

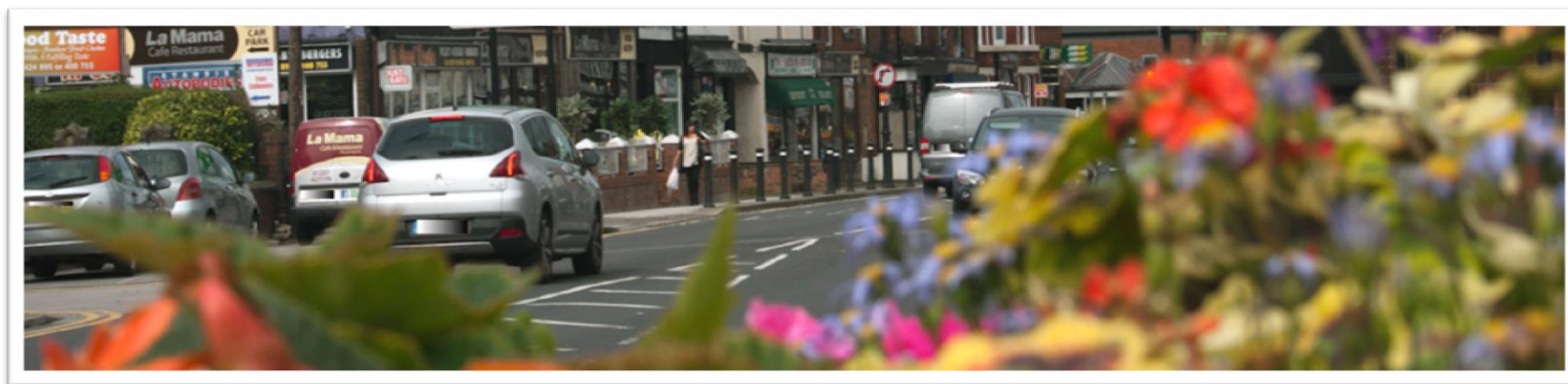


Standish Neighbourhood Plan 2015-2030



Pre-submission Draft for Regulation 14 Consultation: September 2017

Qualifying Body: Standish Neighbourhood Forum – known as Standish Voice



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INTRODUCTION

What Is A Neighbourhood Plan?

The Localism Act (2011) gave communities the new right to develop a Neighbourhood Plan. A Neighbourhood Plan:

- Is a community-led framework for guiding the future development, regeneration and conservation of an area
- Is about the use and development of land
- Will be part of the Wigan Local Plan
- Has legal weight and is a statutory document that will be used to make decisions on planning applications

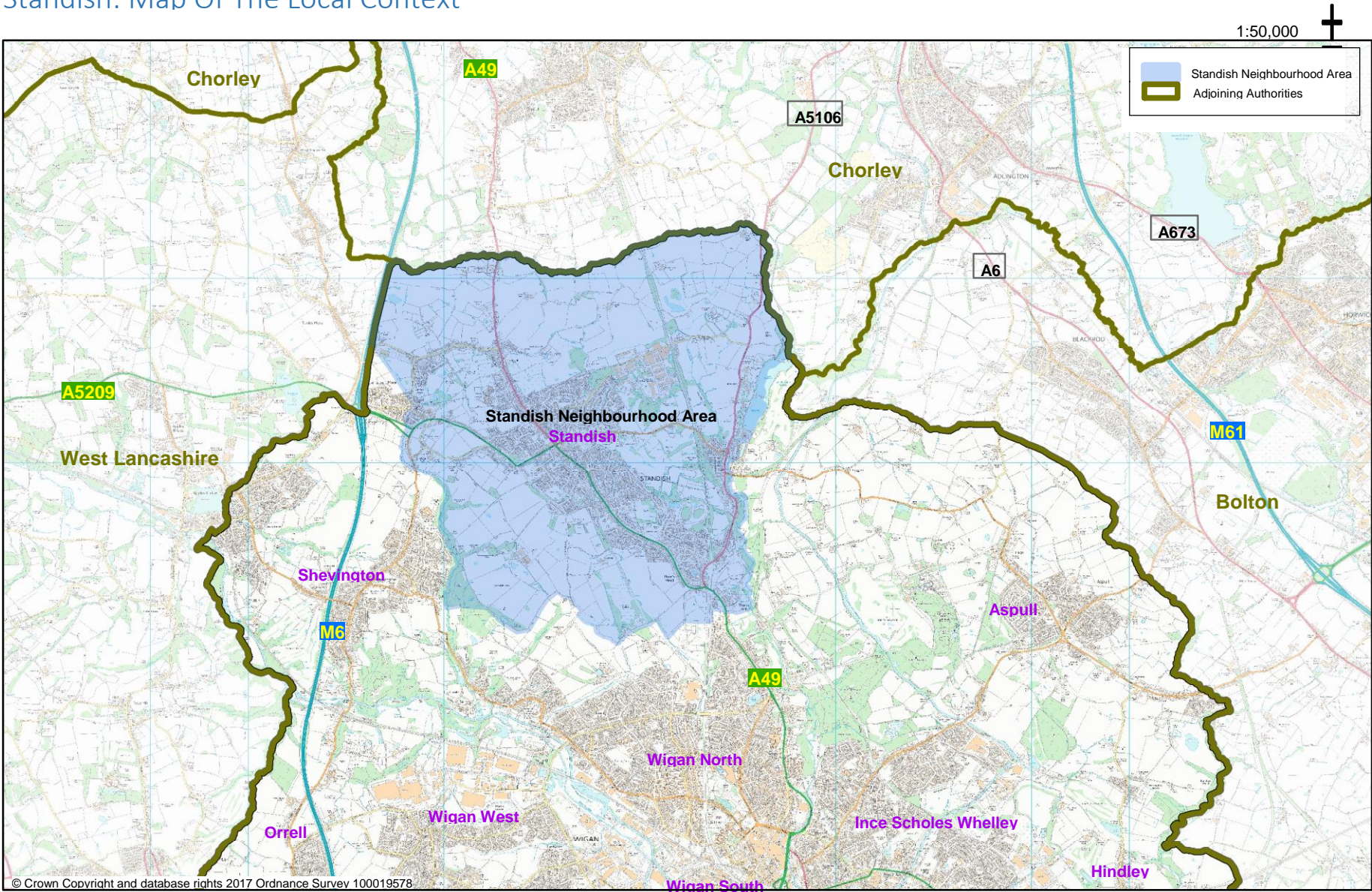
How Is A Neighbourhood Plan Prepared?

There is a legal process that must be followed, which involves a number of key stages.

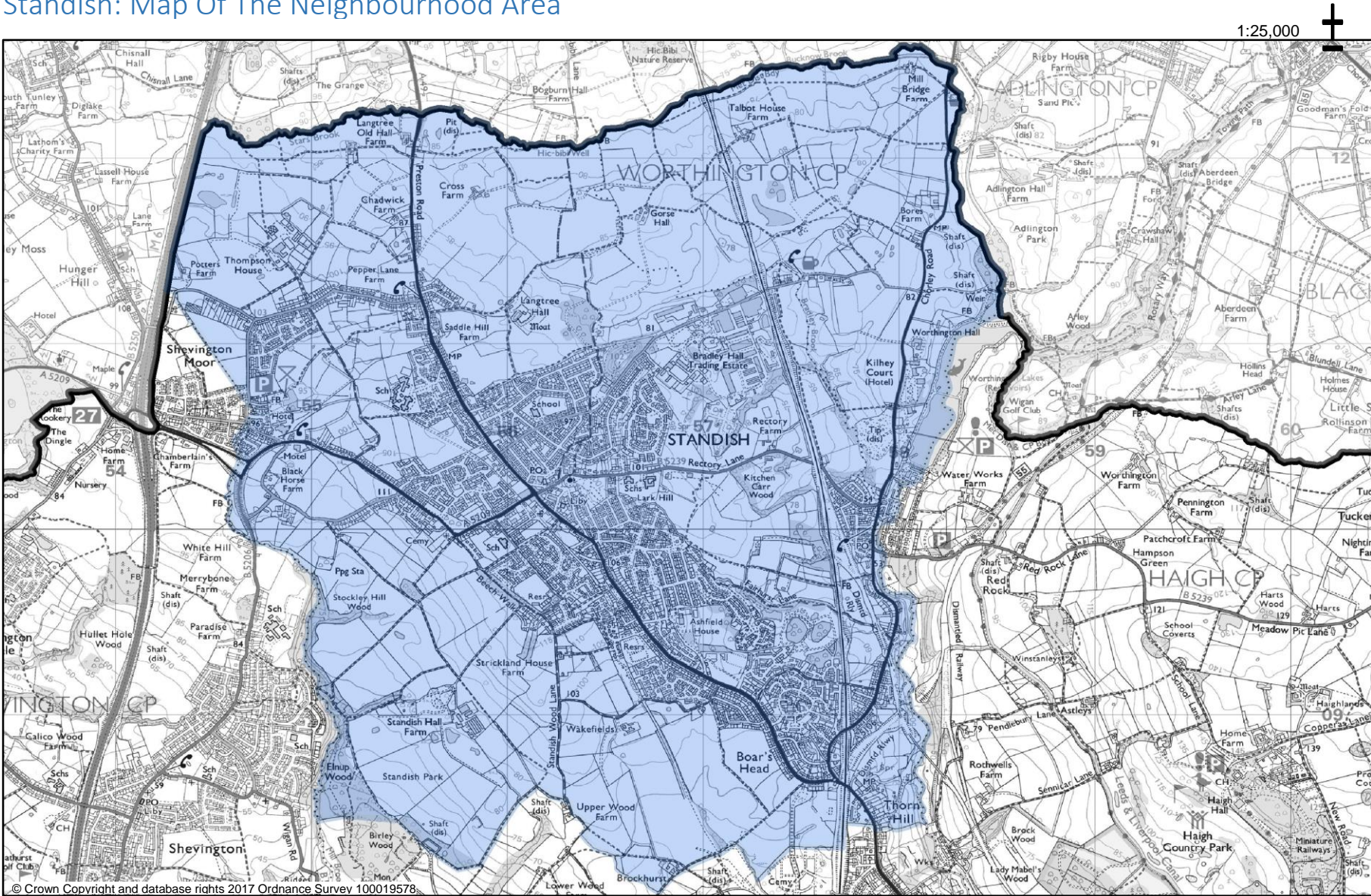
Key Stage	What happens	Has this taken place?
Deciding the Neighbourhood Area	An application was made to Wigan Council. The community was consulted for a minimum of six weeks. Taking into account the consultation, amendments were made to the Area and the Council made a decision on the application.	Yes: The decision was made on 14 May, 2015
Setting up a Neighbourhood Forum	Standish does not have a Parish or Town Council so a new statutory organisation called a Neighbourhood Forum was established. An application to do this was made to Wigan Council. The community was consulted for a minimum of six weeks. The Council decided to allow the application.	Yes: The decision was made on 14 May, 2015
Writing a draft Neighbourhood Plan	The community has been consulted about its views on Standish. See page 15 for details of the extensive consultation which has taken place during the Neighbourhood Planning process. This consultation has shaped the creation	Yes

	of the draft Standish Neighbourhood Plan, which has been prepared by the volunteers on Standish Voice's committee and working groups.	
Formal consultation	The community and key organisations are formally consulted on the draft plan. The consultation period will run from 29 September, 2017 to 10 November, 2017.	Taking place now
Post consultation	All comments on the plan are considered. The plan is amended as appropriate and then formally submitted to Wigan Council.	To be arranged
Publicising the Neighbourhood Plan	Wigan Council publicises the plan for a minimum period of 6 weeks, asking for any further comments.	To be arranged
Examination	The plan is considered by an independent examiner who will decide if the plan should go to a referendum.	To be arranged
Referendum	Voters in the Standish Neighbourhood Area are able to vote on the plan – if more than 50% of people vote 'Yes', the plan is passed.	To be arranged
Adopting the Neighbourhood Plan	Wigan Council then would take a decision to formally adopt the plan. Any planning application would be judged against the plan.	To be arranged

Standish: Map Of The Local Context



Standish: Map Of The Neighbourhood Area



Standish: The Neighbourhood Area

A Description Of The Neighbourhood Area

The Neighbourhood Area is known as Standish and it lies in the north of Wigan Borough. It shares boundaries with West Lancashire Borough to the north-west, Chorley Borough to the north and north-east, Haigh Parish to the east, Shevington Parish to the west and Wigan to the south. It includes most of the electoral Ward of Standish with Langtree and parts of the Wards of Aspull, New Springs, Whelley and Shevington with Lower Ground.

The area known as Standish Lower Ground is not included in the Neighbourhood Area as this has become a distinct and separate community to the main community of Standish. The proposed Neighbourhood Area is appropriate as it is an area which the vast majority of people in our community identify as Standish. The areas of Langtree and Worthington are now also commonly thought of as Standish.

Following consultation on the proposed Neighbourhood Area, a request was made to extend the Area. Wigan Council investigated the historic boundary and identified that the modern postal address boundary between Wigan and Standish follows the former UDC boundary to the east of Wigan Lane, down to the River Douglas, while to the west it follows the southern boundary of the Mere Oaks site as far as the railway line.

This tidies up the historic boundary in line with modern development patterns and would be an appropriate boundary for the Neighbourhood Area. Standish Voice agreed to the extension of the Neighbourhood Area.



Standish Voice: The Neighbourhood Forum

Standish Voice was created at a public meeting in July 2014, in the wake of Wigan Council's planning committee agreeing to a number of housing schemes for the village.

In the first half of 2014, outline permission was granted for around 1,200 homes in Standish.

Standish Voice believes the building of these new homes will bring major challenges for the village, but could also bring opportunities, and local people need to have a say in the planning and delivery of these estates.

Wigan Council has acknowledged that substantial infrastructure investment is needed to ensure the new homes fit in with the existing community and Standish Voice will campaign to receive the funding needed.

Standish needs a strong voice, which is why Standish Voice applied to become a Neighbourhood Forum. The application was successful and now Standish Voice is the first statutory body representing the whole of Standish for more than 40 years.

A Neighbourhood Forum has the power to create a Neighbourhood Plan for the village, which will be a blueprint for the improvement of the community over the next generation.

Standish Voice wants Standish people to be at the heart of shaping that plan and will be consulting widely to ensure this happens.

Standish Voice also believes the community spirit within Standish needs to be enhanced and will be organising and publicising events to help to do that.

An Overview Of Standish

Standish is a village⁽¹⁾ in the north westerly part of Wigan borough, in Greater Manchester, with a boundary with West Lancashire and Chorley district councils and the parishes of Shevington and Haigh.

Standish Neighbourhood Area, to which Standish Neighbourhood Plan applies, includes the borough electoral wards of Standish With Langtree, Aspull, New Springs and Whelley, and a small part of Shevington With Standish Lower Ground.

Standish has a long history⁽²⁾ and the community has grown around its grade I-listed parish church of St Wilfrid. It lies on the A49 between Wigan (five miles away) and Chorley (seven miles away), the main bus route, and is a short distance from Junction 27 of the M6. The village centre is a busy crossroads where the A49 meets the A5209.

The West Coast Main Line railway runs through Standish. Standish had two railway stations, Boar's Head and Standish. Both closed in 1949. Standish is one of the largest communities in the borough not to have a railway station. However, it is three miles from Gathurst Station on the Southport-Manchester line and eight miles from Horwich Parkway on the Blackpool-Manchester line.

Employment in the past largely consisted of mining and agriculture. The last of Standish's coal mines closed in the early 1960s but due to good, versatile agricultural land, farming is still practised, largely arable. Residents today are mainly employed outside Standish due to good transport routes across the north west, including Manchester (30 miles), Liverpool (25 miles) and Preston (15 miles).



The largest private employers in Standish are Ainscough Vanguard/Crane Hire, on the village's only employment area of Bradley Hall Trading Estate, and Chadwick's butchers, food merchants and cafe, in the village centre. Standish has a busy, but congested, centre, with low retail vacancy levels, and needs improvements to cope with residential expansion in the Neighbourhood Area.

Standish is almost totally surrounded by Green Belt and a number of other greenfield sites have been designated as 'Safeguarded Land' for future development by Wigan Council. Since 2014, 1,767 homes have been given outline or full planning permission: 1,612 on Safeguarded Land, with some construction now under way, and a further 148 homes having outline permission for Brownfield Land at Bradley Hall Trading Estate. Completion of all this house building is estimated to take eight to 10 years.

There are four schools - three primaries and one secondary. Standish Community High School accepts pupils (approximately 50%) from outside the Neighbourhood Area. There are three churches, a dental surgery and a medical practice, with eight GPs. The nearest hospitals, Wigan Infirmary and Wrightington, are both about three miles from the village centre.

The settlement is situated on a ridge of high land which rises to 370ft above sea level. Standish has one principal park, Ashfield Park, a few 'pocket parks', and semi-natural, public open space at the former Robin Hill Colliery, Victoria Pit reclamation site and Worthington Lakes and nine Sites of Biological Importance. There are two Conservation Areas - Standish Centre and Mayflower, a former factory site.

1. Standish is classed as a 'smaller town centre' in Wigan Council's Adopted Core Strategy and Wigan Council regularly refers to Standish as a 'town'. The Rural Urban Classification 2011, would also class Standish as an 'urban' area. However, many residents still call Standish a 'village' due to it being a much smaller, tight-knit, rural settlement in the recent past. It has never had a town charter, has no regular market and has no parish or town council. Standish Voice's Neighbourhood Planning consultation asked what designation Standish should be given. A total of 66% of respondents said 'a village', with 18% saying 'a town', 14% saying 'a township' and 1% having no view. With no standard definition of a 'village' in usage and settlements in the UK with larger populations adopting the 'village' designation, Standish Voice has decided to employ this term when referencing the Neighbourhood Area.
2. The village was first mentioned in written records in 1206. Its name is derived from two Old English words: 'stan', meaning stone, and 'edisc', a park or enclosure. There is evidence of much earlier settlement and a Roman Road ran through the area linking the Roman settlements of Wigan and Ribchester. Standish became a township in the Middle Ages centred around St Wilfrid's Church and united with neighbouring Langtree, as Standish-with-Langtree, in the mid-19th Century. The township was in the larger Standish ecclesiastical parish. Under the Local Government Act, 1972, the Standish-with-Langtree Urban District and its council was abolished. Standish remains unparished but in May, 2015, Standish Voice, a residents' group formed in July 2014, was designated as the Neighbourhood Forum for the village, with the aim of creating a Neighbourhood Plan.



Why Standish Needs A Neighbourhood Plan

Standish has changed significantly from being mainly an agricultural and mining community to a largely commuter village since nearby Junction 27 of the M6 motorway was opened in the 1960s. The ready access to open countryside and community spirit has helped retain the village feel.

However, the scale of house building scheduled for the next ten years will see the village population increase by about 25% and there are concerns about how this will impinge on the infrastructure and exacerbate issues already affecting Standish.

It is vital that local people are given a say on how Standish develops, giving them a real stake in the future of their village. Localism and neighbourhood planning gives the chance for Standish residents and businesses to shape and influence how the village develops over the coming years. Producing a Neighbourhood Plan represents a unique opportunity, based on the views of people in the village, to guide what development is or is not suitable for Standish, to enhance the village and retain its unique character.

The scale of housing developments, whilst not popular, will provide a significant opportunity to utilise developer monies and other funding in a way that will enhance the village, enable schemes that local people consider are important to be implemented and assist new residents to integrate into the community through Standish Neighbourhood Plan.

Community Engagement In Standish Neighbourhood Plan

Standish Voice has consulted widely with the public and businesses during the creation of the draft Standish Neighbourhood Plan.

To publicise the various stages of the Neighbourhood Plan, Standish Voice used leaflet drops to homes across the village, combined with leaflets given to children in Standish's four schools to take home and distributed to local businesses and public buildings. Posters were displayed in public buildings and shops and on public noticeboards across the village.

Standish Voice has used public events – notably the 50th anniversary celebration of Standish Library, Standish Dog Show and the 2016 Standish Christmas Market – to publicise the work of SV and the Neighbourhood Plan and ask for feedback, both written and verbal, which was forthcoming.

Standish Voice has used the local media to publicise the work of Standish Voice and the Neighbourhood Plan, and its various consultations, with articles appearing in the Wigan Observer and the Wigan Evening Post and on their website, Wigan Today.

Standish Voice has used social media – Twitter and especially Facebook – extensively to publicise the various stages of the Neighbourhood Plan and to promote debate and feedback from residents. An article is posted on Facebook on average at least once each day on the Standish Voice page about various aspects of life in the village and this has included the Neighbourhood Plan. Standish Voice has also conducted specific Question and Answer sessions on Facebook and other local Facebook pages have also discussed the Neighbourhood Plan.



Standish Voice Facebook page has 4,780 Likes and 4,860 Follows as of September, 2017.

The website, www.standishvoice.co.uk, contains a large amount of information on Standish Voice's activities and the Neighbourhood Plan, its consultations and policies. It also contains information on how Standish Voice was established and general information about Neighbourhood Planning.

Standish Voice has used questionnaires and surveys, both in print form and digital, to gather the views of the public and asked for written individual submissions to consultations, both online and hand-written. Standish Voice also used Survey Monkey digital polling software to assess the popularity of one particular issue during one of the consultations and to collect data as part of the main Neighbourhood Plan survey.

Approximately 800 people are members of Standish Voice, which is free to join, and they are sent a monthly newsletter outlining the organisation's activities, including the development of the Neighbourhood Plan. Members are encouraged to email questions.

Local elected councillors were invited to attend a briefing session on one of the consultations as part of the process and SV has had conversations about the Neighbourhood Plan, its policies and the process, with the local MP, Lisa Nandy.

One current Standish councillor, Coun Ray Whittingham, is on Standish Voice's Working Group, which helps the main committee. Two other current councillors, Coun Debbie Fairhurst and Coun George Fairhurst, and one councillor voted out in the 2016 local election, have been asked to join Standish Voice's committee but have not taken up the offer.

Standish Voice holds monthly meetings, which are open to the public as well as its members, to discuss its activities, including progress and issues within the Neighbourhood Plan.

Standish Voice has asked younger people to be involved in issues surrounding the Neighbourhood Plan, including local schoolchildren who created project work about what they would like Standish to look like in the future. Standish Voice has also attended meetings of youth organisations to get first-hand the views of younger people during one of the consultations.

Wigan Council has a website page about Neighbourhood Planning in general and specifically in Standish and the Local Authority has referred to specific issues related to Neighbourhood Planning on its social media channels.



Key Themes And Issues For Standish

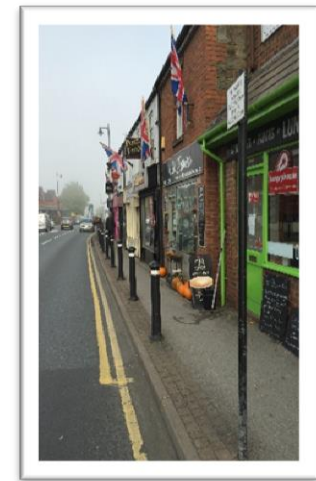
Standish Voice conducted the largest consultation ever held in the village to seek people's views and establish the key issues for the draft Standish Neighbourhood Plan. On May 9, 2015, an initial consultation was held at the 50th Anniversary of Standish Library event to ask people what they liked, disliked and wanted to see improved in Standish village. The results from this were used to develop the questionnaire which was the basis of the wider consultation undertaken in summer 2015. The questionnaire was a combination of questions and open comments. This consultation was promoted on the Standish Voice website, through social media and in the press.

The questionnaire was distributed to every household, put into the school bag of every child in the four schools and copies were available in Standish Library and from local shops and businesses. People were able to complete the questionnaire online using Survey Monkey or by leaving the completed questionnaires at several boxes around the village centre. A separate questionnaire was circulated to all the businesses in 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 AGMs.

Business, Retail And Village Centre

- Improving the range of shops and business space within the village
- Improving the aesthetics of the village centre and shop frontages
- Concerns about the high numbers of takeaways in the village centre
- Protection of public houses and hospitality venues as places for social and community benefit
- Concerns about lack of public toilets
- Promoting Standish through provision of a business directory



Traffic Congestion And Parking

- Traffic congestion in the village centre and roads leading to the centre
- Additional car parking in the village centre
- More and improved footpaths and cyclepaths to access the village centre, including 'The Line', and better bus services
- Lack of a railway station in Standish
- Provision of a bypass around Standish village centre



Open And Recreational Space

- Concerns about the loss of open space to housing developments
- Retention and improvement of the existing open space in and around the village
- Improvement of facilities at Ashfield Park to encourage more use
- Creation of a new community park in the village centre



Housing

- Having the right type of housing that meets needs of local people, particularly for older people and young people
- Ensuring that the affordable housing provision is within the village and that local people are able to access it
- Ensuring that housing provided is of suitable type, tenure, design and quality to meet the needs of local people



Use Of Funding From Developments

- Ensure that any funding from developments is used in Standish to enhance the village and address the issues raised from the 2015 Neighbourhood Plan consultation

Community Facilities And Health And Wellbeing

- Protection and enhancement of existing community facilities and increase the range of provision for young people and older people
- Provision of more leisure, sports and cultural facilities
- Strong sense of community
- Provide more community events, for example Standish Christmas Market



Values, Vision And Objectives

VALUES

Standish Voice, as a statutory Neighbourhood Forum, believes it is appropriate to have clearly stated Values to which the committee and working groups adhere.

On the 23 June, 2015, the committee agreed that draft Values should be produced. On 21st July, 2015, the draft values were amended and approved by the committee and these were subsequently presented to the Neighbourhood Forum's AGM on the 24 November, 2015.

The Values of Standish Voice were formally adopted at that AGM meeting. These are:

Togetherness – Standish Voice will work together with the Standish community and Wigan Council to improve our village.

Openness – Standish Voice will work in an open, transparent and honest way.

Responsibility – Standish Voice committee members will operate with the highest levels of integrity and accountability in representing your views.

Inclusion – Standish Voice will encourage participation of the residents and businesses in all aspects of life in Standish.

VISION

Following the extensive consultation for the Neighbourhood Plan undertaken in summer 2015, the information was collated and analysed and the overarching issues for Standish were identified, which resulted in the draft Vision for the Neighbourhood Plan.

The draft Vision was discussed by the committee and subsequently presented to the Forum's AGM on the 24 November, 2015.

The Vision of Standish Voice was formally adopted at that AGM meeting.

Standish Neighbourhood Plan Vision

By 2030, our village will be a thriving community with an attractive centre where housing meets local need and residents have easy, affordable access to excellent leisure, sports and cultural facilities and high-quality, ecologically sound, open space.

It will be a resilient, sustainable, healthy community where traffic congestion has been reduced by better transport initiatives and parking.

OBJECTIVES







The draft Objectives were presented to Standish Voice's AGM on the 24 November, 2015.

The five draft Objectives for Standish Neighbourhood Plan were formally adopted at that AGM.

The Values, Vision and Objectives adopted in November 2015 were published on the Standish Voice's website.

During the Neighbourhood Planning process and while the policies for Standish Neighbourhood Plan were being created, the Vision and Objectives were revised and formally adopted at Standish Voice's AGM on 14 November, 2016. These were updated on the Standish Voice website.

The revised Vision and Objectives were presented to the community for further consultation at Standish Christmas Market, which was held on 3 December, 2016, and these were unanimously supported by the local community.

Standish Neighbourhood Plan Objectives	Theme	Land-use policy	Project or other action
Objective 1 To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones – creating a vibrant, attractive, characterful village centre		Yes	Yes
Objective 2 To reduce traffic congestion by new transport initiatives and better parking		Yes	Yes
Objective 3 To enhance open and recreational space and access to it to improve biodiversity and residents' health and well-being		Yes	Yes
Objective 4 To promote sustainable, high-quality housing which meets the current and future needs of Standish residents		Yes	Yes
Objective 5 To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish		Yes	Yes
Objective 6 To promote health and well-being within a sustainable community		Yes	Yes

Policies

INTRODUCTION

Standish Neighbourhood plan policies are designed to create a vibrant and sustainable village which meets local needs and to address the issues that have been raised by residents and businesses in the village throughout the preparation of this plan.

The consultation survey undertaken in summer 2015 has formed the basis on which the policies have been developed. Consideration has been given to other relevant evidence and changes to legislation and planning during the plan preparation.

Several key principles underpin these policies. These include promoting health and wellbeing, sustainable development, retaining and enhancing community cohesion and ensuring that Standish is a thriving and prosperous place in which to live and work.

The following policies are in no order of priority.

Objective 1: Village Centre Enhancement And Employment



To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones – creating a vibrant, attractive, characterful village centre

Background

Standish village centre is partly designated as a Conservation Area containing the Grade 1 listed building, St Wilfrid's CE Church, and has retained its independent character and a range of traditional shops.

There is a mixture of independent and national chain outlets and there is a need to maintain this balance. With the exception of Aldi, most retail premises are relatively small, so there is limited scope for improvement and expansion. However, there are a couple of vacant sites which may attract new retail or mixed use businesses, such as part of the rear of Preston Road and part of the Chadwick's butchers site, on High Street. Currently, some upper floors of premises are vacant or under-used.

A range of local and thriving businesses is important to the sustainability of any village. Diversity in shopping and the night-time economy encourages people to visit the village to socialise and contribute to a thriving community.

Enhancements to the village centre, public spaces and Conservation Area can create a vibrant and attractive place in which to live and work.

The Neighbourhood Plan survey in 2015 asked a number of questions about what people thought about living in Standish. Issues raised included the number of takeaways, poor state of some shop frontages in the village centre, the quality of shops and lack of public toilets.

The consultation asked residents and business owners what they would like to see improved in Standish and this identified a number of key issues around parking, improvements to the existing retail offer, better quality restaurants and pubs, improvements to the appearance of the village centre and retention and enhancement of existing businesses.

The population of Standish is projected to grow significantly – by about 25% in the next decade – as people move into the new homes currently under construction. To support a sustainable village, it is important that the existing businesses and shops should be retained, enhanced and expanded both in the village centre and designated employment and retail areas.

Improving the aesthetic appearance of the village centre was raised during the consultation and a report was commissioned from AECOM, one of the leading planning consultancies in the UK, to suggest ways the village centre could potentially be improved.

AECOM produced a Masterplan for the village centre – finalised in a revised form in July, 2017 and published with the draft Standish

Neighbourhood Plan, which has assisted in the formulation of some of the village centre policies that address issues raised in the 2015 Neighbourhood Plan survey.

Standish currently has one designated Employment Area, Bradley Hall Trading Estate, on Bradley Lane, and the village centre has a designated 'Town Centre Uses' area centred roughly around the Conservation Area, High Street and nearby roads.

Historically, farming has been important in Standish, with the village surrounded by agricultural land, and a number of public footpaths and bridleways create access to open space in those greenfield areas.

Access to the countryside was the fourth most important reason for people considering Standish as a good place to live in the 2015 Neighbourhood Plan survey.

Retention and enhancement of the existing agricultural businesses is seen, therefore, as playing a key role in maintaining access to open space within the Standish Neighbourhood Area.

Public houses are part of the fabric of Standish life. Standish Neighbourhood Area has eight pubs and three bars currently trading, with many of them of historic and cultural importance to our community.

As well as being landmark buildings, these pubs provide a place for the community to gather and socialise and provide space for many local organisations which greatly enhance the wellbeing of people in the village.

Due to economic and social changes, in line with national trends, some Standish pubs and hospitality premises have closed over the past decades and those buildings have been lost to the community.

These include The Dog And Partridge, on School Lane (now a gun shop), The Horseshoe, on Wigan Road (now an office), The Crown, on Platt Lane (currently vacant) and The Beeches restaurant and hotel, on School Lane (currently vacant).

The closure in January, 2016, of The Crown – which has been run as an inn/public house since at least the 1860s – and subsequent planning application to demolish the building, resulted in a robust campaign by local people to retain it as a going concern and keep it as a hospitality venue.

The following village centre policies aim to protect and enhance the village centre for the people of Standish.



Village Centre: Enhancement Of Village Centre Retail And Business Premises Offer

Policy 1.1: Development or change of use that improves the vitality and viability of the village centre, through a balance of retail, services, cafes, restaurants with associated mixed use in those premises, will be supported if it:

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



Village Centre: Village Centre Improvements – Enhancement To The Public Realm

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

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



Village Centre: Village Centre Improvements – Provision Of Public Conveniences

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

Hot food takeaway information...?

Business Policy – Hot Food Takeaways

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

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

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

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



The following business-related policies are designed to safeguard jobs within Standish through enhancement and retention of existing employers and are applicable to all commercial, business and retail premises within the designated Neighbourhood Plan Area. They are also designed to safeguard against the loss of existing public houses and hospitality venues which are vital to the wellbeing of the community. This following policies applies to public houses and sites previously in pub use, where the last lawful use of the premises was a permitted A class use, whether currently in use as a public house or not.

Business Policy: Retention Of Public Houses And Hotel And/Or Leisure Use

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

- i) the public house and/or hotel and/or leisure use is no longer economically viable; a viability report must be submitted and this must include evidence of active and appropriate marketing over a continuous period of at least 12 months and evidence that all reasonable efforts have been made to preserve the facility; the proposal would not result in the loss of a service or facility of particular value to the local community; and the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene.***

- ii) Changes of use to non-A or D class uses (see glossary) will only be acceptable where the criteria set out in part (i) of the policy above are met and there is no reasonable prospect in the medium term of re-use or refurbishment for an alternative A or D class use, demonstrated through marketing evidence.***

- iii) If the public house and/or hotel and/or leisure use is on a local list of buildings of local architectural and/or historic interest created by the local authority, Wigan Council will seek retention of the building and any external features of interest, including characteristic pub features.***

- iv) Schemes affecting public houses should not result in a loss of cellage or other features which might render the public house use unviable.***

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



Standish plays a role in the overall Wigan Core Strategy seeking to enhance employment and currently has one Employment Area, Bradley Hall Trading Estate, on Bradley Lane. The plan seeks to add a smaller existing business site as an employment site to provide and retain key employment in the local area. On 14, November, 2014, outline planning permission was granted for 148 houses on part of the industrial estate, which included at Section 106 agreement that the remaining part of the site shall be improved. In January, 2018, Homes England, current owners of the site submitted a new outline application for 163 dwellings. The loss of business premises in Standish is of concern and businesses are needed to create a sustainable thriving village. The plan aims to support and protect employment by resisting change of use to residential uses and encourage new employment on vacant Brownfield Land sites within the Standish Neighbourhood Plan Area.

Business Policy: Development That Would Result In Loss Of Business Space

1.6: Proposals that would result in the loss of business space in the Neighbourhood Area will not be supported unless it can be demonstrated that:

- i) There is no market demand through active and continued marketing for a period of at least 12 months or**
- ii) The provision is of better quality employment space allowing for mixed use or**

- iii) It is necessary to meet a clear need for community facilities or**
- iv) It would be unsuitable to continue as a business use due to environmental considerations.**

Business Policy: Non-Employment Uses Within Employment Areas

1.7: This policy applies to designated employment areas only. Development or change of use to a non-employment use will only be permitted when:

- i) It would not detract from the employment use of the remaining sites in the area.**
- ii) The maximum amount of floorspace will remain in employment use as part of the scheme, unless it can be clearly demonstrated that retaining employment floorspace would prejudice the ability to satisfy criteria (iii) below.**
- iii) It is demonstrated that at least one of the following is met:**
 - A) It will be small scale and complementary to the employment function of the area.**



- B) There is no current or likely future demand for employment uses and it is not viable for the area, site or premises to be made suitable to meet current or likely future demand.***
- C) The site or use gives rise to a significant environmental problem and redevelopment or re-use for other uses is the only viable means by which mitigation can be achieved.***
- D) It is the only viable means of retaining a listed building.***
- E) Redevelopment for and/or change of use of part of the site or premises to a use other than an employment use is the most appropriate means by which upgrading, modernisation or redevelopment of the remainder of the site will be achieved, necessary to ensure its retention.***
- F) It is an important component of a wider regeneration proposal endorsed by Wigan Council.***
- G) It will meet an established need in accordance with other policies in the Neighbourhood Plan and it can be demonstrated that there is no alternative site reasonably available and the benefits in planning terms to the local community outweigh the loss of the employment site or premises.***



Business Policy: Proposals To Upgrade Or Extend Employment Sites

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

Business Policy: Agricultural Use Retention, Enhancement And Expansion

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

Justification

These policies support Wigan Core Strategy CP5 Economy and Employment – safeguarding existing employment uses. In addition, the enhancement of the village centre is in accordance with Wigan’s Core Strategy Policies RC1 and SP2 on the ‘hierarchy’ of centres in Wigan.

Standish currently has a mix of retail and business use premises within the designated Standish Neighbourhood Plan area. There is one industrial estate where outline planning permission has already been granted for 148 houses on part of the original site. Some existing businesses have had to relocate outside the area as a result of the housing development proposals. To create a vibrant village, it is important that there remains a mix of suitable business, retail and employment premises to retain and encourage new business growth in keeping with sustainability.

Recent housing developments will increase the village population by about 25%. Having suitable shopping facilities, opportunities for existing businesses to expand and attracting new businesses into the area will help support the local economy and reduce the need for commuting, which in turn will generally limit the increase in traffic and air pollution.

Standish is mainly surrounded by agricultural land and there has been a loss of this over the years. Retention of the existing agricultural land provides both employment and opportunities for diversification.

These policies are designed to protect the remaining part of the originally



designated Employment Area at Bradley Lane – the housing site of Barrowcroft is excluded – and other retail, mixed use and employment land within the NP area to protect jobs and create opportunities for economic, retail and hospitality enhancements as part of a sustainable village.

There is a need to maintain the vitality of the village centre as a shopping area with activity at street level, therefore there is a need to control the number of takeaways within the village centre, which will also have health implications for the wider community.

The quality of the street scene, known as the public realm, is important for the image and character of Standish as a place to shop in , work in and visit. It is important that good quality design is promoted and street clutter is removed.

Temporary activities and events such as Standish Christmas Market should be encouraged to bring shoppers and visitors into the centre and boost the economy and image of Standish. Specific policies to enhance the aesthetic appearance of the village centre, improve the public realm and encourage mixed development will contribute to a thriving sustainable community in the village.

The lack of public toilets in Standish was raised as an issue in the 2015 Neighbourhood Plan survey. The provision of such facilities would make Standish a more attractive place to visit and shop in and should be encouraged in major retail or leisure developments.

The general business policies support and value the contribution of small and start-up businesses as part of a vibrant village, including flexible units that can be altered to meet the changing needs of small businesses.

Objective 2: Reduce Traffic Congestion And Better Parking



To reduce traffic congestion by new transport initiatives and better parking

Background

The village-wide consultation survey undertaken in summer 2015 as part of the neighbourhood planning process found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre another key issue. The issues people most wanted to see addressed were reduced congestion, traffic calming and improvements to roads, improved parking, provision of a bypass and better footpaths, bridleways and cyclepaths.

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.

Bypass

The possibility of a bypass from Junction 27 of the M6 to Boar's Head or Beech Hill, in Wigan, has been investigated in creating Standish Neighbourhood Plan.

However, it has not been included in the Plan as it is not a realistic proposal which could be enacted in the Plan's timescale (up to 2030) as

such a bypass is not in any transport plan for the area, including Wigan Council's Local Plan Core Strategy, Wigan's Transport Strategy, Greater Manchester Local Transport Plan or Greater Manchester 2040 Transport Strategy.

Wigan Council's 2013 document, Standish Infrastructure Assessment, deemed a bypass from Junction 27 to Boar's Head unviable as such a road would only realistically become viable if it was to be part of a proposal for further housing development along its route, in part of the Neighbourhood Area which is currently Green Belt.

Traffic congestion and associated air pollution are of concern, particularly around the traffic lights in the centre of the village, part of which is designated as an Air Quality Management Area (AQMA).

The scale of housing development will create more vehicle journeys through the village and sustainable transport and enhanced pedestrian and cycle routes in and around the village are proposed as measures to limit the increase in car journeys and congestion.

In addition, a review of signage at M6 Junction 27 and on roads near Standish is being undertaken with the aim of reducing vehicle journeys through the village centre.



Railway Station

Standish used to have two railway stations, Standish (Rectory Lane) and Boar's Head. Both closed in 1949. The track is now the West Coast Main Line (WCML).

No current local or regional authority plans contain policies which could bring forward a station at Standish in the lifetime of Standish Neighbourhood Plan. However, Transport for Greater Manchester (TfGM) is currently conducting a review of all proposed stations within the city region. This review will include Standish and is expected to be made

public at the end of 2017. The significant level of house building approved for Standish will be taken into consideration.

Standish residents are keen for it to progress, with the 2015 Standish Neighbourhood Plan survey finding that if a station was to be built, 84% of respondents would use it (13% indicated they would not and 3% had no view).

With the cost of a railway station estimated to be about £10m, any new S106 agreements undertaken with developers should account for this.



Car Parking

In the 2015 Neighbourhood Plan survey, 74% of respondents considered that the centre of Standish needed more car parking, 6% disagreed, 3% strongly disagreed and 17% had no view. 28% of people also considered additional car parking would help to reduce traffic congestion in the village.

A car park survey was undertaken by Standish Voice and a joint working group set up with Wigan Council in 2016 to identify and assess a number of potential sites for additional car parking. This included time-limited parking on private sites with one option being the provision of public parking spaces as



new retail development is created. This, however, is dependent on retail development coming forward.

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.

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 park 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.

Footpaths and cyclepaths

The enhancement of footpaths and cyclepaths across the Neighbourhood Area is important to improve the health of residents and to help reduce the reliance on cars, thus potentially limiting the increase in congestion and exhaust emissions expected due to Standish's burgeoning population

and general background growth in vehicle numbers. In the 2015 Neighbourhood Plan survey, 84% of respondents said they would use more or better footpaths and 48% would use improved cyclepaths. Standish Neighbourhood Plan supports the enhancement and linking up of footpaths and bridleways across the Neighbourhood Area for recreation and journeys to and from the village centre.

Standish Voice has worked with Wigan Council to bring forward an enhancement of 'The Line', a former mineral line and now an informal route, into a multi-use path with bridleway status. This important path, due for completion in 2018, would link new housing developments around Almond Brook and Pepper Lane with the village centre and also create a safer route to and from Standish High School from the village centre.

Standish Voice, working with Martin Holden, founder of Standish Community Cycling Club, has formulated a linked route around most of the village, known as 'The Standish Loop'. This would use existing but enhanced bridleways and footpaths upgraded to bridleways. This route, for use by walkers, cyclists and horse riders, would then link to the wider bridleway network outside the Neighbourhood Area. This would include to Coppull, via Hic Bibi, and to Wigan and Haigh, via improved access to the Whelley Loop Line.

These policies aim to improve connectivity around the village and encourage less reliance on car journeys to reduce congestion, improve air quality and create better parking in Standish.



Provision Of Enhanced Footpaths, Bridleways And Cycleways In And Around The Village

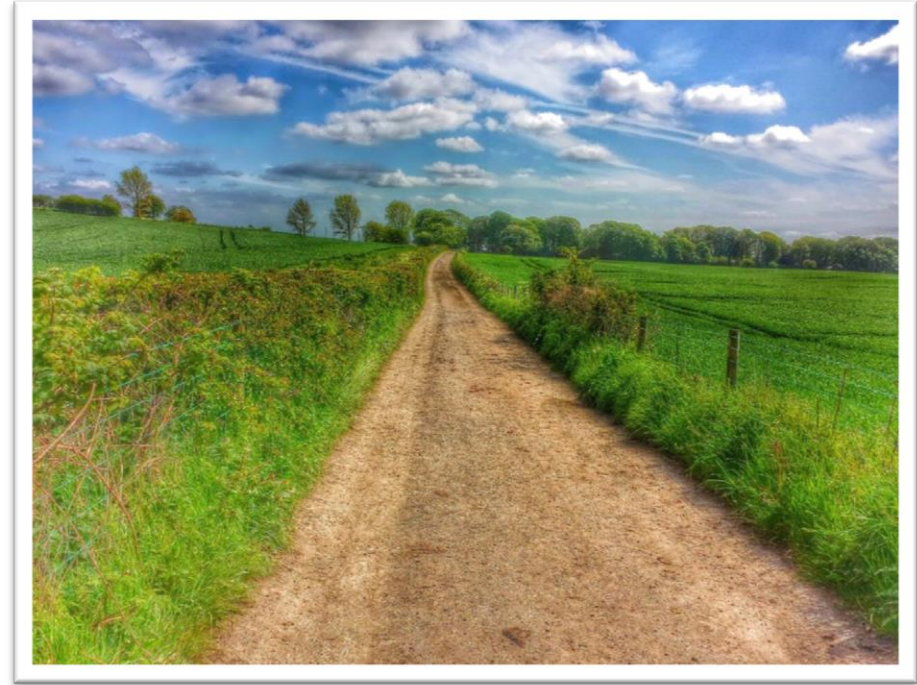
Enhancements to the walking and cycling network in the Neighbourhood Area are supported, including the provision of new and/or improved footpaths, bridleways and cycleways and enhanced links, including to the village centre.

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

New Developments To Provide For Footpaths And/Or Bridleways Into The Village Centre

2.2.1: New development will be required to include footpaths and/or bridleways linking to existing routes where appropriate, which shall take the most direct practicable route towards the village centre, and wherever possible create new linkages.

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



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



New Major Developments To Provide Air Quality Assessment And Mitigation Measures

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

New Business/Retail Developments To Provide Car Parking Available For Public Use

2.4: Planning applications for retail/business premises within 400m of Standish crossroads, of greater than 200 square metres total floor area will be supported only if they include parking provision meeting the requirements in Wigan Council's adopted Unitary Development Plan (prevailing car park standards) or subsequent revision, and this parking is available for public use for a period of at least three hours.

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 is connected to the main village centre roads by adequately lit routes with a high-quality surface***
- (ii) The car park is laid out to the design standards required by Wigan Council***
- (iii) There is no increased risk of surface water flooding through measures such as Sustainable Drainage Systems***
- (iv) It is not existing public open space used for sport, informal play or recreation***

Justification

These policies support Wigan policy CP7 – accessibility, and seek to enhance the provision of footpaths, cyclepaths and bridleways in and around the village. Improved provision is designed to support sustainable transport, reduce car journeys into the centre of Standish and encourage safer walking and cycling in the village. The creation of better footpaths, cyclepaths and bridleways helps encourage people to become more active and adopt healthier lifestyles.

The upgrade of existing routes to form The Standish Loop will be enacted and if any development is proposed that affects it, an alternative route to perpetuate it will be sought.

The provision of more off street public car parking in the centre of Standish will enable shoppers, visitors and residents to spend longer in the centre, creating a vibrant and thriving village.



Objective 3: Open And Recreational Open Space



To enhance open and recreational space and access to it to improve biodiversity and residents' health and wellbeing

Background

The existing green landscape of Standish Neighbourhood Area is one that has largely been defined by agriculture and its mining past, and although agriculture still plays a large role in land use in the area, the past use of land for mining has created some areas of open, semi-improved, publicly and privately-owned space that is currently used by the residents for recreational purposes.

There are currently 11 designated Sites of Biological Importance (SBI's) within Standish Neighbourhood Area and it is essential that these are retained to encourage biodiversity.

The increasing demands on land for housing needs has resulted in large areas of open space within the Neighbourhood Area, including Standish's former golf course, on Rectory Lane, being granted planning permission for housing development.

The way in which development is planned and designed must contribute to the enhancement of walking and cycling options and our open spaces, vegetation, streams and ponds need to be preserved as they play a vital role in the wellbeing of both people and wildlife.

In the 2015 Neighbourhood Plan survey, residents clearly stated that access to countryside and open space were factors which made Standish a great place to live.

Additionally, 80% of residents said Standish needed more parks and open spaces and 84% said they would use improved and/or additional footpaths.

Within the Neighbourhood Area there is a lack of suitable park provision in the north of the settlement by measurable standards.

In addition, there is lack of accessible woodland by measurable standards (see Evidence Base).

The uptake of Standish's 'Safeguarded Land' for development is reducing the accessible open and green space available and depleting the green infrastructure of the Neighbourhood Area.

In order to mitigate the loss of open and green space by development, policies need to be put in place to ensure that the overall green infrastructure of the Neighbourhood Plan area is not greatly diminished and improvements are made.

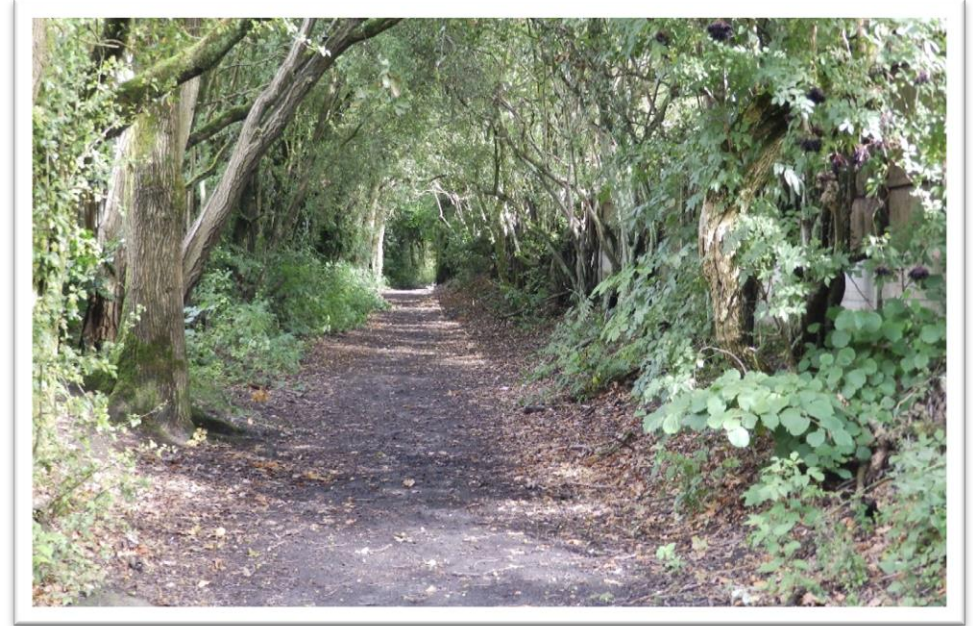
The Open Space, Sports and Recreation Strategy produced by Wigan Council identifies the quantity of formal and informal open space in

Standish. However, the quality of these spaces could be improved to encourage more use.

In addition, there is formal and informal open space provision on the approved housing developments and this should contribute to the wider accessibility of open space by residents within the Neighbourhood Area, for example with the provision of green corridors.

The open/green space policies within this plan aim to maximise the use of available land to enhance the green infrastructure and park provision in the Neighbourhood Area, ensure access to woodland, provide mitigation measures and improve the quality of life for residents.

Ashfield Park and the proposed new community park at Southlands Rec, are subject to separate and individual policies (see section 5 Sport, Leisure and Community facilities policies 5.1 and 5.2).





Creation Of Green Corridors For Access And Enhanced Biodiversity

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

i): Create a buffer between existing housing and proposed development

ii): Create access to more green space and woodland

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

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

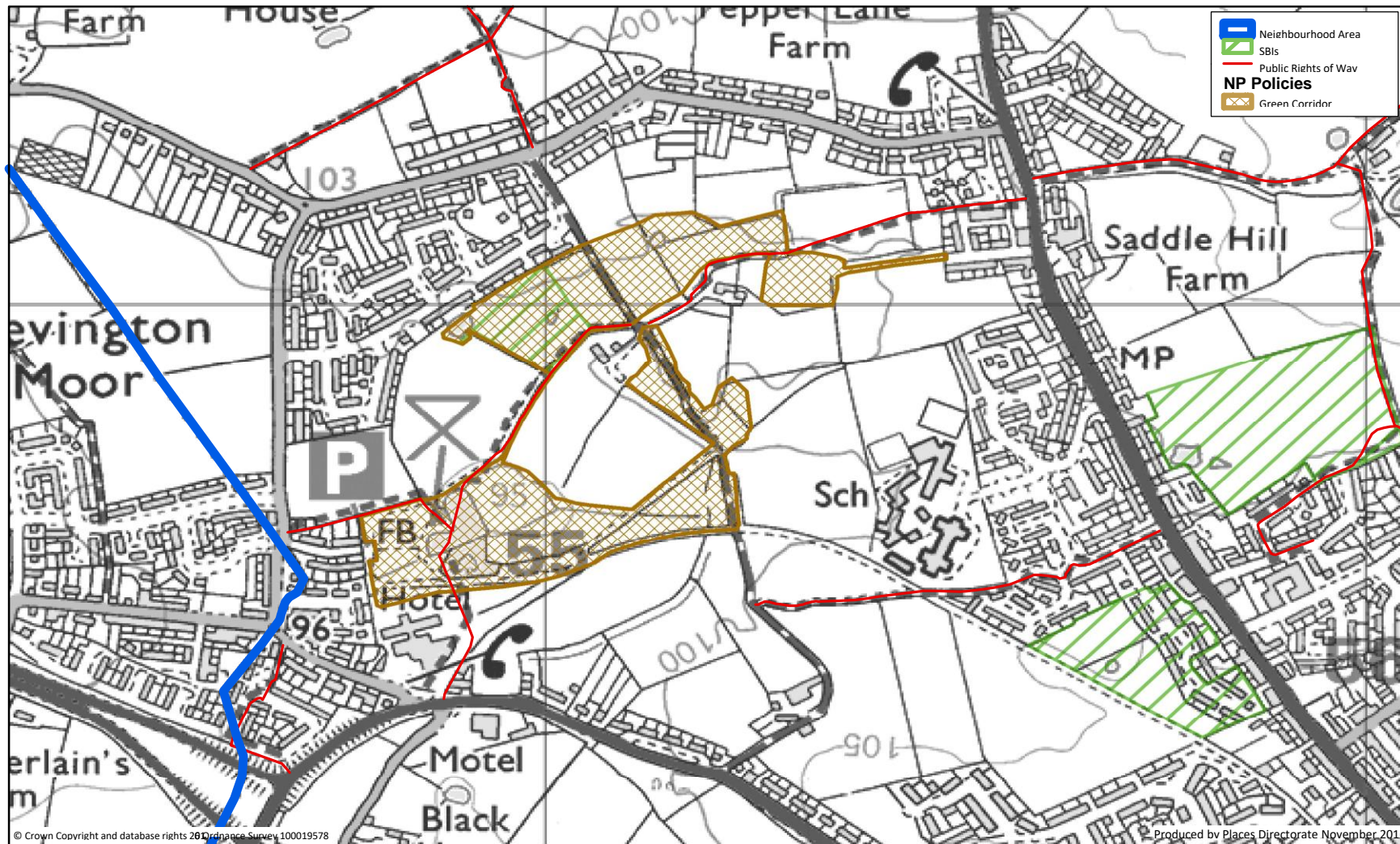
- A. The Victoria Pit reclamation area north and eastwards towards Rectory Lane and Chorley Road, as shown on the map, to link up with other nearby green corridors (See p42).***
- B. The area of the ponds at Almond Brook Road, the ponds to the south of Pepper Lane and the land in-between as shown on the map (See p41).***

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

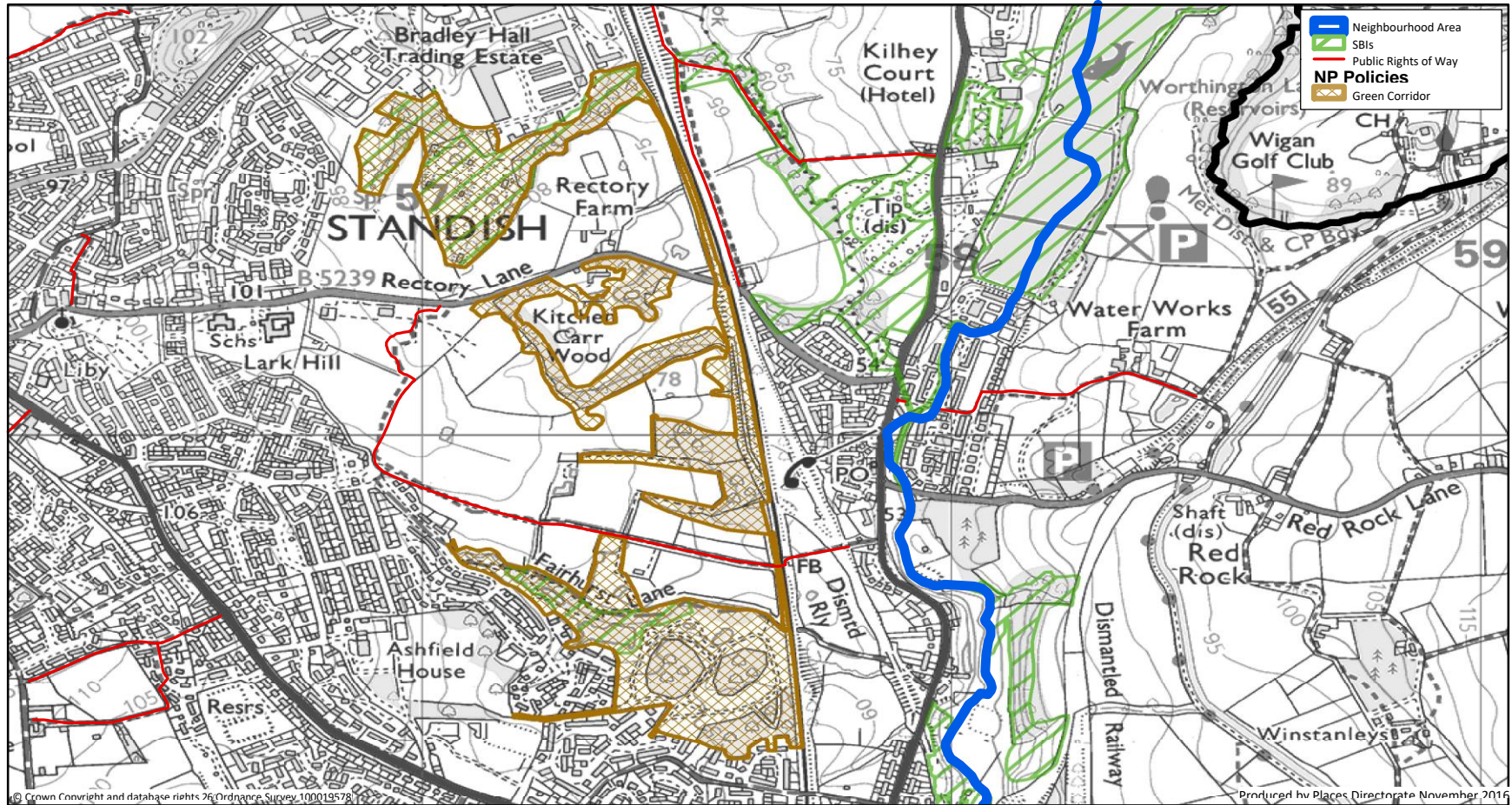
3.1.3: Any proposed development within and adjacent to these areas must be able to demonstrate a net gain in biodiversity on the green infrastructure and biodiversity of that area.



Green Corridor - Almond Brook with SBI and PROW



Green Corridor - Victoria Pit with SBI and PROW



Within the Neighbourhood Area there are a number of green spaces that contribute to the character of the area, provide opportunities for formal and informal recreation, and for growing food, and have ecological and biodiversity value.

This policy seeks to protect the following four areas as Local Green Space: 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'; The Rec, on Southlands Avenue; and the playing field to the south west of Standish High School bounded by 'The Line' and footpath no 37.

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

Designated Local Green Spaces

3.2: Development on sites named above, to be 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.

Development considered appropriate on a Local Green Space would be:

- i) Provision of appropriate facilities, including new buildings, associated with outdoor sport or outdoor recreation providing it preserves and improves the function and value of the Local***

Green Space.

- ii) The extension or alteration of an existing building providing it does not result in disproportionate additions over and above the size of the original building and does not have an unacceptable adverse impact on the function and value of the Local Green Space.***
- iii) The replacement of a building provided the new building is in the same use, not materially larger than the one it replaces and does not have an unacceptable adverse impact on the function and value of the Local Green Space.***



There has been a significant loss of trees and hedgerows as a result of recent approved housing developments and this policy seeks to protect the remaining trees, hedgerows and woodland within the Neighbourhood Area and provide mitigation measures for any loss of trees and hedgerows by future development.

Protection of Trees, Hedgerows And Woodland

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

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

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

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

i) One tree for each dwelling for residential development.

ii) One tree per 100 square metres of floorspace for non-residential development.

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

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

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

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



This policy seeks to enhance and retain other green areas within the Neighbourhood Area such as school playing fields, play areas, allotments, amenity open spaces, churchyards and semi-natural green spaces. Opportunities will be sought for tree planting, community orchard and Incredible Edible projects.

Retention And Enhancement Of Amenity/Open Green Spaces

3.4: Development proposals will be supported on green spaces where:

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



Justification

These policies support Wigan Council's strategic policy CP2 in the Local Plan Core Strategy. In particular, these policies are designed to enhance the green spaces within Standish by creation of two new green corridors linking open space together for public enjoyment and to encourage biodiversity in these areas.

The protection of trees, woodland, hedgerows and mitigation measures for new development are considered important in retaining the character of the village and to enable access to open space.

There are several sites within the Neighbourhood Area which are deemed sufficiently important that they should be designated Local Green Space.

There are a number of smaller amenity/open green spaces around the village and provision for new areas within the approved housing developments. It is considered important that these are retained and enhanced to benefit the community and encourage informal recreation use and play to improve health and wellbeing.

Other important sites such as Ashfield Park and Southlands Rec are subject to specific policies to enhance these spaces (see Policies 6.1 and 6.2).



Objective 4: Housing To Meet Current And Future Needs Of Residents



To promote sustainable high-quality housing which meets the current and future needs of Standish residents

Background

Standish is a village with a population of 15,191 residents (estimate 2013, see Evidence Base). The housing in the village has traditionally largely been terraced houses around the village centre and detached, semi-detached and bungalow properties around the periphery.

Housing growth in the village in the early 1930s was mainly semi-detached housing and bungalows with, more recently, family detached housing on large housing estates from the 1960s to 1990s.

Wigan Local Plan Core Strategy, adopted in 2013, designates the land safeguarded for future development in the village as a broad location for new development for approximately 1,000 new dwellings.

However, as of September, 2017, 1,612 new homes have been approved within this broad location, including nearly 500 homes on three sites that were refused by Wigan Council, with the decision overturned at appeal.

This level of development will have a significant impact on the village and is likely to increase the village population by about 25%.

The 2015 Neighbourhood Plan survey undertaken as part of the Neighbourhood Planning process showed that the planned new housing was the second worst aspect of living in Standish and fourth most

important issue for improvement. 93% of respondents were against further housing development with many stating that new housing development should reflect the housing needs of local people.

As a result of these concerns, and as part of the preparations for Standish Neighbourhood Plan, Standish Voice asked Locality to commission work on Standish's housing needs.

Subsequently, a Technical Housing Study and a Housing Needs Assessment for Standish were commissioned by Locality after approval to undertake the work was given by the Department for Communities and Local Government. AECOM, a highly regarded independent consultancy, carried out the work.

The reports have identified the following key housing issues affecting Standish:

- i) The numbers of homes approved are significantly above those identified in the adopted Wigan Local Plan Core Strategy.
- ii) A significant proportion of the approved homes are large, detached family properties.
- iii) The type of housing approved does not provide a wide range of house types, with little provision for single occupiers and older people.

- iv) The tenure of the developments approved is skewed towards owner occupation.
- v) Affordability is an issue.

New housing provision should meet the principles of sustainable development, be located in the right place, and be of an appropriate mix of type and tenure to meet the needs of local people.

New housing should also take into account the character of the area and the retention of social cohesion within the village.

The right type of housing to meet local need is in accordance with the National Planning Policy Framework and the recent Housing White Paper proposals (February, 2017).

There remain further areas of 'Safeguarded Land' identified for development within the Neighbourhood Area. Wigan Council has indicated through its Strategic Housing Land Availability Assessment (SHLAA) that these are appropriate to be brought forward for housing during the Neighbourhood Plan period, to 2030.

This 'Safeguarded Land', identified in Wigan's SHLAA to be brought forward after 2026, combined with the large number of currently approved housing applications and the present rate of housebuilding, ensure a high level of housing development throughout the lifetime of Standish Neighbourhood Plan.

The following housing policies have been identified to address the issues raised within the local community and the independent consultant's reports.





Wigan Council's adopted Local Plan Core Strategy (2013) identified 'approximately 1,000' new homes to be built in Standish on Safeguarded Land. Since 2014, 1,767 houses have been granted permission, with 1,612 homes approved at July 31, 2017, on large scale developments on the identified Safeguarded Land and the remainder on existing Brownfield sites within the village.

Exceptions to this policy would be for a 100% affordable housing development and/or accommodation for older people, including specialist housing and extra care schemes.

Housing: Sustainable Housing Growth

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

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



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

The amount of older people in the village has increased by 23.2% between 2001 and 2011 (census 2011), with Standish having the third highest number of older people by settlement in Wigan borough. The number of older people is set to increase further (national population growth figures, 2016).

Evidence from local estate agents indicates that a number of older people are having to move out of the village due to the lack of suitable and attractive downsizing accommodation, specialist accommodation and sheltered and supported housing.

The housing developments approved to date, as shown in Table 2 and Table 3, are mainly detached family houses which do not provide for the young people and growing elderly population in the village.

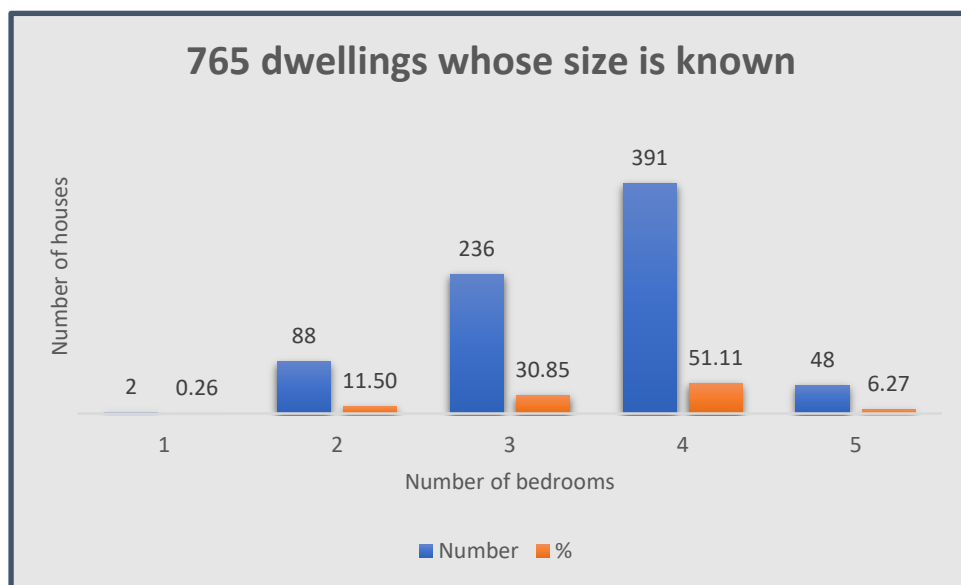


Table 2: Available information on dwelling type at recent developments in Standish

Area	Development	Capacity
Full or Reserved Matters (Under construction)		
Land to the north and south of Rectory Lane	In ownership of Morris Homes and Persimmon Homes. The site has full planning permission for 250 dwellings (A/15/80981), approved 28 January, 2016.	250
22-22C And Garage Site To Rear Preston Road	Has full planning permission (A/14/78942) for 8 dwellings, approved April, 2014.	8
Land north of 23 Old Pepper Lane	The site has planning permission for 39 dwellings (A/14/79462), approved October, 2014. Under construction.	39
Agricultural land west of Cat l'Th' Window Farm, Almond Brook Road	The site has planning permission for 298 dwellings (A/15/80529), approved July, 2015. Under construction.	298
Land to the north of Rectory Lane	The site has full planning permission (A/15/80625) for 150 dwellings, approved July, 2015 (Countryside Properties). Under construction.	150
Land south of Pepper Lane	Owned by Bloor Homes. The site has full planning permission for 300 dwellings (A/15/81209), approved 28 January, 2016.	300
Outline:		
Bradley Hall Trading Estate, Bradley Lane	Outline planning permission (A/13/77974) for 148 dwellings approved in November 2014. The site was acquired by the Homes and Communities Agency in 2017 and pre-application consultation is scheduled for September 2017 for a 163 home scheme, which proposes an additional 15 dwellings on the site of the existing adjacent brewery.	148
Land adjacent to Lurdin Lane and west of Chorley Road	Outline planning application for 110 dwellings (A/14/79178) approved at appeal in August, 2015 (Jones Homes). A Reserved Matters application has been submitted for 93 dwellings. Delivery rate confirmed by the developer at the 2015 Public Inquiry.	110

Land to rear of Rectory Farm, Rectory Lane	The site has outline planning permission for 128 dwellings, approved at appeal in July, 2017. (A/15/81740)	128
Current applications:		
Land south of Rectory Lane (former golf course)	Outline planning application for 250 dwellings (A/14/79189) approved at appeal in August 2015 (Morris and Persimmon Homes). The delivery rate was confirmed by the developer at the Public Inquiry in July 2015. Reserved Matters application submitted for 250 dwellings (A/16/82944).	250
Land at Langham Road	Outline planning application for up to 80 dwellings (A/15/81542) (Wainhomes)	80
Standish Ambulance Station, Glebe Close	A/17/83276/OUT for 9 dwellings - pending subject to s 106	9

Table 3: Available information on dwelling size



Sources: Planning statement for each development at www.wigan.gov.uk, AECOM calculations



The above information demonstrates that the housing types approved do not meet the housing needs of the residents of Standish.

The Standish Housing Needs Assessment concluded that 65% of all future developments should be for older people to address this imbalance.

This supports the National Planning Policy Framework which makes it clear that it is not only about the quantity of the homes in the right places, it is also about the right choice of homes to ensure that people can occupy housing that is best suited to their needs.

To ensure a sustainable community, this issue should be addressed in all future developments.

New Developments To Meet Local Housing Need

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

4.2.2: Proposals should:

- i) Address need and demand for affordable housing and starter homes including self-build and custom build housing; and***
- ii) Respond to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including bungalows, ground floor flats, flats with lifts) which is able to meet people's needs***

throughout their lifetime, based on the most recent locally derived evidence of need and demand.

iii) Additional specialised housing (including extra care housing) should be considered to meet defined specialist need.

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



Housing: Accessibility To Sustainable Transport Bus Routes

The 2015 Neighbourhood Plan survey identified that traffic and parking facilities were an issue in Standish. The creation of sustainable developments must include the enhancement of public footpaths, bridleways and cyclepaths to improve connectivity in and around the village.

Given the concerns raised in the consultation regarding traffic, it is considered that all new developments should facilitate and enhance the use of sustainable transport by residents in the village to both ease traffic congestion and reduce the numbers of short car journeys.

Greater Manchester Accessibility Levels (GMAL) data shows that the Standish with Langtree ward is the second least accessible part of Wigan borough for public transport.

Given the ageing population in the area there will be increased dependence on public transport in the future. Access to public transport is therefore important for a sustainable community.

Policy 4.3: Accessibility To Sustainable Transport/Bus Routes

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

Housing: Delivery of Affordable Housing in Standish

The Standish Housing Needs Assessment (AECOM, 2016) clearly demonstrates the lack of affordable housing in Standish for people on low incomes.

Standish is among the least affordable parts of Wigan Borough. The current average value of property in Standish (WN6) is £167,299 which is 17% higher than the average price of Wigan as a whole (WN) at £138,821. (Zoopla, May 2016)

According to the 2011 Census, the level of owner occupation in Standish (83.3%) is higher than the Wigan average (71.8%) and significantly higher than the England average (63.3%). The proportion of socially rented housing (rented from Wigan Council or a Registered Social Landlord) is much lower than the local and national averages (10.7%). There is also a far lower proportion of privately rented units in Standish (3.5%) compared to the Wigan and England averages.

Around 41% of newly forming households are unable to access the owner occupation tenure, and even 38% cannot access private rental units. As such, there are high levels of demand for affordable housing in Standish. With 1,767 planning approvals for new housing in Standish since 2014, the existing outline (and some reserved matters) permissions should provide a significant amount of affordable homes in the Neighbourhood Area.



Affordable housing provision is usually required as part of the planning approval. Planning agreements (Section 106 agreements) state that developers should accord with adopted Wigan policy on affordable homes. The adoption of this policy should result in 420 new affordable homes in Standish split between 1/3rd rented and 2/3rd sale across the various housing development sites.

Standish Neighbourhood Plan fully supports Wigan's Supplementary Planning Document on Affordable Housing and wants to ensure these new affordable houses are provided in Standish and not the wider borough, with delivery which reflects the findings of Standish Housing Needs Assessment in type and tenure.

The following policies are to ensure that the affordable housing provision is of the type and tenure to meet local need.

This policy applies to any planning application made for residential development in the Neighbourhood Area which requires the provision of 'affordable' homes or 'starter homes' within the definition set out in Wigan's overarching planning documents and the Housing and Planning Act (2016) and any subsequent regulations.

Affordable Housing Provision In Standish

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

4.4.2: All affordable/starter homes associated with the development must be located within the Neighbourhood Area and not in other parts

of the borough and be of a type and tenure to meet and address the affordable shortfall in Standish as identified in the Standish Housing Needs Assessment 2016, or any subsequent local needs analysis.

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

4.4.4: Affordable properties to be in perpetuity wherever possible.

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



Housing: Design And Quality Standards

The 2015 Neighbourhood Plan survey showed that 68% of residents feel the village has a strong sense of place, is full of character and heritage, and is a 'good place to live'.

However, the recently approved and proposed housing developments are mainly large in scale and designed using developer's standard house styles, and largely have not taken into account the village character.

New developments should seek to address the quality and distinctiveness of the Neighbourhood Area, and to create a sense of place.

New housing should provide sufficient space in which families can grow and thrive and new homes should meet the Nationally Described Space Standard 2016, which has been adopted by Manchester City Council and other progressive authorities.

In addition, homes should be sustainable, ensuring they are energy efficient and affordable to heat and run. The government has energy reduction targets and communities are encouraged to look at ways to help achieve them. Improving thermal performance of properties is one measure which reduces the energy requirements to heat a home, assisting with the cost of heating homes in the future and helps to address fuel poverty.

The following policy seeks to promote design quality, improve spatial standards and reduce carbon emissions to meet the current and future needs of the community.

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

Housing Design And Quality Standards

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

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

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

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

- i) Accompanied by a bespoke 'Design And Access Statement' clearly illustrating how the detailed proposals relate specifically to the Neighbourhood Area and its architectural heritage.***

- ii) *Accompanied by floor plans at 1:50 scale showing furniture layouts and circulation space within habitable rooms.*
- iii) *Scrutinised by a 'Design Champion' nominated by Standish Voice, or any qualifying successor organisation, who will provide a written statement to Wigan Council on behalf of the village.*

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

1. <i>air leakage rate</i>	<i>less than</i>
<i>3m³/hr/m²@50pa</i>	
2. <i>minimum 'U'-value for roof</i>	<i>0.18W/m²k</i>
3. <i>minimum 'U'-value for walls</i>	<i>0.18W/m²k</i>
4. <i>minimum 'U'-value for ground floor</i>	<i>0.12W/m²k</i>

Housing: Specific Allocation Of Land For Housing

Several sites have been investigated for their potential to redress the imbalance of housing provision in Standish Neighbourhood Area and two Brownfield Land sites were identified.

Specific Allocation Of Land For Housing

4.6: The Brownfield sites: i) the former Chinese Delight restaurant and associated car park, on Preston Road, and ii) the former Standish Ambulance Station, on Glebe Road, are allocated for housing development to meet the Standish Housing Needs Assessment and address the imbalance of housing for local people in the Neighbourhood Area. The sites should provide:

- i) accommodation for older people or*
- ii) 100% affordable housing*



Justification

Wigan Local Plan Core Strategy states that ‘approximately 1,000’ new homes can be constructed on ‘Safeguarded Land’ in Standish to assist with the overall housing requirement in the borough and to provide a choice in housing delivery in the borough.

Since the Local Plan Core Strategy was adopted there have been 1,612 dwellings approved on the Safeguarded Land within Standish, between January 2014 and September 2017. This equates to around 10% of the total housing required across the borough of Wigan to 2026.

This figure increases when the permissions for the 157 dwellings on Brownfield sites in the Neighbourhood Area are taken into account.

Policy 4.1 supports Wigan Local Plan Core Strategy CP6 (2) which states that 80% of the housing development in the borough should be within the East-West Core. Standish does not fall into this area.

The policy will also contribute to the housing supply both in Standish and the wider borough. It will encourage developers to build out their existing permissions rather than land banking sites and seeking more permissions as has been the case.

The purpose of this policy is to ensure the impacts of the approved developments are known and understood on a day-to-day basis and the effect of these developments on the infrastructure in Standish can then be measurably assessed in a ‘real world’ environment.

Policy 4.2 supports National Planning Policy Framework in the provision of housing types which are best suited to local need.

An independent AECOM report prepared by Standish Voice as part of preparations for Standish Neighbourhood Plan details how the approved developments/dwellings have skewed the housing market in Standish and shows that the types and tenures of housing do not meet local need. This is against Wigan’s Local Plan Core Strategy policy CP6 (6), where housing developments should be an appropriate mix of types and tenures.

Policy 4.3 seeks to encourage residents of the new housing developments to use public transport and also helps to address the issue of the ageing population in the village which is more reliant on public transport.

The affordable housing provision is crucial to enable young and older people to have the right type of accommodation to allow them to stay in the village. The Standish Housing Needs Assessment (2016) highlights a lack of affordable housing provision. Policy 4.4 supports Wigan’s Supplementary Planning Guidance on Affordable Housing and seeks to address the imbalance caused by the current applications.



Objective 5: Maximise Funding



To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish

Background

It is important to maximise the level of funding made available for improvements to the village from Section 106 developer contributions. However, this is not the sole source of funding which may be available for enhancements to the village through the Neighbourhood Plan policies. The delivery plan identifies where other sources of funding may be sought and this will help achieve the objective.

When developments in Standish require planning permission, Wigan Council can impose planning obligations on the developer to provide for infrastructure improvements through Section 106 Agreements, either through direct works or payment of a levy.

This policy reinforces the need for such conditions through S106 Agreements or Community Infrastructure Levy (CIL) funding, if Wigan adopts such a system.

The Use Of S106 Agreements And/Or Community Infrastructure Levy Funding To Support Community Development

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

Justification

Increased development brings the need for increased investment in community facilities and infrastructure improvement is vital to maintain Standish as a viable, thriving community.



Objective 6: Sport, Leisure And Community Facilities



To promote health and wellbeing within a sustainable community

Background

The 2015 Neighbourhood Plan survey showed that Standish has a strong sense of community spirit and this was considered the best aspect of living in Standish. In fifth place, local community facilities are also considered an important part of life in the village.

The consultation also identified a lack of sporting and leisure activities for young people. The top issue for improvement respondents wanted to see was more sporting and leisure facilities, particularly for young people. Improvements to parks, open space and community facilities were the seventh and ninth most important issues. Improvements to Ashfield Park, currently the only park in Standish, and provision of additional parks within the village centre were also identified.

The Plan seeks therefore to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone.

Ashfield Park is a large park situated to the south of the Neighbourhood Area. It currently has two children's play areas with an adjacent car park and several football pitches, some of which are regularly used.

However, the changing facilities (portable cabin-style) were removed by Wigan Council several years ago and have not been replaced.

Standish Voice successfully applied to have Ashfield Park designated an Asset of Community Value, together with a number of other community facilities within the village.

A new leisure facility is proposed as part of the housing development on Rectory Lane. This, and any future sports or leisure developments, should be accessible to all Standish residents.

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.

Wigan's Open Space Strategy 2016 identifies a shortfall in quality parks and gardens across the borough, but most specifically in Standish.

The enhancement of Southlands Rec would help meet this deficiency, as well as meet future demand for recreation and leisure from the projected increase in population from the approved 1,767 new homes.

Recent community consultation carried out in March 2017 by Standish Voice showed strong support for a park on the Rec, with 83% of respondents to the poll in favour of it becoming a new park.

Standish Infrastructure Assessment (2013) concluded that there was a surplus of adult football pitches in Standish, of which Southlands Rec is currently one, and a deficit of junior and mini football pitches.

Southlands Rec is currently not suitable for adult football teams as organised clubs will not hire it due to it not being league size standard, the lack of parking and changing facilities, its slope and poor drainage.

Southlands Rec is, therefore, a priority for improvement in Standish Neighbourhood Plan. Proposals will be brought forward through a comprehensive scheme, which will provide opportunities for recreation and leisure for the wider community, but especially children and young people, including the playing of ball games, especially football. There should also be aims to increase biodiversity and provide opportunities for growing local food, which will assist in improving healthy lifestyles and the wellbeing of people in the village. Designs should include measures to prevent anti-social behaviour.



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

Improvements To Sport, Recreational And Leisure Facilities At Ashfield Park

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

- (i) Provision of appropriate built facilities for sport and recreation being proportional to the use and capacity of Ashfield Park and, if appropriate, meeting the most up-to-date requirements of design for the sports clubs, based on guidance published by Sport England and the relevant sport's governing body or bodies.**
- (ii) Provision of safe access to the highway network and appropriate levels of parking.**
- (iii) Proposals not having significant adverse impact on neighbouring properties or the surrounding natural and historic environment.**
- (iv) Improvements to other routes (footpaths etc) are considered including lighting and signage.**



Southland Rec – Creation Of A New Park And Play Facilities

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

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

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

Plans should not have significant adverse impact on neighbouring properties and have due regard for the prevention of anti-social behaviour.



The purpose of this policy is to encourage the enhancement, improvement and better use of existing poor-quality, open recreational space. It also seeks to encourage enhancement of and provision of new leisure and sporting facilities within the village, including the proposed leisure facility on Rectory Lane and enhancement of facilities, such as bowling clubs and the cricket club. (Note: Ashfield Park and Southlands Rec have specific policies, see above.)

Improve Sport, Recreational and Leisure Opportunities

6.3: Proposals for new, enhanced, extended and/or improved leisure, sport and children's play facilities within the Neighbourhood Area will be supported, subject to the following criteria being met:

- (i) Appropriate built facilities for sport and recreation must be proportional to the use and, if appropriate, meet the most up-to-date requirements, based on guidance published by Sport England and the relevant sport's governing body or bodies.***
- (ii) Proposals must provide safe access to the highway network and appropriate levels of parking.***
- (iii) Proposals should not have significant adverse impacts on neighbouring properties or the surrounding natural and historic environment.***



The 2015 Neighbourhood Plan survey highlighted community spirit as one of the best things about living in Standish. It is essential to maintain this and to welcome new residents moving into the village.

Standish Neighbourhood Plan aims to preserve and enhance existing community spaces and buildings and widen their use, including additional amenities. The Plan also supports appropriate new community facilities and amenities, readily accessible to all, which can provide a sense of community as the village's population increases.

The Plan will seek additional opportunities for residents to meet, socialise, exercise or learn, to ensure a healthy, sustainable community.

Enhancement And Protection Of Community Facilities

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

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

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

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

- i) that the asset is no longer financially viable.***
- ii) or is no longer of value to the community or***



- iii) that a suitable replacement can be provided elsewhere.***



Renewable Energy

Background

Neighbourhood Plans are encouraged to consider sustainability and measures to help counter climate change - one of the biggest issues facing us all.

There is national and regional commitment to increasing electricity from renewable sources and reducing carbon emissions. Policies are included in Standish Neighbourhood Plan to encourage improved thermal performance of housing developments (Policy 4.5). The enhancement of footpaths and cycle ways to reduce reliance on car journeys and reduce carbon emissions (Policies 2.1, 2.2, 4.3) and the provision of air quality mitigation measures, including provision of electric charging points, will also help to address this issue (Policy 2.3).

The National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, and encourages local communities to play their part and identify suitable sites for renewable energy sources.

Standish Neighbourhood Plan is generally supportive of renewable energy projects that do not reduce biodiversity and have significant community benefit. However, all projects must be assessed on an individual basis and also through an Environmental Impact Assessment (EIA).

Standish Neighbourhood Plan is supportive of the micro-generation of power on residential properties and would encourage the majority of

public buildings (e.g. schools) to install such schemes to generate their own electricity.

Standish already has one solar farm, at Thompson House, on Pepper Lane, which was allowed in the Green Belt.

Such facilities may be acceptable in the Green Belt due to their wider environmental benefits, but sites proposed for existing farmland used for food or livestock production should generally be resisted. However, there may be Brownfield sites in the Green Belt which could be utilised in this way.

One potentially suitable site in the Neighbourhood Area is land at Gidlow Tip (known locally as The Coal Wash) near Boar's Head.

The landowner offered the site for housing in the Greater Manchester Spatial Framework "Call for Sites" procedure in 2016. However, there is currently no allocation for housing in the Green Belt in Standish in the draft GMSF plan and this site was deemed inappropriate for housing in that draft plan, though another version of the draft plan is due in June, 2018.

All of this site is in the Green Belt, but could be suitable for solar energy facilities of up to 5MW in size if properly screened, and with glint and glare adequately mitigated. The area covered by the solar farm should be restored to greenfield and/or woodland after a stipulated time period (typically 20-25 years).

This former coal wash facility has been identified in Policy EN4 of Wigan's draft Allocations and Development Management Local Plan as a site for land reclamation and renewal.



In line with many other solar facilities nationwide, a contribution from the finance generated from such a facility should be made to benefit the community and/or pay for reclamation work to turn the whole site into woodland and/or a nature reserve when the facility ceases to function.

If not all the site is utilised as a solar farm, the remainder could be reclaimed during the lifetime of the facility.

The landowner, Standish Estates, has been given details of this proposal ahead of the draft plan's statutory consultation process and indicated they are willing to look further into this possibility.

Renewable Energy

7.1: Proposals for the production of renewable and low carbon energy production through solar farms up to 5MW in size on 'brownfield land' if they

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



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.

Policy 6.3 seeks to enhance other sporting, recreational and leisure opportunities within the Neighbourhood Area whilst Policy 6.4 aims to protect and enhance community facilities.

All these policies are designed to create more opportunities for participation of the wider community and improve the health and wellbeing of the residents and visitors.

Policy 6.5 is in keeping with the National Planning Policy Framework and local policy, and contributes to the sustainability of the village through the provision of solar renewable energy.

This proposal will assist in enhancing the biodiversity of the Gidlow Tip area and reclamation of that land through restoration to greenfield and /or woodland after a stipulated time period from a contribution from the finance generated, and should benefit the wider community and plant/wildlife biodiversity.

This policy would add to Standish's contribution to clean, renewable energy and improve the ecology of a former industrial site.

The policy is in keeping with Policy CP 13 (low carbon) of the Local Plan and EN4 of Wigan's draft Allocations and Development Management Local Plan as a site for land reclamation and renewal.

Lancashire Wildlife Trust believes appropriate renewable projects can have a positive influence on biodiversity.

<http://www.lancswt.org.uk/sites/default>



Delivery of Standish Neighbourhood Plan Policies

1. Standish Neighbourhood Plan will be implemented in the period up to 2030 through a combination of Wigan Council consideration and determination of planning applications and through directing public and private resources and investment in the Neighbourhood Area.
2. In addition to the National Planning Policy Framework and regional and Local Core Strategy policies, the Localism Act allows the Standish Neighbourhood Plan policies (if they are based on sound evidence and reflect the strategic policies, community input and proper principles of planning) to have statutory weight in determining planning and development outcomes within Standish Neighbourhood Area.
3. In the event of any appeal against the decision of the planning authority, the policies contained within this plan will be used to inform the planning inspector on appeal.
4. Developer contribution through section 106 contributions or Community Infrastructure Levy, if adopted by Wigan Council, will be sought and used to contribute to the social and infrastructure requirements, and help fund projects and improvements, to benefit the community of Standish as identified in the plan.
5. It is the intention that Wigan Council, Greater Manchester Combined Authority and Transport for Greater Manchester, when preparing and implementing changes to infrastructure affecting Standish, will apply the policies in this plan.

6. Through the process of preparing Standish Neighbourhood Plan, many helpful proposals have been suggested by residents. These have been included in the plan and will be the focus of community-led action to deliver the plan.

7. It may be possible to align the projects with planned infrastructure proposals or other programmes of Wigan Council and other organisations.

8. Some of the community-led projects will be eligible for funding through Lottery programmes, Sport England initiatives and other grant funding and it is the intention to explore and maximise these opportunities.



9. It is considered that local landowners and private sector investment will contribute to the delivery of some of the projects, particularly around village centre improvements, and all opportunities for this will be explored and this plan seeks to influence any investment.







10. Monitoring and review is essential to the long-term success of the plan. A monitoring and reporting programme will be put in place to ensure that progress is made on the implementation of individual projects within Standish Neighbourhood Plan.

11. The plan will be periodically reviewed to ensure the Neighbourhood Plan and the Local Plan/Core Strategy continue to work effectively together. The process of review will follow whatever process is set out in the Neighbourhood Planning Regulations and Planning Practice guidelines at that time.

Community Projects - Standish Neighbourhood Plan

To take forward the policies in Standish Neighbourhood Plan will require the community to play its part in leading projects to improve the village. In some cases, this will be in conjunction with Wigan Council and other organisations. The following table shows the community-led projects which have been identified during the preparation of the Plan.

Standish Neighbourhood Plan Projects	Theme
Project 1 The community will work with the council, landowners and potential investors to seek opportunities for projects that will improve the village centre and take into account the Standish Village Masterplan.	
Project 2 Standish Voice and elected councillors will work with the council to seek opportunities to improve the street scene and enhance the Conservation Area.	
Project 3 The community will continue to work together to develop proposals for cycle routes and improved footpaths around the village and have input into any new proposed footpaths and cycleways.	
Project 4 Standish Voice, elected councillors and community representatives will continue to seek and explore opportunities for improved car parking and work with the council to ensure that car parking is improved in the village centre.	

Project 5 The community will work with landowners and the council to progress and implement green corridors around Standish for the benefit of the local community and to improve wildlife and biodiversity.	
Project 6 The community will work with existing and new community groups, including Standish Community Forum, Standish Allotment Society, Standish In Bloom/Standish Incredible Edible, landowners and Wigan Council to identify opportunities for enhancement of open space within the Neighbourhood Area to create woodland, planting, Incredible Edible projects and other suitable projects to improve biodiversity.	
Project 7 Standish Voice and elected councillors will work with Wigan Council and developers to ensure that all housing developments take into account the Standish Housing Needs Assessment and keep developments under review to ensure they meet the planning obligations in full, including the provision of affordable housing and that the quality of new housing meets appropriate standards.	
Project 8 Standish Voice and elected councillors will monitor the planning applications and Section 106 contributions and planning conditions to ensure that developer obligations are met in full.	
Project 9 Standish Voice and elected councillors will work with people in the community and Wigan Council to seek opportunities to obtain funding for improvements in the village.	
Project 10 Standish Voice and elected councillors will work with the local community and sports organisations to explore ways in which the parks, sporting and community facilities in the village can be improved and enhanced.	

STANDISH NEIGHBOURHOOD PLAN – GLOSSARY

ADOPTION - The final confirmation of a development plan or local development document status by a local planning authority (LPA).

ALLOCATED - Land which has been identified in the development plan for a specific form of development.

AFFORDABLE HOUSING – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

BIODIVERSITY – The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

BROWNFIELD LAND – Land that has been previously developed.

BUILDING FOR LIFE – A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

CATCHMENT AREA – The area from which most of the people using/visiting a city/town centre or other attraction would travel.

CENSUS – A ten-year population count carried out by the Office for National Statistics (ONS). The 2011 Census is the most recent and accurate population count.

CHANGE OF USE – A material change in the use of land or buildings that is of significance for planning purposes, e.g. from retail to residential.

COMMUNITY ENGAGEMENT AND INVOLVEMENT – Involving the local community in the decisions that are made regarding their area.

COMMUNITY INFRASTRUCTURE LEVY – Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

CONDITIONS – Planning conditions are provisions attached to the granting of planning permission.

CONFORMITY – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

CONSERVATION AREA – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

CONSERVATION AREA CONSENT – Consent needed for the demolition of unlisted buildings in a conservation area.

CONSULTATION – A communication process with the local community that informs planning decision-making

CORE STRATEGY – A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT – Government department that has responsibility for areas such as local government, housing, planning, community cohesion, empowerment and regeneration.

DEVELOPMENT – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

ENVIRONMENTAL IMPACT ASSESSMENT – Evaluates the likely environmental impacts of a development, together with an assessment of how these impacts could be reduced.

EVIDENCE BASE – The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

GREEN BELT – A designated band of land around urban areas, designed to contain urban sprawl.

GREEN CORRIDOR – A thin strip of land that provides sufficient habitat to support wildlife, thus allowing the movement of wildlife along it.

GREENFIELD SITE – Land where there has been no previous development.

GREENHEART – An area designated by Wigan Council that is central to the borough, which stretches from Leigh to Haigh Hall and includes parks, woodlands, wetlands, canals and green spaces.

GREEN INFRASTRUCTURE – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

GREEN SPACE – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

GREENWAY NETWORK – a series of linked open space or green areas.

HIGHWAY AUTHORITY – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

HOUSING ASSOCIATIONS – Not-for-profit organisations providing homes mainly to those in housing need.

INCREDIBLE EDIBLE – A campaign initiative with a branch in Standish which promotes the growing of food in public areas for public consumption.

INDEPENDENT EXAMINATION – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

INFRASTRUCTURE – Basic services necessary for development to take place, e.g. roads, electricity, water, education and health facilities.

INQUIRY – A hearing by a planning inspector into a planning matter such as a Local Plan or appeal.

LISTED BUILDINGS – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

LOCAL LIST – A list produced by a local authority to identify buildings and structures of special local interest which are not included in the statutory list of listed buildings.

LOCAL PLAN – The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

‘MAJOR’ DEVELOPMENT – A development of 10 or more properties.

MATERIAL CONSIDERATIONS – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

MICRO-GENERATION – The small-scale generation of renewable energy usually consumed on the site where it is produced.

MIXED USE – The development of a single building or site with two or more complementary uses.

NATIONAL PLANNING POLICY FRAMEWORK – The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet’s means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

NEIGHBOURHOOD AREA – The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

NEIGHBOURHOOD PLAN – A planning document created by a parish or town council or a neighbourhood forum, which sets out a vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent

examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

NEIGHBOURHOOD FORUM – Designated by the local authority in non-parished areas, an organisation established for the purpose of neighbourhood planning to further the social, economic and environmental wellbeing of the neighbourhood area. There can only be one forum in an area.

NEIGHBOURHOOD PLANNING – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood, setting out policies and proposals for the development they wish to see in their area.

NIGHTTIME ECONOMY – The network of economic activities which operate in cities and towns principally in the evenings and at night, such as theatres, restaurants, cinemas, nightclubs, and public houses.

PERMITTED DEVELOPMENT – Certain minor building works that don't need planning permission, e.g. a boundary wall below a certain height.

POLICY – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

PLANNING OBLIGATION – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

PLANNING PERMISSION – Formal approval granted by a council allowing a proposed development to proceed.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT – The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan-making and decision-taking'. The NPPF gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

PROW – PUBLIC RIGHT OF WAY – Includes footpaths and bridleways.

PUBLIC OPEN SPACE – Open space to which the public has free access.

PUBLIC REALM – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

QUALIFYING BODY – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

REFERENDUM – A vote by the eligible population of an electoral area to decide on a matter of public policy. Neighbourhood plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

REGENERATION – Upgrading an area through social, physical and economic improvements.

REGISTERED PROVIDERS – Independent housing organisations, including trusts, co-operatives and companies, registered under the Housing Act 1996.

RETAIL – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class A1 in the Town and Country Planning (Use Classes) Order 1987.

SBI (Site of Biological Importance) – One of the non-statutory designations used locally to protect locally valued sites of biological diversity which are described generally as Local Wildlife Sites by the government.

SECTION 106 – see Planning Obligation.

SITE ALLOCATION PLAN – A plan accompanying a planning policy document or statement which identifies sites within the plan area on which certain kinds of development are proposed, e.g. residential or retail development.

SITE OF SPECIAL SCIENTIFIC INTEREST – A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

SPACE STANDARDS – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

STARTER HOMES - The Starter Homes Initiative are sold at a minimum discount of 20% to first-time home buyers aged between 23 and 40.

STATEMENT OF COMMUNITY INVOLVEMENT – A formal statement of the process of community consultation undertaken in the preparation of a statutory plan.

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT – Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

SUSTAINABILITY APPRAISAL – An assessment of the environmental, social and economic impacts of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

STRATEGIC POLICY – A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.

SUPPLEMENTARY PLANNING DOCUMENT – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the Local Plan.

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”.

TOWN AND COUNTRY PLANNING ACT 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

TOWNSCAPE – The pattern and form of urban development; the configuration of built forms, streets and spaces.

TENURE – The terms and conditions under which land or property is held or occupied, e.g. five year leasehold, freehold owner occupation, etc.

TRAFFIC MANAGEMENT MEASURES – These include all methods of traffic calming, both physical and psychological, to improve road safety within an area, e.g. speed limits and weight restrictions, improved parking for all, pedestrian crossings, road junctions and signs etc.

TREE PRESERVATION ORDER – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

USE CLASS – The legally defined category into which the use of a building or land falls (see Use Classes Order). ‘A CLASS’ USE – A planning designation of use on a particular site. Class A is shops and some services. ‘D CLASS’ USE – A planning designation of use on a particular site. Class D is non-residential uses, including public services

WILDLIFE CORRIDOR (similar to Green Corridor) – A linear natural environment, set in amongst a different environment or habitat, that connects two or more larger blocks of habitat and that will enhance or maintain wildlife populations in the overall habitat by creating linkage (e.g. a strip of woodland flanked by housing, connecting two areas of wild open grassland or woodland).