

# 1. Introduction

1.1 This Basic Condition Statement was prepared to accompany the draft Standish Neighbourhood Plan (2018).

1.2 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 requires that Neighbourhood Plan must meet the following conditions:

(i) the draft NDP must have the appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);

(ii) the draft NDP must contribute to the achievement of sustainable development;

(iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the Local planning authority, in this case Wigan Council's Core Strategy; and

(iv) the draft NDP must meet the relevant EU obligations.

1.3 The following table presents a Statement of Compliance demonstrating how the Standish Neighbourhood Plan meets those requirements.

Planning Act Condition and Reference	Evidence of Compliance
<p><b>Paragraph 8(1)a</b></p> <p>The examiner must consider the following—</p> <p>whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph (2)).</p>	<p>Refer to paragraph 8(2) below.</p>
<p><b>Paragraph 8(1)b</b></p> <p>The examiner must consider the following—</p> <p>whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L.</p>	<p>The Standish Neighbourhood Plan has been submitted by Standish Voice which is an approved forum by Wigan Council.</p> <p>The Neighbourhood Plan relates to the use and development of land and has been prepared in accordance with statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations</p>

		2012.
<b>Paragraph 8(1)c</b>	The examiner must consider the following— whether any period specified under section 61L(2)(b) or (5) is appropriate.	The Standish Neighbourhood Plan states that it will extend from 2015-2030, with regular reviews.
<b>Paragraph 8(1)d</b>	The examiner must consider the following— whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates.	The Standish Neighbourhood Plan does not extend beyond the approved area. There are no other Neighbourhood development plans in place within the Neighbourhood area.
<b>Paragraph 8(2)</b>	A draft order meets the basic conditions if—	The Standish Neighbourhood Plan complies with each basic condition (where relevant, as follows)
<b>Paragraph 8(2)a</b>	having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order	The Standish Neighbourhood Plan has been produced in compliance with relevant National and Local guidance, including the NPPF and Wigan Council Local Plan (the Core Strategy). The Basic Conditions Statement presents evidence of this compliance in Section 3.
<b>Paragraph 8(2)b</b>	having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,	The Standish Neighbourhood Plan contains various policies that seek to protect and enhance the built environment and existing character of the village and Conservation Area.
<b>Paragraph 8(2)c</b>	(c)having special regard to the desirability of preserving or enhancing the character or appearance of any	

	conservation area, it is appropriate to make the order.	
<b>Paragraph 8(2)d</b>	the making of the order contributes to the achievement of sustainable development.	The policies proposed in Standish Neighbourhood Plan seek to ensure sustainable development. Section 3 of the Basic Conditions Statement presents a table that demonstrates how the Plan contributes to sustainable development.

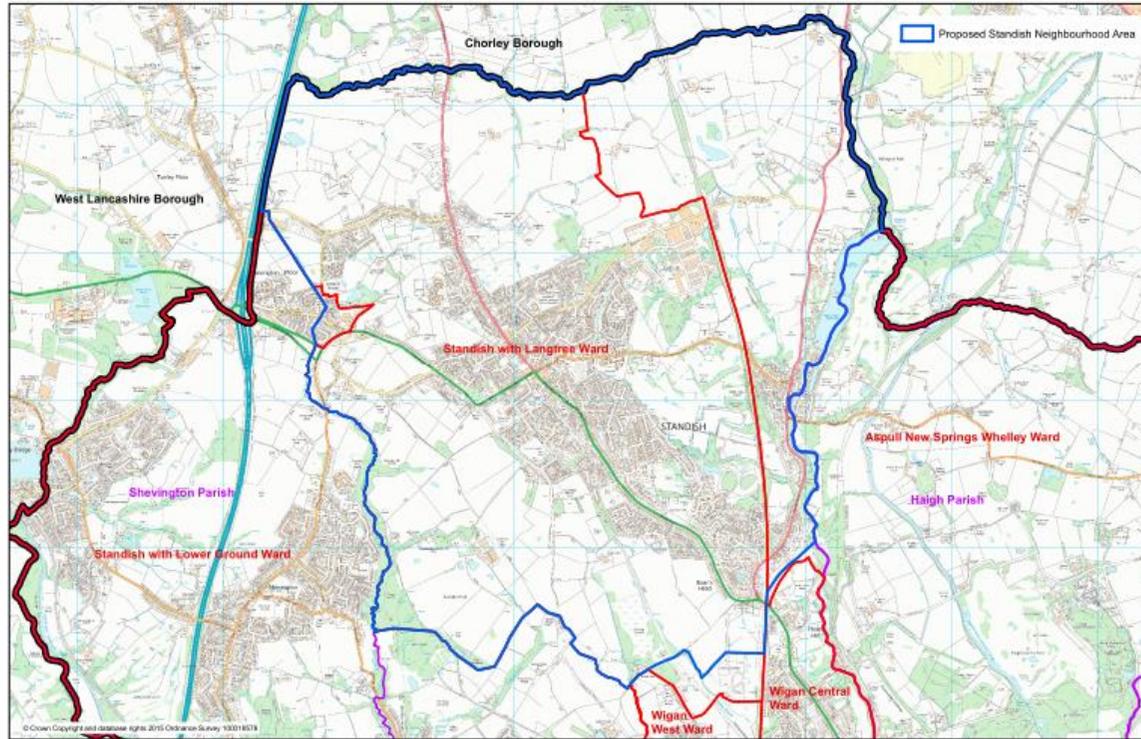
## **2. Submitting Body**

- 2.1 The Standish Neighbourhood Development Plan is submitted by Standish Neighbourhood Forum, known as Standish Voice (which is the qualifying body as defined by the Localism Act 2011.)

### **Neighbourhood Area**

- 2.2 The Plan applies to the Standish area in Wigan.
- 2.3 In accordance with part 2 of the Regulations Wigan Council publicised the application from Standish Voice to produce a Neighbourhood Plan and advertised a consultation period beginning on 12 February 2015 and ending on 26 March 2015. The application was approved by Cabinet on 14 May 2015 and Standish was designated as a Neighbourhood Area.

### **2.4 Plan of Standish Neighbourhood Plan Area and descriptions**



### 3. NPPF Obligations

3.1 This table sets out clearly how the neighbourhood plan meets the key 12 Core Planning Principles of the NPPF

NPPF Core Principles	Standish NP Objective	Standish NP Policies
<p><b>Plan-led based on a positive vision</b></p>	<p>.The Standish Neighbourhood Plan Vision was developed following extensive consultation which identified the key local issues resulting in the draft vision which was adopted at the Forum's AGM in November 2015.</p> <p>The vision is extremely positive:</p> <p><b><i>“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.</i></b></p> <p><b><i>It will be a resilient, sustainable, healthy community where traffic congestion has been reduced by better transport initiatives and parking”</i></b></p>	<p>All policies in the Neighbourhood Plan contribute to the vision</p>
<p><b>Enhance and improve places in which people live</b></p>	<p>The Standish Neighbourhood Plan Objectives, developed from the vision and Key issues are designed to improve the village by</p> <ol style="list-style-type: none"> <li>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</li> <li>2. Reducing traffic congestion by new transport initiatives and better parking</li> <li>3. Enhancement of open and recreational space and access to it to improve biodiversity and resident's health and well being</li> </ol>	<p>Village centre enhancement and employment policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10</p> <p>Reduce traffic congestion and better parking policies 2.1,2.2,2.3.2.4,2.5.</p> <p>Open and recreational green space policies 3.1,3.2,3.3,3.4,3.5</p>

	<p>4. Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p> <p>5. Maximising government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish</p> <p>6. Promotion of health and well being within a sustainable community</p>	<p>Housing to meet current and future needs of residents policies 4.1,4.2,4.3,4.4,4.5,4.6,</p> <p>Maximise funding policy 5.1</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4, 6.5.</p>
<b>Economic development</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive, characterful village centre</p>	<p>Village centre enhancement and employment policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9,</p>
<b>Delivery of homes and infrastructure</b>	<p>4. Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p>	<p>Housing to meet current and future needs of residents policies 4.1,4.2,4.3,4.4,4.5,4.6,</p>
<b>High Quality design and standard of amenity</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</p> <p>3 Enhancement of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>4. Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p> <p>6. Promotion of health and well being within a sustainable community</p>	<p>Village centre enhancement and employment policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9,</p> <p>Open and recreational green space policies 3.1,3.2,3.3,3.4,3.5</p> <p>Housing policy 4.5 – design and standards</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4</p>
<b>Promote the character and vitality of</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting</p>	<p>Village centre enhancement and employment</p>

<b>communities</b>	<p>new ones- creating a vibrant, attractive characterful village centre</p> <p>3 Enhancement of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>6. Promotion of health and well being within a sustainable community</p>	<p>policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9,</p> <p>Open and recreational green space policies 3.1,3.2,3.3,3.4,3.5</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4</p>
<b>Climate Change, flood risk and reduced carbon usage</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</p> <p>2 Reducing traffic congestion by new transport initiatives and better parking</p> <p>4.Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p> <p>6 Promotion of health and well being within a sustainable community</p>	<p>Village centre enhancement and employment policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9,</p> <p>Reduce traffic congestion and better parking policies 2.1, 2.2, 2.3, 2.4, 2.5.</p> <p>Housing policy 4.5</p> <p>Renewable energy 6.5</p>
<b>Conserving and Enhancing the natural environment</b>	<p>3 Enhancement of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>6 Promotion of health and well being within a sustainable community</p>	<p>Open and recreational green space policies 3.1,3.2,3.3,3.4,3.5</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4</p>
<b>Using brownfield</b>	<p>1. Improving Standish's retail and hospitality offer by supporting</p>	<p>Village centre enhancement and employment policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9,</p>

<b>land</b>	<p>existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</p> <p>5. Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p>	<p>Housing policy 4.1, 4.2, 4.4, 4.5, 4.6</p>
<b>Promoting mixed use</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</p>	<p>Village centre policy 1.1, 1.9</p>
<b>Conserving heritage</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</p> <p>6. Promotion of health and well being within a sustainable community</p>	<p>Village centre policies 1.1,1.2,1.5,</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4</p>
<b>Encourage sustainable development</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive characterful village centre</p> <p>2 Reducing traffic congestion by new transport initiatives and better parking</p> <p>4 Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p>	<p>Village centre enhancement and employment policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10</p> <p>Reduce traffic congestion and better parking policies 2.1, 2.2, 2.3, 2.4, 2.5.</p> <p>Housing policies 4.1,4.2,4.3,4.4,4.5,4.6</p>
<b>Health and Social Well being</b>	<p>1. Improving Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant,</p>	<p>Village centre policies 1.4,1.5</p>

	<p>attractive characterful village centre</p> <p>3. Enhancement of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>4. Promoting sustainable, high quality housing which meets the current and future needs of Standish residents</p> <p>6. Promotion of health and well being within a sustainable community</p>	<p>Open and recreational green space policies 3.1,3.2,3.3,3.4,3.5</p> <p>Housing to meet current and future needs of residents policies 4.1,4.2,4.3,4.4,4.5,4.6,</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4</p>
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## 4 Delivering Sustainable Development

4.1 The Standish Neighbourhood Plan must contribute to sustainable development which is set out in paragraph 7 of the NPPF:

- To contribute to building a strong, responsive and competitive economy
- To support a strong, vibrant and healthy communities and
- To contribute to protecting and enhancing the natural, built and historic environment.

<b>Table 1</b>	<b>Delivering Economic Sustainability</b>
<b>NPPF Definition</b>	Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
<b>SNP Objectives</b>	1. To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive, characterful village centre
<b>Relevant SNP Policies</b>	Village centre enhancement and employment policies 1.1, 1.2, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10
<b>Comments</b>	Policy 1.1 directly aims to enhance the village centre retail and business offer, policy 1.8 supports proposals to upgrade or extend employment sites and policy 1.9 encourages the development of the development of Preston Road mixed use area, all of which would directly contribute to sustainable economic growth. Furthermore, policies 1.4, 1.5, 1.6, 1.7 and 1.10 would ensure appropriate and sustainable economic development in the right places. Such policies together would help to stimulate an increased and diverse range of employment opportunities to meet local needs.

<b>Table 2</b>	<b>Delivering Social Sustainability</b>
<b>NPPF Definition</b>	To support a strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations. High quality environment and accessible local services that reflect the communities needs and supports its health, social and cultural well-being.
<b>SNP Objectives</b>	1 To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre 2 To reduce traffic congestion by new transport initiatives and better parking

	<p>3 To enhance of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>4 To promote sustainable, high quality housing which meets the current and future needs of Standish residents</p> <p>5 To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish</p> <p>6 To promote health and wellbeing within a sustainable community</p>
<b>Relevant SNP Policies</b>	<p>Village centre enhancement and employment policies 1.1, 1.2 and 1.3.</p> <p>Reduce traffic congestion and better parking policies 2.1, 2.2 and 2.4.</p> <p>Open and recreational green space policies 3.1, 3.2, 3.3, 3.4 and 3.5.</p> <p>Housing to meet current and future needs of residents policies 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6.</p> <p>Maximise funding policy 5.1.</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3 and 6.4.</p>
<b>Comments</b>	<p>The village centre enhancement policies would directly contribute to the creation of a sustainable community but encouraging appropriate retail services that meet local needs. Policy 1.2 would deliver improvements to the village centre and enhancements to the public realm and policy 1.3 comprises proposal for new and accessible public conveniences.</p> <p>The transport related policies would contribute to healthy communities, for example through encouraging improved fitness and wellbeing with enhanced footpaths and cycleways (policies 2.1 and 2.2). These policies would also support sustainable access to essential services and facilities, together with policy 2.4 and policy 2.5 which support new car parking in the village. Furthermore, policy 4.3 seeks to ensure access to sustainable transport and bus routes.</p> <p>Policies 3.1, 3.2, 3.3, 3.4 and 3.5 all directly support a high quality environment that is accessible to the local community, for example through the creation of green corridors, protection and enhancement of biodiversity and protection and enhancement of existing green spaces.</p> <p>The housing policies directly contribute to the provision of sustainable housing within the village by collectively ensuring housing is provided to meet local needs, for example by ensuring new housing is of an appropriate type, tenure and affordability for older people and mixed communities.</p> <p>Policy 5.1 seeks to ensure new development contributes to the delivery of community development, for example through a Section 106 Agreement or through payment of any future Community Infrastructure Levy. Such measures could benefit social sustainability.</p> <p>Policies 6.1, 6.2, 6.3, 6.4, directly contribute to the delivery of a sustainable community through the promotion of health and wellbeing. Policy 6.1 seeks to improve sport and leisure facilities at Ashfield Park, Policy 6.2 proposes a new park at Southlands Rec, and Policy 6.3 seeks to improve sport,</p>

	recreational and leisure facilities, all of which would encourage increased physical fitness and wellbeing. Policy 6.4 directly protects and enhances existing community facilities in the village.
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<b>Table 1</b>	<b>Delivering Environmental Sustainability</b>
<b>NPPF Definition</b>	Contribute to protecting the natural, built and historic environment. Helping improve biodiversity, minimise waste and pollution and mitigate and adapt to climate change.
<b>SNP Objectives</b>	<ol style="list-style-type: none"> <li>1. To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones- creating a vibrant, attractive, characterful village centre</li> <li>2. To reduce traffic congestion by new transport initiatives and better parking</li> <li>3. To enhance open and recreational space and access to it to improve biodiversity and resident's health and well being</li> <li>6 To promote health and wellbeing within a sustainable community</li> </ol>
<b>Relevant SNP Policies</b>	<p>Village centre enhancement and employment policies 1.1 and 1.2.</p> <p>Reduce traffic congestion and better parking policies 2.3.</p> <p>Open and recreational green space policies 3.1, 3.2, 3.3, 3.4 and 3.5.</p> <p>Sport, Leisure and Community facilities policies 6.1, 6.2, 6.3, 6.4 and 6.5.</p>
<b>Comments</b>	<p>Policies 1.1 and 1.2 would help to ensure a sustainable built environment within the village, for example by improving the street scene and enhancing public areas and by respecting the character of the Conservation Area.</p> <p>Policy 2.3 seeks to ensure new developments provide air quality assessments and mitigation measures, with the aim of minimising potential pollution.</p> <p>Policies 3.1, 3.2, 3.3 , 3.4 and 3.5 all directly seek to ensure a sustainable natural environment through the creation of green corridors, protection and enhancement of biodiversity and protection and enhancement of existing green spaces.</p> <p>Policies 6.1, 6.2, 6.3 and 6.4 would indirectly contribute to a sustainable natural and built environment through their proposals to protect and enhancement sport, leisure, recreation and community facilities within the village. Furthermore, policy 6.5 encourages the use of renewable energy within development, together with the use of Brownfield land where possible.</p>

## 5 Local Strategic Policy Objectives

The Standish Neighbourhood Plan must demonstrate that it is in general conformity with the development plan for the area of the local authority. This section shows that the Standish NP is in general conformity with the strategic policies of Wigan's Core Strategy (2013):

### 5.1 Wigan Core Strategy Objectives

#### Wigan's Vision for 2026

Our vision for 2026 is about connecting people to opportunities. This involves connecting people to jobs, to education and training, to decent and affordable housing, to leisure and recreation, to our town and local centres, to neighbouring places, to our extensive greenspaces, to better health care, to life chances, and to each other.

By 2026, the people of the borough will be better connected to opportunities and by doing so will be:

- Healthier, with increased life expectancy
- More fulfilled with better qualifications and skills to achieve their aspirations
- More prosperous with more people in work, in higher skilled and well paid jobs
- Feeling safer and less worried about crime and anti-social behaviour
- Living in decent and affordable housing that meets need
- Better able to move around and outside of the borough by private and public transport
- Making the most of the strategic assets and opportunities of the borough and less dependent upon having to travel outside of the borough.
- Responding to the challenges of climate change.

This means we want to:

Create a thriving and prosperous borough which capitalises on its strategic location including the M6 corridor, the West Coast mainline and proximity to the Manchester and Liverpool city regions; and its assets.

### 5.2 Wigan Strategic Objectives

	<b>Core Strategy Objective HR1: Improve Health and well-being</b>
<b>Wigan Objective</b>	<b>To improve health and life-expectancy, particularly in our most deprived neighbourhoods, by enhancing opportunities for walking and cycling as part of everyday life; providing more opportunities for people to participate in sport and physical recreation and cultural activities; and improving the environment where people live, and to improve accessibility to quality health care.</b>
<b>SNP Objectives</b>	Objective 2 To reduce traffic congestion by new transport initiatives and better parking Objective 3 To enhance open and recreational space and access to it to improve biodiversity and resident's health and well being Objective 6 To promote health and wellbeing within a sustainable communities
<b>Relevant SNP Policies</b>	Policy 2.1 to enhance the walking and cycling network around the village and create the new "Standish Loop", 2.2 to enhance and provide new footpaths into the village centre, 2.3 to improve air quality, 2.4 and 2.5 to provide better car parking to shops and health facilities. Policy 3.1 to create green corridors and access to these, 3.2 to designate local green spaces within the village, 3.4 to retain and enhance amenity and open green spaces. Policies 1.4 seeks to limit the numbers of hot food take-aways to promote health.  Policies 6.1,6.2,6.3,6.4 are designed to promote health and wellbeing through the creation of a new park and play facilities in the village centre, enhance the existing facilities at Ashfield Park, and encourage improvements to sport, recreational and leisure opportunities in the village .Policy 6.4 seeks protection and enhancement of existing assets of community value.
<b>Comments</b>	The neighbourhood plan contains an number of policies to improve health and wellbeing of the local community and addresses issues raised during the consultation to protect and enhance the local environment.

	<b>Core Strategy Objective NQ1: To reduce crime and anti-social behaviour</b>
<b>Wigan Objective</b>	<b>To reduce crime and anti-social behaviour, particularly in our most deprived neighbourhoods and town centres, through good design and connecting people to opportunities.</b>
<b>SNP Objectives</b>	To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre  To reduce traffic congestion by new transport initiatives and better parking  To enhance of open and recreational space and access to it to improve biodiversity and resident's

	<p>health and well being</p> <p>To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish</p> <p>To promote health and wellbeing within a sustainable community</p>
<b>Relevant SNP Policies</b>	<p>Village centre improvements, policies 1.1, 1.2</p> <p>Transport initiatives and better parking policies 2.1 and 2.2</p> <p>Environmental policies 3.1, 3.2 and 3.4</p> <p>Developer contribution 5.1</p> <p>Improvements to sports, recreation and leisure provision policies 6.1, 6.2, 6.3, 6.4</p>
<b>Comments</b>	<p>A number of the policies in the Neighbourhood plan will assist to improve crime and anti-social behaviour through enhancement of areas in the village centre including design, increasing footfall and encouraging a vibrant night time economy. Enhancing local green areas and better use and provision of sport and recreational activities have been shown to help reduce anti-social behaviour by people taking pride in their local area. Improvements to footpaths, including lighting, has also been shown to help address crime and anti-social behaviour.</p>

	<b>Core Strategy Objective CD1; To tackle inequality and deprivation; to ensure the needs of an ageing and diverse population.</b>
<b>Wigan Objective</b>	<b>To tackle inequality and multiple deprivation, to ensure access for all and to meet the needs of an ageing and increasingly diverse population.</b>
<b>SNP Objectives</b>	<p>To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre</p> <p>To reduce traffic congestion by new transport initiatives and better parking</p> <p>To enhance of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>To promote sustainable, high quality housing which meets the current and future needs of Standish residents</p> <p>To maximise government and private developer funding from housing and other developments and</p>

	<p>seek other funding opportunities to benefit Standish</p> <p>To promote health and wellbeing within a sustainable community</p>
<b>Relevant SNP Policies</b>	<p>Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10</p> <p>Policies 2.1, 2.2, 2.4, 2.5</p> <p>Policies 3.1, 3.2, 3.4,</p> <p>Policies 4.1, 4.2, 4.3, 4.4, 4.5, 4.6,</p> <p>Policy 5.1</p> <p>Policies 6.1, 6.2, 6.3</p>
<b>Comments</b>	<p>The village centre improvements and access to employment will contribute to tackling inequality and deprivation by ensuring a vibrant village centre and access to local shops and amenities by an ageing and diverse population in the village.</p> <p>Enhanced footpaths and car parking will facilitate use of local facilities and access to the health facilities in the village.</p> <p>The environmental policies seek to improve access to open space and this is known to enhance well being.</p> <p>The housing policies especially seek to address the imbalance of housing provision and policies specifically seek the provision of affordable housing and accommodation for older people thereby providing for the identified local need. Access to public transport and bus routes are also considered essential for an ageing population.</p> <p>Developer contribution for improvements to infrastructure and programmes to benefit the local community are necessary.</p> <p>The policies to promote access to parks, leisure and recreational facilities are also included to promote health and well being and ensure access for all within our community.</p>

	<b>Core Strategy Objective EE1 – grow the economy of the borough and the skills of the population</b>
<b>Wigan Objective</b>	<b>To modernise and grow the borough's economy with more – and better skilled – jobs in growth sectors that are better paid; slow the decline in traditional employment sectors; equip and enable people to take advantage of job opportunities in surrounding areas, notably the city region centres of Manchester, Liverpool, Central Lancashire</b>

	<b>and Warrington where job growth will be highest.</b>
<b>SNP Objectives</b>	To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre
<b>Relevant SNP Policies</b>	Policies 1.1, 1.2, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10
<b>Comments</b>	<p>There are a range of policies to address and maximise the growth of businesses and skills in the neighbourhood plan area. These include protecting and enhancing the village centre, retention of existing businesses and employment land, protection and enhancement and extension of designated employment sites, particularly to encourage new business accommodation and incubator/starter units.</p> <p>The location of new housing within Standish with access to the conurbations of Manchester and Liverpool will also contribute to the wider economy.</p>

	<b>Core Strategy Objective H1 Meet the borough's need for new housing</b>
<b>Wigan Objective</b>	<b>To meet the borough's need for new housing in terms of quantity, size, type, tenure (including specialist and extra care housing) and affordability; use land and buildings effectively; and enable the continued viable use of older housing that meets people's needs and regenerates communities</b>
<b>SNP Objectives</b>	To promote sustainable, high quality housing which meets the current and future needs of Standish residents
<b>Relevant SNP Policies</b>	Policies 4.1, 4.2, 4.3, 4.4, 4.5, 4.6,
<b>Comments</b>	The housing policies are designed to address quality, size, type, tenure, and affordability. In particular the policies aim to secure the much needed affordable housing and accommodation for older people thereby meeting the identified local need of residents in the neighbourhood planning area. Of the newly approved housing there is no provision for specialist and extra care housing and policies 4.1, 4.2, 4.4, 4.5, 4.6 are designed to address this and the affordable housing provision.

Core Strategy Objective RC1 for Retail and town centres	
<b>Wigan Objective</b>	<b>To ensure continued investment in our town centres, improving their attractiveness, convenience and accessibility to residents, visitors and businesses: maintaining and enhancing Wigan's role as our principal town centre; Leigh's role as the main centre in the east of the borough; Ashton-in-Makerfield's role as the main centre in the south-west of the borough; Atherton, Golborne, Hindley, Pemberton, Standish and Tyldesley as important centres within their respective townships; and our local centres for their core convenience shopping role in local communities.</b>
<b>SNP Objectives</b>	To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre
<b>Relevant SNP Policies</b>	Policies 1.1, 1.2, 1.3 1.4, 1.5, 1.6, 1.7 1.8, 1.9, 1.10
<b>Comments</b>	Standish Voice commissioned a Masterplan for Standish to seek independent advice on how the village centre could be enhanced. Policies within the Village Centre Enhancement section and Employment section include for the village centre improvements and enhancement of the public realm, retaining and enhancing the retail and business offer, safeguard land and businesses.

Core Strategy Objective A1 Accessibility	
<b>Wigan Objective</b>	<b>To increase bus use by making it a more attractive alternative for people with cars and improving it for people without cars; improve connections from Leigh, Tyldesley, Astley, Golborne, Lowton and parts of Ashton, Standish and Hindley to the rail network; reduce congestion and traffic noise and pollution in town centres and where people live; and reduce dependency on the private car.</b>
<b>SNP Objectives</b>	<p>To reduce traffic congestion by new transport initiatives and better parking</p> <p>To enhance of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>To promote sustainable, high quality housing which meets the current and future needs of Standish residents</p>

<b>kRelevant SNP Policies</b>	<p>Policies 2.1, 2.2, 2.3,2.4,2.5</p> <p>Policies 3.1</p> <p>Policy 4.3</p>
<b>Comments</b>	<p>Policies in the Neighbourhood plan seek to reduce traffic congestion and pollution by the creation of new footpaths, bridleways and a new cycle route "Standish Loop". Better parking provision will also reduce congestion in the village centre, as will the requirement for new developments to have new paths into the village centre.</p> <p>Housing policy 4.3 specifically addresses the need for housing to be accessible to sustainable transport/bus routes and policy 2.3 proposes any new housing development should provide for air quality mitigation measures and electric charging points.</p>

	<b>Core Strategy Objective BEL1 Built Environment and Landscapes</b>
<b>Wigan Objective</b>	<b>To improve the borough's countryside and open land, forge a more positive local identity and sense of place and increase its value as 'green infrastructure', particularly in the Greenheart of the borough; protect the Green Belt from inappropriate development; maintain and enhance the built environment; and conserve and enhance the borough's built heritage.</b>
<b>SNP Objectives</b>	<p>To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre</p> <p>To reduce traffic congestion by new transport initiatives and better parking</p> <p>To enhance of open and recreational space and access to it to improve biodiversity and resident's health and well being</p> <p>To promote sustainable, high quality housing which meets the current and future needs of Standish residents</p>
<b>Relevant SNP Policies</b>	<p>Policy 1.1, 1.2</p> <p>Policies 2.1, 2.2, 2.4, 2.5</p> <p>Policies 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>Policy 4.5 4.6</p>

<b>Comments</b>	<p>Standish has been surrounded by green space and countryside and the policies within the Neighbourhood plan seek to protect and enhance these spaces as well as providing access through better footpaths, bridleways and cycle routes. There are specific policies to create green corridors, designate areas as local green space, protect trees hedgerows and woodland , retain and enhance amenity/open green spaces and protect and enhance the natural environment to protect local identity and recognise the value of green infrastructure.</p> <p>Green belt is protected from development by the identification of brownfield sites for development and the recognition of existing safeguarded land in Wigan's Core Strategy.</p> <p>The housing policy on housing design and quality standards is to enhance the built environment.</p> <p>The enhancement of the village centre retail and business premises offer recognises the conservation area within the village centre and the enhancement to public realm seeks to improve this.</p>
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<b>Core Strategy Objective WHS1 Wildlife Habitats and Species</b>	
<b>Wigan Objective</b>	<b>To strengthen and support wildlife habitats and species by protecting and enhancing key habitats and facilitating opportunities to appreciate wildlife, notably in the Greenheart of the borough.</b>
<b>SNP Objectives</b>	To enhance of open and recreational space and access to it to improve biodiversity and resident's health and well being
<b>Relevant SNP Policies</b>	3.1, 3.2, 3.3, 3.4, 3.5
<b>Comments</b>	<p>Policy 3.1 provides for the creation of two green corridors for access and enhancement of biodiversity and wildlife. The designation of Local Green Space will protect these green spaces and the policy on trees, hedgerows and woodlands is designed to protect against further loss in the area.</p> <p>Existing amenity and open green space policy seeks to protect, retain and enhanced these.</p> <p>The policy on the protection and enhancement of the natural environment seeks to protect and enhance the existing wildlife areas and SBI's, protect and provide habitat linkages and enhance footpaths and rights of way.</p> <p>The above policies are to protect and encourage the natural environment and access for people to appreciate this valuable resource in our area.</p>

<b>Core Strategy Objective E1 Energy</b>	
<b>Wigan Objective</b>	To strengthen our energy infrastructure and minimise greenhouse gases.
<b>SNP Objectives</b>	To reduce traffic congestion by new transport initiatives and better parking To promote sustainable, high quality housing which meets the current and future needs of Standish residents To promote renewable energy
<b>Relevant SNP Policies</b>	Policy 2.3 Policy 4.5 Policy 7.1
<b>Comments</b>	Policy 2.3 provides for the provision of electric charging points and air quality mitigation measures. Policy 4.5 provides for thermal performance standards of new housing to reduce heating costs and reduce carbon emissions. Policy 7.1 promotes a brownfield site for use as a solar farm.

<b>Core Strategy Objective SD1 Sustainable development</b>	
<b>Wigan Objective</b>	<b>Take a positive approach that reflects the presumption in favour of sustainable development.</b>
<b>SNP Objectives</b>	To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones-creating a vibrant, attractive, characterful village centre To reduce traffic congestion by new transport initiatives and better parking To enhance of open and recreational space and access to it to improve biodiversity and resident's health and well being To promote sustainable, high quality housing which meets the current and future needs of Standish residents To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish

	<p>To promote health and wellbeing within a sustainable community</p> <p>To promote renewable energy</p>
<b>Relevant SNP Policies</b>	<p>Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10</p> <p>Policies 2.1, 2.2, 2.3, 2.4, 2.5,</p> <p>Policies 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>Policies 4.1, 4.2, 4.3, 4.4, 4.5, 4.6</p> <p>Policy 5.1,</p> <p>Policies 6.1, 6.2, 6.3, 6.4</p> <p>Policy 7.1</p>
<b>Comments</b>	<p>Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Bruntland Report) and this requires the optimum balance between the economy, environment and social community. In developing this neighbourhood plan and policies, account has been taken to ensure that there is a balance between these three areas to maximise sustainability and where appropriate to address any imbalances in economic, social and environmental provision within the neighbourhood plan area. This has resulted in plan which positively promotes sustainable development by protecting and enhancing the economic and employment opportunities, protects and enhances the environment and provides for the social community's needs through provision of appropriate housing ,community and recreational facilities giving the optimum balance and positive approach to address local issues in the neighbourhood area.</p>

## 6 Conformity with the Policies within the Wigan Core Strategy

This section compares the policies within the Wigan Core Strategy with the policies in the Standish Neighbourhood Plan. The relevant policies are listed below:

	<b>Policy Area</b>
<b>SD1</b>	<b>Presumption in favour of Sustainable Development</b>
<b>SP1</b>	Spatial Strategy

<b>SP2</b>	Our Town centres and local centres
<b>CP1</b>	Health and Well-being
<b>CP2</b>	Open Space, Sport and Recreation
<b>CP5</b>	Economy and employment
<b>CP6</b>	Housing
<b>CP7</b>	Accessibility
<b>CP8</b>	Green Belt
<b>CP9</b>	Strategic Land
<b>CP10</b>	Design
<b>CP11</b>	Heritage
<b>CP12</b>	Wildlife
<b>CP13</b>	Low Carbon
<b>CP17</b>	Environmental Protection
<b>CP18</b>	Developer Contributions

<b>Wigan Core Strategy Policy</b>	<b>Policy Area</b>	<b>Requirement of Wigan Policies</b>	<b>Comments</b>
<b>SD1</b>	<b>Presumption in favour of Sustainable Development</b>	Planning applications that accord with policies in the core strategy including the NP will be approved without delay unless material considerations indicate otherwise	The Policies in the Standish NP are consistent with and support the policies in Wigan's Core Strategy. The NP policies cover a range of social economic and environmental issues which aim to promote and provide the balance to create a sustainable community and therefore promote sustainable development in the village.
<b>SP1</b>	Spatial Strategy	Beyond the east-west core, development shall be focused on Golbourne, Lowton and Standish. Full Green Belt will be protected.	The Standish NP supports the development of the village centre as a key town centre, diverse housing and employment growth as well as protecting important community assets and endorses the full protection of the Green Belt around Standish.

<b>SP2</b>	Our town centres and local centres	<p>Policy SP2 on page 33 of the Local Plan Core Strategy 2013 provides policy guidance on town and local centres. Standish is considered under the 'smaller town centres' category.</p> <p>No designated 'local centres' are located within the Standish settlement area or Neighbourhood Area.</p> <p>Ensure continued investment in our town and local centres. Improve and protect Standish town centre as an important centre within its township. Our town centres will be enhanced as thriving, attractive and locally distinctive places, which can support a broad range of activities.</p> <p>...and Standish will be maintained and enhanced as the focus for a range of uses serving their respective communities.</p>	<p>The Standish NP proposes a new boundary for Standish village centre and supports it as an important centre by protecting the retail and service centre through policy 1.1 and 1.4 to make it more attractive and vibrant including design policies and restriction of hot food take-aways</p> <p>Improvements to the public realm and consideration of Quality and Design within the village centre and the conservation area are included in policy 1.1,1.2 and 1.3</p> <p>Policies also seek to retain and enhance business and employment in the wider NP area through policies 1.5, 1.6,1.7, 1.8, 1.9 and 1.10</p>
<b>CP1</b>	Health and Well-being	Wigan Council will help to improve health and well-being and substantially reduce health inequalities in the borough.	<p>An improvement to the health and well being of the residents of Standish is a theme throughout the Neighbourhood Plan. Proposals include encouraging active lifestyles through improved cycle ways and footpaths, Policy 2.1, 2.2 and 4.3; creation of new green corridors Policy 3.1 and protecting and enhancing green spaces in the area, Policies 3.2, 3.3 and 3.4 and 3.5. Provision of housing that is affordable and meets local needs Policies 4.2, 4.4 and 4.5. Improvements to sports, leisure and community facilities within the village are proposed in policies 5.1, 5.2, 5.3 and 5.4.</p> <p>In addition the specific policy on control of hot food take-aways aims to address healthy eating and obesity Policy 1.4</p>
<b>CP2</b>	Open Space, Sport and Recreation	Wigan Council will protect and enhance valuable open spaces, sporting and recreational facilities so as to maximise opportunities for people to undertake a wide range of sport and recreational activities throughout the borough.	<p>Protection and enhancement of open space, sporting and recreational facilities are proposed in the Plan with policies to create and improve footpaths and cycle ways Policies 2.1, 2.2; new green corridors, Policy 3.1 and designation of areas of local green space in Policy 3.2.</p> <p>Specific policies to enhance the provision of sport, recreation and leisure</p>

			facilities at Ashfield Park and The Rec are in Policies 5.1 and 5.2. with Policy 5.3 intending to support opportunities to improve sports and leisure facilities throughout the wider neighbourhood area to enable a wide range of sporting and recreation activities in Standish.
<b>CP3</b>	Community Facilities	Wigan Council will extend and enhance opportunities for people to participate in community Activities.	The Standish Neighbourhood plan recognises the importance of bringing people together in a variety of community activities and there are a range of policies to support this. Policy 1.5 is to ensure the retention of public houses and the hospitality sector in the village. Open space is protected and enhanced for the community in Policies 3.1, 3.2, 3.4. Improved sports and leisure provision is proposed in Policies 5.1, and 5.2 with a specific policy to protect and enhance the community buildings and facilities within the village.  There are a range of community projects to support the delivery of the plan.
<b>CP5</b>	Economy and employment	Wigan Council will help create sustainable economic growth; boost our economic performance and profile; and provide a wider range of job opportunities.  Against the qualitative factors set out above, making provision for approximately 200 hectares (gross) of employment land between 2011 and 2026, including reviewing sites allocated previously and undeveloped. Safeguarding existing employment sites and buildings that are capable of continuing to meet the needs of employment uses and for which there is likely to be sufficient demand	The importance of local sustainable employment opportunities within Standish is recognised within the neighbourhood plan and a range of policies support the protection of land and employment opportunities in the village. It is proposed to enlarge the village centre, enhance the public realm and maintain the mix of retail and business premises to provide employment opportunities and encourage a more vibrant thriving centre, Policies 1.1, 1.2, 1.3, 1.4  The plan proposes to safeguard the existing employment site at Bradley Lane Policy 1.9, identifies smaller local employment areas within the wider neighbourhood area Policy 1.8. and seeks to protect existing business and employment in Policies 1.5, 1.6, 1.7, and 1.10.
<b>CP6</b>	Housing	Wigan Council will help ensure that there is sufficient housing in the borough to meet people's needs and support a good quality of life.	The neighbourhood plan recognises the importance of provision of housing to meet people's needs and has a range of policies to support the right mix, type and tenure in Standish based on the Standish Housing Needs Assessment 2016. The housing policies 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6 seek to address the imbalance that has been created in the village by the recent housing approvals, in particular the provision of affordable housing and homes for older people.
<b>CP7</b>	Accessibility	Wigan Council will improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough	Standish has good connectivity to both the M6 and M61 road networks and the A49 runs through the village centre.

			<p>The Neighbourhood Plan therefore proposes to improve connectivity to the village centre through improved footpaths and cycle ways Policies 2.1 and 2.2.</p> <p>Policy 4.3 aims to ensure that new developments create easy access to bus stops to improve connectivity to Wigan Town centre and wider public transport network.</p>
<b>CP8</b>	Green Belt	There will be no alterations to the boundaries of the Green Belt. Development within the Green Belt will only be allowed in accordance with national planning policy. Limited infilling or redevelopment will continue to be allowed at previously-developed, brownfield sites in the Green Belt, in accordance with national planning policy.	<p>The Standish Neighbourhood Plan does not propose alterations to the boundaries of the Green belt.</p> <p>Policy 6.1 supports the provision of a solar farm at the Gidlow Tip site, a Brownfield site within the greenbelt to provide renewable energy which would also assist in the improvement and reclamation of the site to encourage biodiversity.</p>
<b>CP9</b>	Strategic Land	Wigan Council aims to improve the natural environments and open spaces within and between our towns and other settlements - our strategic landscape and green infrastructure - for the benefit of people and wildlife, and help make the borough a better place to live and visit and for businesses to locate and thrive,	<p>The Neighbourhood Plan supports the improvement of the strategic landscape through the proposal to restore despoiled land at the former Gidlow Tip, Policy 6.1. Green infrastructure is addressed through proposals to enhance and create new footpaths and cycle networks around the village to create access opportunities for walkers and cyclists Policies 2.1 and 2.2.</p> <p>Greening the urban environment is proposed through the creation of green corridors Policy 3.1, protection of trees, woodland and hedgerows Policy 3.3, retention and enhancement of amenity and open green space Policy 3.4 and the creation of a new community park Policy 5.2.</p>
<b>CP10</b>	Design	Wigan Council aims to improve the built environment of the borough and help make it a better place to live, visit and for businesses to locate and thrive by ensuring that, as appropriate, new development:	The Standish Neighbourhood Plan supports the improvement of village centre, public realm and business premises improvements in policies 1.2, 1.2 1.8, 1.9 and 1.10. The housing policies also aim to make Standish a better place to live through the provision of housing design and quality that meets local need in policies 4.2, 4.4 and 4.5.
<b>CP11</b>	Historic Environment	Wigan Council aims to conserve and enhance our historic environment, thereby helping to make the borough a better place to live, visit and work in,	The Standish Neighbourhood area includes a conservation area within the village centre and policies to improve the area and enhance the historical centre are included in policies 1.1, and 1.2
<b>CP12</b>	Wildlife	Wigan Council aims to help wildlife to prosper and safeguard important geological features	The Standish Neighbourhood plan has a range of policies to help biodiversity and wildlife to prosper through creation of the green corridors, Policy 3.1, designation of open green space Policy 3.2, protection of trees and woodlands Policy 3.3, retention of amenity and open green space Policy 3.4,

			the creation of a new park at The Rec Southlands Avenue Policy 5.2.
<b>CP13</b>	Low Carbon	Wigan Council aims to reduce the emissions of carbon dioxide arising from new development and help reduce the impacts of climate change on our environment, economy and quality of life by: 1. Encouraging all development, where relevant, to conform to the energy hierarchy	Sustainability is a key theme in the Standish Neighbourhood Plan and proposals to support the provision of solar energy at Gidlow Tip Policy 6.1 and improved thermal performance in housing developments Policy 4.5 will contribute to low carbon in the village. In addition the measures to enhance footpaths and cycle ways are designed to reduce the reliance on car journeys and reduce carbon emissions Policies 2.1, 2.2 and 4.3. The provision of air quality mitigation measures including provision of electric charging points will also help to address this issue Policy 2.3.
<b>CP 17</b>	Environmental Protection	Wigan Council aims to help maintain, enhance and protect our environment for the benefit of people and wildlife, and make the borough a better place for people to live and businesses to thrive. ( including managing air quality)	Open and recreational Green space is a key theme in the Neighbourhood Plan and has a range of policies to contribute to the maintenance, enhancement and protection of our green and open space. This includes the creation of green corridors in Policy 3.1, designation of open green space Policy 3.2, protection of trees and woodlands Policy 3.3, retention of amenity and open green space Policy 3.4, environmental protection in 3.5, protection and enhancement of Ashfield Park 5.1 and the creation of a new park at The Rec Southlands Avenue Policy 5.2.  Air quality is an issue which is addressed through encouraging reduction in car journeys by policies to encourage walking and cycling with policies 2.1 proposing the creation of Standish Loop cycle route and Policy 2.2 creating new footpaths into the village centre. Policy 2.3 relates to new major developments and a requirement to provide air quality assessments and mitigation measures. Policies 2.4 and 2.5 aim to reduce traffic congestion by provision of new car parks and policy 4.3 relates to accessibility of housing developments to sustainable transport and bus routes.
<b>CP18</b>	Developer Contributions	Wigan Council aims to ensure that developer contributions funds or contributes to off-site works or programmes and that a levy is placed on development to improve infrastructure.	The Neighbourhood plan contains an objective to Maximise Funding including the use of Sec 106 agreements and/or levy funding to support community development, infrastructure facilities and affordable housing or accommodation for old people in policy 5.1.

## **7 SEA**

Standish Voice consulted with the statutory bodies with regards to whether it was considered an SEA was required. The responses received from the consultees concluded that a SEA was not required.

## 8 Conclusions

- a. This comprehensive basic conditions statement demonstrates that throughout the development of the Standish Neighbourhood plan Vision, objectives and development of the draft policies, great consideration has been given to ensuring that they are in line with the NPPF objectives and policies and also supplement and contribute to Wigan's Core Strategy 2013. The above tables detail how the policies conform to both the national and local planning frameworks and how the range of policies will enhance the neighbourhood area by promoting sustainable development through the balance of economic, social and environmental policies which address local needs.
- b. In addition the basic conditions statement includes the statement of compliance which shows that the relevant Neighbourhood planning regulations have been addressed and complied at the various statutory stages as the neighbourhood plan has been produced.

