



# Standish Neighbourhood Plan 2015-2030

Final Plan for Referendum

Qualifying Body: Standish Neighbourhood Forum – known as Standish Voice



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## 1. Introduction: What is a Neighbourhood Plan?

**1.1** 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

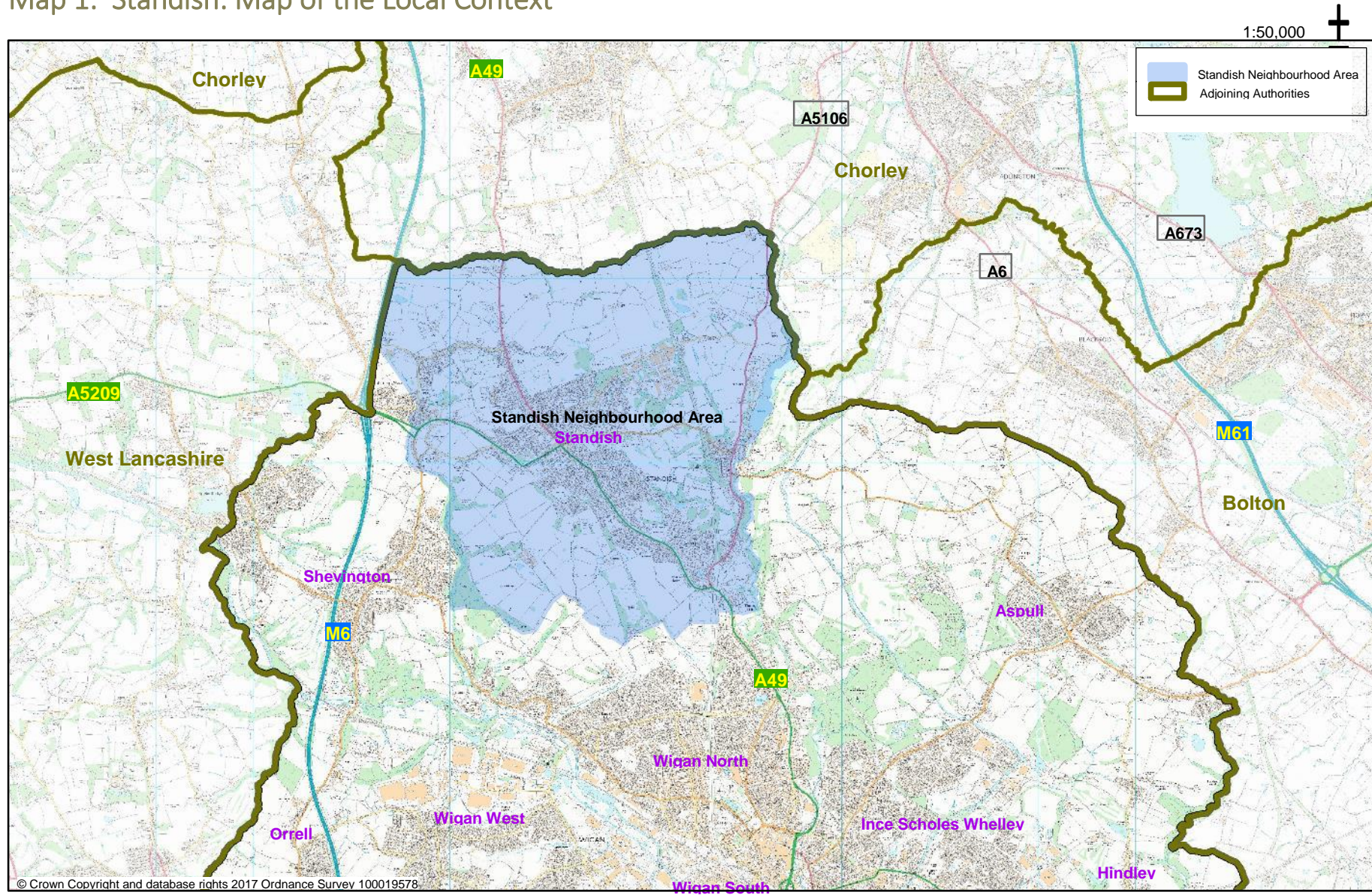
**1.2** There is a legal process that must be followed in the preparation of a Neighbourhood Plan, which involves a number of key stages. These are outlined in the following table:

| Key Stage                                 | What happens   | Has this taken place?                      |
|---|--|--|
| <b>Deciding the Neighbourhood Area</b>    | 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 |
| <b>Setting up a Neighbourhood Forum</b>   | 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 approve the application.  | Yes: The decision was made on 14 May, 2015 |
| <b>Writing a draft Neighbourhood Plan</b> | The community has been consulted about its views on Standish. See page 12 for details of the extensive consultation which has taken place during the Neighbourhood Planning process. This consultation has shaped the creation of the draft Standish Neighbourhood Plan, which has been prepared by the volunteers on Standish Voice's committee and working groups. | Yes  |
| <b>Formal consultation</b>                | The community and key organisations were formally consulted on the draft plan. The consultation period ran from 29 September 2017 to 10 November 2017.   | Yes  |

|   |  |         |
|---|--|---------|
| <b>Post consultation</b>                  | All comments on the draft plan were considered. The plan was amended as appropriate and, after Standish Voice's membership voted to do so at an EGM, was formally submitted to Wigan Council in October 2018.      | Yes     |
| <b>Publicising the Neighbourhood Plan</b> | Following the submission of the Standish Neighbourhood Plan to Wigan Council the plan was publicised and representations were invited for 6 weeks from 7 November to 19 December 2018.                             | Yes     |
| <b>Examination</b>                        | The plan was considered by an independent examiner in April 2019. Subject to some recommended amendments which have been made, the Plan was deemed to meet the Basic Conditions and able to proceed to Referendum. | Yes     |
| <b>Referendum</b>                         | Voters in the Standish Neighbourhood Area are able to vote on the final plan – if more 50% of votes support the plan, the plan will become part of the statutory development plan for the borough.                 | 18 July |



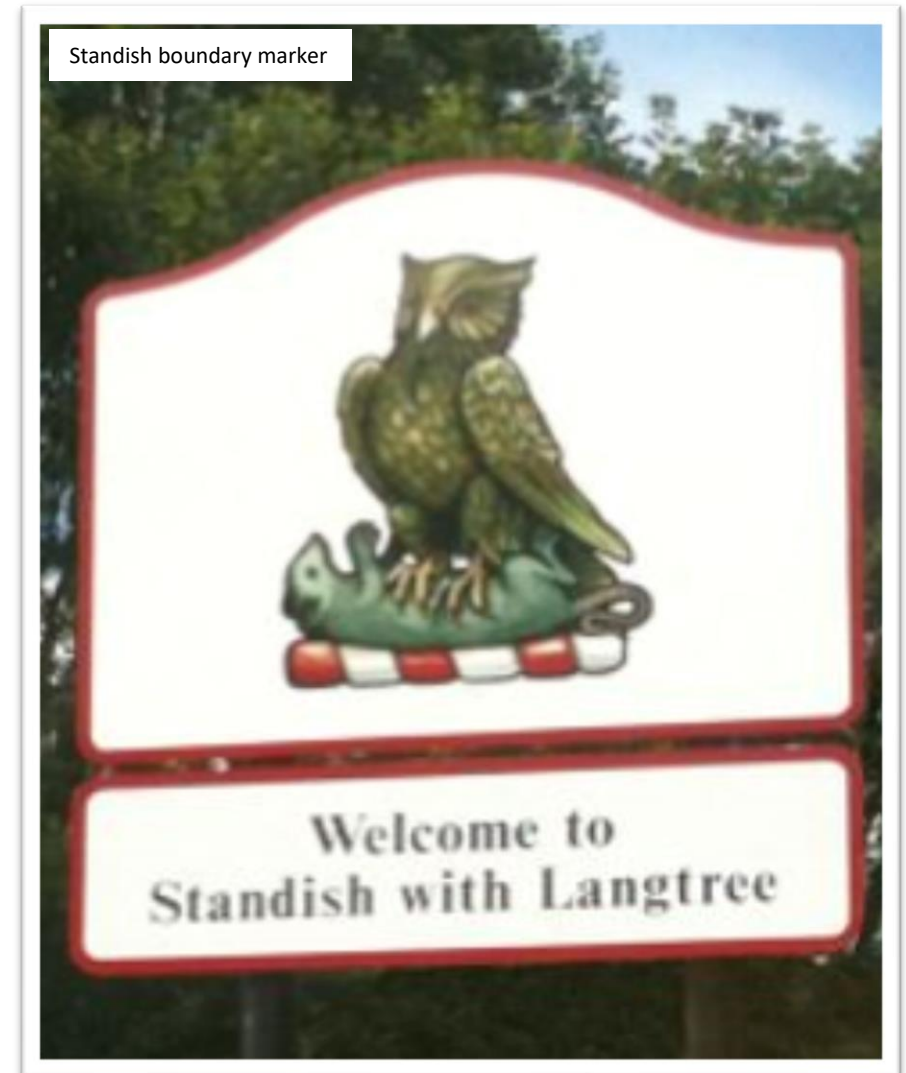
Map 1: Standish: Map of the Local Context



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## 2 Creation of Standish Neighbourhood Area

- 2.1** The Standish 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.
- 2.2** 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.
- 2.3** The area known as Standish Lower Ground is not included in the Standish Neighbourhood Area as this has become a distinct and separate community to the main community of Standish.
- 2.4** The designated Neighbourhood Area is appropriate as it is an area which the vast majority of people in the Standish community identify as Standish. The areas of Langtree and Worthington are now also commonly thought of as Standish.
- 2.5** 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 Urban District Council 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 West Coast railway line.
- 2.6** This tidied up the historic boundary in line with modern development patterns and was considered to be the appropriate boundary for Standish Neighbourhood Area. Standish Voice agreed to the extension of the Neighbourhood Area and, in May 2015, the Area was designated by Wigan Council.



### **3 How Standish Voice Became A Neighbourhood Forum**

- 3.1** Standish Voice, a community group made up of people living and working in Standish, 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.
- 3.2** In the first half of 2014, outline permission was granted for around 1,200 homes in Standish.
- 3.3** Standish Voice believes the building of these new homes will bring major challenges for the community but could also bring opportunities. Local people need to have a say in the infrastructure required and how any problems created are tackled.
- 3.4** Wigan Council has acknowledged that substantial infrastructure investment is needed to ensure the new homes fit in with the existing community and Standish Voice is campaigning to secure the funding needed.
- 3.5** Standish needs a strong voice, which is why Standish Voice applied to become a Neighbourhood Forum. Steps were taken to ensure Standish Voice complied with the criteria needed to become a Neighbourhood Forum, as outlined in the Town and Country Planning Act 1990 (as amended), Section 61F.
- 3.6** The application to Wigan Council was successful and Standish Voice became the first statutory body representing the whole of Standish for more than 40 years in May 2015. The Neighbourhood Forum designation has a lifespan of five years, after which an application can be made to extend this.
- 3.7** A Neighbourhood Forum has the power to create a Neighbourhood Plan for the village – empowered by the Localism Act (2011) – which will be a blueprint for the improvement of the community over the next generation.
- 3.8** Standish Voice wants Standish people to be at the heart of shaping that plan and has been consulting widely to ensure this happens.
- 3.9** Standish Voice also believes the community spirit within Standish needs to be enhanced and has been organising and publicising events to help to do that.

## 4 What Is Standish Like Now?

- 4.1 Standish is a village<sup>(1)</sup> in the north westerly part of Wigan borough, in Greater Manchester, with boundaries with West Lancashire and Chorley district councils and the parishes of Shevington and Haigh.
- 4.2 The Standish Neighbourhood Area, to which Standish Neighbourhood Plan applies, includes the borough electoral ward of Standish-with-Langtree, some of Aspull, New Springs and Whelley wards, and a small part of Shevington With Standish Lower Ground ward.
- 4.3 Standish has a long history<sup>(2)</sup> and the community has grown around its Grade 1-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.



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

- 4.6** 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.
- 4.7** Standish has a busy, but congested, centre, with low retail vacancy levels, and needs improvements to cope with residential expansion in the Neighbourhood Area.
- 4.8** 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. There are 12 Sites of Biological Interest.
- 4.9** There are four schools - three primaries and one secondary. Standish Community High School currently 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.
- 4.10** 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, including the former Robin Hill Colliery, Victoria Pit reclamation site and Worthington Lakes and 12 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 a much earlier community 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-19<sup>th</sup> 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 were 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.

Cross and stocks, Market Place



## 5 Why Standish Needs A Neighbourhood Plan

- 5.1** Standish has changed significantly from a mainly agricultural and mining community to a largely commuter village since nearby Junction 27 of the M6 motorway was opened in the 1960s. Ready access to open countryside and community spirit has helped retain the village feel.
- 5.2** However, the scale of house building underway in Standish will increase the village's population by about 25% and there are concerns about Standish's infrastructure and that issues which already affect the community will be exacerbated. Since 2014, 1,821 homes have been given outline or full planning permission: 1,656 on Safeguarded Land, with construction underway, with the rest on Brownfield Land. Construction is estimated to last at least six more years.
- 5.3** The scale of this housing development, while not generally popular, will give a significant opportunity to utilise developer contributions and other funding to enhance the village, implement schemes which local people consider important and help new residents integrate into the community.
- 5.4** 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 allow Standish residents and businesses to help influence how the village develops over the coming years, through a Neighbourhood Plan. This philosophy is also in line with Wigan Council's 'The Deal' initiative, which encourages residents to have their say and be involved in their community.
- 5.5** A Neighbourhood Plan must comply with national, regional and local planning policy, ultimately conforming to policies set out in the National Planning Policy Framework. Neighbourhood Plan policies must ensure sustainable development and have clear evidence as to why they are justified.
- 5.6** Producing the Standish Neighbourhood Plan represents a valuable opportunity, based on the views of people in the village, to guide what development is or is not suitable for Standish and to enable improvements while retaining the village's unique character. The Standish Neighbourhood Plan promotes sustainable development through well-balanced policies which encourage change but provide fair safeguards. Comprehensive evidence for the justification of all the Neighbourhood Plan policies is collated in the plan's Evidence Base.

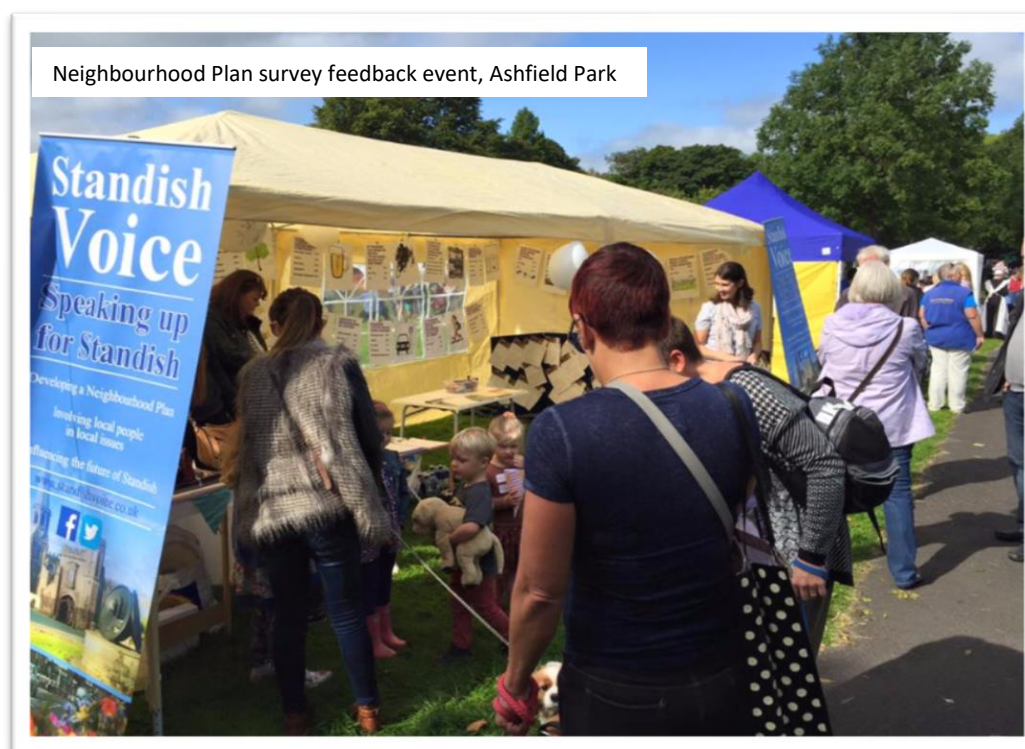


Plough and pit tub, High Street

- 5.7** The period of the Standish Neighbourhood Plan (2015-2030) represents the start date of consultation on the plan before the consideration of the Vision and Objectives and policies that flowed from them. After consultation with the local authority, it was decided that 15 years represented a realistic timeframe and it lies in-between the end of Wigan Council's current Local Plan (2026) and the end of the Greater Manchester Spatial Framework (2035), which is now in preparation.

## 6 Community Engagement on the Standish Neighbourhood Plan

- 6.1** Standish Voice has consulted widely with the public and businesses during the creation of the Standish Neighbourhood Plan (see Evidence Base Appendix A).
- 6.2** 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 also distributed them to local businesses and in public buildings. Posters were displayed in public buildings and shops and on noticeboards across the village.
- 6.3** Standish Voice has used public events – notably the 50<sup>th</sup> anniversary celebration of Standish Library, Standish Dog Show and Standish Christmas Market in 2016 and 2017 – to publicise the work of Standish Voice and the Neighbourhood Plan and ask for feedback, both written and verbal, which was forthcoming.
- 6.4** Standish Voice uses the local media to publicise its work, including the Neighbourhood Plan and its various consultations, with articles appearing in the Wigan Observer and the Wigan Evening Post, on their website, Wigan Today, and also in Local Life magazine.



- 6.5 Standish Voice has used social media – Twitter and especially Facebook (6,652 Facebook Follows as of October 2018) – 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.
- 6.6 Standish Voice’s website, [www.standishvoice.co.uk](http://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.
- 6.7 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.
- 6.8 Standish Voice also used Survey Monkey digital polling software to assess the popularity of consultation issues and to collect data.
- 6.9 Approximately 1,000 people are members of Standish Voice, which is free to join and meets monthly, and members are sent a regular newsletter outlining the organisation’s activities, including the development of the Neighbourhood Plan. Two of the three Standish-with-Langtree ward councillors on Wigan Council are members.
- 6.10 Standish Voice has asked younger people to be involved in issues surrounding the Neighbourhood Plan, including local schoolchildren



Neighbourhood Plan survey poster in window of a Standish shop

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.

- 6.11** 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.
- 6.12** Information and data from all consultations on the Neighbourhood Plan is are the separate Consultation Statement report.

## **7 Key Themes and Issues for Standish**

- 7.1** 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 50<sup>th</sup> anniversary of Standish Library event to ask people what they liked, disliked and wanted to see improved in Standish.
- 7.2** The results of this were used to develop a questionnaire which was the basis of a wider consultation undertaken in summer 2015. The questionnaire involved questions and open comments. This consultation was promoted on Standish Voice's website, through social media and in the press.
- 7.3** 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.
- 7.4** The results of the 784 completed questionnaires from the main survey were analysed and presented at a community dog show event on September 6, 2015, in the Standish Voice's members' newsletter and via social media. From the analysis, Standish Voice's committee identified key issues and, through workshops, developed a Vision and Objectives, which were subsequently approved at Standish Voice's 2015 and 2016 AGMs. The main issues identified are:

### 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 number 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:

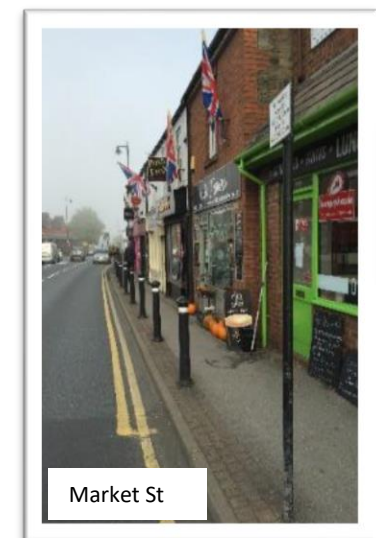
- Traffic congestion in the village centre and roads leading to the centre
- Need for additional car parking in the village centre
- More and improved footpaths and cycle paths to access the village centre and better bus services
- Lack of a railway station in Standish
- Provision of a bypass around 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 the 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 increasing the range of provision for young people and older people
- Provision of more leisure, sports and cultural facilities
- Maintain a strong sense of community
- Provide more community events, for example Standish Christmas Market

Housebuilding on Rectory Lane



Pond at Almond Brook

Standish Christmas Market



## 8 Values, Vision and Objectives

### Values

- 8.1 Standish Voice, as a statutory Neighbourhood Forum, believes it is appropriate to have clearly stated values to which the committee and working groups adhere.
- 8.2 On 23 June 2015, the committee agreed that draft values should be produced. On 21 July 2015, the draft values were amended and approved by the committee and these were subsequently presented to the Neighbourhood Forum's Annual General Meeting on the 24 November 2015.
- 8.3 The values of Standish Voice were formally adopted at that AGM. 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

- 8.4 Following the extensive consultation on the Standish 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.
- 8.5 The draft Vision was discussed by the committee and subsequently presented to the Neighbourhood Forum's AGM on the 24 November 2015. The Vision of Standish Voice, set out below, was formally adopted at that AGM.

#### 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

- 8.6** Having identified the key issues from the analysis of the consultation in summer 2015, five draft objectives were identified by the committee and agreed as the basis for the working groups to take forward in the preparation of the draft plan.
- 8.7** The draft Objectives were presented to Standish Voice's AGM on the 24 November 2015. The five draft Objectives for the Standish Neighbourhood Plan were formally adopted at that AGM. The Values, Vision and Objectives adopted in November 2015 were published on Standish Voice's website.
- 8.8** During the Neighbourhood Planning process and while the policies for the 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.
- 8.9** The revised Vision and Objectives, which are set out on page 19 of the plan, were presented to the whole community for further consultation at Standish Christmas Market, which was held on 3 December 2016, which was attended by around 5,000 people. Approximately 100 people gave their written views on the Objectives and they were unanimously supported by the local community.



| Standish Neighbourhood Plan Objectives   | Theme   | Land-use policy | Project or other action |
|--|---|-----------------|-------------------------|
| <b>Objective 1</b><br>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                     |
| <b>Objective 2</b><br>To reduce traffic congestion by new transport initiatives and better parking   |    | Yes             | Yes                     |
| <b>Objective 3</b><br>To enhance open and recreational space and access to it to improve biodiversity and residents' health and wellbeing  |    | Yes             | Yes                     |
| <b>Objective 4</b><br>To promote sustainable, high-quality housing which meets the current and future needs of Standish residents  |    | Yes             | Yes                     |
| <b>Objective 5</b><br>To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish                          |  | Yes             | Yes                     |
| <b>Objective 6</b><br>To promote health and wellbeing within a sustainable community   |  | Yes             | Yes                     |

## Policies

### 9 Introduction

- 9.1** The 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 Standish throughout the preparation of this plan.
- 9.2** The consultation survey undertaken in summer 2015 has formed the basis on which the policies have been developed. Consideration has been given to other consultations, relevant evidence and changes to legislation and planning law during the plan preparation.
- 9.3** The Neighbourhood Plan must have sustainability at its core. Sustainability has been defined as “meeting the needs of the present generation without compromising the ability of future generations to meet their own needs”. The Neighbourhood Plan seeks to balance social, environmental and economic issues – the three interconnecting areas of sustainability. These policies seek to address each aspect of sustainability to ensure decisions are made to create a better future for the Standish community, both now and in the future.
- 9.4** The policies comply with the National Planning Policy Framework (2012) – see Appendix: Basic Conditions Statement – and contribute to the achievement of sustainable development in Standish while putting fair and proportionate safeguards in place to preserve the character and qualities of the area.
- 9.5** The policies must also comply with the policies in Wigan Council’s, which was adopted in September 2013. It is the strategic local plan for the borough which sets out the spatial vision through to 2026 and a range of strategic objectives and policies.
- 9.6** Several key principles underpin the Neighbourhood Plan 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.
- 9.7** Standish’s Conservation Areas have been respected in developing the plans and protection of Standish Centre Conservation Area is sought while at the same time promoting the enhancement of the village centre.
- 9.8** A comprehensive package of supporting evidence – which backs up the conclusions formed before formulating the policies – and maps relating to the policies, can be found in the Standish Neighbourhood Plan Evidence Base and its appendices.
- 9.9** The following policies are in no order of priority.

## Objective 1: Village Centre Enhancement And Improving Employment In Standish (VE)

### 10 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

#### Village Centre policies: Background

- 10.1** 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.
- 10.2** Wigan Council's Small Town Centre boundary differs from the Standish Centre Conservation Area boundary (See Map 3).
- 10.3** 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.
- 10.4** 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.

**10.5** 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.

**10.6** 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, the poor state of some shop frontages in the village centre, the quality of shops and the lack of public toilets.

**10.7** 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 the retention and enhancement of existing businesses.

- 10.8** On takeaways, 80% of respondents to the 2015 survey said Standish centre had too many fast food outlets. Too many takeaways in a centre can increase 'dead' frontages during the day, worsen health problems within the population and exacerbate issues of littering and noise.
- 10.9** In terms of health, Wigan is a problem area for obesity, which takeaways contribute to. In 2016/17, 2,361 Wiganers per 100,000 sought hospital care for obesity, double the England average of 1,159 (Public Health England). Meals eaten outside of the home tend to be associated with higher intakes of sugar, fat and salt and portion sizes tend to be bigger.
- 10.10** Currently, the proportion of takeaways in relation to the total number of businesses in Standish centre is 9%. A policy has been added to the Standish Neighbourhood Plan to ensure the proportion of takeaways does not rise above this current base level.
- 10.11** The problem of obesity and unhealthy lifestyles is also becoming worse in young people. Public Health England 2016/17 figures from the National Child Measurement Programme (NCMP), show that 37 per cent of Wigan children at the end of their last year of primary school were classed as overweight, against a national average of 34.2. This number has increased in the borough since 2012, when 31.8 per cent of primary school leavers were classed as overweight.
- 10.12** Instilling healthy lifestyle habits in young people is important but planning policy can also help by preventing takeaways operating too close to schools and a Standish Neighbourhood Plan policy has been added to reflect this.



- 10.13** The population of Standish is projected to grow significantly – by about 25% within the next decade – as people move into the new homes currently under construction.
- 10.14** To support a sustainable village, it is important that the existing businesses and main town centre uses, as defined in the glossary, are retained, enhanced and expanded both in the village centre and across the Standish Neighbourhood Area, especially in the designated employment and retail areas.
- 10.15** Improving the aesthetic appearance of the village centre was raised as a concern during the consultation and a report was commissioned from an independent planning consultancy to suggest ways the village centre potentially could be improved.

**10.16** The independent planning consultancy produced a Masterplan for the village centre – finalised in a revised form in July 2017, and published with the draft Standish Neighbourhood Plan (see Evidence Base Appendix B) – which has assisted in the formulation of some of the village centre policies that address issues raised in the 2015 Neighbourhood Plan survey.

**10.17** The village centre has a designated ‘Town Centre Uses’ Smaller Town Centre boundary, defined by Wigan Council, centred around the Standish Centre Conservation Area, High Street and nearby roads.



**10.18** It was decided the Standish Neighbourhood Plan’s Village Centre policies should pertain to an area larger than Wigan Council’s Smaller Town Centre boundary.

**10.19** Therefore, a new ‘Village Centre’ boundary was drawn up, with guidance by Wigan Council, for Standish Neighbourhood Plan which takes in predominantly retail, hospitality or other business use premises (See Map 4).

### Business and Employment Policies: Background

**10.20** Standish currently has one designated Employment Area, Bradley Hall Trading Estate, on Bradley Lane, part of which was recently demolished.

**10.21** It is important to retain the remaining part of this site for employment uses so that businesses can thrive, maintaining jobs which play a part in sustaining an economically healthy community. A short walking or cycling distance to employment can limit the increase in car use and limit congestion in the village. Therefore, there are policies in this section which aim to safeguard this site and the jobs it supports.

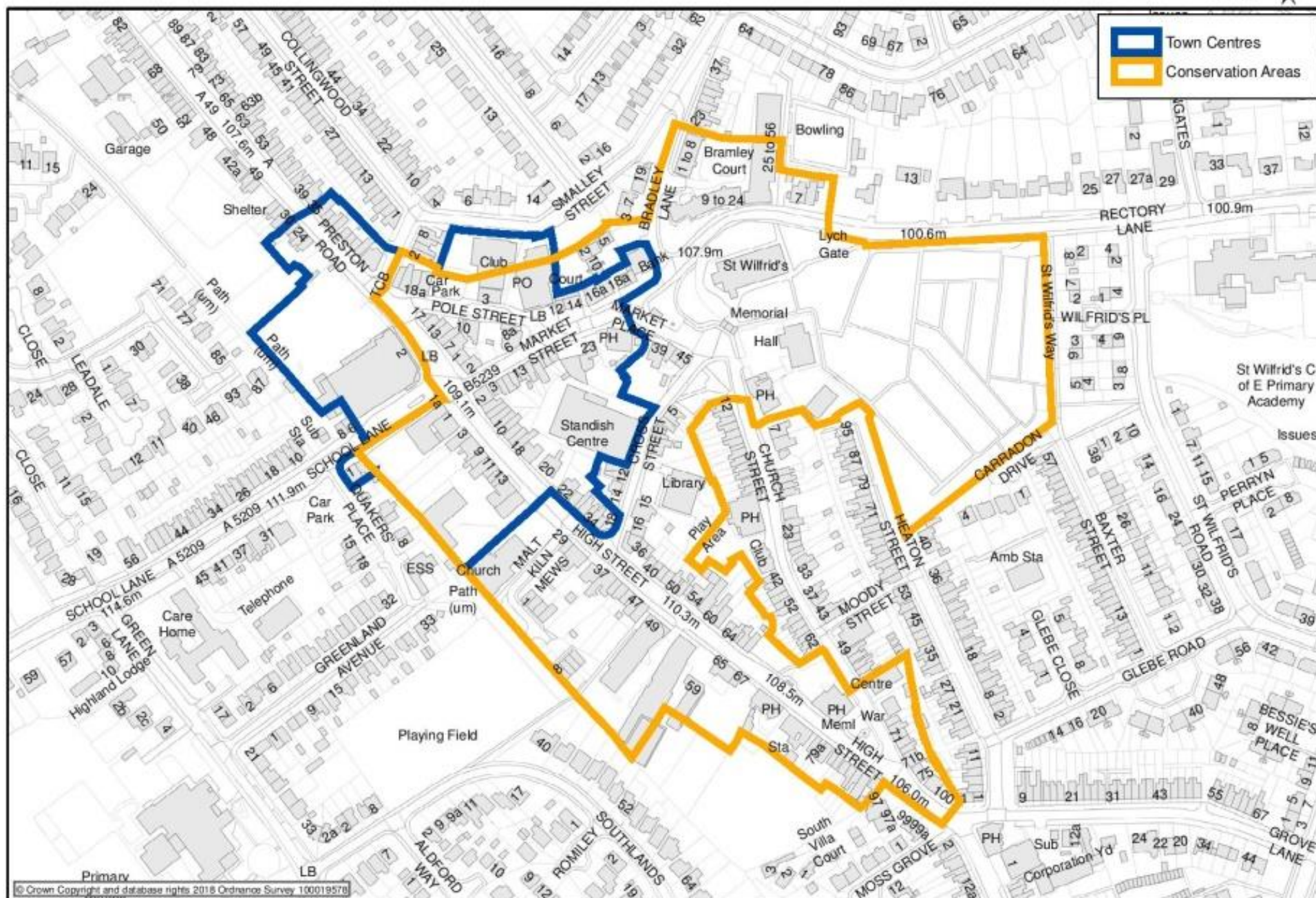
**10.22** Historically, farming has been important in Standish, with the village surrounded by agricultural land, and a number of public footpaths and bridleways create access to open space in those greenfield areas. Access to the countryside was the fourth most important reason for people considering Standish as a good place to live in the 2015 Neighbourhood Plan survey.

**10.23** Retaining and enhancing existing agricultural businesses through their diversification is seen as playing a key role in helping to maintain the attractive countryside in the Standish Neighbourhood Area.

- 10.24** Public houses are part of the fabric of Standish life. The Standish Neighbourhood Area has eight pubs and three bars currently trading, with many of them of historic and cultural importance to the community.
- 10.25** As well as being landmark buildings, these pubs provide a place for the community to gather in and socialise and provide space for many local organisations, which greatly enhances the wellbeing of people in the village.
- 10.26** 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.
- 10.27** 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 though being redeveloped).
- 10.28** The closure in January 2016, of The Crown – which had been run as an inn/public house since the 1860s – and planning application to demolish the building, resulted in a robust campaign by local people to retain it as a going concern as a pub or other hospitality venue.

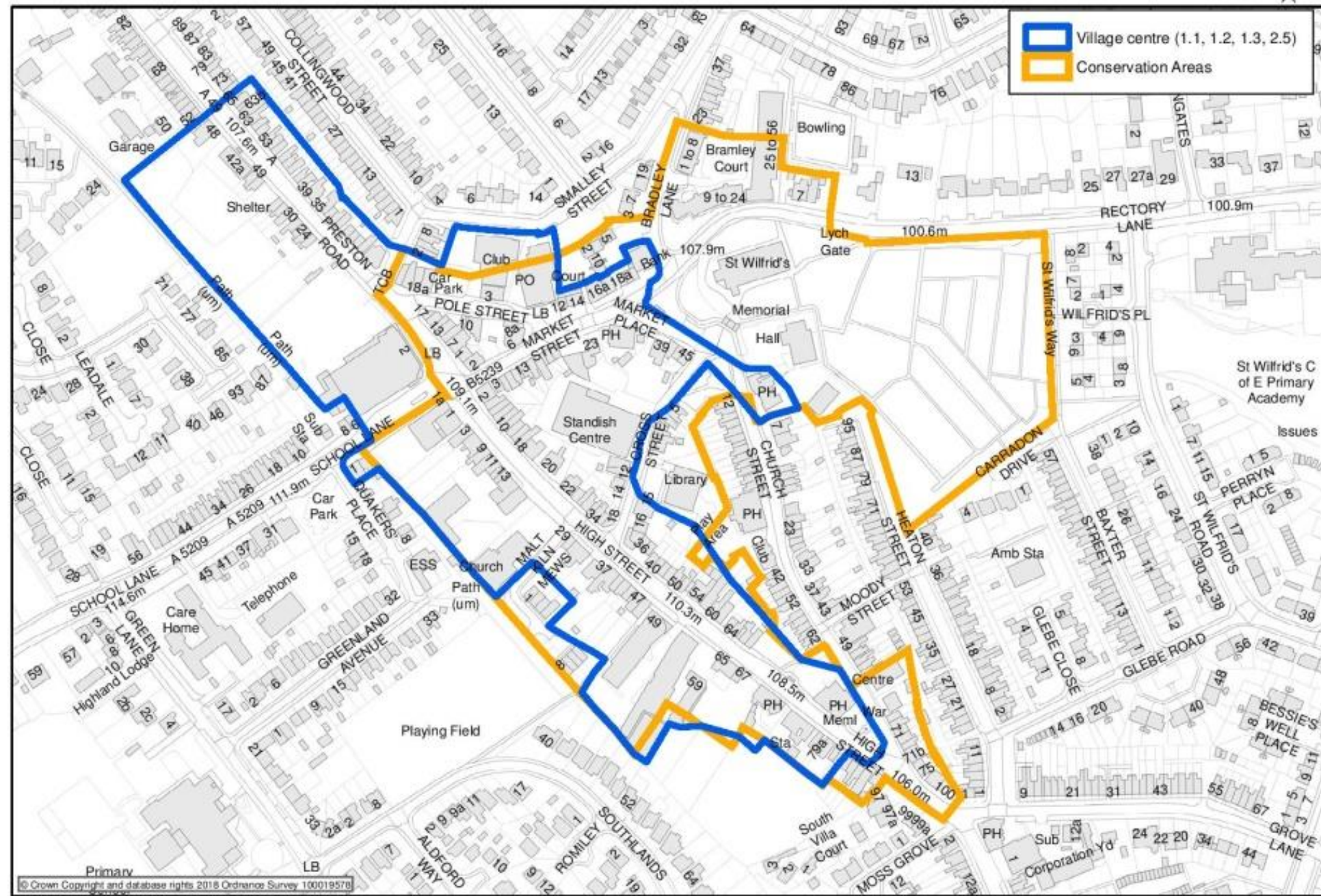


- Town Centres
- Conservation Areas



 Village centre (1.1, 1.2, 1.3, 2.5)

 Conservation Areas



## Village Centre Policies

### POLICY VE1: Enhancement of Village Centre Retail and Business Premises Offer

**VE1:** Within Standish Village Centre as shown on Map 4 and the Policies Map, new development and the use of buildings for main town centre uses will be supported provided that:

- i) It will be of a scale and character appropriate to the size, function and character of the centre, or that part of the centre
- ii) It will not adversely affect the viability and vitality of the centre, and
- iii) It will be compatible with surrounding land uses, including the maintenance or inclusion of a shop front where appropriate

### POLICY VE2: Village Centre Improvements – Enhancement to the Public Realm

**VE2:** Development proposals should take into account the Standish Village Masterplan and any opportunities should be taken to create:

- i) Pedestrian priority initiatives along Pole Street, Market Place and Cross Street as long as public safety is not compromised

- ii) Promoting new linkages from existing roads to enhanced public spaces, which are largely traffic free

### POLICY VE3: Village Centre Improvements – Provision of Public Conveniences

**VE3:** Proposals for new public conveniences within major retail developments will be supported where they have no adverse impact on residential amenity through noise, odour or lighting



The Globe pub, High Street

#### **POLICY VE4: Control of Hot Food Takeaways**

***VE4.1: The development of new hot food takeaway businesses which would result in the number of hot food takeaway businesses exceeding 9% of the total number of business premises within Standish Village Centre will not be supported.***

***VE4.2: There should not be more than two hot food takeaway establishments located directly adjacent to each other***

***VE4.3: New hot food take-away businesses will not be supported within 400m of the main entrance gate of Standish High School.***

***VE4.4: Litter bins shall be provided for any new hot food takeaway on land within the business owner'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***

#### **Employment and Business Policies**

**10.29** The following business policies are designed to safeguard sites and buildings for particular business uses and support the retention and enhancement of business sites and buildings.

**10.30** They are also designed to safeguard against the loss of existing public houses, drinking establishments and hotels and guest houses which are important to the wellbeing of the community.

**10.31** The following policies apply to public houses, wine bars and other drinking establishments (but not night clubs) where the last lawful use of the premises was a permitted A4 use, whether currently in such use or not.

#### **POLICY VE5: Drinking establishments (Class A4 use) and Hotels (Class C1 use)**

***VE5.1: Proposals which lead to the loss of hotels and drinking establishments will be resisted. Proposals to extend or improve such provision will be supported.***

***VE5.2: The change of use, redevelopment and/or demolition of a drinking establishment or hotel will only be supported where:***

- i) The applicant can demonstrate that the use is no longer economically viable; and, where a change of use to a non A or D use class is proposed, there is no reasonable prospect in the***

***medium term of re-use or refurbishment for an alternative A or D class use***

- ii) the proposal would not result in the loss of a service or facility of particular value to the local community; and***
- iii) the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene; and***
- iv) the proposal would not result in a loss of cellarage or other features which might render the public house use unviable; and***
- v) if the building is on a local list of buildings of local architectural and/or historic interest, the proposal retains the building and any external features of interest, including characteristic pub features***

**10.32** In order to retain and enhance a quality employment offer in Standish, two Employment Areas are designated in the Neighbourhood Plan, at:

1. Bradley Hall Trading Estate; and
2. Mayflower Employment Area, Bradley Lane.

**10.33** Policies VE7, VE8 and VE9 apply to these Employment Areas. In addition, land to the rear of 24-82 Preston Road is designated as a mixed-use site for retail, business and leisure uses, to provide employment in the local area without harming the sustainable development of other uses.

**10.34** On 14, November 2014, outline planning permission was granted for 148 houses on part of Bradley Hall Trading Estate, which included a Section 106 agreement that the remaining part of the site should be improved. In January 2018, Homes England, current owners of the site, submitted a new outline application for 163 dwellings.

**10.35** The loss of employment premises in Standish is of concern as businesses are needed to create a sustainable thriving village.

**10.36** The plan aims to support and protect employment by resisting change of use in business space to residential use. It also encourages new employment on vacant Brownfield Land sites within the Standish Neighbourhood Area.

## **POLICY VE6: Development that would result in loss of Business Space in Employment Areas**

**VE6: Proposals that would result in the loss of business space to a non-employment use in an Employment Area will not be supported unless it can be demonstrated that:**

- i) The site is not viable due to the absence of market demand determined after active and continued marketing for a period of at least 12 months or such other period agreed with Wigan Council in accordance with the guidance in the Wigan Supplementary Planning Document on the Re-use of Employment Land and Buildings for Non-Employment Uses or**
- ii) The provision is of better quality business 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 business use due to environmental considerations**



## **POLICY VE7: Non-Employment Uses in Employment Areas**

**VE7: Development or change of use from an employment use to a non-employment use within the Employment Areas will only be supported when:**

- i) It would not detract from the employment use of the remaining sites in the Employment Area**
- ii) The existing 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 Employment 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 Development 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**

### **POLICY VE8: Improved business accommodation and sites within the Employment Areas**

**VE8: Proposals to upgrade, extend or improve existing employment sites and buildings within the Employment Areas will be supported, particularly for the development of managed 'incubator' or 'start-up' units, provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact on the local community**

**10.37** Preston Road Mixed Use Area (See Standish Neighbourhood Plan Policies Map, See Map 8) is a Brownfield Land site, now largely cleared of previous developments, which included offices, stores and storage.

**10.38** In December 2017, the site was granted planning permission for a retail store, with other shops and businesses and associated car parking. This updated a similar planning application granted in 2014.

**10.39** The Preston Road Mixed Use Area policy attempts to preserve this site for primarily retail/hospitality use as it can be a useful extension to the current retail and hospitality offer in the village centre.

**10.40** However, it is recognised that some element of housing (i.e. flats over shops) may be necessary to ensure the viability of the site's redevelopment. A proportionally appropriate number of residential units could add to the vibrancy and robustness of Standish village centre.

**10.41** A linkage to The Line/ Standish Cycleway will improve access to the site and the wider village centre by residents.

#### **POLICY VE9: Preston Road Mixed Use Area**

***VE9: Development of the site known as Preston Road Mixed Use Area will be supported provided that:***

- i) It enhances the retail, business and/or food and drink offer in the village centre***
- ii) Any housing on the site takes up no more than a third of the total area of the new development***
- iii) Access to and from 'The Line'/Standish Cycleway is created for pedestrians and cyclists***

#### **POLICY VE10: Agricultural Use Retention, Enhancement and Expansion**

***VE10: Proposals for the diversification of an agricultural business will be supported where they help to retain and enhance the viability of the agricultural use, provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact on the local community***

#### **Justification: Village Centre Policies**

**10.42** These policies support the National Planning Policy Framework's policies in its chapters 1, 2 and 3 and 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.

**10.43** There is a need to maintain the vitality of the village centre as a shopping area with activity at street level. In the 2015 Neighbourhood Plan survey, 58% of respondents agreed or strongly agreed that more shops were desirable in the village centre. Also 49% of respondents believed there were too few independent shops.

**10.44** In the survey, 80% of respondents believed there were too many takeaway outlets in the village centre. Health figures for Wigan show an obesity rate in the borough at well above average and takeaways are a contributory factor in this. Takeaways can also contribute to ‘dead’ shop frontages that have a harmful effect on the amenity of the village centre.

**10.45** Therefore, there is a need to control the number of takeaways within the village centre, retaining but not going above the current proportion (9%) of such businesses.

**10.46** The quality of the street scene, also 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 unnecessary street clutter is removed, while having due consideration for road safety. This will promote a more attractive village centre, drawing in customers and retailers.

**10.47** Taking into account the Standish Village Masterplan, 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, as will the delivery of the community-led projects as identified in Section 17.

**10.48** In line with Core Strategy Policy CP11 and the Standish Conservation Area Appraisal, development proposals within Standish Centre Conservation Area should conserve and enhance the character and appearance of the Conservation Area, including the use of materials sympathetic to the historic nature of the surroundings.

**10.49** The lack of public toilets in Standish has been raised as an issue in the open questions on Standish in the 2015 Neighbourhood Plan survey, and also through social media. The provision of such facilities would make Standish a more attractive place to visit and shop in.

### Justification: Business and Employment Policies

**10.50** Current house building will increase the village population by about 25%. Having and retaining a good offer of suitable retail and other town centre uses and providing opportunities for new businesses to invest and existing businesses to grow will help support the local economy and reduce the need for commuting. This should help to limit the increase in traffic and air pollution within Standish.

**10.51** The designation of a site on Preston Road as ‘Mixed Use’ should encourage retail, business and other appropriate town centre uses in line with achieving sustainable development and can help deliver new independent shops the Plan consultation shows are highly valued. The policy allows a small element of housing within the development if needed to enable the viable delivery of the site.

**10.52** Pubs help create community cohesion, enhance local character, contribute to the local economy and are important focal points. Residents do not want to lose pubs in Standish Neighbourhood Area. The Plan survey records that 63% of people feel Standish has the right number of pubs with 13% saying there were too many. The NPPF supports the retention of local services and community facilities, including public houses.

- 10.53** Standish currently has a mix of retail and business use premises within Standish Neighbourhood Area. There are two Employment Areas on Bradley Lane, Outline planning permission has been granted for 148 houses on former employment land at the larger site on Bradley Lane.
- 10.54** 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.
- 10.55** The above policies are designed to protect the Employment Areas at Bradley Lane and other retail, mixed use and employment land within the Standish Neighbourhood Area to protect jobs and create opportunities for economic, retail and other town centre uses as part of a sustainable village in line with Wigan Council's strategic policies. They do not apply to the vacant employment site on Bradley Lane which has received planning permission for housing development.
- 10.56** The general business policies support and value the contribution of small and start-up ventures as part of a vibrant village, including flexible units capable of being altered to meet business needs.
- 10.57** Maintaining the prosperity of the agricultural economy is an important means of helping to ensure that agricultural land is retained in active use and contributes to the attractiveness of the countryside. The Standish Neighbourhood Plan consultation showed that the countryside is highly valued.

## Objective 2: Reducing Traffic Congestion and Better Parking (T)

### 11 To reduce traffic congestion by new transport initiatives and better parking

#### Background

- 11.1** 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 concern.
- 11.2** 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 cycle paths.
- 11.3** 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

- 11.4** 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 the Standish Neighbourhood Plan. However, it has not been included in the Neighbourhood 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.
- 11.5** 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.
- 11.6** Traffic congestion and associated air pollution are of concern, particularly around the crossroads in the centre of the village, part of which is designated as an Air Quality Management Area (AQMA).

**11.7** 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.

**11.8** 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

**11.9** Standish once had 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 the Standish Neighbourhood Plan. However, Transport for Greater Manchester (TfGM) is currently conducting a review of all proposed stations within the city region. This review includes Standish and the significant level of house building approved for the village will be taken into consideration.

**11.10** Standish residents would welcome a new railway station, 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). Proposals for a new railway station are at an early stage and estimated to cost about £10m.

### Car Parking

**11.11** 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.

**11.12** 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. However, this is dependent on retail development coming forward.

**11.13** There is limited opportunity for new parking area as a number of potential 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.

**11.14** 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% wanted to leave it as it is. Written representations also broadly reflected this result.

**11.15** After the consultation, one privately-owned site did come forward for consideration as a car park and, after also taking into consideration the views of residents who live near Southlands Rec, who were mainly against a car park, Standish Voice believes a Neighbourhood Plan site allocation of a car park on Southlands Rec is not desirable.

**11.16** Standish Voice, in conjunction with Wigan Council, councillors and others are continuing to look at all possible sites for provision of a car park close to the village centre.

**11.17** The development of large business premises with car parking should include use of that car park by the general public to mitigate the parking problems in the village, giving enough time for those using the car park to visit a wide range of other, smaller businesses and services. This is necessary to ensure the continued economic wellbeing of Standish centre.

## Footpaths and cycle paths

**11.18** The enhancement of footpaths and cycle paths across the Standish 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.

**11.19** In the 2015 Neighbourhood Plan survey, 84% of respondents said they would use more or better footpaths and 48% would use improved cycle paths. The 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.

**11.20** Standish Voice worked with Wigan Council to bring forward an enhancement of The Line, a former mineral line and informal route, into a multi-use path with bridleway status, now named Standish Cycleway.

**11.21** The Cycleway, completed in August 2018, links new housing around Almond Brook and Pepper Lane with the village centre and also is a safer route to and from Standish High School from the village centre.

- 11.22** Standish Voice, working with Martin Holden, founder of Standish Community Cycling Club, formulated a new linked route around most of the village, known as 'The Standish Loop' (see Map 5). This would use enhanced bridleways, footpaths upgraded to bridleways, and highway.
- 11.23** Wigan Council believes this is viable and it will work with Standish Voice to create The Standish Loop, with funding from various sources.
- 11.24** This sign-posted route, for use by walkers, cyclists and horse riders, would then link to the wider bridleway network outside the Standish Neighbourhood Area, including to Coppull, via Hic Bibi, and to Wigan and Haigh, via improved access to the Whelley Loop Line.
- 11.25** 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.

### **POLICY T1: Provision of Enhanced Footpaths, Bridleways and Cycle Paths in and Around Standish**

***T1: Enhancements to the walking and cycling network in Standish Neighbourhood Area are supported, including the provision of new and/or improved footpaths, bridleways and cycle paths and enhanced links, including to the village centre***

### **POLICY T2: Protecting the Route of 'The Standish Loop'**

***T2: A circular route, 'The Standish Loop', for use by pedestrians, cyclists and horse riders, using existing but upgraded footpaths, bridleways and highways, with appropriate signage, should be protected from development and enhanced and linked where necessary (See Map 5)***

### **POLICY T3: New Developments to Provide for Footpaths and/or Bridleways into the Village Centre**

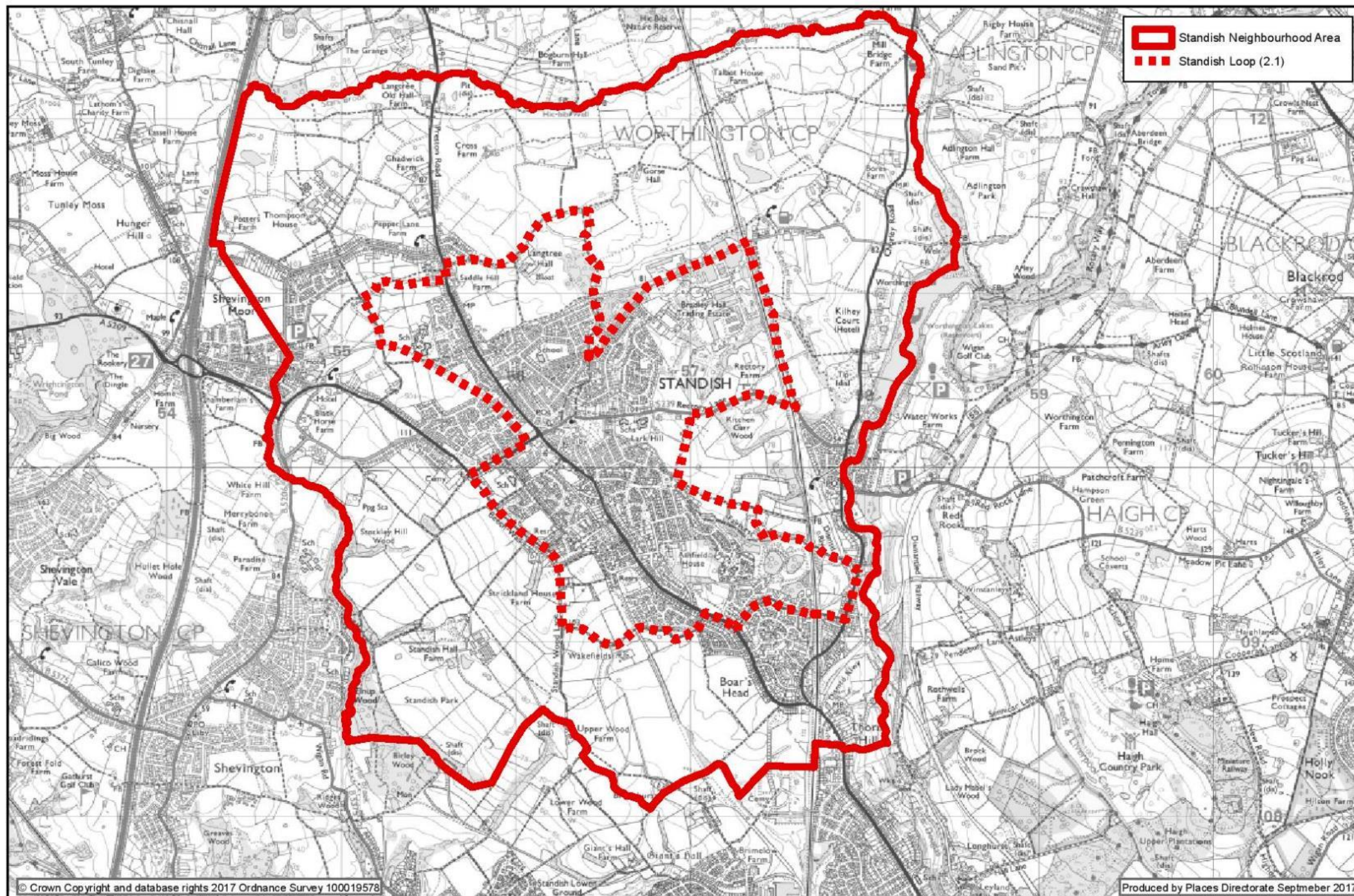
***T3.1: New development will be required to include footpaths and/or bridleways linking to existing routes where appropriate, which shall take the most direct practicable route towards the village centre, and wherever possible create new linkages***

Bridleway off Arbour Lane



***T3.2: Where a new path runs parallel to an A or B road, it should, if practicable, be separated from the highway by a hedge or similar barrier to enhance safety of pedestrians, cyclists and horse riders***

***T3.3: The provision of bins for litter and dog waste on new paths should be included where possible. 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***



#### **POLICY T4: New Business/Retail Developments to Provide Car Parking for Public Use**

***T4: 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. Developers will be encouraged to provide some of this parking for public use for short to medium stay parking. The number of parking spaces and length of time of parking will be subject to negotiation.***

#### **POLICY T5: Car Parking in the Village Centre**

***T5: 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**

- 11.27** These policies support policies in the National Planning Policy Framework chapter 4 and Wigan policy CP7 – accessibility, and seek to enhance the provision of footpaths, cycle paths and bridleways in and around the village.
- 11.28** 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.

**11.29** The creation of better footpaths, cycle paths and bridleways help encourage people to become more active and adopt healthier lifestyles. The increase in use of The Line in Standish by walkers, cyclists and horse riders after its upgrade to become Standish Cycleway shows the appetite for this.

**11.30** The upgrade of current footpaths and bridleways into a linked route to form The Standish Loop will enhance sustainable transport for recreational use. This is supported with the findings from the 2015 Neighbourhood Plan survey, where 84% of respondents said they would use more or better footpaths and 48% would use improved cycle paths.

**11.31** 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. The actions by Wigan Council in the summer of 2018, to trial free public car parking at weekends in Wigan and Leigh town centres, have been seen to increase footfall.

**11.32** The 2015 Neighbourhood Plan survey showed that 74% of respondents believed that the centre of Standish needed more car parking. Wigan Council is committed to working with Standish Voice to create a new public car park in Standish centre. This commitment followed a campaign and 1,300-name petition, organised in January 2016, calling for provision of a new public car park in the village centre (See Consultation Statement Appendix C).

**11.33** The requirement of new commercial developments with a car park to allow public access for at least three hours is needed to help ease the problems due to a lack of public parking in the centre of Standish.



### Objective 3: Open Space And Recreational Open Space (OS)

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

##### Background

- 12.1 The existing green landscape of the Standish Neighbourhood Area is one that has largely been defined by agriculture and its mining past. Although agriculture still plays a large role in land use in the Neighbourhood Area, the previous use of land for mining has created some sites of open, semi-improved, publicly and privately-owned space that is currently used by the residents for recreational purposes.
- 12.2 There are currently 12 designated Sites of Biological Importance (SBIs) within the Standish Neighbourhood Area and it is essential that these are retained to encourage biodiversity.

- 12.3 The increasing demand for land for housing has resulted in planning permission being granted for large areas of open space within the Standish Neighbourhood Area, including Standish's former golf course, on Rectory Lane. The way in which development is planned and designed must contribute to the enhancement of walking and cycling options and the Neighbourhood Area's open spaces, vegetation, streams and ponds need to be preserved as they play a vital role in the wellbeing of both people and wildlife.
- 12.4 In the 2015 Neighbourhood Plan survey, residents clearly stated that access to countryside and open space were factors which made Standish a good place to live in.
- 12.5 Additionally, 80% of residents said Standish needed more parks and open spaces and 84% said they would use improved and/or additional footpaths.
- 12.6 Within the Standish Neighbourhood Area there is a lack of suitable park provision in the north of the settlement by measurable standards (see Evidence Base). In addition, there is a lack of accessible woodland by measurable standards (see Evidence Base).

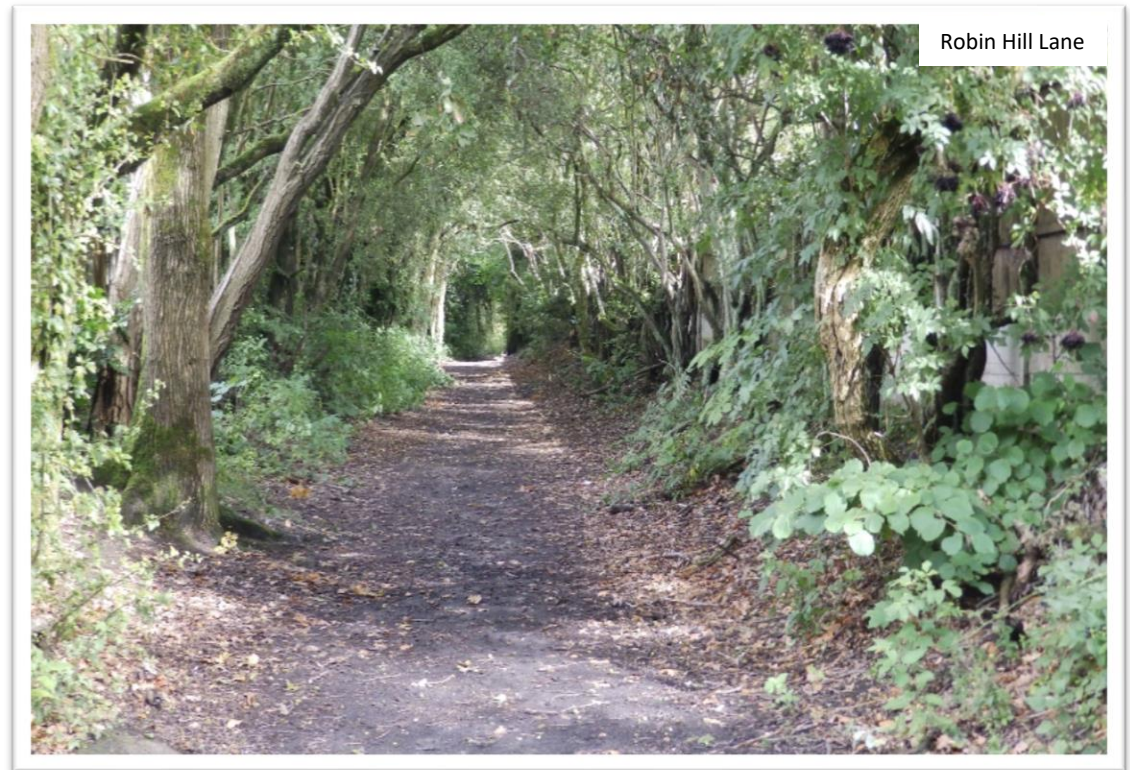
**12.7** The uptake of Standish's 'Safeguarded Land' for development is reducing the accessible open and green space available and depleting the green infrastructure of the Standish Neighbourhood Area.

**12.8** 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 Standish Neighbourhood Area is not greatly diminished, and improvements are made.

**12.9** 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 greater use by residents.

**12.10** 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 Standish Neighbourhood Area, for example with the provision of green corridors.

**12.11** The open/green space policies within Standish Neighbourhood 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.



Robin Hill Lane

**12.12** Ashfield Park and Southlands Rec are subject to separate and individual policies (see Objective 6: Sport, Leisure and Community Facilities policies SLC1 and SLC2).



## **POLICY OS1: Creation of Green Corridors for Access and Enhanced Biodiversity**

***OS1.1: The creation of new green/wildlife corridors will be supported where they:***

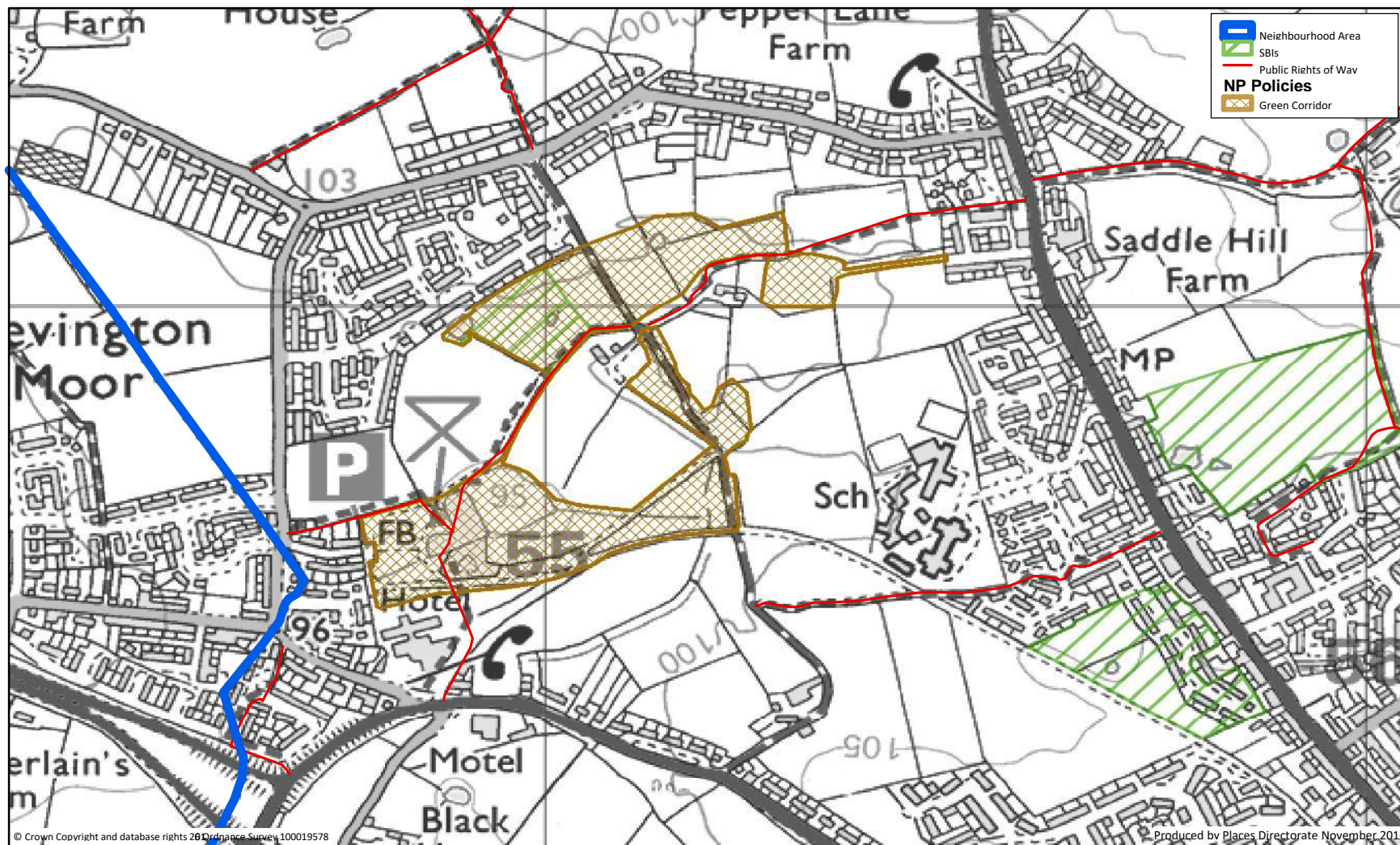
- i) Create a buffer between existing housing and proposed development***
- ii) Create access to more green space and woodland***
- iii) Mitigate the loss of green infrastructure by new housing development***
- iv) Protect and enhance the existing green infrastructure and biodiversity in the following areas:***
  - A. The 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 Policies Map and Map 6.***
  - B. The Victoria Pit reclamation area north and eastwards towards Rectory Lane and Chorley Road as shown on the Policies Map and Map 7.***

***OS1.2: Improvements to public accessibility of these green corridors through the extension and/or the creation of new public rights of way will be supported.***

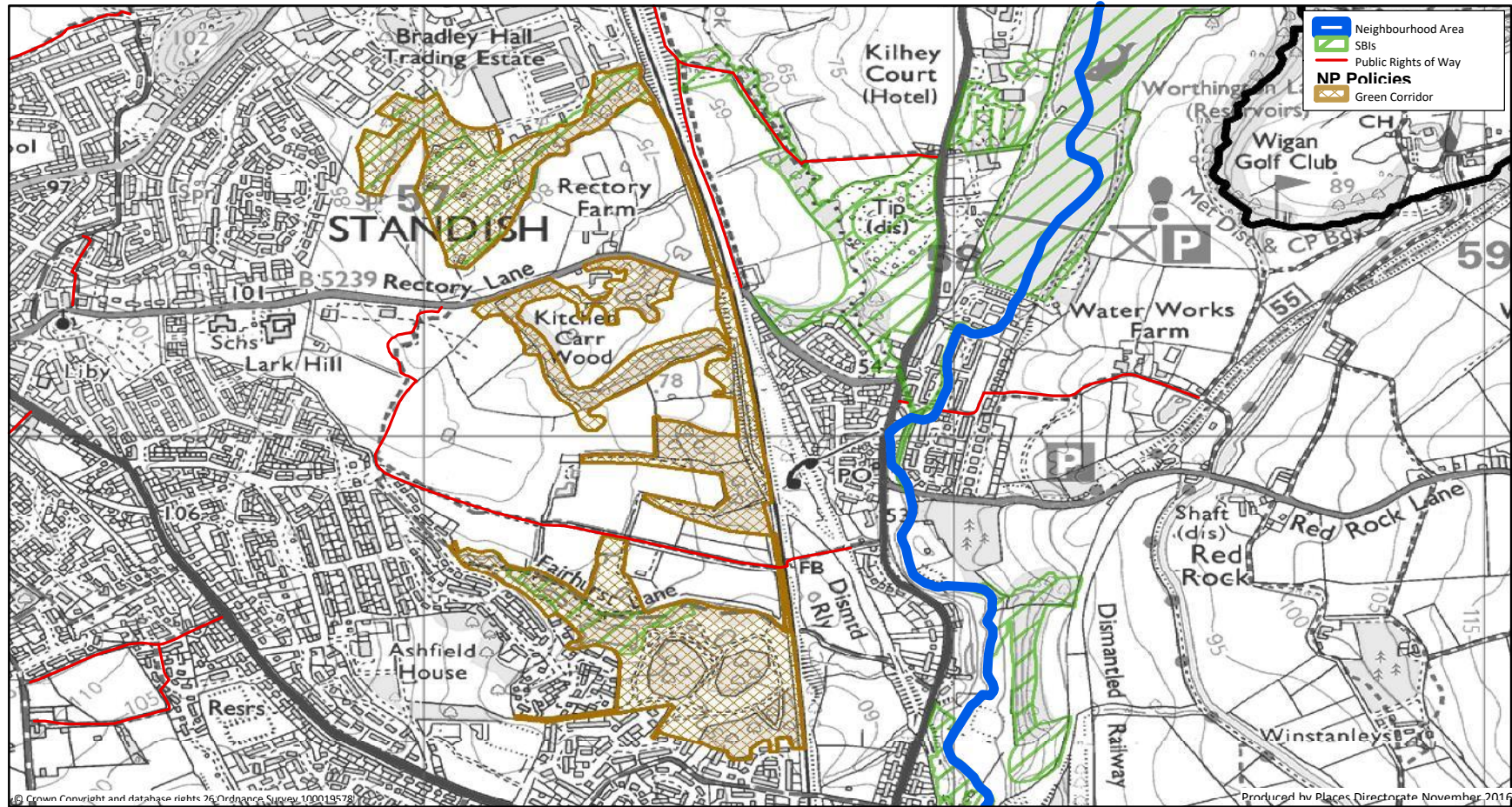
***OS1.3: Any proposed development within and adjacent to these areas must be able to demonstrate a net gain in biodiversity on the green infrastructure and biodiversity of that area***



Ponds at Almond Brook



Map 7: Green Corridor – Victoria Pit



**12.13** Within the Standish Neighbourhood Area there are green spaces which contribute to the character of the area and give opportunities for formal and informal recreation, can grow food and have ecological or biodiversity value.

**12.14** Policy OS2 seeks to protect the following four areas as Local Green Space: Victoria Pit reclamation site (7.213ha); the ponds at Almond Brook extending into Robin Hill Lane and open space to the west of it, to the north of 'The Line' (4.151ha); Southlands Rec, on Southlands Avenue, also known as The Rec (0.785ha); and the playing field to the south west of Standish High School bounded by 'The Line' and footpath no 37 (1.294ha). Reasons for their designation as Local Green Space are outlined in the Evidence Base Appendix.

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

### **POLICY OS2: Local Green Spaces**

**OS2: The following sites, as shown on the Policies Map (Map 8), are designated as Local Green Spaces:**

- 1. Almond Brook Ponds**
- 2. Victoria Pit**
- 3. Robin Hill Field**
- 4. Southlands Rec**

***Development within these areas will not be permitted unless:***

- a) It is considered appropriate to its function as a Local Green Space; or***
- b) There are very special circumstances which demonstrate that 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***

**12.16** There has been a significant loss of trees and hedgerows as a result of recent approved housing developments and policy OS3 seeks to protect the remaining trees, hedgerows and woodland within Standish Neighbourhood Area and provide mitigation measures for any loss of trees and hedgerows by future development.

### **POLICY OS3: Protection of Trees, Hedgerows and Woodland**

***OS3.1: Where any future major development proposals will result in the loss of woodland, individual trees not protected by a Tree Protection Order or significant lengths of boundary hedges, adequate compensatory measures are to be put in place which result in a net gain to the overall quality of the environment, including structural landscaping and the creation of new green infrastructure***

***OS3.2: 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 floor space for non-residential development***

***OS3.5: 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 Standish Neighbourhood Area in***

***consultation with Standish Voice, or a qualifying successor organisation, and Wigan Council's arboriculture officer***

***OS3.6: 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***

**12.17** Policy OS4 seeks to enhance and retain other green areas within the Standish Neighbourhood Area such as school playing fields, play areas, allotments, amenity green spaces, churchyards and semi-natural green spaces.

**12.18** A list of amenity green spaces relating to this policy is published in the Evidence Base Appendix E.

**12.19** Opportunities will be sought in all these areas for tree planting, community orchard and Incredible Edible projects.

**12.20** Policy OS5 supports development generally if the Neighbourhood Area's environment is taken into account.

#### **POLICY OS4: Amenity Green Spaces**

*The following areas as shown on the Policies Map are designated as Amenity Green Space:*

- 1. Langtree Lane*
- 2. Quakers Burial Ground*
- 3. Almond Green Avenue*
- 4. Primrose Lane*
- 5. Cranborne Close*
- 6. Woodhurst Drive / Almond Brook Road*
- 7. Corner of Almond Brook Road / School Lane*
- 8. Woodhurst Drive / Hampstead Road*
- 9. Land adjacent to 71 Woodhurst Drive*
- 10. Bradshaw Close*
- 11. Land adjacent to Beech Walk*
- 12. Calveley Walk / Aldford Way*
- 13. Byley Rise*
- 14. Walkway between Wigan Road and Green Lane*
- 15. Hartington Drive*
- 16. Ashfield Park*
- 17. Land off Lordy Close*
- 18. Land off Cranleigh*
- 19. Ashfield Park Drive / rear of Birch Avenue*
- 20. War memorial, High Street / Church Street*
- 21. Standish Library, Cross Street*
- 22. Cross Street / Market Place*

- 23. Broomfield Place*
- 24. Bradley Lane / Sheldon Avenue*
- 25. Templegate Close / Copeland Drive*
- 26. Otter Close Wood*
- 27. Whelley Loop Line Linear Walkway*

*The Amenity Green Space shall be retained and enhanced, including where appropriate, improvements to the visual, landscape and nature conservation value of the site.*

*Development that would result in the loss of all or part of an area of Amenity Green Space will only be supported where the remaining area of Amenity Green Space or a nearby Amenity Green Space is enhanced. The development should not have an adverse impact on footpath or cycleway links to areas of open space or the countryside.*

## **POLICY OS5: Protection and Enhancement of the Natural Environment**

*OS5.1: Development proposals should take account of the statutory requirements, policies in the development plan and the following principles:*

- i) They protect and enhance wildlife areas, including Sites of Biological Importance and undisturbed ecological buffer zones adjacent to watercourses, and contain measures to sustain and improve biodiversity*
- ii) They do not adversely affect the distinctive local character of the open landscapes of the Standish Neighbourhood Area.*
- iii) They protect and where possible enhance footpaths and public rights of way*
- iv) They contain measures that will help to mitigate the impacts of, and adapt to, climate change*
- v) Development affecting land alongside watercourses and ponds should ensure the following:*

- A. There must be no adverse effects from increased runoff or access causing bank erosion and increased sedimentation*
- B. Nothing should be done to impact adversely on the quality of water*
- C. Where discharge of surface water via a soakaway or other form of infiltration system is demonstrated not to be feasible, the watercourse should be utilised for the discharge of surface*

*water, wherever possible, to adhere to the surface water drainage hierarchy set out in paragraph 12.30.*

- vi) Development proposals should wherever possible provide habitat linkages and permeability for wildlife through effective incorporation of green spaces and wildlife corridors, use of native planting and habitat features such as ponds and areas of meadow*

*OS5.2 Special arrangements are to be made to protect and enhance the habitats of priority species included in the England Biodiversity List under section 41 of the Natural Environment and Rural Communities Act 2006*

*OS5.3 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*

## Justification

**12.21** These policies are in accordance with the National Planning Policy Framework's paragraphs 11, 73, 74, 109 and 118 and support Wigan Council's strategic policies CP2 and CP9 in the Core Strategy.

**12.22** In particular, these policies are designed to enhance the green spaces within Standish Neighbourhood Area by creation of two new green corridors linking open space together for public enjoyment and to encourage biodiversity in these areas. In the 2015 Neighbourhood Plan survey, 80% of respondents said Standish needed more open spaces.

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

**12.24** These policies will also help the wider strategy of increasing tree cover across Greater Manchester in line with the conurbation's City of Trees initiative, which aims to plant a tree for each person in the city region over the next generation.

**12.25** There are several sites within the Standish Neighbourhood Area which are deemed sufficiently important that they should be designated Local Green Space. There are a number of smaller Amenity Green Spaces around the village and provision for new areas within the approved housing developments.

**12.26** It is considered important that these spaces are retained and enhanced to benefit the community and encourage informal recreation use and play to improve health and wellbeing.

**12.27** Ashfield Park and Southlands Rec are subject to specific policies to enhance these spaces (see Policies SLC1 and SLC2), which are in accordance with the adopted strategic policies of Wigan Council.

**12.28** In line with paragraph 80 of the National Planning Practice Guidance on Flooding and Coastal Change, surface water should be discharged in the following order of priority:

1. An adequate soakaway or some other form of infiltration system
2. An attenuated discharge to surface water body.
3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.
4. An attenuated discharge to public combined sewer.

**12.29** Applicants wishing to discharge to a public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

## Objective 4: Housing To Meet Current And Future Needs Of Residents (H)

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

#### Background

- 13.1 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 in and around the village centre and detached, semi-detached and bungalow properties around the periphery.
- 13.2 Housing growth in the village in the early 1930s was mainly semi-detached housing and bungalows with detached housing designed for families on large housing estates constructed from the 1960s to 1990s.
- 13.3 Wigan Local Plan Core Strategy, adopted in 2013, designated land safeguarded for future development in the village as a broad location for new development for approximately 1,000 new dwellings.
- 13.4 However, as of April 2018, approximately 1,821 new homes have been approved within this broad location, including nearly 500 homes on three sites that were refused by Wigan Council, with those decisions overturned at appeal.
- 13.5 This level of development will have a significant impact on the village and is likely to increase the village population by about 25%.
- 13.6 In the 2015 Neighbourhood Plan survey, respondents indicated that the agreed new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. The survey showed 93% of respondents were against further housing development, with many stating that new housing development should reflect the housing needs of local people.
- 13.7 As a result of these concerns, and as part of the preparations for the Standish Neighbourhood Plan, Standish Voice asked the national Neighbourhood Planning organisation Locality to commission work on Standish's housing needs.

**13.8** 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. An independent planning consultancy carried out the work.

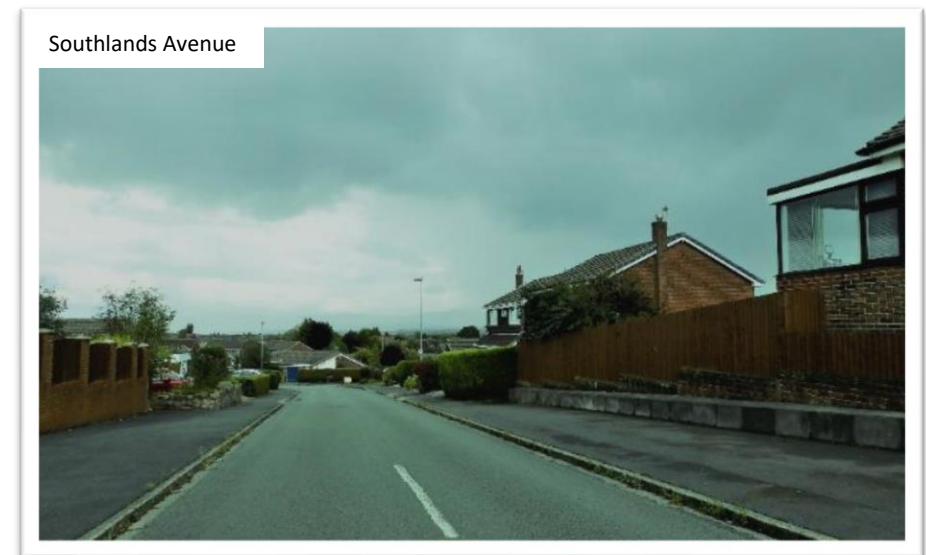
**13.9** The reports (see Evidence Base Appendix B) have identified the following key housing issues affecting Standish:

- 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 of homes

**13.10** 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.

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

**13.12** The right type of housing to meet local need is in accordance with the National Planning Policy Framework and the 2017 Housing White Paper proposals.



**13.13** There remain further areas of 'Safeguarded Land' identified for development within the Standish 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 Standish Neighbourhood Plan period, to 2030.



**13.14** There is currently a large number of approved housing sites in Standish and Policy H1 will seek to ensure that the 'Safeguarded Land', identified in Wigan's SHLAA which is intended to be available for development in the long term, will only be released when the current approved sites are substantially complete.

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



## **POLICY H1: Sustainable Housing Growth**

*H1: Safeguarded Land within the Standish Neighbourhood Area should only be released for housing development where it can be demonstrated that:*

- i) 1,148 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 wellbeing of Standish as a viable sustainable place to live, work and visit*

*Exceptions to clause i) of this policy are:*

- a) 100% affordable housing development*
- b) Accommodation for older people, including specialist housing and extra care schemes; and*
- c) Additional homes on sites that already have planning permission*

*Where the Council cannot demonstrate a sufficient supply of deliverable housing land to meet identified needs in line with national policy, regard should be given to the NPPF's emphasis on boosting the supply of housing and the Core Strategy's commitment to maintaining a rolling five-year supply of deliverable housing land.*

**13.16** The figure of 1,148 homes set in criterion (i) of Policy H1 is 75% of the 1,530 homes that had been approved on safeguarded land in Standish at 31 July 2017. As at 1 April 2019, a further 131 homes have been approved, resulting in a total of 1,661 homes approved on safeguarded land in Standish overall. This means that the balance of permitted homes left over once 1,148 homes have been completed and occupied is 513 homes. There will be sufficient time while those 513 homes are developed for other potential sites on safeguarded land in Standish to be considered for planning permission and, if granted, brought forward for development, meaning that a regular programme of housing delivery in Standish need not be prevented unless there are overriding planning reasons to do so, such as insufficient infrastructure capacity as covered in criterion (iii).

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

**13.18** 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.

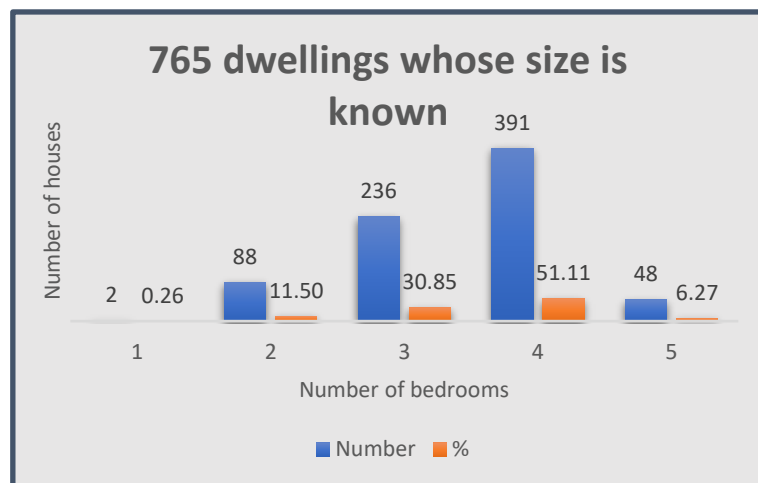


**13.19** The housing developments approved to date, as shown in Table 1 and Table 2, are mainly detached family houses which do not provide for young people and the growing elderly population in the village.

Table 1: Developments with planning permission in Standish since 2014

| Area   | Development   | Number of homes granted permission | Remaining capacity April 2019 |
|--|---|------------------------------------|-------------------------------|
| Land to the north and south of Rectory Lane                        | This site has full planning permission for 250 dwellings (A/15/80981), approved 28 January 2016. Under construction   | 250                                | 147                           |
| 22-22C Preston Road  | This site has full planning permission (A/14/78942) for eight dwellings, approved April, 2014. Under construction   | 8                                  | 8                             |
| Land north of 23 Old Pepper Lane                                   | The site has full planning permission for 39 dwellings (A/14/79462), approved October 2014. Completed   | 39                                 | 0                             |
| Agricultural land west of Cat l'Th' Window Farm, Almond Brook Road | The site has full planning permission for 298 dwellings (A/15/80529), approved July 2015. Under construction  | 298                                | 187                           |
| Land to the north of Rectory Lane                                  | The site has full planning permission (A/15/80625) for 150 dwellings, approved July 2015. Under construction  | 150                                | 4                             |
| Land south of Pepper Lane  | Site has full planning permission for 351 dwellings (A/15/81209), approved 28 January 2016 and 19 June, 2018. Under construction  | 351                                | 315                           |
| Bradley Hall Trading Estate, Bradley Lane                          | Outline planning permission (A/17/85026) for 163 dwellings approved in March 2019.  | 163                                | 163                           |
| Land adjacent to Lurdin Lane and west of Chorley Road              | Outline application for up to 110 dwellings (A/14/79178) approved at appeal in August 2015. A Reserved Matters application submitted for 93 dwellings                             | 110                                | 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                                | 128                           |
| Land south of Rectory Lane (former golf course)                    | Outline planning application for 250 dwellings (A/14/79189) approved at appeal in August 2015. Reserved Matters application approved for 250 dwellings (A/16/82944) in March 2018 | 250                                | 250                           |
| Land at Langham Road   | Outline planning application for up to 80 dwellings (A/15/81542) approved in January 2018   | 80                                 | 80                            |
| Standish Ambulance Station, Glebe Close                            | Outline permission for nine dwellings (A/17/83276/OUT)  | 9                                  | 9                             |
| <b>TOTAL</b>   |   | <b>1,836</b>                       | <b>1,401</b>                  |

Table 2: Available information on dwelling size



Source: Planning statement for each application at [www.wigan.gov.uk](http://www.wigan.gov.uk); AECOM calculation

**13.20** Tables 1 and 2 demonstrate that the housing types approved do not meet the housing needs of the residents of Standish. Table 19 of the Standish Housing Needs Assessment sets out the latest evidence of the type, size and tenure of housing required and highlights the challenge of providing suitable housing to meet the needs of the ageing population.

**13.21** This supports the National Planning Policy Framework which makes it clear that it is not only about the quantity of 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.

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

## **POLICY H2: New Developments to Meet Local Housing Need**

**H2.1:** *New 'major' developments should include an appropriate mix of house size, type, price and tenure to address identified local need, including the needs of older people, market demand, the demand for affordable housing and starter homes - including self-build and custom-build housing - and to support mixed communities in accordance with the latest evidence of housing need.*

**H2.2:** *Proposals should:*

- i) 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*
- ii) Additional specialised housing (including extra care housing) should be considered to meet defined specialist need*

**H2.3:** *New, converted or extended independent living and care homes in Standish Neighbourhood Area will be supported*

***provided that the design and scale of development is in keeping with the character of the location and that the impact on the residential amenity of surrounding residential properties is acceptable***

- 13.23** The 2015 Neighbourhood Plan survey identified that traffic and parking facilities were an issue in Standish. The creation of sustainable developments must include enhancement of public footpaths, bridleways and cycle paths to improve connectivity in and around the village.
- 13.24** 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.
- 13.25** 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.
- 13.26** 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.

- 13.27** The recommended maximum walking distance to a bus stop is generally 400m, which is cited in the guidance 'Buses In Urban Developments' (Chartered Institution of Highways & Transportation, 2018). The report also advises that these standard distances should not be applied uniformly without regard to the specific characteristics of the particular location or route.

### **POLICY H3: Accessibility to Sustainable Transport/Bus Routes**

***H3: All housing on new developments should be located within 400m walking distance of a bus stop unless the housing development is specifically for older people or specialised housing where a lesser distance may be required or where new or improved public transport services and/or bus stops can be provided as part of the development.***

- 13.28** The Standish Housing Needs Assessment (AECOM, 2016) clearly demonstrates the lack of affordable housing in Standish for people on low incomes.
- 13.29** Standish is one of the least affordable parts of Wigan borough. The current average value of property in Standish is £214,766. This is 25% higher than the average price in Wigan as a whole, which is £159,372. This disparity has increased recently. The value difference in 2016 was 17% higher in Standish (Zoopla, October 2018).

**13.30** 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%).

**13.31** 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.

**13.32** Around 41% of newly forming households are unable to access the owner occupation tenure, and even 38% cannot access private rental units.

**13.33** As such, there are high levels of demand for affordable housing in Standish. With 1,821 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 Standish Neighbourhood Area.

**13.34** 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.

**13.35** This policy should result in 455 new affordable homes being built in Standish, which are expected to be split between 1/3<sup>rd</sup> rented and 2/3<sup>rd</sup> sale, across the various housing development sites.

**13.36** Wigan Council's Supplementary Planning Document on Affordable Housing sets out guidance on the delivery of affordable housing. Affordable housing should be provided on site, but in exceptional circumstances where the developer can justify delivering the affordable housing off site, this should be on a site in the Standish Neighbourhood Plan area and not elsewhere in Wigan Borough. The size, type and tenure of affordable housing should meet local need and reflect the findings of the latest Housing Needs Assessment for Standish.

**13.37** Policy H4 applies to any planning application made for residential development in the Standish 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.

**13.38** Standish Voice, or its successor organisation, welcomes the opportunity to be consulted on planning applications for housing development, S106 agreements and planning obligations on the mix, type and tenure of housing including affordable housing. Community Project 9 sets out this aspiration.

#### **POLICY H4: Affordable Housing Provision in Standish**

***H4.1: The developer must provide an affordability and housing mix strategy which takes into account the latest Standish Housing Needs Assessment and Wigan Council's Supplementary Planning Document and any subsequent guidance on affordable housing.***

***H4.2: All affordable homes associated with the development must be located within the Standish Neighbourhood Area and not in other parts of Wigan borough and be of a type and tenure to meet and help to address the affordable shortfall in Standish as identified in the latest Standish Housing Needs Assessment.,***

***H4.3: In major developments, all affordable homes delivered within the Standish Neighbourhood Area must be scattered through the development or in small clusters. The affordable housing units should be provided in clusters of no more than 10-15 units for houses and 10-20 units for flats***

***H4.4: Affordable properties to be in perpetuity wherever possible***

***H4.5: Standish Voice, or a qualifying successor organisation, must be consulted on negotiations between Wigan Council and developers in the Standish 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 a net reduction of affordable homes provided in line with the policy***

- 13.39** The 2015 Neighbourhood Plan survey showed that 68% of residents feel the village has a strong sense of place, has character and heritage, and is a 'good place to live'.
- 13.40** However, the recently approved and proposed housing developments are mainly large in scale and designed using developers' standard house styles, and largely have not taken into account the village character.
- 13.41** New developments should seek to address the quality and distinctiveness of the Neighbourhood Area and create a sense of place.
- 13.42** The Plan seek to promote design quality, improve spatial standards and reduce carbon emissions to meet the current and future needs of the community. All new housing should, where appropriate, be in accordance with Wigan Council's Supplementary Planning Document Design Guide for Residential Development.
- 13.43** New housing should provide sufficient space in which families can grow and thrive and new homes should meet the 2016 Nationally Described Space Standard.

**13.44** 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.

**13.45** 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 helping to address fuel poverty.

**13.46** These policies are also designed to improve the quality, design and standard of housing provision to provide sustainable housing that meets the current and future needs of residents.

**13.47** Several sites have been investigated for their potential to redress the imbalance of housing provision in Standish Neighbourhood Area. Two vacant Brownfield Land sites have been identified as suitable for 100% affordable homes or specifically for older people (see Evidence Base Appendix C).

#### **POLICY H5: Allocation of Sites for Housing**

**H5: The Brownfield Land 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. The sites shall be developed for housing of a size, mix and tenure that contributes to the delivery of**

***housing that meets local housing needs as evidenced in the latest Housing Needs Assessment. The sites should provide:***

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

**13.48** Standish's close proximity to the M6 and M61 means that a high proportion of residents commute to work by car. Other vehicles pass through Standish centre crossroads to and from Junction 27 of the M6 and also go through the crossroads on journeys to Wigan, Chorley and Bolton.

**13.49** The crossroads has been designated as an Air Quality Management Area where air pollution, primarily from vehicles, is monitored by Wigan Council.

**13.50** The increase in air pollution from vehicles, especially from diesel engines, and the health problems this is increasingly shown to pose, is of particular concern nationally and locally.

**13.51** Major Housing Developments (made up of more than 10 homes) are likely to increase the number of vehicles using Standish's roads, including the crossroads. Developers should, therefore, provide information on how their developments will impact the air quality in Standish and especially the crossroads AQMA at the centre of the village.

**13.52** Development should be refused if it is considered that air pollution resulting from it will have unacceptable effects on the health, amenity or natural environment of the surrounding area, taking into account the cumulative effects of other proposed or existing sources of air pollution in Standish.

**13.53** Wigan Council's Supplementary Planning Document 'Development and Air Quality' (2007), which is due to be refreshed, provides guidance on suitable mitigation measures for an increase in air pollution from development.

#### **POLICY H6: Major Housing Developments to Provide Air Quality Assessment and Mitigation Measures**

***H6.1: Any Major Housing Development should provide a full and detailed assessment of the likely impact of airborne emissions resulting from it as part of a planning application and any proposed measures to mitigate it***

***H6.2: Housing development will not be supported that would result in unacceptable levels of exposure to air pollution, taking into account the cumulative effects of other proposed or existing sources of air pollution in the vicinity, unless suitable mitigation measures are provided for by the developer, in line with Wigan Council's Supplementary Planning Document 'Development and Air Quality' (2007) or subsequent document***

#### **Justification**

**13.54** 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 Wigan.

**13.55** Since the Local Plan Core Strategy was adopted, there have been 1,821 dwellings approved on Safeguarded Land within Standish, between January 2014 and October 2018. This equates to around 10% of the total housing required across the borough of Wigan to 2026.

**13.56** This figure increases when the permissions for the 165 dwellings on Brownfield sites in the Neighbourhood Area are taken into account.

**13.57** Policy H1 supports the National Planning Policy Framework chapter 5 and 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.

**13.58** The policy will also contribute to the housing supply 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 in instances nationally and locally.

**13.59** The purpose of policy H1 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.

**13.60** Policy H2 supports the National Planning Policy Framework in the provision of housing types which are best suited to local need. An independent report prepared for Standish Voice as part of the preparations for the Standish Neighbourhood Plan details how the approved dwellings have skewed the housing market in Standish and shows that local need is not being met. This goes against Wigan's Local Plan Core Strategy policy CP6 (6), which states that housing developments should be an appropriate mix of types and tenures.

**13.61** Policy H3 seeks to encourage residents of housing developments to use public transport and also helps to address issues surrounding the ageing population in the village, which is more reliant on public transport.

**13.62** Affordable housing provision is crucial to enable younger and older people to have the right type of accommodation to allow them to live in Standish. The Standish Housing Needs Assessment (2016) highlights a lack of affordable housing provision. Policy H4 supports Wigan's Supplementary Planning Guidance on Affordable Housing and seeks to address the imbalance caused by the current applications.

**13.63** The site allocations in H5 reflect the housing needs of the Neighbourhood Area, shown in the Housing Needs Assessment, and can bring forward much-needed homes for older people and/or affordable housing. The Plan survey records that 76% of respondents wanted new housing in the Neighbourhood Area to be built on Brownfield Land sites.

**13.64** Pollution from vehicles is of national concern and UK guidelines support planning measures to improve air quality. The report, Land-Use Planning & Development Control: Planning For Air Quality, states: "Specifically, planning policies should sustain compliance with, and contribute towards, meeting EU limit values or national objectives for air pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts on air quality from individual sites in local areas."

## Objective 5: Maximise Funding

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

#### Background

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

- 14.4 When developments in Standish require planning permission, Wigan Council can negotiate planning obligations with the developer to provide for infrastructure improvements through Section 106 agreements, either through direct works or payment of a levy.
- 14.5 Policy F1 reinforces the need for S106 agreements or Community Infrastructure Levy (CIL) funding, if Wigan adopts such a system, to benefit the Standish Neighbourhood Area.

#### **POLICY F1: The Use of S106 Agreements and/or Community Infrastructure Levy Funding to Support Community Development**

***F1: Developer contributions towards improved community infrastructure will be sought where it is shown that the obligation is necessary to make the scheme acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development.***

## Justification

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

**14.7** Whilst the Standish Neighbourhood Plan allocates only a limited amount of development, it is evident that improvements to the community infrastructure are required to support the development of the additional housing that has been approved. The Standish Neighbourhood Plan has also identified the need for affordable housing and housing for older people as priorities. The latest assessment of infrastructure capacity in Standish is set out in the Standish Infrastructure Assessment (November 2013).

**14.8** The 2015 Neighbourhood Plan survey showed that various infrastructure improvements, including the provision of new facilities were popular.



**14.9** Also, 57% of respondents believe, in relation to the new house building, that all contributions from developers (from Section 106 agreements) and the government (New Homes Bonus) should be spent within Standish, rather than other areas of Wigan Borough. It is acknowledged that contributions may be sought for any future strategic infrastructure.

## Objective 6: Sport, Leisure And Community Facilities (SLC) and Renewable Energy (R)

### 15 To promote health and wellbeing within a sustainable community

#### Background

- 15.1** 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 the village. In fifth place, local community facilities were also considered an important part of life in Standish.
- 15.2** The consultation also identified a lack of leisure and sport facilities. The main issue for improvement in Standish that respondents wanted to see was more leisure and sport facilities, particularly for young people.
- 15.3** Improvements to parks and open space and community facilities were the seventh and ninth most important issues.
- 15.4** Improvements to Ashfield Park, currently the only park in Standish, and provision of an additional park within the central area of the village were also identified as desirable.

- 15.5** The Standish Neighbourhood Plan, therefore, seeks to ensure that Standish has a range of good quality community, social, leisure and sport facilities available to everyone.
- 15.6** A small leisure centre is currently being built as part of the housing development on Rectory Lane, with a completion date scheduled for late summer, 2019. This, and any future sports or leisure developments, should be accessible to all Standish residents.
- 15.7** Ashfield Park is a large, historic park situated to the south of the Standish Neighbourhood Area owned and managed by Wigan Council. It currently has two children's play areas with an adjacent car park and several football pitches, some of which are regularly used, some not. Changing facilities (portable cabin-style) were removed by Wigan Council several years ago and have not been replaced.
- 15.8** Wigan Council's playing field strategy includes Parklife hubs – none in the Standish Neighbourhood Area – which are expected to generate funds to improve other existing council-owned playing fields, including Ashfield Park, apart from a handful deemed by Wigan Council and Sport England to be not worthy of investment.

**15.9** As it is the Neighbourhood Area's principal park, 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.

**15.10** The policy on Ashfield Park seeks to create opportunities to increase the capacity and use of the site for sport and recreational purposes and to encourage healthier lifestyles by attracting more people to the park.

**15.11** Improvements would be made in consultation with people who use the park. Funds from the Parklife project, 106 agreement monies and grant funding can be utilised to enhance the park for all users.

**15.12** Southlands Rec, on Southlands Avenue, which is owned and managed by Wigan Council, has been listed as an Asset of Community Value after a successful application by Standish Voice. It has the potential to be upgraded into a high-quality urban park within the heart of the village, which would include improved leisure and sports facilities.

**15.13** This affords the opportunity to create a quality space for all to enjoy, especially children. Further consultation will be carried out with the local community and users of the recreation ground to determine the improvements required,

**15.14** Wigan Borough Open Space, Sport And Recreation Provision And Needs Assessment (February 2017) identifies a shortfall in quality parks and gardens across the borough, including Standish, and a need for more small equipped play areas in Standish itself.

**15.15** The enhancement of Southlands Rec would help to meet this deficiency, as well as meet future demand for recreation and leisure from the projected increase in population from the homes being constructed.

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

**15.17** 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.

**15.18** Southlands Rec is currently not suitable for adult football teams as established adult 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. Up until the beginning of the 2018/19 football season, it has only been hired twice since 2010/11, for two charity matches.

**15.19** Wigan Council's adopted playing field strategy, endorsed by Sport England, identifies Southlands Rec as low value as a playing field and is one of the pitches identified as not worthy of investment to bring it up to proper playing standard. If it were not protected with Asset of Community Value status, the strategy suggests it could be considered for sale as a development opportunity in the future.



**15.20** A proposal to safeguard Southlands Rec as Local Green Space has been included in the Standish Neighbourhood Plan (see OS2).

**15.21** Proposals will be brought forward through a comprehensive scheme, in liaison with Wigan Council and community groups, including the newly formed Friends Of Standish Recreation Ground, to provide opportunities for recreation, sport and leisure. Funds from 106 agreements and other grants would be used for this.

**15.22** After concerns were raised about proposals for Southlands Rec in the Neighbourhood Plan Section 14 consultation, safeguards to prevent possible anti-social behaviour and to limit significant adverse impact to neighbouring properties have been added to SLC2.

#### **POLICY SLC1: Improvements to Sport, Recreational and Leisure Facilities at Ashfield Park**

***SLC1: 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, including (footpaths, cycleways and bridleways,) being considered, including lighting and signage***

#### **POLICY SLC2: Southlands Rec – Creation of a Park with Sport and Leisure Facilities**

***SLC2: Southlands Rec should become a community park with improved leisure and sport facilities in Standish.***

***Proposals for improvements shall be subject to consultation with the local community and shall be designed and laid out to not have a significant adverse impact on the residential amenity of neighbouring dwellings and shall have due regard for the prevention of anti-social behaviour.***



Southlands Rec

**15.23** The purpose of Policy SLC3 is to encourage the enhancement, improvement and better use of existing poor-quality, open recreational space.

**15.24** It also seeks to encourage the 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 Standish Cricket Club.

### **POLICY SLC3: Improve Sport, Recreational and Leisure Opportunities**

***SLC3: Proposals for new, enhanced, extended and/or improved leisure, sport and children's play facilities within the Standish 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 current 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***

**15.25** 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 Cricket Club, Green Lane



**15.26** The Standish Neighbourhood Plan aims to preserve and enhance existing community spaces and buildings and widen their use, including additional amenities.

**15.27** 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.

**15.28** The Plan will seek additional opportunities for residents to meet, socialise, exercise and learn, to ensure the promotion of a healthy, sustainable community.

#### **POLICY SLC4: Enhancement and Protection of Community Facilities**

***SLC4: The policy applies to the following community facilities (designated as Assets of Community Value (as of 2018))***

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

***SLC4.1: Proposals for enhancement and improvements to maximise the usage of the stated community facilities will be supported where this widens the use and provides additional facilities for wider community benefit***

***SLC4.2: Proposals for development which result in the loss of the stated community facilities will only be supported where it can be clearly demonstrated:***

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

#### **Renewable Energy (R)**

**15.29** Objective 6 of Standish Neighbourhood Plan is to create a sustainable community. Neighbourhood Plans are encouraged to consider sustainability and measures to help counter climate change - one of the biggest issues facing us all.

**15.30** There is national and regional commitment to increasing electricity from renewable sources and reducing carbon emissions.



**15.31** The enhancement of footpaths and cycle paths to reduce reliance on car journeys and reduce carbon emissions (Policies T1, T2, T3) and the provision of air quality mitigation measures, which should include provision of electric charging points, will also help to address this issue (Policy H7).

**15.32** 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.

**15.33** The 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) where appropriate

**15.34** The 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.

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

**15.36** 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. But Wigan Council will judge any planning application on its merits.

**15.37** However, there may be Brownfield Land sites in the Standish Neighbourhood Area Green Belt which could be utilised in this way.

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

**15.39** The landowner offered the site for housing in the Greater Manchester Spatial Framework 'Call for Sites' procedure in 2016. However, there was no allocation for housing in the Green Belt in Standish in the original draft GMSF plan, though another version of that draft plan is due in 2019.

**15.40** The whole 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 to 25 years).

**15.41** 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.

**15.42** 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.

Gidlow Tip, Boar's Head



**15.43** 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.

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

**15.45** The landowner, Standish Estates, has been given details of this proposal and indicated it is willing to look further into this possibility.

**15.46** There may be other Brownfield sites in the Standish Neighbourhood Area – in the Green Belt or otherwise – which could be suitable for solar farms.

## **POLICY R1: Solar Farm Provision**

***R1: Proposals for the production of renewable and low carbon energy production through solar farms up to 5MW in size on Brownfield Land – in the Green Belt or otherwise – will be supported 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**

- 15.47** Policies SLC1 to SLC4 support the National Planning Policy Framework's chapter 8 and Wigan's Local Plan Core Strategy strategic policies CP1 – Health and Wellbeing, CP2 – Protection and Enhancement of Open Space, and CP3 – Enhancement of Community Facilities.
- 15.48** Policies SLC1 and SLC2 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 in line with Wigan Council's policies and playing field strategy. They also support the National Planning Policy Framework's chapter 8.
- 15.49** The 2015 Neighbourhood Plan survey showed that 73% of respondents strongly agreed or agreed that Standish centre needs a new park, with only 6% disagreeing or strongly disagreeing. Also, the consultation on Southlands Rec showed that 83% of respondents believed Southlands Rec should become a new community park.
- 15.50** Policy SLC3 seeks to enhance other sporting, recreational and leisure opportunities within the Standish Neighbourhood Area whilst Policy SLC4 aims to protect and enhance community facilities.

**15.51** All these policies are designed to give people more opportunities to participate in community life and to improve the health and wellbeing of the residents and visitors.

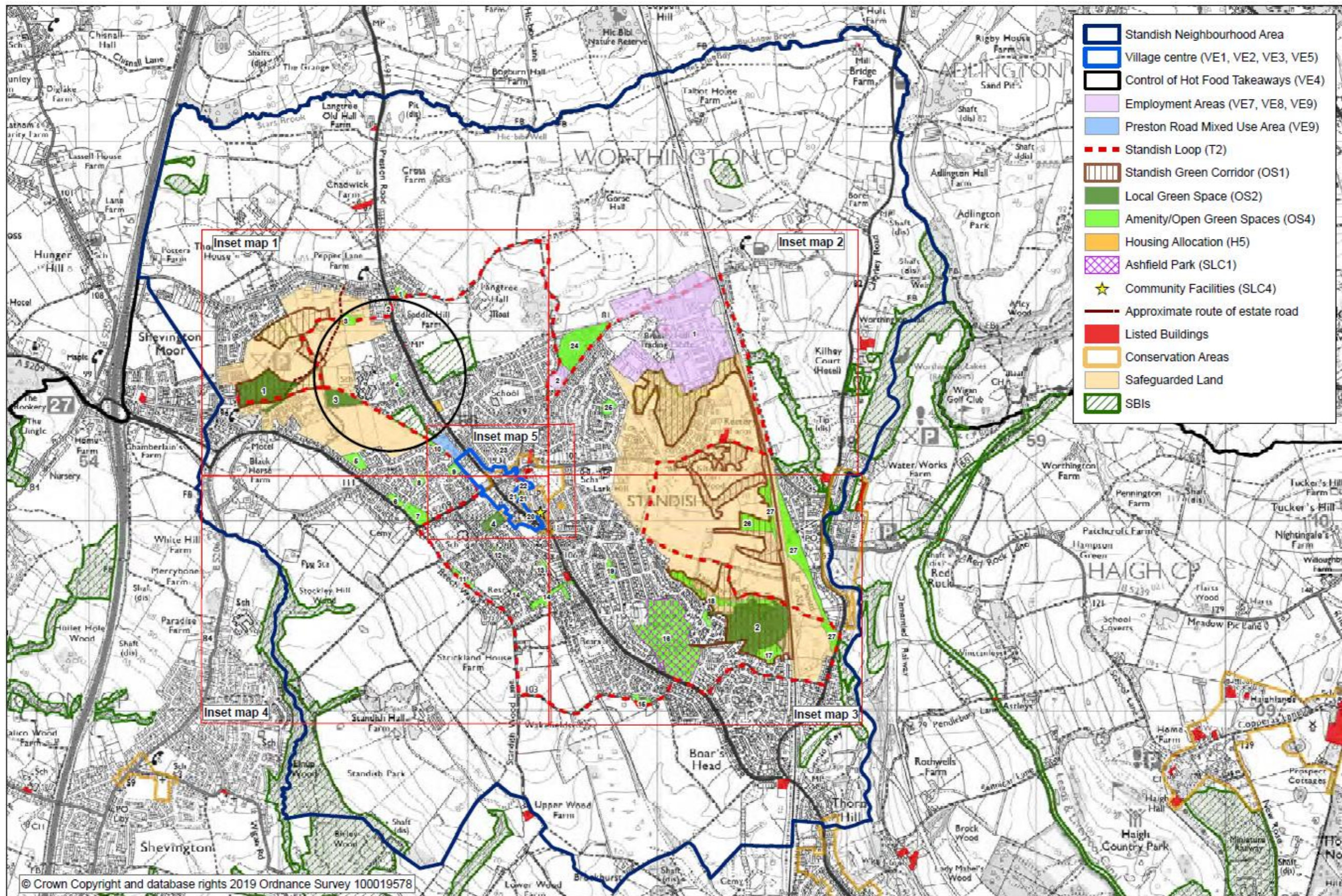
**15.52** Policy R1 is in keeping with the National Planning Policy Framework chapter 14 and local planning policy and contributes to the sustainability of the village through the provision of solar renewable energy.

**15.53** 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 Wigan Council's Local Plan Core Strategy and EN4 of Wigan's draft Allocations and Development Management Local Plan as a site for land reclamation and renewal. Lancashire Wildlife Trust also believes appropriate renewable projects can have a positive influence on biodiversity.

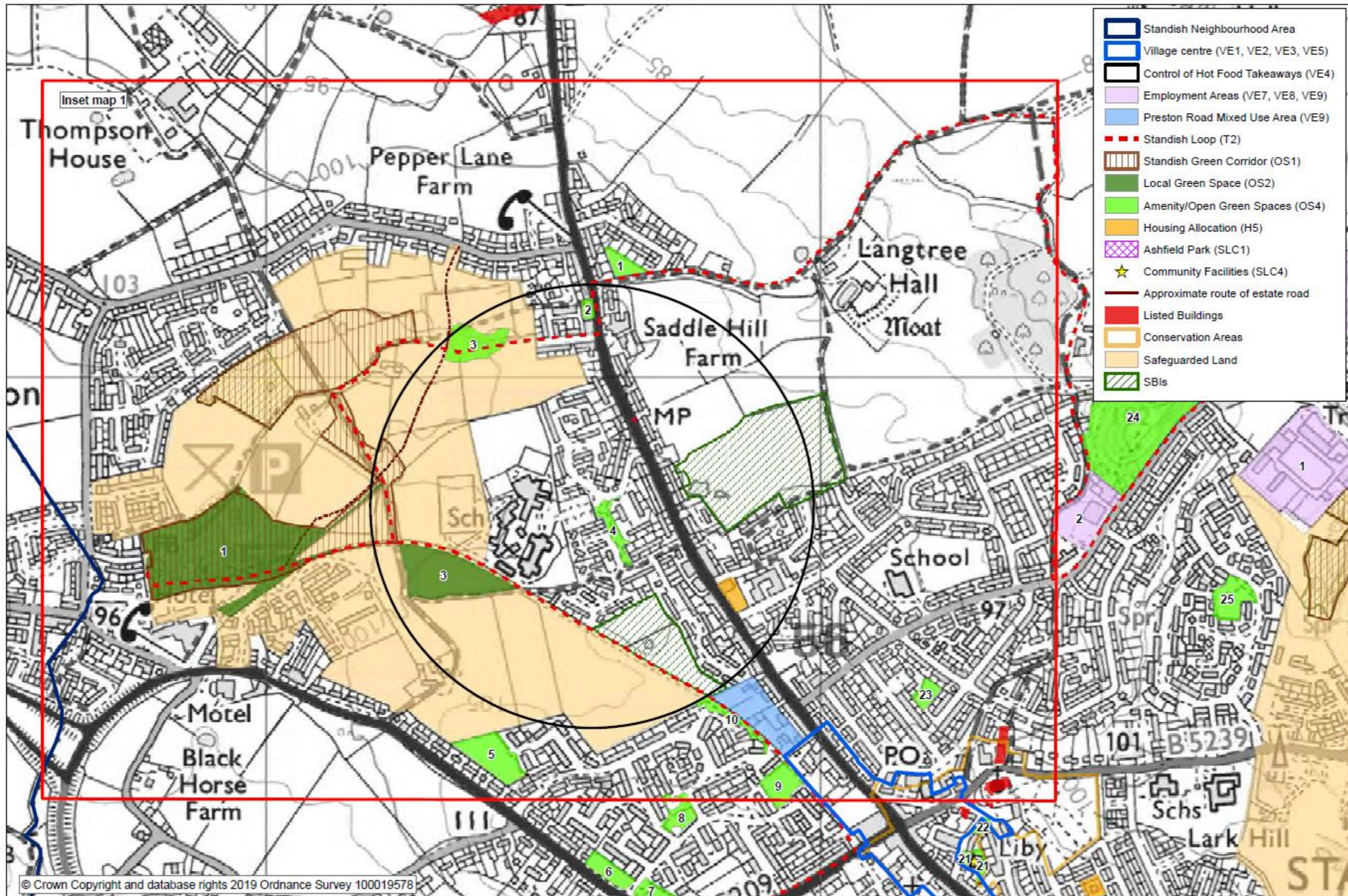
Thompson House Farm solar facility, Pepper Lane



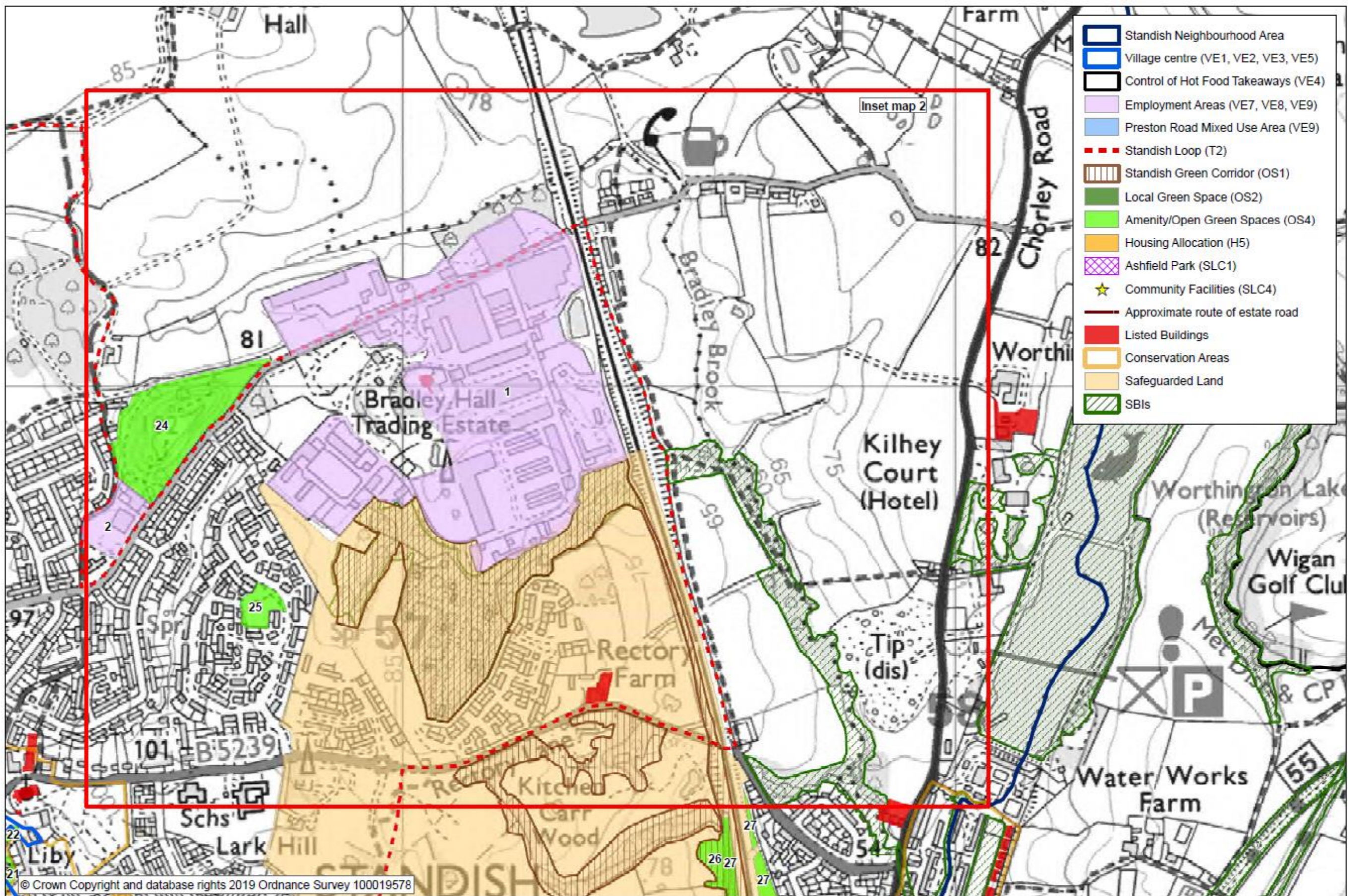
## 16 Policies Map



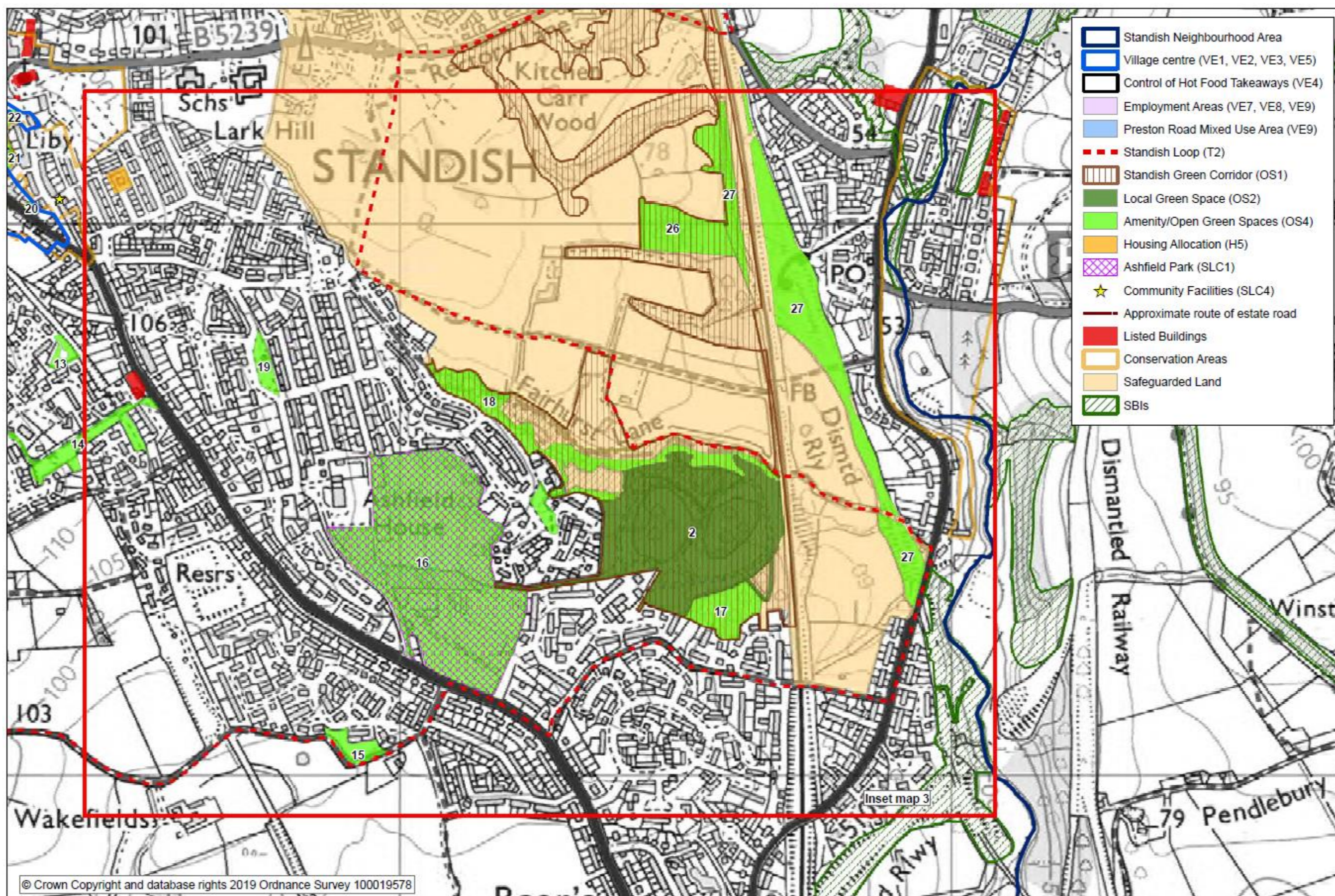
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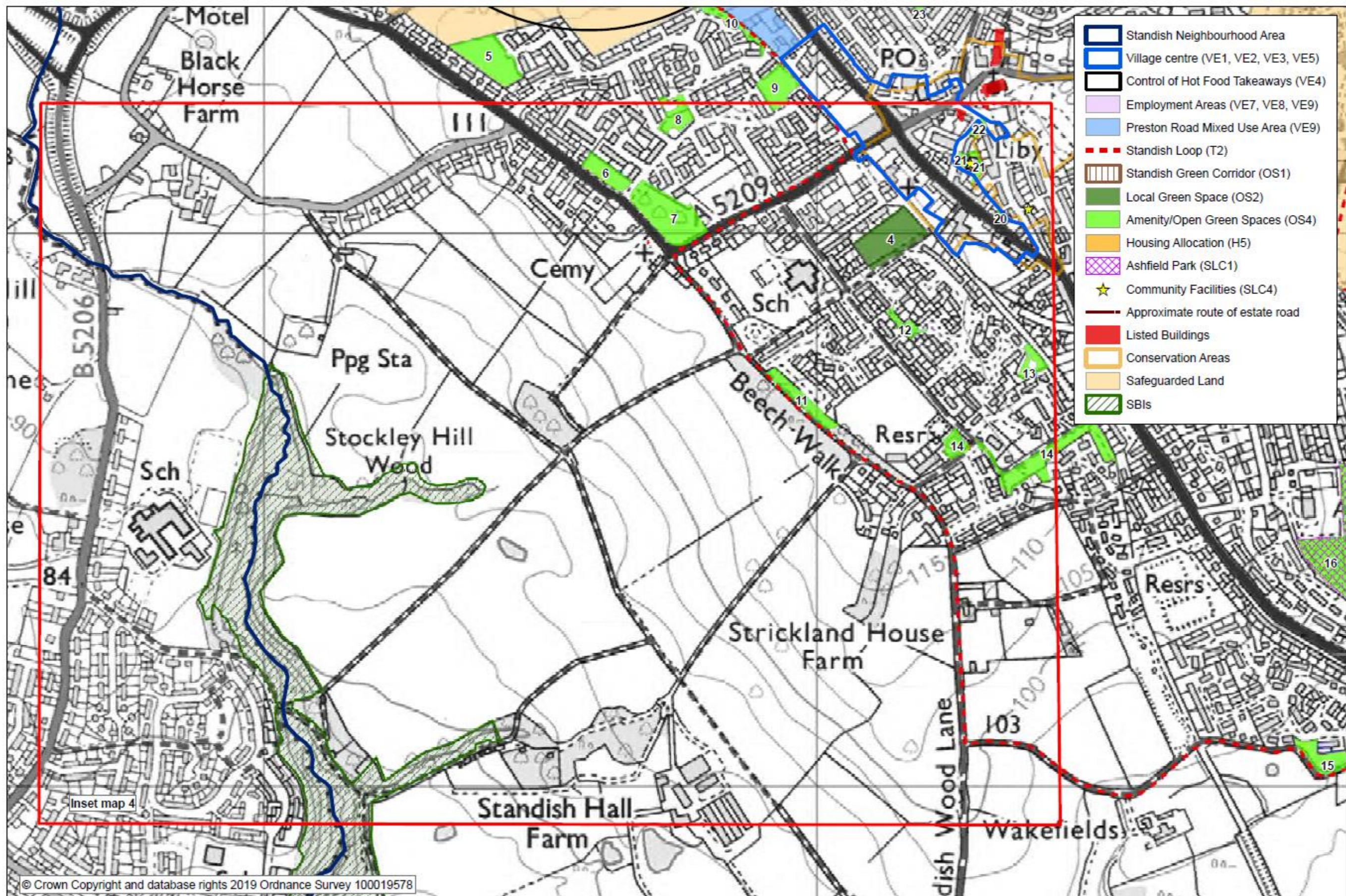
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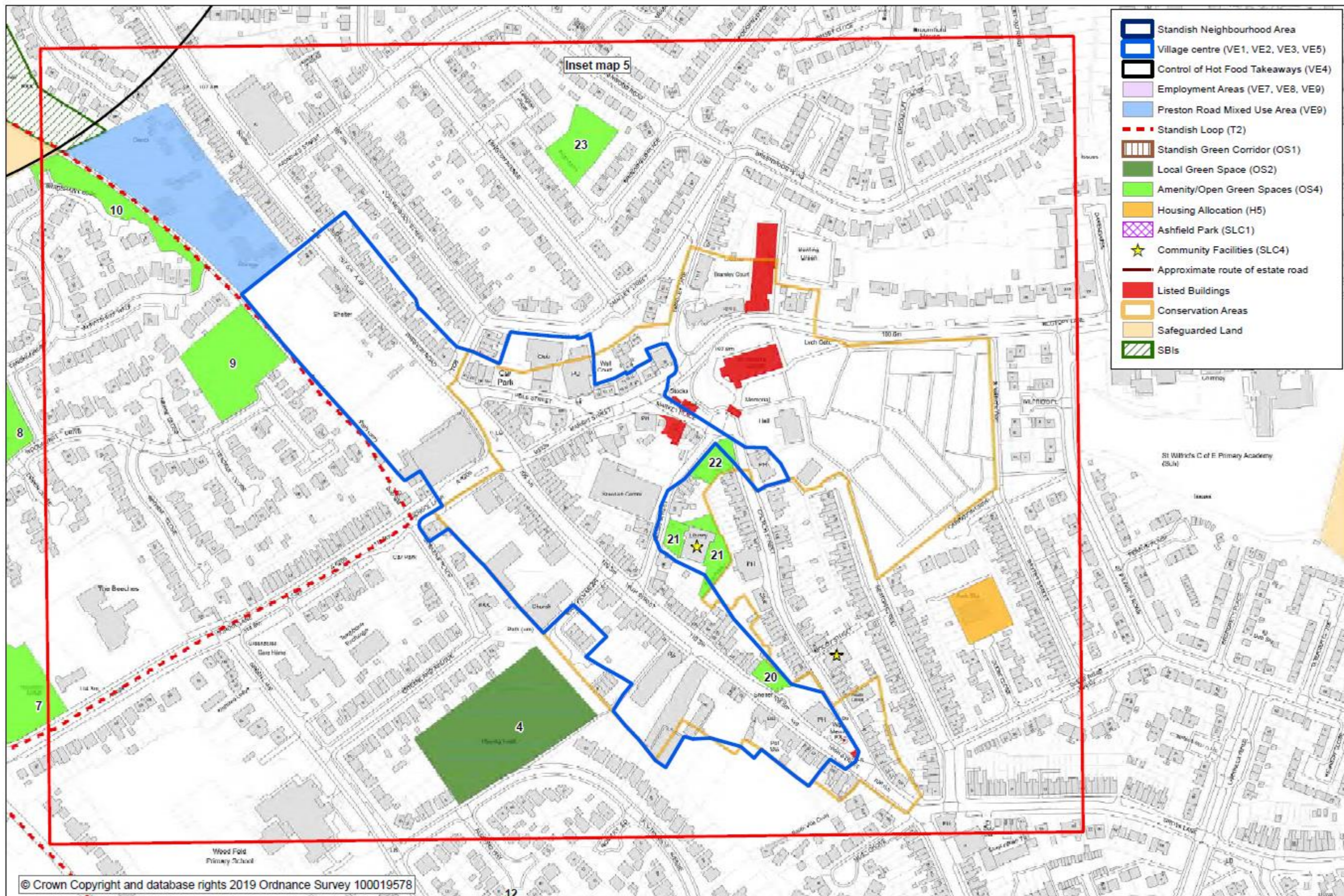
### Inset 3



Inset 4



Inset 5









## **17 Delivery of policies in the Standish Neighbourhood Plan**

- 17.1** 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 Standish Neighbourhood Area
- 17.2** Once the Plan has been approved at a referendum, it will be made by Wigan Council. The Plan will then become part of the statutory development plan. Applications for planning permission and appeals must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 17.3** 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.
- 17.4** 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.
- 17.5** Through the process of preparing the 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.
- 17.6** It may be possible to align the projects with planned infrastructure proposals or other programmes of Wigan Council and other organisations.
- 17.7** 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.
- 17.8** 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.
- 17.9** Monitoring and review are 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 the Standish Neighbourhood Area. The plan will be periodically reviewed to ensure it and the Local Plan Core Strategy continues 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 (See Evidence Base Appendix G).

## 18 Community Projects in the Standish Neighbourhood Plan

**18.1** To take forward the policies in the 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 Standish Neighbourhood Plan.

| Standish Neighbourhood Plan Projects  | Theme   |
|---|---|
| <b>Project 1</b><br><b>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.</b>  |    |
| <b>Project 2</b><br><b>Standish Voice and elected councillors will work with the council to seek opportunities to improve the street scene and enhance the Standish Centre Conservation Area.</b>   |    |
| <b>Project 3</b><br><b>Standish Voice will work with the council to improve 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 village centre's 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</b> |    |
| <b>Project 4</b><br><b>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.</b>   |  |

| Standish Neighbourhood Plan Projects   | Theme   |
|--|---|
| <b>Project 5</b><br>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  |    |
| <b>Project 6</b><br>Standish Voice and the community will work with Wigan Council to enhance Southlands Recreation Ground.   |    |
| <b>Project 7</b><br>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.   |    |
| <b>Project 8</b><br>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. |    |
| <b>Project 9</b><br>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 design quality of new housing meets appropriate standards.              |  |
| <b>Project 10</b><br>Standish Voice and elected councillors will monitor the planning applications Section 106 contributions and planning conditions to ensure that developer obligations are met in full.   |  |

|  |   |
|--|---|
| <p><b>Project 11</b><br/>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.</p>  |  |
| <p><b>Project 12</b><br/>Standish Voice and elected councillors will work with local residents, community groups and sports organisations to explore ways in which the parks, sporting and community facilities in the village can be improved and enhanced, including proposals for Southlands Rec and Ashfield Park.</p> |  |

## 19 Standish Neighbourhood Plan – Glossary

**A4 DRINKING ESTABLISHMENTS** - Public houses, wine bars or other drinking establishments (but not night clubs), including drinking establishments with expanded food provision.

**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.

**C1 HOTELS** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

**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 spaces 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 BUILDING – 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.

MAIN TOWN CENTRE USES – Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

‘MAJOR’ HOUSING 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 – Homes sold as part of the Starter Homes Initiative 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”.

**SUSTAINABILITY** – Balance between social, economic and environmental 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, 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).

## 19. Standish Neighbourhood Plan – Thanks

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