**Standish Voice Newsletter November 2021**

**You can read this newsletter online here:** <https://mailchi.mp/1927f52a9ae7/standish-voice-november-newsletter>

A plan for 100% ‘affordable’ homes on the demolished half of Bradley Lane Trading Estate has been passed by Wigan Council.

This 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.

Standish Voice had objected to that plan because only 25% of the homes would have been classed as ‘affordable’, meaning they must be sold or rented at around 20% below market rates.

As the land was then owned by the Government agency, Homes England, Standish Voice made representations to the Government arguing for 100% affordable homes on this site.

The site was then sold by Homes England to Torus housing association which then submitted a plan for 155 homes for the brownfield land site.

All the homes will be ‘affordable’ flats, houses and bungalows – in line with policies in Standish Neighbourhood Plan. Out of the homes, 71 will be provided as affordable rented units alongside 50 shared ownership and 34 rent to buy units.

A spokesperson for Standish Voice said: “This former part of Bradley Lane Trading estate should not have been cleared of thriving businesses. But this was agreed by Wigan Council before Standish Voice was established and a housing development has been proposed for this brownfield land since 2014.

“Standish Voice campaigned for this housing to be 100% affordable – originally it was set at 25% – so that people in the village who cannot afford to buy on the other new developments, or wish to pay an affordable rent, can still have a chance to live in this community.

“So we are pleased our lobbying – going as far as the Government’s Housing Minister – was heard.

“Our priority now is ensuring the other part of the trading estate continues as an employment area in perpetuity – supporting much needed local jobs.”

Standish Voice will hold its next monthly meeting on Tuesday, November 16th at Alberts, on School Lane.

This will be only our second public meeting since the start of the pandemic and anyone who lives or works in Standish is welcome to attend, especially our members. The meeting starts at 7.45pm in a private room at the restaurant.

Minutes of our meetings appear on our website here: <http://www.standishvoice.co.uk/information/management-committee-minutes/>

Wigan Council is considering Standish Voice’s request for more traffic modelling if they are to press ahead with their flawed plan to widen School Lane – and has acknowledged the strength of feeling against the scheme.

Standish Voice, the village’s councillors and most people who responded to a council survey are opposed to widening School Lane into three lanes of traffic and the forum says a new through road opening in the village must be factored in before the scheme is taken forward by the council.

Since 2013, the council has repeatedly stated that a new through road from Almond Brook Road to Pepper Lane will ease traffic congestion at the village’s crossroads. This is close to opening.

With the widening of School Lane such a controversial proposal – which we believe will be a waste of £1.6m, attract more through traffic into Standish, impact road safety, heighten pollution and open up more of our green fields to development – we believe further modelling needs to be done when this new through road opens before any decision to allow the widening is made.

This widening proposal should be scrapped but if the council insists on it there needs to be a very clear, long-term and sustainable benefit shown for the scheme before the council agrees to all the disruption and the destruction of one of the main entrances to the village centre and its conservation area.

After we formally requested the new traffic modelling, Julie Middlehurst, council assistant director for infrastructure, told the press: “We are aware of the strength of local feeling regarding any works being undertaken to School Lane, which has been expressed through a consultation undertaken with the community earlier this year. Works are nearing completion on new road infrastructure in Standish which is associated with new residential developments.

“We are currently considering an ask from the community that traffic modelling for Standish is updated in the light of the new road, to understand the impact on School Lane and the wider area. The Council will respond to the requester directly once it has fully considered the request.”

You can read a news story on this here: https://www.wigantoday.net/news/politics/council/wigan-township-residents-may-have-new-say-on-unpopular-road-widening-plan-3445575

Standish Voice laid a wreath at the Cenotaph in Standish during the service of Remembrance at the weekend.

Our committee member Janet Monks joined other local organisations which paid their respects after joining the parade to the war memorial. Thanks to everyone who attended.

Standish Voice would like to thank David and Lorraine Mullen, of Standish branch of the Royal British Legion, who organised the parade and service, and also the village’s Poppy Appeal this year. We would also like to thank Chris and Tracey Velone who stood down recently after performing this duty for a number of years.

We will remember them.

Standish Voice and its Standish Christmas Market Committee have been organising a virtual Market this year after the usual one had to be postponed until 2022 because of COVID-19.

We have digital market stalls and entertainment from local people – and all will be featured on our Facebook pages over the weekend of December 3rd to 5th.

On Saturday, December 4th at 4.30pm, the lights on the Christmas Tree outside St Wilfrid’s Church will be switched on in a small ceremony which will be broadcast on Facebook Live.

If you are a local singer, artist or entertainer, please send us a video of you performing something festive and we will feature it during the Market weekend. Email us at standishneighbourhoodforum@gmail.com