Liverpool Annual Conference.	-
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

Date	Key Event	Relevant Outcome
		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.	-
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.	-

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
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 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.

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
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	-
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.	-

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
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.
3 December 2016	Consultation on Vision and Objectives of Plan at Christmas Market.	-
December 2016	Standish Voice input to the Greater Manchester Spatial Framework consultation, specifically in relation to protection and increase of green belt 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.	-



<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
25 March 2017	Workshop to discuss Regulation 14 consultation.	-
22 April 2017	Committee meeting to discuss policies and the Southlands Rec consultation.	-
April 2017	Question and Answer session conducted on Facebook about 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 egregious behaviour carried out at previous meetings.	-
Mid-May to June 2017	Follow up consultation to determine what the community thought a park on Southlands Rec should contain.	-
16 June 2017	Fashion Show to raise funds for Standish Voice.	-
17 June 2017 (offer granted and accepted on 18 <sup>th</sup> 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	-

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
	consultation.	
September 2017	All 12 ward councillors invited to meeting with SV prior to the launch of the consultation in order to address any queries.	-
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.	-
7 October 2017	Draft Standish Neighbourhood Plan drop-in session at Standish Library.	Approx 40 attendees
14 October 2017	Handing out consultation leaflets outside Co-op and answering questions from the public.	-
17 October 2017	At this monthly meeting, David Kearsley (Principle Planning Officer at Wigan Council) attended.	David set out his role on the Standish NP.
21 October 2017	Draft Standish Neighbourhood Plan drop-in session at Standish Library.	Approx 50 attendees
28 October 2017	Handing out consultation leaflets outside Co-op and answering questions from the public	-
4 November 2017	Draft Standish Neighbourhood Plan drop-in session at Standish Library.	Approx 40 attendees
11 November 2017	Committee Meeting – plan progression	-
15 November 2017	AGM	-
2 December 2017	Second Christmas Market event.	-
18 January 2018	Committee Meeting	Discussion of consultation results.
5 May 2018	Committee Meeting to formally agree the plan prior to the EGM.	-
9 May 2018	Submission of final Neighbourhood Plan to the community in advance of the EGM.	-
23 May 2018	Extraordinary General Meeting	Members voted to agree the Final Draft Plan and to send the document to Wigan Council for the next round of consultation in its journey to adoption.

<b>Date</b>	<b>Key Event</b>	<b>Relevant Outcome</b>
Autumn / Winter 2018	Submission of Final NP to Wigan Council.	-
Autumn / Winter 2018 (subject to change)	6 week public consultation on the NP by Wigan Council.	-
Winter / Spring 2018 (subject to change)	Examination of NP.	-
Spring 2018 (subject to change)	Referendum on the NP, aiming to adopt it.	-
1 December 2018	Third Christmas Market	-

## APPENDIX B – NEIGHBOURHOOD PLAN AREA CONSULTATION RESPONSES



The Coal  
Authority

## Wigan - Standish Neighbourhood Development Plan (Neighbourhood Forum and Area Designation Application)

**Consultation Deadline – 26 March 2015**

### Contact Details

Planning and Local Authority Liaison Department  
The Coal Authority  
200 Lichfield Lane  
Berry Hill  
MANSFIELD  
Nottinghamshire  
NG18 4RG

Planning Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)  
Planning Enquiries: 01623 637 119

### Person Making Comments

Anthony B Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIQB, MInstLM, MCMI, MRTPI*  
Consultant Planning Advisor to The Coal Authority

### Date of Response

25 February 2015

Thank you for the notification of the 12 February 2015 consulting The Coal Authority on the above

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the proposed neighbourhood area lies within the current defined coalfield. However as this consultation only relates to the proposed designation of the neighbourhood plan area, The Coal Authority has **no specific comments** to make at this stage.

Whilst this is acknowledged this consultation only relates to the proposed area for a Neighbourhood Plan, it is the first opportunity to draw attention to the following facts, which we will reiterate at future consultation stages as necessary.

According to the Coal Authority Development High Risk Area Plans for Wigan, there are recorded risks from past coal mining activity in the form of 89 mine entries, recorded shallow coal workings, unrecorded probable historic shallow coal workings, thick coal outcrops, past surface mining and 11 reported hazards have been reported to The Coal Authority. The mining legacy extends across most of the proposed area, including much of the built up areas.

If the Neighbourhood Plan allocates sites for future development in these areas then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework and the Wigan Development Plan.

In accordance with the Neighbourhood Planning (General) Regulations 2012 please continue to consult The Coal Authority on planning matters using the specific email address of [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk).

R. A. Bust

**Miss Rachael A. Bust** *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MCMI, MRTPI*  
**Chief Planner / Principal Manager**

Wigan Metropolitan Borough Council  
Planning Policy  
Civic Buildings (4) New Market Street  
Wigan  
Lancashire  
WN1 1RP

**Our ref:** SO/2006/000257/OR-  
07/IS1-L01

**Your ref:**

**Date:** 26 March 2015

Dear Sir/Madam

**CONSULTATION ON THE PROPOSED STANDISH NEIGHBOURHOOD AREA  
AND NEIGHBOURHOOD FORUM  
STANDISH VOICE**

Thank you for referring the above consultation to the Environment Agency for comment.

**Environment Agency Position**

We can confirm that we have no comments to make with regards to the proposed neighbourhood area or neighbourhood forum.

The Environment Agency, together with English Heritage, Natural England and the Forestry Commission has published joint advice on neighbourhood planning. The advice provides sources of environmental information and ideas on incorporating the environment into neighbourhood plans. The link to this document is below:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

Should the neighbourhood area and forum receive designation, we will be pleased to provide further advice on environmental issues as part of any development of a neighbourhood plan.

Yours faithfully

**Helen Telfer**  
**Planning Liaison Officer**

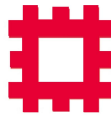
Direct dial 01925 542525

Direct fax 01925 415961

Direct e-mail [helen.telfer@environment-agency.gov.uk](mailto:helen.telfer@environment-agency.gov.uk)

Environment Agency  
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

End



ENGLISH HERITAGE  
NORTH WEST

By email: [planningpolicy@wigan.gov.uk](mailto:planningpolicy@wigan.gov.uk)

Our Ref: 1633

Your Ref:

Date: 23/2/15

Dear Sirs,

CONSULTATION – PROPOSED STANDISH NEIGHBOURHOOD AREA AND  
NEIGHBOURHOOD FORUM – STANDISH VOICE

Thank you for consulting English Heritage, on this occasion we have no comment to make on the application to designate a Neighbourhood Plan Area, we do not need to be consulted at future stages 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 by virtue of government notification procedures, See <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/consultation-and-notification-requirements-for-heritage-related-applications/>

By way of guidance:

Evidence Base

The National Planning Policy Framework must be taken into account in the preparation of neighbourhood plans, and is a material consideration in planning decisions

The neighbourhood plan should be based on an up-to-date evidence base which includes reference to the historic environment. The evidence base needs to identify:

- What contribution the historic environment makes to the character of the area, to its economic well-being and to the quality of life of its communities.
- What issues and challenges it is facing and likely to be facing in the future;
- What opportunities the historic environment offers for helping to deliver the other objectives in the Plan area.

When undertaking this exercise, it is important to bear in mind that it is not simply an exercise in listing known sites but, rather understanding their value to society (i.e. their significance). There is a need to identify the subtle qualities of the area and its local distinctiveness and character which can easily be lost. There will need to be an assessment of the likelihood of currently unidentified heritage assets including sites of historic and archaeological interest being discovered in the future. It may also be necessary to identify heritage assets outside the area where there are likely to be setting impacts caused by any development proposals put forward in the area. It is also important to bear in mind that some asset types are not currently well recorded. For example, the Register of Parks and Gardens of Historic Interest in England, is thought to represent only around two thirds of sites potentially deserving inclusion. Evidence gathering can also help to identify parts of a locality that may be worthy of designation as a conservation area and identify assets that are worthy of inclusion in a local list.

Potential sources of evidence include:

- National Heritage List for England
- Historic Environment Record
- Conservation Area Appraisals and Management Plans

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- Local Lists
- National and Local Heritage At Risk Registers
- Historic Characterisation Assessments
- World Heritage Site Management Plans
- In house and local knowledge expertise

Where the evidence base is weak, there will be a need to commission additional work to ensure that the historic environment is adequately dealt with and can be used to inform the Plan.

#### Spatial Portrait

The Neighbourhood Plan should include a proper description and assessment of the historic environment and the contribution it makes to the area (NPPF, Paragraph 169). The Plan needs to describe the historical growth of the area and identify its historic environment. It should also clearly identify the character and identity and the contribution it makes to life in the area.

#### Plan Policies

One of the twelve principal objectives of planning under the NPPF is the conservation of heritage assets for the quality of life they bring to this and future generations (NPPF, Paragraph 17). Conservation means maintaining what is important about a place and improving this where it is desirable. It is not a passive exercise. It requires a Plan for the maintenance and use of heritage assets and for the delivery of development within their setting that will make a positive contribution to local character and distinctiveness.

Neighbourhood Plans should include policies that will conserve and enhance the historic environment of the area and to guide how the presumption in favour of sustainable development should be applied locally. It is vital to include strategic policies for the historic environment as they will be the starting point for decisions on planning applications and Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan.

The strategic policies for the historic environment will derive from the overall strategy to deliver conservation and enjoyment of the area's heritage assets for generations to come. These may be policies that concern themselves specifically with the development of types of heritage asset. But delivery of the NPPF objective may also require strategic policies on use, design of new development, transport layout and so on. Indeed every aspect of planning, conceivably can make a contribution to conservation. Plan policies in all topics should be assessed for their impact on the strategic conservation objective.

Conservation is not a standalone exercise satisfied by standalone policies that repeat the NPPF objectives. The Local Plan should also consider the role which the historic environment can play in delivering other planning objectives:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communication infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Protecting green belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Facilitating the sustainable use of minerals

In formulating the strategy it is advisable and often necessary to consider the following factors:

- How the historic environment can assist in the delivery of the vision and the economic, social and environmental objectives for the plan area;
- How the Plan will address particular issues identified during the development of the evidence base including heritage at risk;
- The interrelationship between the conservation and enhancement of the historic environment and the other Plans policies and objectives;
- The means by which new development in conservation areas and within the setting of heritage assets might enhance or better reveal their significance;
- How local lists might assist in identifying and managing the conservation on non-designated heritage assets;
- How the archaeology of the Plan area might be managed;
- How CIL funding might contribute towards ensuring a sustainable future for individual assets or specific historic places and whether or not certain heritage assets might need to be identified;
- Whether masterplans or design briefs need to be prepared for significant sites where major change is proposed;
- What implementation partners need to be identified in order to deliver the positive strategy;

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- What indicators should be used to monitor the effectiveness of the strategy.

#### Development Management Policies

In terms of development management policies, it is clear that the NPPF expects plans to include detailed policies, which will enable a decision maker to determine a planning application.

Where the Neighbourhood Plan includes development management policies for the historic environment they should help inform decisions that affect it and others should where possible cross-reference heritage related issues.

Key issues to be considered are (not wholly comprehensive):

- Undesignated heritage assets (including significance of, setting, extensions, demolition, alterations, change of use, etc).
- Designated heritage assets (including significance of, setting, extensions, demolition, alterations, change of use, etc).
- Archaeology including remains of less than national importance.
- Conservation areas
- Registered parks and gardens
- Heritage at Risk
- Important views and vistas
- Landscape character
- Local character and distinctiveness
- Individual settlements
- Historic shopfronts and advertisements
- Public realm
- Design
- Information to accompany an application.

#### Strategic Cross Boundary Issues

Strategic cross boundary issues that affect the historic environment are issues that can only be effectively addressed at a larger than local scale and may cover the issues listed below; this is not an exclusive list and strategic issues will have to be considered on an area by area basis.

- extensive designated and non-designated heritage assets, e.g. World Heritage Sites, historic landscapes,
- major heritage based tourism attractions, the management of which may impact upon more than one Authority
- major quarries for building and roofing stone, e.g. Portland stone
- major changes to green belt which affect the preservation of the setting and character of historic towns
- major development proposals likely to affect important heritage assets in a neighbouring authority, e.g. major urban extensions, infrastructure proposals

These strategic issues will not necessarily and always be the same as the strategic policies for the protection and enhancement of the historic environment included in a local plan but are likely to be a sub-set of them. Indeed local circumstances may indicate that strategic approaches may not always be needed.

#### Site Allocations

The NPPF makes it clear that the significance of heritage assets can be harmed through development within their setting. There is a requirement in the Town and Country Planning Act 1990 that 'special regard' should be had to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess. It is also the duty of the Council to preserve or enhance the character or appearance of its conservation areas and their setting. Where potential development sites appear to include non-designated assets including the possibility for archaeology, their potential should be investigated and retention/exploration should be promoted.

Consequently, before allocating any site there would need to be some evaluation of the impact, which the development might have upon those elements that contribute to the significance of a heritage asset including their setting, through undertaking a heritage impact assessment. The assessment of the sites needs to address the central issue of whether or not the principle of development and loss of any open space is acceptable. It needs to evaluate:

1. What contribution the site in its current form makes to those elements which contribute to the significance of the heritage assets. For a number of these heritage assets, it might be the case that the site makes very little or no contribution.
2. What impact the loss of the area and its subsequent development might have upon those elements which contribute to the significance of those heritage assets.
3. If it is likely to result in harm, how might that harm be removed or reduced to an acceptable level.

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4. If the harm cannot be reduced or removed, what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset?

The selection of sites for development needs to be informed by an up-to-date evidence base and the Plan should avoid allocating those sites which are likely to result in harm to the significance of the heritage assets of the Plan area. Where adverse impacts are unavoidable, the Plan should consider how any harm might be mitigated. This could include measures such as a reduction of the quantum of development at a site, amending the types of development proposed or locating the development within another part of the site allocation. Such initiatives need to be fully justified and evidenced to ensure that such measures are successful in reducing identified harm.

The allocation of sites for development may also present better opportunities for the historic environment. For example, new development may better reveal the significance of heritage assets or may provide an opportunity to tackle heritage at risk.

Where relevant, policies for allocated sites may need to make reference to identified historic environment attributes in order to guide how development should be delivered. For example, this might require the policy to include detailed criteria or providing supplementary information with the supporting text.

English Heritage strongly advises that you engage conservation, archaeology and urban design colleagues at the Council to ensure that you are aware of all the relevant features of the historic environment and that the historic environment is effectively and efficiently considered. They are also best placed to advise on local historic environment issues and priorities, including access to data held in the HER. This will ensure that there is joined up and robust approach is undertaken to historic environment issues.

We hope the advice above will help to ensure that the future Neighbourhood Plan is technically sound in accordance with government planning policy.

Yours sincerely,



Darren Ratcliffe  
Historic Areas Adviser (North West)  
Telephone: 0161 242 1425  
E-mail: [Darren.ratcliffe@english-heritage.org.uk](mailto:Darren.ratcliffe@english-heritage.org.uk)

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Date: 4 March 2015  
Our ref: 144967  
Your ref: Standish Neighbourhood Area



Mr N Clarke  
Places: Economy and Skills  
Wigan Council  
PO Box 100  
Wigan  
WN1 3DS

Sustainable Development  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6JC

**BY EMAIL ONLY**

T 0300 060 3900

Dear Mr Clarke,

### **Proposed Standish Neighbourhood Area and Neighbourhood Forum - Standish Voice**

Thank you for notifying Natural England of/requesting information in respect of your Neighbourhood Planning Area dated 12/02/2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.

The following is offered as general advice which may be of use in the preparation of your plan.

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: [http://webarchive.nationalarchives.gov.uk/20140328084648/http://cdn.environment-agency.gov.uk/lit\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084648/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf)

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

#### Protected landscapes

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.



National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

<http://www.naturalengland.org.uk/publications/nca/default.aspx>

#### Protected species

You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.

[Natural England Standing Advice](#)

#### Local Wildlife Sites

You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.

#### Best Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:

*'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.*

General mapped information on soil types is available as 'Soilscapes' on the [www.magic.gov.uk](http://www.magic.gov.uk) and also from the LandIS website; <http://www.landis.org.uk/index.cfm> which contains more information about obtaining soil data.

#### Opportunities for enhancing the natural environment

Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.

Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.



Yours sincerely

Miss Rachel Bowden  
Sustainable Development Consultation Team

From: CCT Contact [mailto:contact.cct@orr.gsi.gov.uk]

Sent: 23 February 2015 09:48

To: Cass, Janet

Subject: RE: Consultation - Proposed Standish Neighbourhood Area and Neighbourhood Forum - Standish Voice

Dear Sir/Madam,

Thank-you for your e-mail of 12.2.15 in regard to the proposed Standish Neighbourhood Area Plan. We have reviewed your proposals and supporting documents & note that your proposals do not affect the current or (future) operation of the mainline network in Great Britain. The ORR has no comment to make.

It might be helpful if I explain that the office has a number of key functions and duties in our role as the independent regulator of Britain's Railways. If your plans relate to the development of the current railway network including the operation of passenger and freight services, stations, stabling and freight sites (including the granting of track and station access rights and safety approvals) within your administrative area, we would be happy to discuss these with you once they become more developed so we can explain any regulatory and statutory issues that may arise. May I also draw to your attention to the interests of Network Rail & First Great Western in the development of your plans such & recommend that you consult with them.

I have attached a copy of our localism guidance for reference, which can be found at: <http://www.rail-reg.gov.uk/upload/pdf/localism-guidance.pdf>

Kind regards

A Harrison

Planning Executive

Office of Rail Regulation | One Kemble Street | 2<sup>nd</sup> and 3<sup>rd</sup> Floors | London | WC2B 4AN

Tel: 020 7282 3829 | e-mail [anneli.harrison@orr.gsi.gov.uk](mailto:anneli.harrison@orr.gsi.gov.uk)

Web: [www.orr.gov.uk](http://www.orr.gov.uk)



**United Utilities Water Limited**

Developer Services & Planning  
Grasmere House  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Sankey  
WARRINGTON WA5 3LP

[planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk)

**Your ref**

**Our ref**

**Date**

DC/15/675

26 March 2015

Nick Clarke  
Planning Policy & Projects Manager  
Places: Economy and Skills  
Wigan Council  
PO Box 100  
Wigan  
WN1 3DS

emailed to [planningpolicy@wigan.gov.uk](mailto:planningpolicy@wigan.gov.uk)

Dear Nick

**Proposal: Wigan Metropolitan Borough Council  
Consultation - Proposed Standish Neighbourhood Area and  
Neighbourhood Forum - Standish Voice**

Thank you for your consultation and seeking our views in this process.

We support growth and sustainable development within the North West and would like to build a strong partnership with you and neighbourhood groups to aid sustainable development and growth.

Our aim is to facilitate sustainable development whilst safeguarding our service to customers; assist in the development of sound planning strategies, to identify future development needs and to secure the necessary long-term infrastructure investment.

At this stage we have no comments to make on the Neighbourhood Area Application submitted by the Standish Voice, but wish to be included in further consultations and where necessary, the development of the Standish Neighbourhood Plan and any Neighbourhood Development Orders or Community Right to Build Orders.

Our historical consultation responses to the Council's planning policy consultations; planning applications and pre developer enquiries are still valid and should be taken into consideration when developing the Neighbourhood Plan; supporting policies and any Neighbourhood Development Orders or Community Right to Build Orders.

To support the development of their Neighbourhood Plan, we would like to highlight the following points:



## **Supporting consultation comments**

### **Supporting water & wastewater infrastructure**

As with a number of Neighbourhood Plans, the key supporting water & wastewater infrastructure is located outside the boundary of the proposed Neighbourhood Plan; this is the case for the Standish Neighbourhood Area Application.

Areas covered by the application are being served by Wigan Wastewater Treatment Works [WwTW] which is located in the Civil Parish of Lathom.

The WwTW's drainage area extends beyond the boundary of the Neighbourhood Area and provides a service to a number of local communities.

Any future planning applications relating to this WwTW [to expand the works to accommodate growth] will be determined by Lathom Parish Council and West Lancashire Borough Council [which may not benefit from the change] and therefore to preserve the quality of life, well-being and prosperity of the local communities, it will be essential to develop common objectives and policies with adjacent neighbourhood groups and local planning authorities.

### **Major utility assets**

The presence of major water assets within the proposed neighbourhood area may restrict the location, type and scale of future development; this may also include the change of use of existing developments.

To determine the suitability of development and their potential impacts on our serviceability, an assessment will be required when the layout, scale and development type is known.

### **Private facilities**

Whilst the wastewater and water supply services are generally managed by United Utilities Water Limited, there may be properties within the proposed neighbourhood area that are being served by private facilities.

There are areas within the application boundary which are not served by the public sewerage network and therefore properties use private wastewater treatment facilities.

All of the above points will need to be taken into consideration when drafting the Neighbourhood Plan and supporting policies.

We would like to be notified of the Council's decision on whether to accept the application and the future progress of the Standish Neighbourhood Plan.

If you wish to discuss this in further detail please do not hesitate in contacting me or Jenny Hope.

Yours sincerely

Dave Sherratt  
Local Development Framework Assessor  
Developer Services & Planning  
United Utilities Water Limited

United Utilities Water Limited  
Registered in England & Wales No. 2366678  
Registered office: Haweswater House,  
Lingley Mere Business Park, Lingley Green Avenue,  
Great Sankey, Warrington, WA5 3LP

## Appendices

We would seek your support and would like to see the following comments to be taken into consideration and incorporated into your future policies and/or documents:

Water and wastewater services are vital for the future well-being of your community and the protection of the environment; when developing your future policies you should consider their impacts on the community, environment and ensure infrastructure capacity is available. If infrastructure deficiencies cannot be addressed, an alternative location and/or timescale should be sought where infrastructure capacity is available and it meets your development needs.

### 1. National Planning Policy Framework [NPPF]

#### The presumption in favour of sustainable development

Local Planning Authorities [LPA] should adopt proactive strategy priorities in their Local Plan. This should include strategic policies to deliver:

- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Crucially, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

### 2. Infrastructure

NPPF 162 Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

To ensure key sites and strategic locations are deemed sustainable, plan-led and co-ordinated, strategic solutions should be developed and defined for supporting infrastructure.

An example would be the development of a joint working group [lead by you] that identifies a strategic drainage/water supply solution/s for a Neighbourhood Plan; each key site and/or strategic location.

The joint working group will include you; EA; infrastructure providers; developers; landowners and any other key stakeholders such as Natural England etc.

The aim of the joint working group will be to develop a sustainable strategic drainage/water supply solution that:

- protects the existing customer and maintains their service and quality of life;
- protects the environment;
- is a robust and deliverable;
- proactively not reactively delivered;
- meets the needs of not only the Neighbourhood Plan, key sites/strategic locations but also the neighbouring Neighbourhood Groups; LPA; and
- is conditional for future developments within the key site and/or strategic location.

Future development must be sustainable; prevent environmental damage and preserve the quality of life for existing and future generations; therefore, developments should be delayed until infrastructure capacity is available.

We cannot confirm if capacity is available until the connection point/s, flows and completion dates are available.

If additional supporting infrastructure is required then you should work closely with us [and other utility providers] to ensure a sustainable cross-boundary solution is identified and approved by the appropriate Regulators bodies before granting planning approval.

The scale and type of development needs to be defined so the appropriate infrastructure is in place to ensure growth is sustainable.

Where there are capacity issues; any additional developments in these and/or adjoining areas without the appropriate infrastructure solutions being implemented could result in an increased number and frequency of sewer flooding and/or water supply incidents.

You should also consider the constraints [are not limited to, but include] that are outside our control and may influence the timely delivery of supporting infrastructure:

- Regulatory approval
- Environmental constraints
  - Does the receiving watercourse/environment have the capacity to accept additional flows without causing environmental damage?
  - Small river : large development
- Environmental consents and permits
  - Timescales in involved in the construction/delivery of new processes to meet new consents and/or permits

- Planning approval
  - The LDF process has not highlighted and/or specified land for infrastructure use, therefore future planning applications for future supporting utilities infrastructure may be thwarted or a prolonged process
  - Historical local resistance to the expansion of utilities assets
  - Planning application approval restrictions/conditions delay implementation of supporting infrastructure assets
- Land acquisition
  - Timescales involved in the purchased land needs
  - Land may not be available for expansion due to the encroachment of development
- Access into the highway
  - Limitations from the highway departments for road works
- Environmental restrictions
  - bird breeding and/or nesting seasons; great crested newts; badgers etc.
- Implementation and commissioning restrictions
  - Planning application approval conditions; working hours etc.
  - Environmental consents/permits conditions
  - Its psychical delivery

### **3. Water Resources Planning**

Our Water Resources Management Plan was published in 2009, and sets out our strategy for water resources management for the next twenty-five years and highlights areas where there is likely to be a supply deficit and what activities will be put in place to mitigate any shortfall in supply.

The plan can be accessed here:

<http://www.unitedutilities.com/WaterResourcesPlan.aspx>

We would encourage all you and developers to contact us at the earliest opportunity to enable identification of points of connection with least cost to the developer.

### **4. Increased Water Capacity**

The developer is required to pay for their increased capacity (up to the point of a treatment works) and they are only allowed to connect at specific points identified by us and following approval to connect.

You and developer should obtain local capacity information from our Area Teams\Connections who will be able to identify areas where there is current capacity for development; this would be on a case by case basis and developers are required to pay a fee for this service (a pre development enquiry).

### **5. General Water Efficiency Guidance**

United Utilities encourages the use of water efficient designs and development wherever this is possible. There are a number of actions developers can undertake to ensure that their developments are water efficient. The most up to date advice for water efficiency and water efficiency products can be found at Waterwise who have recently published a best practise guide on water efficiency for new developments.

<http://www.waterwise.org.uk/>

We would encourage utilisation of the following water efficiency activities:

- Installing of the latest water efficient products, such as a 4.5l flush toilet instead of the 6l type.
- Minimise run lengths of hot and cold water pipes from storage to tap/shower areas. This minimises the amount of waste during the time the water goes from cold to hot.
- Utilising drought resistant varieties of trees, plants and grasses when landscaping.
- Install water efficient appliances such as dishwashers, washing machines.

## **6. Surface Water**

Site drainage; ground conditions; local flooding issues; development layout; design and planning policies should be major considerations for you and developers when selecting possible development sites.

The treatment and processing of surface water [storm water; rainwater] is a not a sustainable solution; the sites' current natural discharge solution should be continued and/or mimicked; if the existing surface water does not have an existing or a historical natural solution, we would question the development of a flooded site.

Surfacewater should be managed at source and not transferred; if not this will only transfer the issue to another location; generally to a single pinch point, generating further problems in that location.

Developments must drain on a separate sewerage system, with only foul drainage connected into the foul sewerage network.

Every option should be investigated before discharging surface water into a public sewerage network.

Connecting surface water to the public sewerage network is not a sustainable solution and you should discourage this practice.

The priority options for the management of surface water discharges are:

- Continue and/or mimic the site's current natural discharge process
- Store for later use
- Discharge into infiltration systems located in porous sub soils
- Attenuate flows into green engineering solutions such as ponds; swales or other open water features for gradual release to a watercourse and/or porous sub soils
- Attenuate by storing in tanks or sealed systems for gradual release to a watercourse
- Direct discharge to a watercourse
- Direct discharge to a surface water sewer
- Controlled discharge into the combined sewerage network ~ this option is a last resort when all other options have been discounted.

Development on Greenfield sites shall not discharge surface water into the public combined sewerage network and shall not increase the rate of run-off into the public surface water network ~ this statement does not replace the priority options for surface water management above.

On previously developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in critical drainage areas ~ this statement does not replace the priority options for surface water management above

Any discharge to the public sewerage system must be via approved SuDS and will require an approved discharge rate.

The following link shows examples of SuDS solutions; case studies; presentations; policy and regulatory documents relevant to the delivery of sustainable drainage etc.

<http://www.susdrain.org/>

The case studies section highlights numerous examples of how problematic ground conditions; topography issues can be overcome [i.e. Olympic Park, East London].

A discharge to groundwater or watercourse may require the consent of the Environment Agency.

## **7. Green Infrastructure**

You should seek opportunities to use developer financial and/or resource contributions to meet common objectives.

Use green and open spaces, sports and recreation facilities to address surfacewater and climate change issues.

Building green infrastructure assets such as ponds, swales and wetlands will not only meet your Green Space needs but also your local existing and/or future surface water/ climate change issues.

Artificial pitches; cycle paths; play areas multi use games areas and skate parks can be used to local underground civil engineering SuDS solutions.

SuDS solutions that incorporate irrigation systems will help support and maintain your allotments, parks and garden areas.

You should identify opportunities for the installation retro fitting SuDS.

## **8. Climate change adaptation**

Climate change is a major consideration on the future available capacity of sewerage and water supply infrastructure networks; treatment works and watercourses.

Planners and Developers should consider that the impacts of climate change on future development, existing infrastructures, and the environment.

Developments should be designed to reduce the impacts of climatic change on the development itself, the existing infrastructure and the environment; with consideration for hotter, drier summers, greater flood risk and more severe weather events.

To reduce the impacts of climate change on the existing infrastructure you should seek a significant reduction in the discharge from developments.

Urban creep has a significant impact on capacity; the paving over of gardens contributes to flood risk and should therefore be discouraged.

## **9. Development adjacent to infrastructure assets**

The future expansion of infrastructure assets to meet the needs of future development and changes in legalisation could create a potential conflict with development plans; therefore developments adjacent to our assets should be discouraged by you

Water and sewerage companies have a legal right of access to their assets; this can be for their operational and/or maintenance therefore we will not permit the building over and/or near its infrastructure assets.

To protect sensitive developments [ie residential uses] the Environmental Health Authority should be consulted if any future development is to be located adjacent to wastewater infrastructure assets. In most cases, the distance of 400 metres from the wastewater treatment facilities is used as a guide, but this can differ due to local topography, climatic conditions, size and nature of the wastewater infrastructure asset and development in question.

You must ensure we are kept informed of any waste management related development and/or planning application within 500m of a Large Diameter Trunk Main [LDTM]. Prior consent will be required from us before granting approval. It is also essential that this information is included in future planning policy

We would seek your future support in the planning processes to protect/secure land for infrastructure use.

## **10. Infill land**

You should be aware that, on occasion, gaps are left between properties; this is due to the presence of underground utility assets. We will not allow the building over or near to these assets and development will not be acceptable in these locations.

## **11. Greenfield Development**

Generally Greenfield sites have limited or no supporting water supply and/or sewerage infrastructure assets; they may be adjacent to existing infrastructure assets that are located on the fringe/limits of the existing water supply and/or sewerage infrastructure networks which are of a small diameter and have limited capacity to support additional capacity.

Providing supporting infrastructure to Greenfield development sites could result in the need to upsize the existing assets to support the additional capacity needs; therefore this may result in a need for a co-ordinated approach to phased development in line with any supporting infrastructure works.

## **12. Carbon impact**

You should consider the total carbon impact of future developments; not only the footprint of the development but also the carbon impact for additional infrastructure assets; their associated treatment processes and their future maintenance and operation requirements. To meet future reduction targets you should consider the wider carbon impact when determining the location of future developments.

## APPENDIX C – CAR PARKING REPORT 2016 AND ASSOCIATED DOCUMENTS





STANDISH VOICE  
SURVEY OF PARKING IN STANDISH  
JANUARY 2016

## Contents

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## 1. Introduction

The Standish Voice Neighbourhood Plan consultation (Summer 2015) results highlighted that parking is an issue for many people in Standish. With the 1400+ new houses planned to be built in Standish in the near future, it is likely that this situation will only deteriorate.

In order to try to quantify the problem, Standish Voice has undertaken a study of existing available parking in the village, and a theoretical exercise to calculate how many parking spaces Standish should have. The findings from this work are presented in this report, though the report does not intend to offer any solutions to the perceived problem.

## 2. Methodology

The first exercise was to determine the area to consider as relevant. Web research indicates that  $\frac{1}{4}$  mile (400m) is a reasonable walking distance from parking to shops/services (for able bodied people). This fits quite well with the layout of Standish as the vast majority of the shops and services in Standish fall within a  $\frac{1}{4}$  mile radius of Standish crossroads. The area thus considered is shown in figure 1.

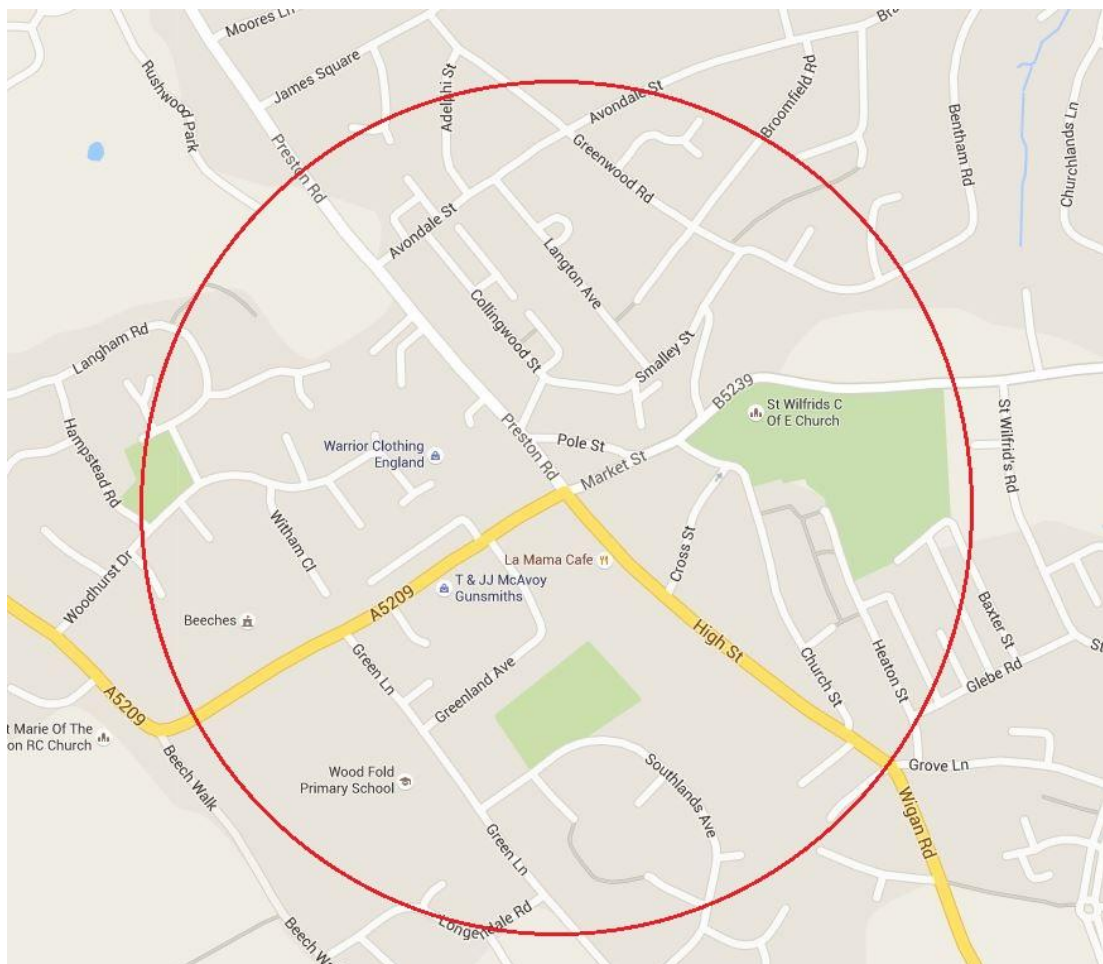


Figure 1. Map showing area considered for parking (1/4 mile radius of crossroads)

With the area identified, 2 members of Standish Voice (R. Wade and P. Ogden) physically surveyed all the available parking in this area on 19 December 2015, counting spaces and noting any restrictions on use *i.e.* time restriction or private ownership with signposted restrictions. The findings of this survey are tabulated later in this report.

The theoretical calculation of parking requirements is somewhat more long winded, the basic premise being that if Standish were to be built from scratch today, with the number and size of shops/services that we actually have, how many parking spaces would be required? As (anecdotally), parking is only an issue during the day, only premises in use during the day were included. Also, those premises with their own parking (therefore not necessarily requiring any public parking) were excluded. Formulae given in planning guidance were then used to calculate number of spaces depending on floor area and nature of premises (in planning terms, Use Class).

With this in mind, a physical survey of all relevant premises in the identified area was undertaken on 3 January 2016. A use class for each was then assigned, which though possibly incorrect, should have insignificant effect on subsequent calculations. As a rough check, the number of premises in each use class was compared with those in Wigan Borough Retail and Centres Evidence Paper October 2015 and found to be similar. This document also gives total floor area for each use class, so this was used as a basis to calculate an adjusted floor area based on survey results.

### 3. Results

#### 3.1 Existing parking

Standish Parking Survey						
Date: 19/12/2015						
Description	Type	Spaces	Disabled	P&T		
Summary	Public	100	4	0		
	Private	543	23	12		
	Total	643	27	12		
Description	Type	Spaces	Disabled	P&T	Restriction	Note
Pole St Car Park	Public	12	0	0	2 Hours	
Smalley St Car Park	Public	20	0	0	NR	
The Globe Car Park	Public	12	0	0	NR	*3
Quakers Place Car Park	Public	17	0	0	NR	
Smalley St Layby	Public	6	0	0	NR	*1
Market Place on Road	Public	7	0	0	NR	*1
Heaton St Car Park	Public	14	0	0	NR	*2
Cross St on Road	Public	8	0	0	2 Hours	
Pole St on Road	Public	4	0	0	30 Mins	
Pole St on Road	Public	0	4	0	NR	
Standish Labour Club	Private	20	0	0		

Smalley St Businesses	Private	10	0	0		
Lloyds Bank	Private	15	0	0		
St Wilfs Church Hall	Private	20	2	0		
The Lychagate	Private	4	0	0		
Potter Bar / Vets	Private	20	0	0		
Community Centre	Private	6	0	0		
The Globe	Private	2	1	0		
Prosper Finanacial Advisors	Private	3	0	0		
Police Station	Private	5	0	0		
Chadwick Butchers	Private	59	1	0		
Village Hair	Private	5	0	0		
Health Centre	Private	16	3	0		
Methodist Church	Private	10	0	0		
LA Mamas	Private	17	1	0		
Neils Gym	Private	7	0	0		
Spar	Private	22	0	0		
Dog & Cartridge	Private	8	0	0		
The Beeches	Private	75	3	0		
W&L Hospice Shop	Private	6	0	0		
Library	Private	6	1	1		
Cross St Centre	Private	17	0	0		
Cheshire Chicks	Private	5	0	0		
The Coop	Private	3	1	0		
Aldi	Private	91	6	9		
Print Shop	Private	5	0	0		
Walsh Funeral	Private	5	0	0		
Parkes MoT Centre	Private	10	0	0		
Business Centre (opposite Lidl)	Private	10	0	0		
Lidl	Private	50	4	2		
Area surveyed within a quarter mile radius of the village centre (measured from the traffic lights)						
Criteria:-						
1. Private Car Parks where a business offers parking for the public whilst using the business						
2. Public Car Parks open to all members of the public						
3. Public On Road Parking only with designated, marked parking spaces with time restrictions						
NR = No Restrictions						
*1 - On road, not marked and not restricted so strictly speaking is outside of criteria						
*2 - Just outside of area, so strictly speaking is outside of survey						
*3 A private car park but with agreement that the public can use it until 6pm						

Table 1. Existing Parking Provision

### 3.2 Calculated Parking Requirements

				Use class	Day time use?	Own parking ?
1	preston rd	lhs	aldi	A1	y	y
2			CK installations, double glazing etc	A1	y	
3			standish print	A1	y	y
4			jos barbers	A1	y	
5			dressing up	A1	y	
6			tattoos	SG	y	
7	preston rd	rhs	winnard & brown est agent	A2	y	
8			galloways	A1f	y	
9			hair co	A1	y	
10			bet fred	A2	y	
11			P&F solicitors	A2	y	
12			pharmacy	A1	y	
13			dry cleaners	A1	y	
14			batt est agent	A2	y	
15			card shop	A1	y	
16			deli	A1f	y	
17			hair gallery	A1	y	
18			jewellers	A1	y	
19			vape shop	A1	y	
20			bridal boutique	A1	y	
21			bargain booze	A1	y	
22			bumbles gifts	A1	y	
23			coffee lounge	A3	y	
24			nail place	A1	y	
25			lidl	A1	y	y
26	high st	lhs	RBS	A2	y	
27			rainbow	A1	y	
28			global travel	A1	y	
29			R&H est agent	A2	y	
30			albion	A4		
31			balloon shop	A1	y	
32			big white event co	A1	y	
33			wild flowers	A1	y	
34			posh frocks	A1	y	
35			butty shop	A1f	y	
36			therapy centre	D1	y	
37			mortgage clinic	A2	y	
38			standish inks	A1	y	
39			changing rooms	A1	y	
40			hoot	A4		
41			got 2 go travel	A1	y	

42			sugar shack sweets	A1	y	
43			solicitors	A2	y	
44			physio	D1	y	
45			Barbers	A1	y	
46			chemist	A1	y	
47			H&H estate agent	A2	y	
48			vets	SG	y	y
49			castellis	A1	y	
50			hairdressers	A1	y	y
51	high st	rhs	Spar	A1f	y	y
52			subway	A1f	y	y
53			A&P est agent	A2	y	y
54			yoga	D2	y	
55			chic interior design	A1	y	
56			mrs lyons	A3	y	
57			la mama takeaway	A5		
58			taste of bengal	A3		
59			la mama	A3	y	
60			taxi	SG	y	y
61			in good taste	A3		
62			med practice	D1	y	
63			chadwicks	A1f	y	y
64			flooring	A1	y	y
65			last orders	A4		
66			B&L hair	A1	y	
67			design & print	A1	y	
68			prosper financial services	A2	y	y
69	school lane		McAvoy's	A1	y	y
70			beeches	A3		y
71	market st		dermott barbers	A1	y	
72			wuff n stuff	A1	y	
73			price photography	A1	y	
74			hairdressers	A1	y	
75			charity shop	A1	y	
76			dicinson accountants	A2	y	
77			garlands	A1	y	
78			dominos	A5		
79			chicken	A5		
80			solange sunbeds	SG	y	
81			kaz's kitchen	A1f	y	
82			autosave	A1	y	
83			barbers	A1	y	
84			bathrooms	A1	y	
85			TSB	A2	y	y
86	pole st		COOP	A1	y	

87			POST OFFICE	A1	y	
88			Ladbrokes	A2	y	
89			labour club	A4		y
90			tims pizza	A5		
91			standish tandoori	A5		
92			chippy	A5		
93			chippy	A5		
94	church st		standish energy solutions	B1	y	y
95			Csek24 security	B1	y	y
96			lychgate	A4		
97			potters	A4		y
98			oddfellows	D2		
99			community centre	D2		y
100			dentist	D1	y	
101			framing	A1	y	
102			globe	A4		
103	cross st		AFP investments	A2	y	
104			hospice shop	A1	y	y
105			nails	A1	y	
106			cross st gallery	A1	y	
107			standish uniforms	A1	y	
108			unity club	A4		y
109			magic tree shop	A1	y	
			Use Class	No		
			A1f	7		
			A1	53		
			A2	15		
			A3	6		
			A4	8		
			A5	7		
			B1	2		
			C3	8		
			D1	4		
			D2	3		
			SG	4		

Table 2. List of Premises, Use Class, and Whether in Daytime Use With Own Parking



Use class	Description	From survey		From table 4*		m <sup>2</sup> total in day time use, without own parking, after adjustments and scaling	standard car parking provision [per sq m or dwelling]	calculated # spaces req'd for day time use	suggested # spaces with local knowledge	disabled car parking provision
		# off total	# in day time use without own parking	# off total, 2015 figure	m <sup>2</sup>					
A1f	Shop- food retail	7	4	5	4695	166	0.04	7	6	
A1	Shop- non food retail	53	46	38		2886	0.03	96	80	
A2	Financial & prof services	15	12	13	933	861	0.04	34	30	
A3	Food & drink (rest't)	6	3	5	494	296	0.14	42	30	
A4	Pubs and bars	8	0	2	254	0		0		
A5	Hot food takeaways	7	0	10	853	0		0		
B1	Business-stand alone office	2	0	0	0		0.03	0		
C3	Dwelling house	8	8	8	282	282	1	8	8	
D1	Non-residential institution (Clinic, dentist)	4	4	3	149	199		0	50	
D2	Ass'y/leisure (indoor sport)	3	1	3	859	286	0.04	11	11	
SG	not fitting any other use class	4	2	3	899	599	0.04	24	5	
								223	220	13

\* table 4 in Wigan Borough Retail and Centres Evidence Paper (October 2015)

Table 3. Calculation of Parking Requirements by Use Class

#### 4. Discussion

100 spaces were found to be available for public use from the survey. This is likely to be quite an accurate figure as it relies on a straightforward count. In addition to this is some on-street parking, though many of the houses in the survey area, particularly those closest to the village centre, do not have their own off-street parking.

There is no perfect way to calculate parking requirements from scratch. The methodology used is commonly applied to planning applications for new developments though. The spaces per square meter factors applied do not currently have any enforceable powers, but they are listed in the Wigan Council Draft Allocations Plan so they are clearly good guidance, and similar figures are used all over the country by Councils. Wigan Council do not currently appear to have parking guidelines for health centres and dentists, so national guidance was

used. The calculated parking requirement is not an absolute figure as assumptions are used, and traditional planning measures such as time restricted parking may be expected to make some improvements, but the calculation does imply such a significant shortfall that the parking situation can only improve by additional spaces being made available.

To give an idea of scale, to meet the calculated shortfall would require a single car park somewhat larger than the existing ALDI car park.

## 5. Summary

Standish currently has around 100 parking spaces and 4 disabled spaces available for public use.

Using calculations typically used for planning purposes, and local knowledge, Standish requires around 220 parking spaces and 13 disabled spaces.

From the above, Standish currently has a shortfall of 120 parking spaces and 9 disabled spaces.

Brian Jones

Standish Voice

January 2016

# TIME FOR ACTION ON PARKING – STANDISH VOICE'S CASE FOR MORE PUBLIC PARKING IN OUR VILLAGE

## INTRODUCTION

Parking in Standish has been an issue for a number of years, but recently that problem has become much more acute.

Our parking survey, in this report, suggests there is a deficit of 129 parking spaces for the general public to access in Standish centre.

Action needs to be taken to increase the number of spaces the public can use to allow shoppers and business users to park more easily, for residents of nearby streets to leave vehicles outside their own homes, and to give the impression to the wider community that Standish is 'open for business' as an attractive trading centre. More parking would also ease traffic congestion.

During the latter part of 2015, Standish Voice was approached by a number of shop and business owners in the centre and residents on Collingwood Street, a residential, terraced street in the centre of the village. All complained about the lack of car parking spaces across Standish since Aldi, which owns the biggest single car park in the centre, increased and enforced its car parking restrictions.

This change of policy on Aldi's behalf, from one of allowing 2.5 to 3 hours of parking on its car park to 1.5 hours, seems to have had a 'knock on' effect across the village. In January 2016, SPAR announced that it had suffered more unauthorised use of its car park and policing measures would have to be put into place.

This 'arms race' of increased restrictions, the problems it was causing, and anecdotal evidence that suggested some shoppers were not even coming into Standish to this issue, prompted us to launch our campaign for more public car parking in the village.

In general discussions with Wigan Council officers about Standish Voice's creation of a Neighbourhood Plan, we felt there was a lack of awareness of the parking problem. This can be evidenced in Standish Infrastructure Assessment (SIA) – the 2013 document which details infrastructure provision needed for Standish to cope with new house building in the village – as no problem with parking was identified in it, and so no '106 agreement' funds allocated to solving the issue.

This may have been the result of a Wigan Council survey in October 2006, which focussed on how existing public parking spaces were performing and concluded that there was no need for more public parking provision. However, this survey did not take into account the 'hidden' number of

people who avoided the village centre due to a perceived lack of parking. The reason could also be that SIA was not compiled after consultation with the Standish community.

The results of Standish Voice's Neighbourhood Plan consultation – which was carried out in summer 2015 and elicited 783 responses – clearly shows that the lack of parking is a concern to residents.

In the survey, Standish Voice asked a series of questions about improvements to Standish centre. We asked: 'What would make you use the centre of Standish more often (circle one or more)' with the suggestions of: more parking; more shops; more restaurants; more pubs/bars; a park. The options for answers were: strongly agree; agree; no view; disagree; strongly disagree.

The answers for 'parking' were: strongly agree, 49%; agree, 25%; no view, 17%; disagree, 6%; strongly disagree, 2%.

We also asked: 'To ease traffic congestion in the centre of Standish, there should be (tick one or more)'. The responses were: more parking, 28%; road improvements, 25%; bypass (on Green Belt), 23%; sustainable transport, 22%, traffic is not too bad, 2%.

To our 'open' question, 'What do you think are the worst things about Standish', which prompted 1,435 individual concerns, 127 people (16% of all responses) said 'parking'. This was the fourth largest topic, after traffic (75%); new housing (25%) and takeaways (19%).

The campaign was featured in two articles and a reader's letter in the Wigan Observer.

Standish Voice believes there is an urgent need to solve this problem but considers it is for the local authority to come up with the solution, hopefully in consultation with us and the wider Standish community.

We believe it is necessary to have a new, public car park in the centre of Standish, or a series of small ones. There should be funds available from the large house building programme in the village – from developers, through '106' money, and the government, from the New Homes Bonus – to pay for this.

We note that two sites in Standish already have planning permission for car parking – both with associated retail development. These are the Chadwicks sit, and a derelict site on Preston Road.

## THE PETITION

Standish Voice launched a petition on Wednesday, January 6, designed to run four weeks to raise awareness of the parking issue and collect individual responses to the problem.

An online petition (<https://www.change.org/p/wigan-council-we-need-more-public-car-parking-in-standish>) attracted ??? names, and individual comments are at the end of this report.

Shops, businesses and pubs also hosted paper petitions and a further ??? signatures were gathered, with individual comments attached to those names.

The comments reflect the strong sense of feeling about the issue with people believing the situation can only become worse with the large number of new homes expected in the village and the increasing amount of cars.

## THE SURVEY

Standish Voice has calculated how many public car parking spaces are needed to solve this issue.

We carried out a survey of current parking provision and then calculated the optimum amount of parking needed to give a true picture of the problem.

A quarter-mile distance has been used by a number of studies as a realistic and acceptable walking distance for people in urban settings.

Standish Voice wants to improve sustainable transport in the village, especially promoting walking and cycling, and we hope residents will travel from a much further distance to reach Standish centre in the future. However, over the last generation, the number of people living in Standish who are commuters by car has rapidly increased and as many households have access to vehicles, it is only realistic to assume that many residents will use cars to access Standish centre.

Also, Standish attracts people from outside the local area, either passing through the village or coming in to visit shops and businesses.

A quarter-mile radius also is a 'common sense' distance when envisaging the wider village centre, the extremities being The Beeches Hotel, on School Lane; Lidl on Preston Road; Grove Lane and St Wilfrid's CE School on Rectory Lane.

Within a quarter-mile distance of Standish Crossroads, we counted the number of private and public parking bays, including separate bays for the disabled and parents with small children. We also included on-street parking which had time limited restrictions imposed by Wigan Council.

We excluded on-street parking without restrictions as this could reasonably be considered as parking mainly for residents.

The total findings are attached but, in summary, the number of public spaces was 104, including four disabled spaces, and the number of private spaces was 682, including 27 disabled spaces and 12 parent/toddler spaces.

In the public amount, we included 14 on Heaton Street, which were just outside the quarter-mile radius and seemed to be the sole use of residents, but believe these bays could be used by shoppers. Also, The Globe car park is a private car park but the owners allow the public to use it until 6pm at night.

Almost half of the private spaces were at four locations: Aldi (91 spaces); The Beeches (75); Chadwicks (59) and Lidl (50).

Standish Voice then calculated the optimum amount of parking needed for Standish centre.

To do this we used the parking standards, currently promoted by Wigan Council in its initial draft Allocations And Development Management Local Plan ([http://wigan-consult.limehouse.co.uk/portal/allocations\\_plan\\_initial\\_draft?pointId=s1441641898650](http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650)).

This provides a minimum standard of parking spaces based on the various uses of premises and the square meterage of that property.

Wigan Council sees the benefit in using these parking standards and the Allocations Plan states: "These (benefits) include helping to promote the vitality and viability of town centres, attracting businesses to an area and reducing congestion. On-street parking is a particular issue in some parts of the borough, where it adds to congestion by hindering traffic movement and can present a potential danger for pedestrians, cyclists and other road users."

We used national standards to find the required number of parking spaces needed for a GP practice and a dentist's. This was four spaces per consulting room

We then applied a little 'common sense' and local knowledge where other uses were not stipulated.

In our calculations, we erred on the side of caution when calculating the ideal amount of parking.

We calculated that the suggested number of public parking spaces needed was 220, and 13 disabled bays.

## CONCLUSION

Standish Voice believes it is vital to solve Standish's parking problems once and for all.

New restrictions have made a bad situation more acute and future increases in population of the village will make this worse.

We believe our Neighbourhood Plan survey, the petition and the associated comments have correctly reflected the concern and highlights a problem which Wigan Council should address.

We believe our survey is a true, realistic and fair reflection of the parking situation in Standish.

It shows that there is a deficit of 120 general public parking spaces and nine disabled spaces in the centre of the village.

The relatively large number of private car parking spaces are not able to be used by the general public wishing to use with ease the many attractions of the centre of Standish and this is having a detrimental effect on shops and business. It is also frustrating for residents living near the centre of Standish and contributing to congestion, which is seen by many as a major problem in the village.

We believe Standish needs a new public car park in the centre of Standish and call on Wigan Council to explore this solution as a matter of urgency.

## THANKS

Thanks to the committee and working group of Standish Voice in the development of this report, especially Brian Jones and Ron Wade for work on the survey and Fran Aiken and Emma Appleton for help with the petition. Also, thanks to the many shops and businesses which have hosted paper petitions, especially Philip Hawkins, of PMH Jewellery and Alan Price, of Alan Price Photography. Also thanks to the hundreds of people who signed our petition and added comments.

Paul Ogden,  
Vice chair, Standish Voice



# Do you think Standish needs more public car parking?



We do! You can  
sign Standish  
Voice's petition for  
more parking here





# STANDISH VOICE PETITION

## We need more public car parking in Standish centre

**Current public parking provision in the centre of Standish is totally inadequate. We support Standish Voice's call that Wigan Council provide more public car parking spaces**

[illegible]

				use	day	own	day time	
				class	time	parking	use	m <sup>2</sup>
					use		without	
							parking	
1	preston rd	lhs	aldi	A1	y	y		868
2			CK installations, double glazing etc	A1	y		A1	
3			standish print	A1	y	y		
4			jos barbers	A1	y		A1	
5			dressing up	A1	y		A1	
6			tattoos	SG	y		SG	
7	preston rd	rhs	winnard & brown est agent	A2	y		A2	
8			galloways	A1f	y		A1f	
9			hair co	A1	y		A1	
10			bet fred	A2	y		A2	
11			P&F solicitors	A2	y		A2	
12			pharmacy	A1	y		A1	
13			dry cleaners	A1	y		A1	
14			batt est agent	A2	y		A2	
15			card shop	A1	y		A1	
16			deli	A1f	y		A1f	
17			hair gallery	A1	y		A1	
18			vape shop	A1	y		A1	
19			bridal boutique	A1	y		A1	
20			bargain booze	A1	y		A1	
21			bumbles gifts	A1	y		A1	
22			coffee lounge	A3	y		A3	
23			nail place	A1	y		A1	
24			lidl	A1	y	y		1005
25	high st	lhs	RBS	A2	y		A2	
26			rainbow (kids stuff)	A1	y		A1	
27			global travel	A1	y		A1	
28			R&H est agent	A2	y		A2	
29			albion	A4				
30			balloon shop	A1	y		A1	
31			big white event co	A1	y		A1	
32			wild flowers	A1	y		A1	
33			posh frocks	A1	y		A1	
34			butty shop	A1f	y		A1f	
35			therapy centre	D1	y		D1	
36			mortgage clinic	A2	y		A2	
37			standish inks	A1	y		A1	
38			changing rooms	A1	y		A1	
39			hoot	A4				
40			got 2 go travel	A1	y		A1	
41			sugar shack sweets	A1	y		A1	
42			solicitors	A2	y		A2	
43			physio	D1	y		D1	
44			Barbers	A1	y		A1	
45			chemist	A1	y		A1	
46			H&H estate agent	A2	y		A2	
47			vets	SG	y	y		
48			castellis	A1	y		A1	
49			hairdressers	A1	y	y		
50	high st	rhs	Spar	A1f	y	y		231
51			subway	A1f	y	y		
52			A&P est agent	A2	y	y		
53			yoga	D2	y		D2	
54			chic interior design	A1	y		A1	
55			mrs lyons	A3	y		A3	
56			la mama takeaway	A5				
57			taste of bengal	A3				
58			la mama	A3	y		A3	
59			taxi	SG	y	y		
60			in good taste	A3				

61		med practice	D1	y		D1
62		chadwicks	A1f	y	y	
63		flooring	A1	y	y	
64		last orders	A4			
65		B&L hair	A1	y		A1
66		design & print	A1	y		A1
67		prosper financial services	A2	y	y	
68	school lane	McAvoy's	A1	y	y	
69	rectory ln	dermott barbers	A1	y		A1
70		wuff n stuff	A1	y		A1
71		price photography	A1	y		A1
72		hairdressers	A1	y		A1
73		charity shop	A1	y		A1
74		dicinson accountants	A2	y		A2
75		garlands	A1	y		A1
76		dominos	A5			
77		chicken	A5			
78		solange sunbeds	SG	y		SG
79		kaz's kitchen	A1f	y		A1f
80		autosave	A1	y		A1
81		barbers	A1	y		A1
82		bathrooms	A1	y		A1
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87		tims pizza	A5			
88		standish tandoori	A5			
89		chippy	A5			
90		chippy	A5			
91	church st	standish energy solutions	B1	y	y	
92		Csek24 security	B1	y	y	
93		potters	A4		y	
94		oddfellows	D2			
95		community centre	D2		y	
96		dentist	D1	y		D1
97		framing	A1	y		A1
98		globe	A4			
99	cross st	AFP investments	A2	y		A2
100		hospice shop	A1	y	y	
101		nails	A1	y		A1
102		cross st gallery	A1	y		A1
103		standish uniforms	A1	y		A1
104		unity club	A4		y	
105		magic tree shop	A1	y		A1
			A1f	7		4
			A1	52		45
			A2	15		12
			A3	5		3
			A4	6		0
			A5	7		0
			B1	2		0
			C3	8		8
			D1	4		4
			D2	3		1
			SG	4		2
			113	88	20	79

2104 m2 of lidl, aldi and spar

4695 m2 total for 43

2591 m2 excluding lidl, aldi and spar

		From count		From table 4		m <sup>2</sup> total in day time use, without own parking,after adjustments and scaling	standard car parking provision [per sq m or dwelling]				disabled car parking provision
use class		# off total	# in day time use without own parking	# off total, 2015 figure	m <sup>2</sup>		calculated # spaces req'd for day time use	suggested # spaces with local knowledge			
A1f	Shop- food retail	7	4	5	4695	169	0.04	7	6		
A1	Shop- non food retail	52	45	38		2818	0.03	94	80		
A2	Financial & prof services	15	12	13	933	861	0.04	34	30		
A3	Food & drink (rest't)	5	3	5	494	296	0.14	42	30		
A4	Pubs and bars	6	0	2	254	0		0			
A5	Hot food takeaways	7	0	10	853	0		0			
B1	Business- stand alone office	2	0	0	0		0.03	0			
C3	Dwelling house	8	8	8	282	282	1	8	8		
D1	Non-residential institution (Clinic, dentist)	4	4	3	149	199		0	50		4 spaces per consulting room is D
D2	Ass'y/leisure (indoor sport)	3	1	3	859	286	0.04	11	11		Studio one yoga
SG	misc	4	2	3	899	599	0.04	24	5		SG are sunbeds & tattoo
								221	220	13	
											6% of tot
											12.8 on 4 +4% calc

2.4 x 4.8m

1 standard car space (plus access, manouvering etc)

## NEWS

Standish residents and business owners launch campaign

# We need more parking spaces

By ANDREW NOWELL  
andrew.nowell@gpress.co.uk  
@ANowellWG

**RESIDENTS** hope people power will deliver a new car park for their area after setting up a campaign asking for Wigan Council's help.

More than 200 people signed an internet petition on campaigning website change.org in just 48 hours calling for somewhere for motorists to leave their vehicles in Standish.

Residents' group Standish Voice, which set up the petition, says the lack of available spaces is seriously hurting businesses in the town and forcing shoppers to look elsewhere to spend their money.

The organisation also wants more car parking space to be created as Standish is set to expand with more than

1,000 new homes approved for construction. Standish Voice vice chair Paul Ogden said: "Standish has had inadequate car parking provision for a long time, but this has become much worse over the past few months as parking restrictions have been tightened on private car parks.

"Many shoppers find it increasingly hard to get a space, with many giving up and shopping elsewhere, going to places like Chorley, outside the borough.

"Motorists drive around the centre looking for a spot, increasing congestion. Independent store-owners can see their trade being hit and many residents who live close to the village are finding that they cannot park outside their own homes.

"With at least 1,550 houses set to be built across the village over the coming years, which will increase the vil-

lage's population by about a third, this problem will only become more acute.

"Standish people have relied on car parks owned by private companies for many years, but recent developments prove this is not good enough and a long term solution is needed.

"Standish needs a new community car park and we are calling on Wigan Council to provide one."

Standish Voice last year completed a Neighbourhood Plan asking residents for their views on how the area need improving and 74 per cent of survey respondents agreed or strongly agreed that new public car parking was required.

Stores in the centre have printed out petitions for customers to sign and Standish Voice will spend a total of three weeks collecting signatures before presenting their findings to the town hall.

Mike Worden, Wigan Council's assistant director for transport and planning, said: "We are aware of the petition and have a good working relationship with Standish Voice.

"We are supporting Standish Voice to prepare a neighbourhood plan for Standish which, among other things, will look at how the centre could prosper and better serve the needs of local residents.

"We will listen to suggestions of where a new car park could be located and how it could be delivered."

To view the petition, visit [www.change.org/organizations/standish\\_voice](http://www.change.org/organizations/standish_voice)

Paul Ogden (left) vice chairman of Standish Voice and local business owner Philip Hawkins, with the petition for more public car parking in Standish.



See below for the full list of commitments we have agreed with Wigan Council:

- Set up a Parking Subgroup with Standish Voice.
- Assist Standish Voice to identify clear and measurable parking objectives to include in their Neighbourhood Plan.
- Commission Transport for Greater Manchester to undertake a parking survey in Standish town centre to identify parking habits and usage.
- Standish Voice undertaking community engagement and consultation exercises.
- Work with Standish Voice to develop a Community Parking Scheme opening up areas of private parking to the community.
- Develop Sustainable Travel options to access Standish town centre to link with the cycle and pedestrian improvements to the mineral line and other improved walking/cycling routes.
- Introduce measures such as pedestrian/cycle signage and cycle parking, along with Travel Planning advice to complement the sustainable travel options.
- Undertake an assessment of on street parking restrictions and time limited waiting areas.
- Investigate the introduction of time limited parking on Council operated car parks.
- Make improvements to existing Council operated car parks i.e. resurfacing and introducing road markings to maximise capacity.
- Work with Standish Voice to identify and explore individual sites with a view to creating additional public parking spaces in Standish and commit resources to achieve this.
- Commit resources to assist Standish Voice to develop and deliver their parking plan and aspirations for Standish.

# APPENDIX D – STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT AND CONSULTATION RESPONSES

## Standish Neighbourhood Plan

### SEA Screening – Internal Exercise

The need to consider Strategic Environmental Assessment is driven by the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Strategic Environmental Assessment Regulations, SI 1633), July 2004, transposes the Strategic Environmental Assessment Directive into UK legislation.

SEA is required for all plans which may have a significant effect on the environment, particularly if the plan designates sites for development.

The purpose of the SEA is to ensure consideration of the environment in the preparation and adoption of plans, to ensure a high level of environmental protection and to promote sustainable development.

To determine whether SEA is required for a plan, a screening exercise is undertaken. The Standish NP proposals have been reviewed against criteria within the SEA Directive to determine whether significant effects are likely, in accordance with the flow diagram overleaf (taken from ‘A Practical Guide to the Strategic Environmental Assessment Directive’, ODPM (2005)). Table 1 presents this review.

Any formal screening exercise will need to be issued to the statutory consultation bodies (Natural England, the Environment Agency and Historic England).



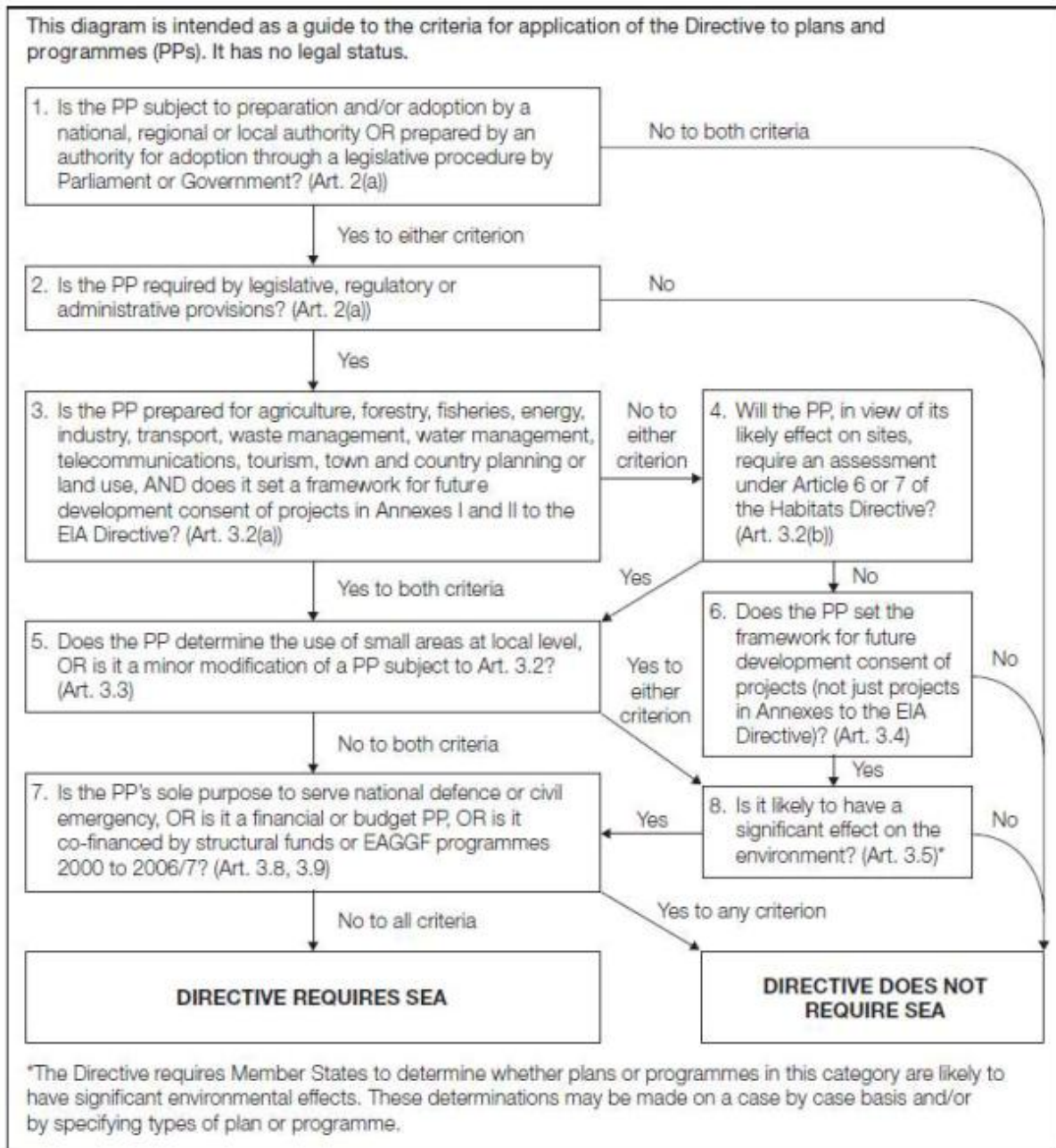


Table 1 – Screening of Standish Neighbourhood Plan

Stage in Flow Diagram	Yes / No	Justification
Is the plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government?	Yes	Neighbourhood Plans are prepared by a qualifying body (Parish/Town Councils) under the Town and Country Planning Act 1990 (as amended). This Neighbourhood Plan has been prepared by Standish Voice (as the "relevant body") and will be adopted by Wigan Council as the local authority.  The preparation of Neighbourhood Plans is subject to The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (Referendums) Regulations 2012.

Stage in Flow Diagram	Yes / No	Justification
Is the plan required by legislative, regulatory or administrative provisions?	No	<p>Although local communities have a right to be able to produce a Neighbourhood Plan, it is not a legislative, regulatory or administrative requirement.</p> <p>However, once the NP is adopted, it will form part of the Wigan Council statutory development plan. The remainder of the flow diagram has therefore been considered, to determine whether full SEA is required.</p>
Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	Yes	The NP includes policies relating to agriculture, energy, industry, transport, waste management, town (village) planning and land use. Furthermore, once adopted it will set the framework for future developments (at the NP level) that could fall within Annex II of the EIA Directive.
<p>Will the plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?</p> <p>(Although this question is skipped on the flow diagram, it is included for robustness.)</p>	No	<p>Under Article 6 of the Habitats Directive, an assessment is required where a plan or project may give rise to significant effects upon a Natura 2000 site (also known as a 'European Site'). This includes Special Areas of Conservation (SAC), designated under the Habitats Directive for their habitats and/or species of European importance, and Special Protection Areas (SPA), classified under Directive 2009/147/EC on the Conservation of Wild Birds (the codified version of Directive 79/409/EEC as amended) for rare, vulnerable and regularly occurring migratory bird species and internationally important wetlands. In addition, it is a matter of law that candidate SACs (cSAC) and Sites of Community Importance (SCI) are considered in this process; furthermore, it is Government policy that sites designated under the 1971 Ramsar Convention for their internationally important wetlands (Ramsar sites) and potential SPA (pSPA) are also considered.</p> <p>HRA Screening is the process which initially identifies the likely impacts upon a European site of a project or plan, either alone or in-combination with other projects or plans, and considers whether these impacts may have a significant effect on the integrity of the site's qualifying habitats and/or species. If significant effects are anticipated, Appropriate Assessment under the Habitats Directive is required.</p>

Stage in Flow Diagram	Yes / No	Justification
		For HRA Screening, consideration of European sites within 10 km should be ensured, due to the potential for connection via hydrological links or if mobile species from neighbouring sites have a significant functional link with areas within the plan boundary, such as for foraging. There are no European sites within the NP area, nor within 10km of the NP boundary. The nearest European site is the Martin Mere SPA, which is located approximately 12km from the NP boundary. Appropriate Assessment is therefore not deemed to be required.
Does the Plan determine the use of small areas at local level OR is it a minor modification of a PP subject to Article 3.2?	Yes	The NP seeks to determine the use of small areas at a local level, identifying some land / sites for certain development.
Does the plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)?  (Included for consistency and robustness as the answer to the HRA question was no.)	Yes	Once adopted the NP will form part of the Wigan Council statutory development plan and will therefore be used in the determination of planning applications in the Neighbourhood Area. Therefore, it sets the framework for future developments at a local level.
Is it likely to have a significant effect on the environment?	No	<p>The NP will accord with the strategic policies contained within the Wigan Council statutory development plan (Core Strategy and associated Sustainability Appraisal, and Emerging Site Allocations Plan), and therefore the non-site specific policies are not anticipated to generate significant environmental effects. However, the NP seeks to allocate a number of sites within the Neighbourhood Area for various provisions / land uses as presented in the bullet points below.</p> <ul style="list-style-type: none"> <li>• Protect and enhance the existing green infrastructure and biodiversity in: the Victoria Pit reclamation area north and eastwards towards Rectory Lane and Chorley Road to link up with other nearby green corridors; and also in the area of the ponds at Almond Brook Road, the ponds to the south of Pepper Lane; and the land in between. It is considered that such provisions would not generate significant environmental effects as there is no change of use proposed.</li> <li>• Protect the following areas as Local Green Space (and will be afforded protection from new development): Victoria Pit reclamation site, the ponds at Almond Brook extending into Robin Hill Lane; and land to the west of it, to the north of the line; and the playing field to the south</li> </ul>

Stage in Flow Diagram	Yes / No	Justification
		<p>west of Standish High School, bounded by The Line and footpath no. 37. Although these would be new designations, it is considered that such provisions would not generate significant environmental effects as there is no change of use proposed.</p> <ul style="list-style-type: none"> <li>• The following brownfield sites are allocated for housing development to meet the Standish Housing Needs Assessment (for local needs of older people or 100% affordable housing): the former Chinese Delight restaurant and associated car park on Preston Road; and the former Standish Ambulance Station on Glebe Road). Although these sites are proposed for a change of use, significant environmental effects are not anticipated due to the nature and scale of the proposals, and their previous brownfield use.</li> <li>• Proposals for new, extended and/or improved leisure and sport facilities within Ashfield Park will be supported. It is considered that such provisions would not generate significant environmental effects as there is no change of use proposed.</li> <li>• Southlands Rec is proposed for a new community park. Designating this site as a community park has the potential to generate environmental effects associated with increased car use, biodiversity, air quality and flood risk. However, it is considered that due to the scale and nature of the proposals, i.e. that the overall use remains to be leisure and recreation, such effects would not be significant. Furthermore, positive effects could also be realised in relation to human health.</li> <li>• The following community facilities (designated as Assets of Community Value) will be enhanced and protected: Standish Library; Standish Community Centre; and The Line. It is considered that such provisions would not generate significant environmental effects as there is no change of use proposed.</li> <li>• The NP contains a policy relating to the future masterplanning of the village. It is considered that the provisions contained in this policy would not generate significant environmental effects.</li> </ul> <p>This justification is considered further against Annex II of the SEA Directive, as presented in Table 2 below.</p>
OVERALL CONCLUSION		DIRECTIVE DOES NOT REQUIRE SEA

Table 2 – Likelihood of Significant Environmental Effect for the NP

This sets out the Annex II series of criteria for determining the likely significance of effects, as represented in the left hand column of the table.

Stage in Flow Diagram Criteria for Determining Likely Significant Effect (Annex II)	Significant Effect?
<i>1. The characteristics of plans and programmes, having regard, in particular, to:</i>	
<i>(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</i>	Not significant. Once adopted the NP will form part of the Wigan Council statutory development plan and will therefore be used in the determination of planning applications in the Neighbourhood Area. It seeks to allocate land for development and sets out positive planning policies seeking to encourage sustainable development. The NP will influence the masterplanning of the village centre. However, the majority of policies are in line with the Wigan Core Strategy, which has been subject to SEA, and the policies that allocate land are not anticipate to generate significant environmental effects due to their nature and scale.
<i>(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</i>	Not significant. Although it is possible that the Neighbourhood Plan could inform future supplementary guidance in the area, such provisions would be in line with the adopted Core Strategy which has already been subject to SEA.
<i>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</i>	Not significant. The Neighbourhood Plan seeks to promote sustainable development overall in accordance with sustainable development principles set out in higher-level plans. Furthermore, it does not seek to support any large-scale development.
<i>(d) environmental problems relevant to the plan or programme;</i>	Not significant. Due to the scale of development proposed, the environmental impact of the Neighbourhood Plan is not anticipated to be significant.
<i>(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).</i>	Not significant. The Neighbourhood Plan will be in conformity with the strategic policies contained within other relevant planning documents. Once adopted the Neighbourhood Plan will become part of the statutory development plan for Wigan and will be used in the determination of planning applications.
<i>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</i>	
<i>(a) the probability, duration, frequency and reversibility of the effects;</i>	Not significant. The Neighbourhood Plan is supportive of sustainable development within the overall protective policy context of the development plan in terms of the built and natural environment. Furthermore, the scale and nature of development is not likely to have significant environmental effects. Largely positive effects are expected as a result of the NP.
<i>(b) the cumulative nature of the effects;</i>	Not significant. No significant cumulative effects with other developments are anticipated, particularly due to the small scale and nature of the proposed site allocations within the NP.

Stage in Flow Diagram Criteria for Determining Likely Significant Effect (Annex II)	Significant Effect?
<i>(c) the transboundary nature of the effects;</i>	No. The NP lies wholly within the Wigan borough, and no transboundary effects (i.e. within neighbouring borough boundaries) are conceivable.
<i>(d) the risks to human health or the environment (for example, due to accidents);</i>	No. It is not likely that risks to human health or the environment would be generated by the NP.
<i>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</i>	Not significant. Although the Neighbourhood Plan seeks to allocate land for development, no significant environmental effects are anticipated. Therefore the local population would not be significantly effected. All effects would be local.
<i>(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use;</i>	Not significant. The Neighbourhood Area contains a number of notable local designations, including a conservation area, Sites of Biological Importance and wildlife corridors. However, the NP policies would not adversely impact such sites, but would seek to protect and enhance them (although the benefits are not considered to be significant).
<i>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</i>	Not significant. The Neighbourhood Area contains a number of notable local designations, including a conservation area, Sites of Biological Importance and wildlife corridors. However, the NP policies would not adversely impact such sites, but would seek to protect and enhance them (although the benefits are not considered to be significant).

## Conclusion

It is considered that, with reference to the criteria for assessing the likely significance of effects as set out in Annex II of the SEA Directive (Table 2) and Schedule 1 of the SEA Regulations, a full SEA is not required. Where relevant in the future, as policies containing site allocations are progressed, project level environmental assessment will be undertaken.



Historic England

Nic Macmillan  
(Standish Voice Committee Member)

Our Ref: PL00239202  
Your ref: E-mail 21<sup>st</sup> Nov 2017  
Tel: 07500 121974

To: [nic\\_macca@hotmail.co.uk](mailto:nic_macca@hotmail.co.uk)

4<sup>th</sup> Dec 2017,

Dear Nic,

**Re: Draft SEA Screening Opinion, Standish Neighbourhood Plan.**

Thank you for consulting Historic England on your Draft SEA Screening in compliance with the *Environmental Assessment of Plans and Programmes Regulations* 2004. The draft Opinion prepared by your Forum concludes that Strategic Environmental Assessment is not required. We note that the Plan appears to propose no site allocations/policies which would have significant environmental effects upon the historic environment and as such we concur that in this regard Strategic Environmental Assessment is **not** required. If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours Sincerely

Darren Ratcliffe RIBA  
Historic Places Adviser



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW  
Telephone 0161 242 1416 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



Date: 24 November 2017  
Our ref: 232076  
Your ref: Standish Neighbourhood Plan



Nic Macmillan  
Standish Voice Committee  
[nic\\_macca@hotmail.co.uk](mailto:nic_macca@hotmail.co.uk)

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear Nic

### **Standish Neighbourhood Plan - SEA Screening**

Thank you for your consultation on the above dated 21 November 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### **Screening Request: Strategic Environmental Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

### **Neighbourhood Plan**

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance<sup>1</sup>. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.



Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter or for any new consultations please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer.  
We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Jacqui Salt  
Consultations Team

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