Dear Standish Voice member,

Here is the newsletter for June.

**STANDISH NEIGHBOURHOOD PLAN**

Over the coming days you should be receiving polling cards through your door for Standish Neighbourhood Plan referendum on Thursday, July 18th.

We hope you will all go out and vote in the referendum which will decide whether or not to adopt Standish Neighbourhood Plan, a planning document designed to shape decisions on many issues our village will face over the next decade.

It will be the first residential Neighbourhood Plan to reach the voting stage in the whole of Greater Manchester and the many rounds of consultation and its complexity – there are around 30 policies on the likes of housing, open space, parking and the village centre – has meant it will have been four years in the making.

The Localism Act of 2011 gave power to volunteers on a Neighbourhood Forum to create a Neighbourhood Plan, which, if backed by the vote on July 18th, will have legal status and the town hall will have to refer to it when making planning decisions.

Like Brexit, it is an in-out referendum asking if people want to adopt the plan – yes or no – which has already been deemed fit to pass into law by a government-appointed Planning Examiner.

The vote will be run by Wigan Council like a local election, with polling stations opening up and ballot boxes at the ready.

Here is a rundown of some of the policies in the Plan.

**HOUSING:** As of April last year, 1,821 homes have planning permission to be built in Standish on ‘safeguarded land’. A policy prevents any more being passed on the remaining safeguarded land – green fields in the centre of the village - until 1,148 are occupied, so that the impact of the current housebuilding on Standish’s infrastructure can be assessed. Even then, developers will have to hit a high bar in showing that any new housing will not be detrimental to village life. But there are exceptions for 100% affordable housing and homes for elderly people, which a report by experts for the Plan says is lacking in Standish. New homes must also not be sited more than 400m from a bus stop, to try to prevent an increase in cars.

**VILLAGE CENTRE:** Standish Voice commissioned a Manchester-based urban planning consultancy to come up with ideas of how to improve the village centre. Any new development there will have to take their findings into account, which includes backing a new civic space, an improved Conservation Area around St Wilfrid’s Church and pedestrian priority streets.

**CONTROLING HOT FOOD TAKEAWAYS:** To reduce health problems and preserve the historic character of the village centre, the number of takeaways will be kept at the current 9% of businesses there. No takeaway will also be allowed within 400m of Standish High School and any new takeaways in the village must provide their own litter bins.

**LOCAL GREEN SPACES:** Four green areas will be designated as Local Green Space where development will be all but banned. The ponds at Almond Brook, Southlands Rec, the field opposite Standish High School and an area near Victoria Pit have been chosen. There is also a policy to create a community park on The Rec with improved leisure and sport facilities. There is also backing for improved leisure and sport facilities at Ashfield Park.

**PRESERVING PUBS:** Any pub or hotel which aims to be demolished or redeveloped into something new must show it has been marketed for sale for at least 12 months to prove it is not wanted by the community.

**JOBS:** Half of Bradley Lane Industrial Estate has already been cleared to make way for housing. The Plan protects the remaining half by preventing from being demolished as long as there is a need for employment on the site.

**STANDISH LOOP:** As well as improving footpaths and bridle paths, the Plan creates and preserves The Standish Loop, a route for cyclists, walkers and horse riders encircling the village, almost all of it off-road.

**CAR PARKING:** The lack of parking in the village centre is one of the main complaints to us by residents. The Plan ensures new large developments must have car parking, hopefully for the public, and also backs new public parking.

**GREEN CORRIDORS:** The Plan creates two Green Corridors where biodiversity has to be respected and is designed to act as green buffers between housing estates to allow plants, animals and humans to pass along them. Sites from Robin Hill to the Pepper Lane area and from Victoria Pit to the former golf course have been earmarked.

**RENEWABLE ENERGY:** The Plan supports solar farms on brownfield, previously developed land and suggests the reclamation site of Gidlow Tip is a suitable location.

**WHAT HAPPENS NOW**

* A ‘Yes’/’No’ referendum will be held by Wigan Council in Standish to ask if the Plan should be used to decide planning applications.
* The question on the polling form will be: ‘Do you want Wigan Council to use the Standish Neighbourhood Plan to help it decide planning applications in the Standish Neighbourhood Area?’
* It will be run on the same lines as a local election, with polling stations, ballot boxes, voting cards and postal votes.
* The Plan will come into legal force and be part of planning law the day after the referendum, lasting until 2030, though Wigan Council will formally ratify it at a meeting later in the summer.

Only people living in Standish Neighbourhood Area can vote. Unfortunately, those living in Shevington or Haigh parishes are unable to take part. A map of Standish Neighbourhood Area is attached to this email.

It has taken around four years to put this Plan together due to the complexity of the issues we face in Standish and the need for extensive consultation throughout this process.

But we are nearing the end of the road and the Final Plan represents a real victory in giving Standish people influence in how further housing developments are agreed and a say in the creation of new infrastructure, which we need in the village due to our increasing population.

There are positive policies across a range of areas including preserving jobs, enhancing our historic village centre, preserving open space and promoting only the homes we need, which is for older people and for those struggling to get on the housing ladder.

We will be hoping for a decisive ‘Yes’ vote to show developers and Wigan Council how strongly people feel about putting these policies into effect in full.

For more information and to read the Plan, go to the Neighbourhood Plan section of the website [www.standishvoice.co.uk](https://l.facebook.com/l.php?u=http%3A%2F%2Fwww.standishvoice.co.uk%2F%3Ffbclid%3DIwAR2ZU5hl4CcyAi_DqySVMgFgKBLyghufjKXXGY4nFjdZr8yG_FdXKmGJUk0&h=AT3LYhKWIwy4gzoB-q2WCaCrhlLz367PUWoJX8t5voOQ2ehsNZgV6wzdURWUxJPohrTsE_o9pu-SQUFg-ehqF8LCeJJ0xTfCacV4ozIT0hqsp5Fh3KGNloF9o_loiNs4dTVuANwCD-JsFEcNW2FAR_U-zfue73aqT9YExRrhdJ1E128Cmxw5SFLb7J7J64PMNA_uCa-u_BHkLKRxtT7VMXeG5gP7_pEWWHxsg2v7MtFkysHtrVkBjk4wfV1EEtoYSOpvImca9lrGxBYRS-4qW2FIjmyCjbm5L0o-mVegQwCnw54VapT226ig2bDQjctotvPIQfSBB3L_XwOWWeC58zWwoMZIh3GIGtGOtwSQHloO7K69eK3IqiU1hxUdL08KQ2pI6nhMpRDVjszLWJVe4u-5n8uoYe4dLDMPsFdvEssh-rtgExGhEBohzAH9A8pUgzr0HIIbsLMtNUKecXM-xcioE2KfXAjf2EZ7--RHNSfMurvPyAODnw40BlIvg_OGRPIuOUQaMhYVJO9RBRVxKdNedqujweaTWFDbWBA4PNGAMjzT3nGteTrxxJdLQBZ83bwoXLde_at1HGHSbcpJAVeR5pJwJbx2DyoH9_sUlHYMnptFO1TGPN1VxV55a70cpIxVohmN) or Wigan Council’s website: [https://wigan.gov.uk/…/Neighbourhood-plan/Standish-plan.aspx](https://wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Neighbourhood-plan/Standish-plan.aspx?fbclid=IwAR1kC4VwMYQT4zqhpWuqR-Yg58uiKaHLPY4kkvN5L16H_HAS9rv2pJg7vT0)

To inform people about the Plan, we have created a leaflet – which is attached to this email –which will be delivered to every household in Standish. Can you help to deliver it?

If you are able to give an hour or two of your time to deliver the leaflet to homes in Standish, please reply to this email, giving your name and contact details and we will be in touch.

We are also holding a drop-in session to answer questions at Standish Library on Saturday, July 6th from 10am. Please come along.

**STANDISH CHRISTMAS MARKET**

The preparations for Standish Christmas Market are progressing well. It will take place on Saturday, November 30.

We are now looking for business sponsors for the event – which costs several thousand pounds to stage – which will bring your company really effective publicity.

Please reply to this email if you are interested in sponsoring the Christmas Market.

**ROBIN HILL DEVELOPMENT**

The latest housing application for Standish is a plan to build 86 homes on green fields off Robin Hill Drive.

Standish Voice representatives have met the developers, Keir, to discuss the plan and we told them that the scheme must comply with the policies in Standish Neighbourhood Plan, if it is passed next month. That means the application should only be considered after a large number of the homes already passed for Standish have been constructed.

We also told them that the majority of the site they have chosen is part of the Green Corridor policy where biodiversity should be protected.

We also told them that the housing that was proposed was not what Standish people need. If more housing is planned, this needs to be 100% affordable or homes for older people.

Before the Plan referendum was announced, Keir had been planning to submit the application in early June. We have now been told this will be delayed until after the referendum.

This underlines how important it is that the Plan is passed with a good majority, to show how Standish people feel about having a real say in housing development from now on.

Best wishes,

**Standish Voice Committee**

PS: If you no longer wish to be sent this regular newsletter, please reply to this email asking us to take your name off our database. You can still be a member. If you would like to cancel your membership of Standish Voice, please also reply to this email.