

You can read a digital version of this newsletter by following this link: <https://mailchi.mp/aba343215335/standish-voice-june-newsletter>

We are still awaiting the results of the consultation into new infrastructure projects across Standish – even though the survey closed in April.

Wigan Council is running the consultation and originally said the results would be made known after the local government elections in early May, but this was put back to June and now to July.

The council says that officers need more time to go through the thousands of responses to the consultation, which asked residents how to spend 106 money – funds that come from housing developers to pay for infrastructure in the village.

We shall share the results with our members as soon as they are available.

One of the proposals which the council put forward in the consultation is to widen School Lane into three lanes of traffic.

Standish Voice and the village's councillors are totally opposed to the scheme, which will have a minimal impact on traffic for its £1.6m cost but reduce road safety, increase pollution, encourage more through traffic into Standish, increase the likelihood of more housebuilding on Standish's green fields and ruin one entrance to the village.

In last month's local election, all four candidates in the poll expressed their opposition to the scheme, which is rather unusual in local politics, and shows the widespread opposition to this proposal.

Standish Voice wrote a letter to the Editor of the Wigan Observer about this, which was published earlier this month.

Standish Voice would like this money to be spent on improvements to pedestrian areas in the Conservation Area of Standish, making our village centre a more attractive place for people to visit and shop in.

You can read the letter here: <http://www.standishvoice.co.uk/wp-content/uploads/2021/06/Observer-letter.pdf>

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Can you help Standish Voice protect a path so that residents can use it in the future?

There is a path which runs from a stile on Rectory Lane, between The Owls and the railway bridge, through to Chorley Road following the old railway line.

Standish Voice wants to have this registered as a Public Right of Way (PRoW) – currently it is not protected.

The stile has now been removed and has been blocked by a housing developer.

Standish Voice committee member Ron Wade is organising the paperwork to submit to Wigan Council so that we can have it designated it as a footpath.

But we need as many people as possible to fill in a form stating that they have used the path for 20 years or more – can you help?

Ron said: "To have the path designated as a PRoW, I need as many people as possible to complete an 'evidence of use form'.

"The form is fairly simple to complete and ideally needs to evidence use of the path for a period of 20 years or more. For reference, the golf course dates from 1995 (26 years ago)."

If you can help, please email Standish Voice and we will send a form to you to fill in, with instructions.

Please email standishneighbourhoodforum@gmail.com

Thanks!

You can see a map of the route marked in yellow in the map and a satellite photo of the pathway.

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The long-running Greater Manchester-wide planning document that will decide Standish's Green Belt for the next 15 years will be redrawn in a new form.

The Greater Manchester Spatial Framework was scrapped after Stockport decided to reject it. Now, nine local authorities in GM will design a new document, called Places For Everyone, which will decide on various planning matters, including the allocation of Green Belt land.

Standish Voice successfully lobbied for our Green Belt to stay the same, protecting it from development, in the old masterplan – and we shall try to do so again with the new one.

There will also be a public consultation which we will ask our members to take part in.

We know landowners and developers want to build more homes on the Green Belt around Standish, but we need to ensure this does not happen.

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Standish Voice has objected to two planning applications recently.

One is the construction of a 48-bed building next to an existing care home on Green Belt land on Chorley Road. Lakeland Care Home is proposing a new three-storey facility next to its current home next to Worthington Lakes.

Standish Voice believes this would be an excellent facility, but it is in the wrong place. We believe we must respect our Green Belt – where development is only allowed in exceptional circumstances – especially as so much development has taken place on greenfield sites in the village.

Building in Green Belt on Chorley Road could set a precedent, which is especially true of this area as work is underway on Green Belt land opposite to restore the site, with the intention of selling it as a development plot – though housebuilding would be refused until at least 2037.

Standish Voice also objected to four terraced homes being built on Cross Street.

We believe they are inappropriate in the Conservation Area, are too small to be classed as three-bed properties, would over-develop the site, create over-looking problems, have poor access and takes away garden space which needs to be protected.

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Standish Voice has been involved in an initiative to bring back wildflowers to one entrance to the village.

Committee member Ron Wade joined Lancashire Wildlife Trust ecologist Dr Mark Champion in seeding the grassed area between the dual carriageway leading to Junction 27 of the M6. The meadow plants have been chosen carefully to reflect local biodiversity as part of a Wigan Council initiative called Naturalising The Borough.

During the seeding, Dr Champion carried out a survey of existing wildflowers and the predominant species was... Mayflower!

Quite ironic when you know that Myles Standish was a captain of the Mayflower, which took the Pilgrim Fathers to America just over 400 years ago.

Ron is working with the Council and Wildlife Trust to identify other suitable areas in Standish for late summer seeding.

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A number of people contacted Standish Voice about activity on land behind Rowton Rise, which is off Chorley Road.

This land is greenfield – but not protected Green Belt land – and has been earmarked for future development since the 1980s.

The housing now being built across Standish is also on land earmarked for development – called, in planning terms, ‘Safeguarded Land’.

The land at Rowton Rise is privately owned so the landowner – which is Seddon Homes – can prevent people walking on it, and signs went up asking for people to stick to the designated footpath within it. Tree work has been undertaken.

Each year, Wigan Council produces a Strategic Housing Land Availability Assessment, which details all land available for housing across the borough, including the ‘Safeguarded Land’ in Standish.

You can see in the image the entry for the land behind Rowton Rise. It says that access is a problem – although Standish Voice has been told that this has now been resolved.

No planning application has yet been submitted for this land. Usually, this permission is in two stages – outline and detailed – and would take several months.

There are policies in the 2019 Standish Neighbourhood Plan to limit the amount of housing for the remaining Safeguarded Land in Standish. This is until a set number of homes have been built and infrastructure can cope (you can see the full policies below).

One important aspect is that road system has to cope. The main problem identified with this is the Crossroads at Standish, which is nearing capacity. This is one reason why Standish Voice and the current councillors are opposed to the widening of School Lane.

The widening would allow developers to demonstrate that there is enough capacity to allow more housing on the remaining Safeguarded Land in Standish, which we calculate could support around 500-600 homes.

We will be monitoring the situation behind Rowton Rise and would appreciate if residents and people who use the field for recreation to keep us informed.

Here are the policies for housing in Standish Neighbourhood Plan (note that the council now has a five-year supply of housing across the borough):

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

1,148 of the homes already permitted on Safeguarded Land in Standish as of 31 July 2017, have been built out and occupied in line with the respective planning permissions

All the necessary infrastructure works required through legal agreements for the level of housing have been completed and implemented and

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.

You can read the full SHLAA here: <https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHLAA.pdf>

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A new plan for 'affordable' homes on the demolished half of Bradley Lane Trading Estate has been submitted.

The area of the industrial estate was flattened after a plan for 148 homes was agreed by Wigan Council in 2014, with a renewed application for 163 homes submitted and approved in 2018 which was not acted upon.

Now the plan for the brownfield site is for 155 homes – all affordable flats and houses, with six bungalows, either for sale or rent – through Torus, the region's largest provider of affordable homes.

The plan states: "The proposed scheme is for the construction of 155 residential units, 100% of which will be under affordable housing schemes.

"Of the units constructed, 71 will be provided as Affordable Rented units alongside 50 Shared Ownership and 34 Rent to Buy units. These will be made up of the following: 10 x 1-bed 2p walk-up flat, 10 x 2-bed 3p walk-up flat, 6 x 2-bed 3p bungalow, 2 x 2-bed 3p house, 22 x 2-bed 4p house, 58 x 3-bed 5p house, 27 x 4-bed 6p house and 20 x 3-storey homes, 16 being 3-bed 5p and 4 being 4-bed 7p."

If the plan is passed, the homes will be built on the site with grant funding of £5.5m from Homes England.

Standish Voice objected to earlier schemes where only 25% of the homes were affordable but now 100% of the homes will be classed as this.