

STANDISH NEIGHBOURHOOD PLAN 2015-2030

EVIDENCE BASE FOR FINAL DRAFT PLAN FOR REGULATION 16 CONSULTATION



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Date: October 2018

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BASE**

1 INTRODUCTION

This Appendix presents the evidence base for the Standish Neighbourhood Plan (NP), which has been collated by members of Standish Voice (the Neighbourhood Forum) together with assistance from members of the Planning Department of Wigan Council.

The evidence base is an essential part of the NP preparation in order to justify the policies included in the Plan and the decisions made to inform the Plan. Much of the information gathered focuses upon evidence that has supported the development of the objectives and policies set out in the NP.

The evidence base comprises a range of information relating to social, environmental and economic themes, which has ensured sustainable development has been considered inherently in the Plan making process.

It should be noted that the Regulation 14 consultation responses are presented in a separate Consultation Statement for the Neighbourhood Plan.

The structure of this Evidence Base is as follows:

- Chapter 1 presents an introduction to the NP;
- Chapter 2 indicates how the NP has been prepared;
- Chapter 3 presents a detailed area profile for Standish, based predominantly upon Census 2011 statistics;
- Chapter 4 presents the evidence base for the 'village centre enhancement and employment' policies;
- Chapter 5 presents the evidence base for the 'reduce traffic congestion and better parking' policies;
- Chapter 6 presents the evidence base for the 'open and recreational space' policies;
- Chapter 7 presents the evidence base for the 'housing to meet current and future needs of residents' policies;
- Chapter 8 presents the evidence base for the 'to maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish' policies;
- Chapter 9 presents the evidence base for the 'sport, leisure and community facilities' policies;
- Chapter 10 presents the evidence base for the 'sustainability' policies;
- Chapter 11 presents the evidence base for the general and plan delivery;
- Appendix A presents a diary of events;

- Appendix B presents the externally commissioned reports produced; and
- Appendix C contains the Standish Housing Sites Assessments;
- Appendix D presents the illustrative figures associated with the NP, including the Policy Map; and
- Appendix E presents the raw data referred to throughout the evidence base.
- Appendix F presents the evidence to support designation of local green space status on Standish Neighbourhood Area sites.
- Appendix G presents the Standish Neighbourhood Plan Policy Delivery Plan, which sets out how and when the policies aim to be delivered, together with the stakeholders and interested parties that the policy might affect or be of interest to.
- Appendix H presents the list of documents and sources referred to in the evidence base.

2 HOW THE EVIDENCE BASE WAS PREPARED

At the outset of the preparation of the Standish Neighbourhood Plan, as soon as the Standish Voice was formed and approved, it was understood that a robust evidence base was required in order to support and justify the development of the Standish Neighbourhood Plan. Furthermore, it was understood that the principles of sustainable development needed to underpin the development of the Standish Neighbourhood Plan, including its Vision, Objectives, Objectives and Policies.

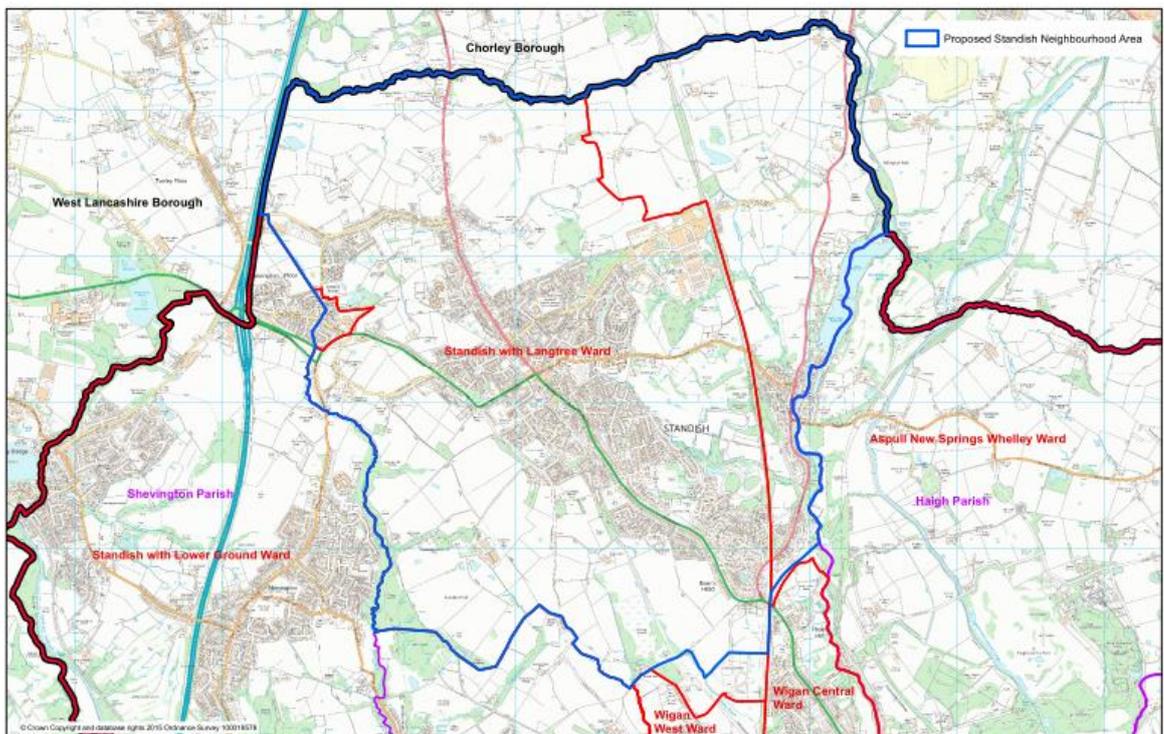
The evidence base has been collated on a continual basis throughout the preparation of the Plan, mainly by the committee members of Standish Voice. Use of the committee members in gathering the evidence base has ensured consideration of the issues considered to be important by the local community of Standish. In addition, Wigan Council also provided valuable support. Some studies have been produced by independent technical consultants, commissioned by Standish Voice through funding opportunities. The source of information contained within the evidence base is presented in the following chapters and summarised in Appendix H (together with reference to where the sources are relevant to in this evidence base).

3 STANDISH AREA PROFILE

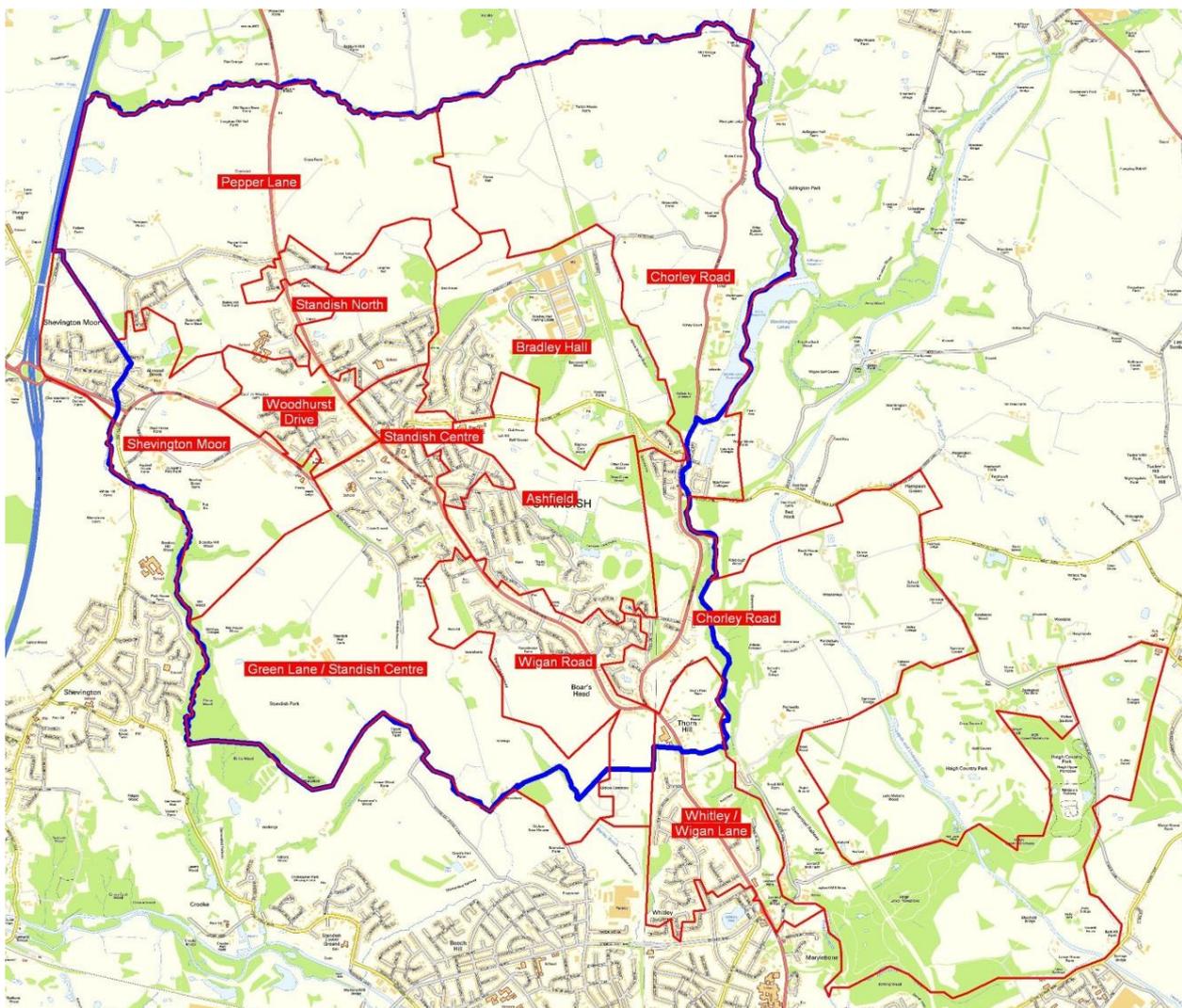
This has been prepared with reference to numerous sources which are specified where appropriate. In addition mapping sources such as the Greater Manchester Open Data Map (https://mappinggm.org.uk/gmodin/?lyrs=dclg_greenbelt_gm#os_maps_light/10/53.5069/-2.3201) and MAGIC (<http://www.magic.gov.uk/>) have been used.

3.1 STANDISH NEIGHBOURHOOD PLAN AREA

The following figure indicates the approved Standish Neighbourhood Area.



The area profile information has not been collected according to this area boundary, due to lack of data at this level. However, data has been collected according to Lower Super Output Areas (LSOAs) that the area boundary falls within. By doing this, the area profile provides a clear indication of the existing situation within Standish, in relation to environmental, social and economic issues. Where data has been collated for the area boundary only, it is stated.



The raw data that supports the statistics referred to in this chapter are presented in **Appendix A**. Reference to the Wigan Council 'Standish Community Profile' has also been ensured (<https://www.wigan.gov.uk/Docs/PDF/Council/Borough-Story/Locality%201/Standish.pdf>).

3.2 POPULATION

According to Wigan Council (and based upon the 2011 Census) the resident population of the Neighbourhood Plan Area was 14,087 in 2011, which is approximately 4.4% of the Wigan Borough population of 317,849. By 2014, the Wigan population had risen to 320,975. However, the majority of the datasets referenced are calculated upon Lower Super Output Areas, as previously stated, which generate an approximate population of 15,191 at the mid-2013 population estimates, and a population of 15,087 according to the Census 2011 figures. Data based upon the Lower Super Output Areas will therefore be used throughout the evidence base, with associated years indicated.

Mid-2016 population estimates indicate that the population was split into 51% males and 49% females, which changed from 49% males and 51% females in Mid-2013. The NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). In terms of age projections, it is anticipated that up to 2033, the number of people in age range 45-54 would decrease from 2016 (by approximately 3%). However, there would be an increase in the age range of 60-90+

(approximately 4-5%). Other age ranges are anticipated to remain generally consistent. According to the 2011 Census, the population density within the NP area was 8.5 people per hectare.

In 2011, the largest resident ethnic group is White at approximately 97% of the population, followed by Asian at approximately 1.3%. This compares with an approximate 97% White population for the Borough of Wigan and approximately 90% for the North West as a whole, and an approximate 1.1% Asian population for Wigan and approximately 6% for the North West.

In 2011, of the resident population within the Plan area, 81% were of Christian religion (13,638 people) and 1% were Muslim (129 people). There were also a few members of the community of Buddhist religion (51), Jewish (4) and Hindu (75).

3.3 HOUSING

In 2011, there were a total of 5,816 households within the exact NP area boundary, and 6,255 households based upon the LSOA data (the latter which is approximately 5% of Wigan's total number of housing).

Of the 6,255 households, in 2011, approximately 80.7% owned their own home either outright or with a mortgage or loan, which is greater than the Wigan and England averages. Approximately 13% of households contain 1 person of age 65 years or above living alone (in comparison to 11.7% of the Wigan boroughs households), and 10% contain two or more family members over the age of 65.

In 2011, there were approximately 4,656 households with families within the plan area. Of this, 2,717 had no dependent children (approximately 58%), and 602 had dependent children between the ages 0-4, which represents approximately 13% of the areas households.

According to the 2011 Census data, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces.

Between 2010 and 2014, average house prices increased by approximately 2% within the Standish with Langtree ward as a whole. When this is broken down, the average price of 2 bedroom flats increased by 44%, average 2 bedroom house prices increased by 10%, 3 bedroom house average prices decreased by 17% and 4 bedroom house average prices decreased by 3%.

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).

3.4 ECONOMY AND EMPLOYMENT

In 2011, approximately 71.5% of the working population of the Standish Neighbourhood Area was economically active, with 3.1% unemployed (in comparison to 4.9% for the Wigan Borough and 4.7% for the North West as a whole) and the remainder students, carers or long-term sick or disabled.

In 2011, the majority of economically active people with the Standish Neighbourhood Plan area were employed in occupations including management, professional and technical occupations, public services, administrative and skilled trade occupations. It is understood that this remains applicable.

According to the Census 2011, approximately 5.3% of the NP area claimed out of work benefits including Job Seekers Allowance (JSA), Employment Support Allowance (ESA), Lone Parent (LP)

and other income related benefits. This is in comparison to 11% for the Wigan Borough as a whole.

Bradley Hall Trading Estate and Standish centre are the main employment areas within the NP area. The largest employers in the NP area are Ainscough Vanguard / Crane Hire (on the Bradley Estate) and Chadwicks Butchers, food merchants and café within the centre of Standish.

3.5 HEALTH

Of the 15,087 residents of the NP Area (based upon the Census 2011 figures for the LSOAs), 51.3% considered themselves to be in very good health and 31% in good health. Only 3.9% considered themselves to be in bad health and 1.2% in very bad health.

In the latest (2015) Index of Multiple Deprivation (IMD) Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Bradley Hall performed the best (30,928) although this is most likely due to the least residences in the area. The next best result was Woodhurst Drive (29,107). On the whole, most of the Standish LSOAs were greater than 20,000, with the exception of Standish Centre and Standish North (17,744).

In the 2012/13 academic year, 18% of reception children were classed as obese and overweight, in comparison to 21.65% within the Wigan Borough. In the same year, 31% of Year 6 children were classed as obese and overweight, which is comparable to the Wigan Borough of 31.81%, but higher than the England average of 27%.

In 2011, approximately 8% of the population were considered to have a long-term illness or disability that limits day-to-day activity a lot, and approximately 9% that limits activity a little. These figures are lower than in Wigan and North West (11% and 10%, for both, respectively).

The following residential care, care agencies and counselling services are within Standish:

- Borough Care Services Ltd
- Greenacres Residential Care Home, Green Lane
- Haightfield Nursing Home, Wigan Rd
- Kingshill, Kingshill Court, Wigan Rd
- The Old Rectory Residential Home, Wigan Rd
- Primrose Villa, Preston Rd
- The Psychology Team
- Pgs Education and Social Care Management Services Limited, Wigan Road

Standish Medical Practice achieved a patient satisfaction score of 85% (national average was 85%). Current GP provision in Standish is at the new Standish Medical Centre. This has 7 GPs (5.98 working time equivalent (WTE)) and a list of 11,778 registered patients. This equates to 1,969 patients per WTE GP. A ratio of 1 to 1,800-2,000 patients is regarded as good practice (Wigan Council, 2013 "Standish Infrastructure Assessment"). This service was registered by the Care Quality Commission on 1 April 2013 but has not been inspected yet. New services are assessed to check they are likely to be safe, effective, caring, responsive and well-led.

3.6 TRANSPORT

According to the 2011 Census, approximately 12.6% of the residents did not have cars or a van for transport purposes, with around 49.8% having 1 vehicle and 36.8% having 2 vehicles (higher than Wigan and the North West averages).

Residents today are generally employed outside of Standish and from the Standish NP area, the majority of residents travel to work in Wigan, with the next majority commuting to locations such as Warrington, St Helens, West Lancashire, Salford, Manchester and Bolton. The wider use of ICT could also contribute to reduced travel by providing people with more opportunity to work from home.

3.7 COMMUNITY FACILITIES

There are three primary schools in Standish Neighbourhood Area: St Wilfrid's CE, Wood Fold Community and St Marie's RC. According to Wigan Council, in 2016/2017 there were no surplus places for primary school pupils.

There are two high schools that serve the Standish NA: Standish Community High School and Shevington High School. In 2016/2017 there were 45 surplus places for high school students.

Standish Medical Centre opened in February 2012 providing accommodation for the GP surgery, some community services, and a pharmacy. Standish Dental Practice at 32 High Street is the only dentist surgery in Standish.

Standish Community Centre is located in the village centre. In addition to the community centre, there is a wide and diverse range of other facilities which provide rooms or services for community use such as schools, churches and the library. Typical community uses include: health and fitness classes, Weight Watchers meetings, mother and baby groups, youth groups, and prayer groups.

There are three places of worship and one library.

There are a number of Public Rights of Way and undesignated footpaths within the NP area.

According to the 2013 Wigan Council 'Standish Infrastructure Assessment', in 2013 there were 0.38 hectares of private allotment provision within Standish at Old Beechfield Gardens, adjacent to St Marie's Church. There were no Council owned allotments. The Wigan Allotment Strategy sets a target of achieving 9.4 plots per 1,000 households, which indicates a deficit in Standish.

3.8 ENVIRONMENT

FLOOD RISK AND WATER RESOURCES

The main watercourses that run within the NP area comprise Bradley Brook to the north of the area and Buckow Brook which runs along the eastern boundary of the area into Worthington Lakes / Arley Reservoir. These brooks flow generally south as tributaries into the River Douglas in Wigan. Almond Brook flows from the area of Shevington Moor, located just outside the boundary of the NP area, along the western boundary of the area into Mill Brook, and then into the River Douglas and Leeds/Liverpool Canal. The Stars Brook runs along the northern boundary of the NP area. All of these watercourses form part of the larger River Douglas catchment.

The majority of the NP area is located within Flood Risk Zone 1, which means there is a low probability of flooding. However, parts of Worthington Lake / Arley Reservoir, Star Brook, Bradley Brook and Buckow Brook are associated with flood risk zones of medium and high. It is essential that development within floodplain is avoided.

SOIL AND LAND QUALITY

The management and control of contaminated sites is essential to reduce the risks posed to the natural and built environment and human health.

There are currently no designated 'Contaminated Land' sites, according to the Wigan Council Contaminated Land Register, within the NP area.

The majority of the agricultural land, used as arable land, within Standish is classified as Grade 3 (good to moderate quality), according to the Agricultural Land Classification (source www.defra.magic.gov.uk).

AIR QUALITY

Air Quality Management Areas are designated when local authorities identify places where national air quality objectives are unlikely to be achieved. Within the NP area, parts of School Lane fall within an AQMA declared for Nitrogen Dioxide (NO₂). The M6 Motorway is also designated an AQMA although this falls just outside the boundary of the NP area.

ECOLOGY AND NATURE CONSERVATION

There are no statutory internationally or nationally protected sites for ecology and nature conservation within the NP area. There are a number of locally designated Sites of Biological Importance within the NP area, comprising:

- Worthington Lakes;
- White Bridge Wood to the east of the area;
- John Pits Woods;
- Whelley Loop;
- Pond at Primrose Hill;
- Ponds South of Langtree Lane;
- Wetland by M6;
- Bibi's Sand Pit: and
- Land behind Robin Hill Drive.

A wildlife corridor runs through part of the NP area, running to the east of the area from the Boar's Head roundabout up to, and around, Worthington Lake.

CULTURAL HERITAGE

According to www.defra.magic.gov.uk, there are a number of scheduled monuments within the NP area:

- Market cross in the marketplace to the west of St Wilfrid's Church, Standish;
- Cross base on Green Lane 300m north of Strickland House Farm, Standish;

- Cross base at the junction of Standish Green Lane, Standish Wood Lane and Beech Walk, 200m NNW of Strickland House Farm, Standish; and
- Cross base on Standish Wood Lane 700m south east of Standish Hall.

There are two Conservation Areas within the NP area. Standish Conservation Area is located within the centre of Standish and comprises St Wilfrid's Church and churchyard, the historic stocks, cross and well in Market Place, and properties fronting High Street up to its junction with Church Street and the east side of Preston Road between Market Street and Pole Street. The Mayflower Conservation Area lies to the east of Chorley Road, centred on Red Rock Lane and the River Douglas, and is of architectural, industrial archaeological and historical interest.

Within these conservation areas, and within the wider boundary of the NP area, there are numerous Listed Buildings. St Wilfrid's Church is designated as a Grade I Listed Building, with the remaining designated as Grade II. No Listed Buildings are currently on the Historic England 'At Risk Register'.

There are a number of other historic buildings on Wigan Council's emerging Local List of Buildings of Local Architectural and Historic Interest (reference: <https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Supplementary-planning-docs/BLINTS.aspx>).

LANDSCAPE

Although there are no nationally designated landscape areas in the NP area, there are distinctive landscape/townscape features.

Standish is surrounded by Green Belt in all directions. According to www.naturalengland.org.uk Standish falls within the National Landscape Character Area 56 (Lancashire Coal Measures). Rocks from the Carboniferous Coal Measures underlie most of the area, which has generated a varied topography of gentle hills and valleys, with patchy layers of glacial deposits. This fragmented landscape rises to 179 m at the summit of Billinge Hill on the western boundary, and then falls abruptly to the Lancashire and Amounderness Plain and Merseyside Conurbation to the west, and the Mersey Valley to the south. The area is dominated by its industrial heritage, particularly associated with mining activity. The resulting landscape is a complex mosaic of farmland, scattered urban centres, industry, active mineral sites and derelict or reclaimed workings, giving this area a strong and distinctive identity.

According to the Wigan Council Landscape Character Assessment (March 2009) (<https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganLandscapeCharacterAssessment.aspx>), the NP area falls within the following landscape types:

- Type 1 Undulating Enclosed Farmland (to the west of Boar's Head Roundabout and the open land to the west);
- Type 2 Elevated Enclosed Farmland (mainly within the open areas of the northern section of the NP area);
- Type 3 Steep-Sided Wooded Valleys, along the River Douglas and Worthington Lake / Arley Reservoir.

Standish is a hilltop village. The main road through the village traverses a ridge of high ground forming a spur jutting out from the Pennines, which extends north-westwards from Wigan above a loop of the River Douglas. The approach from Wigan town centre which lies at approx. 39m AOD, involves a steady rise. At Cross Street the topography is 110.3 m AOD, and Rectory Lane then

falls rapidly eastwards to 100m AOD. Although prominently sited, St Wilfrid's Church does not occupy the highest point in the village. A point on School Lane reaches 115m AOD.

The majority of housing in Standish is post-war private residential with areas of pre/post-war social housing.

4 EVIDENCE BASE – VILLAGE CENTRE ENHANCEMENT AND IMPROVING EMPLOYMENT IN STANDISH (VE)

4.1 VILLAGE CENTRE ENHANCEMENT AND IMPROVING EMPLOYMENT IN STANDISH (VE) - POLICIES AND ASSOCIATED EVIDENCE BASE

VILLAGE CENTRE ENHANCEMENT AND IMPROVING EMPLOYMENT IN STANDISH POLICIES

POLICY VE1: ENHANCEMENT OF VILLAGE CENTRE RETAIL AND BUSINESS PREMISES OFFER

VE1: Within Standish village centre, main town centre uses will be permitted 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

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	<p>Consultation demonstrated that the community would like more shops within the village centre, particularly independent ones, together with more restaurants. The respondents were also against any more takeaway premises and supported retention and enhancement of existing businesses.</p> <p>Informal consultation suggests a proportion of Standish residents dine out in other areas due to a perceived lack of choice within the village.</p>

Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix B of this Evidence Base	N/A	<p>The masterplan proposals highlight opportunities to improve public places in the village centre and make it a more attractive place to visit and work in.</p> <p>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 in keeping with sustainability.</p>
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Indicates that community provision in Standish is well provided for with a wide range of facilities available. However, a number would benefit from modernisation, refurbishment and general maintenance to meet the needs of the community and maintain a sufficient community offer.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments. Instead of the 1,000 homes envisaged by the assessment, this is now closer to 1,700.</p>
Wigan Borough Retail and Centres Evidence Paper (Wigan Council, October 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Background/Retail-Centres-Evidence-Paper.pdf	<p>This paper further highlights the significant leakage of expenditure from Standish.</p>

Wigan Retail and Leisure Study (Wigan Council, July 2014)	N/A	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganBoroughRetailandLeisureStudy.aspx	Despite this report indicating there is no requirement for additional retail capacity in Standish, it is considered that due to the publication date of 2014 the numerous new and proposed housing developments had not been fully considered. It is considered that the other evidence presented in this section demonstrates the need for additional offering, especially to service the future influx of people.
Standish Use Classes / parking availability (data) (Standish Voice, January 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement also.	N/A	This useful study indicates the businesses / use of premises within the village centre.
Wigan Borough Draft Employment Land Review (Wigan Council, 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Employment/Employment-Land-Review.pdf	This document refers to 'Safeguarded Land / potential employment land' off Rectory Lane and Almond Brook Road, both of which are currently being developed as residential use (it indicates these areas were considered for employment use, but a decision was made they were better suited for residential purposes). It also refers to previous employment land released for residential development off Bradley Lane (indicating that the size of such development should be reduced).
Department for Communities and Local Government (DCLG) 'Parades to be Proud of: Strategies to Support Local Shops' (June 2012)	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6016/21568651.pdf	Government publication on how to support local shops.

DCLG ' <i>Parades of Shops – Towards an understanding of performance & prospects</i> ' (June 2012)	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6330/2156925.pdf	This Government publication follows from the above, but refers to 'neighbourhood shops'. This is therefore considered to be more relevant to the Standish village.
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area. It also sets out the protection and management strategy for the Conservation Area. This document has been considered throughout the preparation of the Standish Masterplan and this policy.
Agricultural Land Classification	N/A	http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx	<p>According to MAGIC online the majority of agricultural land within Standish is classified as Grade 3 land.</p> <p>Agricultural land has been classified by the Ministry for Agriculture, Fisheries and Food (MAFF), now the Department for Environment, Food and Rural Affairs (DEFRA), by grade according to the extent to which chemical and physical characteristics impose long term limitations on agricultural use for food production. Land potentially falling within Agricultural Land Classification (ALC) grades 1, 2 and 3a, are considered to be Best and Most Versatile (BMV) land and should be protected. BMV land is best suited to adapting to the changing needs of agriculture and maintaining the competitiveness of UK agriculture against international competitors.</p>

Standish Christmas Market 2016 and 2017 (and planned for 2018)	http://www.standishvoice.co.uk/christmas-market/	N/A	<p>Temporary activities such as the Christmas Market are being encouraged to bring shoppers and visitors into the centre and boost the economy and image of Standish.</p> <p>94% of respondents to a Standish Voice survey thought that the Market was 'excellent' or 'good'.</p>
POLICY VE2: VILLAGE CENTRE IMPROVEMENTS – PRESERVATION AND ENHANCEMENT OF STANDISH CENTRE CONSERVATION AREA			
VE2: Development proposals within Standish Centre Conservation Area should preserve or enhance the character and appearance of the Conservation Area, including the use of materials sympathetic to the historic nature of the surroundings			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix D of this Evidence Base	N/A	<p>The masterplan proposals seek to enhance the main village centre in order to create a vibrant local shopping centre, maximise the historic assets and improve the pedestrian experience for all local people.</p> <p>The masterplan suggests improved public areas could be accommodated on Pole Street; shared space initiatives along Pole Street, Market Place and Cross Street; enhancements to the Conservation Area; and improvement of the public realm area around the church to High Street and Preston Road. This policy takes account of these masterplan proposals.</p>

Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area. It also sets out the protection and management strategy for the Conservation Area. This document has been considered throughout the preparation of the Standish Masterplan and this policy.
POLICY VE3: VILLAGE CENTRE IMPROVEMENTS – ENHANCEMENT TO THE PUBLIC REALM			
VE3: Development proposals should take into account the Standish Village Masterplan (Aecom, 2017) and any opportunities should be taken to create prospects for:			
<ul style="list-style-type: none"> i) Pedestrian priority initiatives along Pole Street, Market Place and Cross Street as long as public safety is not compromised ii) Working with Wigan 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 iii) Promoting new linkages from existing roads to enhanced public spaces, which are largely traffic free. 			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix B of this Evidence Base	N/A	<p>The masterplan proposals seek to enhance the main village centre in order to create a vibrant local shopping centre, maximise the historic assets and improve the pedestrian experience for all local people.</p> <p>The masterplan suggests improved public areas could be accommodated on Pole Street; shared space initiatives along Pole Street, Market Place and Cross Street; enhancements to the Conservation Area; and improvement of the public realm area around the church to High Street and Preston Road. This policy takes account of these masterplan proposals.</p>
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	Numerous consultation events demonstrated that although a large percentage of people use the village, a good proportion does go to alternative locations.
Wigan Borough Retail and Centres Evidence Paper (Wigan Council, October 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Background/Retail-Centres-Evidence-Paper.pdf	This paper further highlights the significant leakage of expenditure from Standish.
Wigan Retail and Leisure Study (Wigan Council, July 2014)	N/A	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganBoroughRetailandLeisureStudy.aspx	Despite this report indicating there is no requirement for additional retail capacity in Standish it is considered that due to the publication date of 2014 the numerous new and proposed housing developments had not been fully considered. It is considered that the other evidence presented in this section demonstrates the need for additional offering, especially to service the future influx of people.

POLICY VE4: VILLAGE CENTRE IMPROVEMENTS – PROVISION OF PUBLIC CONVENIENCES

VE4: Proposals for new public conveniences within private or major retail developments will be supported where they have no adverse impact on residential amenity through noise, odour or lighting.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	The lack of public toilets in Standish was raised as an issue in the consultation. The provision of facilities makes Standish a more attractive place to visit and shop and should be encouraged in major retail or leisure developments.

POLICY VE5: CONTROL OF HOT FOOD TAKEAWAYS

VE5.1: The number of hot food takeaway establishments within the designated village centre shall be at or below 9% of the total number of business premises within the designated village centre.

VE5.2: There should not be more than two hot food takeaway establishments located directly adjacent to each other.

VE5.3: Permission for any new hot food takeaway businesses must not be within 400m of the main entrance gate of Standish High School.

VE5.4: 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.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	Consultation found that 80% of respondents felt Standish had too many takeaways.
The NHS Information Centre, Health Survey for England (2010 data)	N/A	http://content.digital.nhs.uk/pubs/hse10report	A useful document providing statistics that can be used as evidence to limit the number of takeaway establishments.
Obesity and the Environment: regulating the growth of fast food outlets, Public Health England, (March 2014)	N/A	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/296248/Obesity_and_environment_March2014.pdf	The report highlights the use of regulatory and planning measures to address the proliferation of hot food takeaways, in particular in specific areas, for example within walking distance of schools.
Takeaways Toolkit: Tools, interventions and case studies to help local authorities develop a response to the health impacts of fast food takeaways (November 2012) Updated 2014	N/A	https://www.london.gov.uk/what-we-do/business-and-economy/food/support-and-resources/takeaways-toolkit	<p>This toolkit presents tools, interventions and case studies to help local authorities develop a response to the health impacts of fast food takeaways. Takeaway foods often have high levels of salt, sugar, fat and saturated fat. It is well known that a diet high in salt, sugar, fat and saturated fat can contribute to a number of negative health outcomes including obesity.</p> <p>The study showed that large volumes of pupils leave the school premises at lunchtime and purchase a variety of 'unhealthy' foods.</p>

<p>Kebab Houses and Burger Bars Feeding Our School Children Unhealthy Meals</p> <p>Consensus Action on Salt & Health (CASH) and London Environmental Health Food Teams (May 2010)</p>	N/A	<p>https://smartrnutrition.co.uk/children/kebab-houses-and-burger-bars-serve-unhealthy-snacks-to-school-children/</p>	<p>This research analysed the nutritional content of school children's most popular meals bought from takeaway shops near 45 schools in 16 London Boroughs. The majority of sample meals were high in salt, fat and saturated fat.</p>
<p>Tackling obesities: future choices – Project Report 2nd Edition: Government Office for Science (Foresight, 2007)</p>	N/A	<p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/287937/07-1184x-tackling-obesities-future-choices-report.pdf</p>	<p>This Government-commissioned report considers how the Government can deliver a sustainable response to obesity over 40 years. It therefore provides useful evidence relating to issues with obesity in the future.</p>
<p>Fast Foods, Energy Density and Obesity: A Possible Mechanistic Link. Obesity Reviews, 4 (Prentice, A.M. and Jebb, S.A., 2003)</p>	N/A	<p>https://onlinelibrary.wiley.com/doi/pdf/10.1046/j.1467-789X.2003.00117.x</p>	<p>This is useful evidence base to support the link between diet, health and obesity levels, with specific reference to fast food takeaway being unhealthy.</p>
<p>Obesogenic environments: exploring the built and food environments, The Journal of the Royal Society for the Promotion of Health 126 (Lake, A and Townshend, T., 2006)</p>	N/A	<p>http://journals.sagepub.com/doi/abs/10.1177/1466424006070487</p>	<p>This article supports this policy through its reference to research indicating that once a child or adolescent develops obesity, they are more likely to remain obese through adulthood, have poor health and reduced life expectancy. There are concerns relating to the numerous takeaway establishments in the village.</p>

Hot Food Establishments Supplementary Planning Document (SPD) (Wigan Council, 2004)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/HotFoodEstablishments128Kb.pdf	Although the SPD indicates hot food takeaways can contribute to the vitality and viability of a community, it is considered high quality and healthier takeaways should be encouraged. Furthermore, such establishments can generate anti-social behaviour in terms of noise and littering etc, to the detriment of the village.
Manchester City Council Hot Food Takeaway Supplementary Planning Document March 2017	N/A	file:///C:/Users/uknmm001/Downloads/Hot_Food_Takeaway_Supplementary_Planning_Document_Adopted_March_2017%20(1).pdf	Provides examples of the considerations that should be afforded to the provision of hot food takeaway. Refers to the Manchester 2017 Core Strategy, which indicates additional facilities should not be provided where there is already a concentration of premises, and the use should not create an unacceptable impact on neighbouring uses.
The School Fringe: What pupils buy and eat from shops surrounding secondary schools. (Nutrition Policy Unit, London Metropolitan University, Sarah Sinclair and Jack Winkler, 2008)	N/A	http://www.fhf.org.uk/meetings/2008-07-08_School_Fringe.pdf	This document provides useful research that indicates secondary school pupils buy food from 'fringe' shops (including takeaways and convenience stores) than from the school canteen and that this food was often high in fat or sugar.
Sudbury Town Neighbourhood Plan (July 2015)	N/A	https://www.brent.gov.uk/media/16409470/sudbury_neighbourhoodplan.pdf	Provides an example of a hot food takeaway policy, which states that the proportion of units occupied by hot-food takeaways along the defined High Street area should not exceed 6%, which is currently exceeded and therefore proposals for new hot-food takeaways will not be permitted.

Census 2011 (health)	Refer to Appendix E	N/A	In the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.
POLICY VE6: RETENTION OF PUBLIC HOUSES AND HOTEL AND/OR LEISURE USE			
<p>VE6.1: Proposals which lead to the loss of hotels, hospitality and leisure uses will be resisted. Proposals to extend or improve such provision will be supported.</p> <p>VE6.2: The change of use, redevelopment and/or demolition of a public house, hotel or leisure use, will only be permitted where:</p> <ul style="list-style-type: none"> 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 cellarge 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 			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Pubs and Places: The Social Value of Community Pubs (Institute for Public Policy Research, 2012)	N/A	https://www.ippr.org/files/images/media/files/publication/2012/01/pubs-and-places_2nd-ed_Jan2012_8519.pdf	Reiterates that despite community pubs being one of Britain's oldest and most popular social institution, they are currently under pressure of closing. This report assesses the social value of community pubs, showing why pubs matter, and why there should be concern about the current state of the pub trade.
CAMRA Public House Viability Test	N/A	http://www.camra.org.uk/documents/10180/0/PHVT+for+website.pdf/77ad6aca-b3a1-4640-a8aa-f787d6c8ec13	This is a standard, objective test to assist planning decision makers to make fair, open and informed judgements on the question of viability.
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix B of this Evidence Base	N/A	The masterplan proposals highlight opportunities to develop new sites for hospitality services.
POLICY VE7: DEVELOPMENT THAT WOULD RESULT IN THE LOSS OF BUSINESS SPACE IN EMPLOYMENT AREAS			
VE7: Development that would result in the loss of business space in the Standish Neighbourhood Area will not be supported unless it can be demonstrated that:			
<ul style="list-style-type: none"> i) There is no market demand through active and continued marketing for a period of at least 12 months 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 a business use due to environmental considerations. 			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Indicates that community provision in Standish is well provided for with a wide range of facilities available. However, a number would benefit from modernisation, refurbishment and general maintenance to meet the needs of the community and maintain a sufficient community offer.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments. Approximately 1,700 dwellings have been approved.</p>
Re-use of Employment Land and Buildings for Non-employment Use SPD (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/EmploymentLand280kb.pdf	Provides guidance for developers when demonstrating that the 'loss' of an employment site is acceptable in policy terms, e.g. in terms of how the satisfaction of each of the criteria will be judged.
Asset of Community Value Designation and Standish Voice maps	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	https://www.wigan.gov.uk/Business/Property-and-Land/Assets-of-community-value.aspx	There are a number of public and private community venues within the village centre. It is considered that, due to the increase in population, these facilities should be enhanced or if individual venues close due to redevelopment, new accommodation should be provided.

<p>Planning Application A/13/77974 for residential development with access (all other matters reserved) at Land At Bradley Hall Trading Estate</p>	<p>N/A</p>	<p>https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/13/77974</p>	<p>Bradley lane is designated employment area known as Bradley Lane Industrial estate.</p> <p>On 14/11/2014 outline Planning Permission was granted for 148 houses on the Bradley Industrial estate and approval conditioned that the remaining part of the site shall be improved.</p> <p>Existing businesses have had to relocate outside Standish as a result of the housing development proposals.</p>
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POLICY VE8: NON-EMPLOYMENT USES IN EMPLOYMENT AREAS

VE8: Development or change of use to a non-employment use will only be permitted when:

- i) It would not detract from the employment use of the remaining sites in the 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 Standish Neighbourhood Plan and it can be demonstrated that there is no alternative site reasonably available and the benefits in planning terms and to the local community outweigh the loss of the employment site or premises.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Wigan Borough Draft Employment Land Review (Wigan Council, 2015)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Employment/Employment-Land-Review.pdf	This document refers to 'Safeguarded Land / potential employment land' off Rectory Lane and Almond Brook Road, both of which are currently being developed as residential use (it indicates these areas were considered for employment use, but a decision was made they were better suited for residential purposes). It also refers to previous employment land released for residential development off Bradley Lane (indicating that the size of such development should be reduced).
Planning Application A/13/77974 for residential development with access (all other matters reserved) at Land At Bradley Hall Trading Estate	N/A	https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/13/77974	Bradley lane is designated employment area known as Bradley Lane Industrial estate. On 14/11/2014 outline Planning Permission was granted for 148 houses on the Bradley Industrial estate and approval conditioned that the remaining part of the site shall be improved. A revised or new planning application for this site is expected to be submitted in Autumn 2017.
Re-use of Employment Land and Buildings for Non-employment Use SPD (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/EmploymentLand280kb.pdf	Provides guidance for developers when demonstrating that the 'loss' of an employment site is acceptable in policy terms, e.g. in terms of how the satisfaction of each of the criteria will be judged.

POLICY VE9: PROPOSALS TO UPGRADE OR EXTEND DESIGNATED EMPLOYMENT SITES

VE9: Proposals to upgrade or extend existing employment sites in the Standish Neighbourhood Area, as designated in the Standish Neighbourhood Plan Policies Map, will be supported, particularly when enhancement of new business accommodation, including managed 'incubator' or 'start-up' units are proposed, provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact on the local community

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Maps of existing employment sites (Standish Voice)	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	N/A	Provides detail of the location of existing employment sites within the Neighbourhood Plan Area.

POLICY VE10: PRESTON ROAD MIXED USE AREA

VE10: Development of the site known as Preston Road Mixed Use Area will be supported provided that:

- i) It enhances the retail, business and/or hospitality 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

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	<p>Consultation demonstrated that the community would like more shops within the village centre, particularly independent ones, together with more restaurants. The respondents were also against any more takeaway premises and supported retention and enhancement of existing businesses.</p> <p>The designation of a site on Preston Road as 'Mixed Use' will encourage retail or hospitality development but also allow a smaller percentage of residential use designed to enhance viability of the site.</p>
Wigan Retail and Leisure Study (Wigan Council, July 2014)	N/A	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganBoroughRetailandLeisureStudy.aspx	Despite this report indicating there is no requirement for additional retail capacity in Standish, it is considered that due to the publication date of 2014 the numerous new and proposed housing developments had not been fully considered. It is considered that the other evidence presented in this section demonstrates the need for additional offering, especially to service the future influx of people.
Standish Voice has been working with Wigan Council to enhance "The Line" which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	A linkage to the upgraded Line bridleway route will improve access to the site and the wider village centre by residents.

POLICY VE11: AGRICULTURAL USE RETENTION, ENHANCEMENT AND EXPANSION

VE11: Proposals to retain, enhance and extend agricultural use through diversification will be supported, provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact on the local community.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Agricultural Land Classification	N/A	http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx	<p>According to MAGIC online the majority of agricultural land within Standish is classified as Grade 3 land.</p> <p>Agricultural land has been classified by the Ministry for Agriculture, Fisheries and Food (MAFF), now the Department for Environment, Food and Rural Affairs (DEFRA), by grade according to the extent to which chemical and physical characteristics impose long term limitations on agricultural use for food production. Land potentially falling within Agricultural Land Classification (ALC) grades 1, 2 and 3a, are considered to be Best and Most Versatile (BMV) land and should be protected. BMV land is best suited to adapting to the changing needs of agriculture and maintaining the competitiveness of UK agriculture against international competitors.</p>

4.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 1 – Building a Strong, competitive economy	The Government is committed to securing economic growth in order to create jobs and prosperity.
		Section 2 – Ensuring the vitality of town centres	States that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.
		Section 12 – Conserving and Enhancing the Historic Environment	Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy SP2 (Our Towns and Local Centres)	<p>The policy states that Standish, as a 'smaller town centre', will be maintained and enhanced as the focus for a range of uses serving their respective communities, as they play a vital role in providing a range of core services that people need regularly in the heart of their communities.</p> <p>The supporting text to the policy indicates that many of these centres have specific issues relating to accessibility, safety, car parking, congestion and environmental quality.</p>

		Policy CP3 (Community Facilities)	This policy aims to extend and enhance opportunities for community activities through new and improved facilities, ensuring accessibility, requiring appropriate community facilities in / as part of new large scale housing developments, and only allowing development that would result in the loss of a community facility when there is no demonstrable need for the facility any longer or an alternative equivalent / better facility will be provided.
		Policy CP5 (Economy and Employment)	Aims to create sustainable economic growth and safeguard existing employment uses.
		Policy CP10 (Design)	The Neighbourhood Plan policies and the Standish Masterplan have been drafted with reference to this policy, which advocates an improved built environment and a better place to live, visit and for businesses to locate and thrive.
		Policy CP11 (Historic Environment)	This aims to conserve and enhance the historic environment.
		Policy CP17 (Environmental Protection)	Seeks to maintain, enhance and protect the environment through a number of measures such as protection of agricultural land, tackling land contamination, managing air quality, preventing pollution, improving water quality and ensuring new development is planned and designed so that it does not have an unacceptable adverse impact on amenity and quality of life.

<p>Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)</p>	<p>http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241</p>	<p>Policy RC5 (Smaller Town Centres)</p>	<p>This states that within Standish, main town centre uses and other complementary uses will be permitted, as long as certain criteria are met, including no over concentration of hot food establishments.</p> <p>It also states that housing will be permitted in locations where an appropriate level of amenity can be secured and business activities in the town centre will not be unduly constrained.</p> <p>It indicates there is potential for environmental improvement to create a better environment for pedestrians, reduce the impacts of traffic and introduce more street trees and greenery. Further work will be required with local communities to examine options and potential funding sources.</p> <p>An edge-of-centre site at High Street, Standish, as shown on the policies map, is allocated for main town centre uses with associated parking and landscaping, subject to the proposed use(s) being of a scale appropriate to the role and function of the respective town centre and having an acceptable impact on the amenity of nearby uses, for which conditions may be imposed.</p>
		<p>Policy RC8 (Safeguarding Public Houses)</p>	<p>Reiterates provisions of the NP Policy VE6, and states that when the council has control, the loss of a public house to a different use or redevelopment will only be permitted if it can be demonstrated that there is no current or likely future demand for the property as a public house and it is unviable for it to be made suitable to meet current or likely future demand. Standish Voice has been referring to this Policy when commenting upon the Crown Pub closure.</p>
		<p>Policy EM2 (Employment Areas)</p>	<p>Refers to Bradley Lane employment area, occupied by manufacturing, construction and building services. The policy states that within this area, employment development (as defined in the Local Plan Core Strategy) will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or</p>

			other adverse impact. Development or change of use to a non-employment use will only be permitted when certain criteria are met.
		Policy EM3 (Employment Development Elsewhere)	States that employment development outside of allocated employment sites, including redevelopment or change of use at, or extension to existing premises, will be permitted provided certain criteria are met.
Street Design for All: An Update of National Advice and Good Practice (Department for Transport / Civic Voice, 2014)	N/A	http://www.civicvoice.org.uk/uploads/files/street_design_2014.pdf	This publication, amongst other aims, is intended to help local community groups understand how they can take part in the development and adaptation of their own streets and talk with knowledge to decision makers. It has therefore been useful in the preparation of the Village Centre Policies and the Standish
Wigan Shop Front Design Guide Supplementary Design Guide (Wigan Council, 2005)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ShopFrontDesignGuide.pdf	Provides guidelines to meet when designing shop fronts, to ensure high quality design and sympathetic development etc.

5

EVIDENCE BASE – REDUCING TRAFFIC CONGESTION AND BETTER PARKING (T)

5.1 REDUCING TRAFFIC CONGESTION AND BETTER PARKING (T) - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY T1: PROVISION OF ENHANCED FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS 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			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Consultation found that 84% of respondents said they would use more or better footpaths and 48% would use improved cycle ways.</p>

Census Data 2011 (Car Ownership)	Appendix E (of this Evidence Base)	N/A	According to the 2011 Census, the Neighbourhood Plan area has a high car ownership in comparison to Wigan and the North West as a whole. This indicates the need to encourage sustainable travel (including walking and cycling) and reduce the reliance upon cars.
Standish Voice has been working with Wigan Council to enhance "The Line" which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	<p>The Plan supports the enhancement and linking up of footpaths and bridleways across the Standish Neighbourhood Area for recreation and journeys to and from the village centre.</p> <p>The enhancements to The Line will ensure a safer and more pleasant route, and indirectly encourage improved health and wellbeing. Furthermore, such improvements could help to reduce the reliance on cars, thus potentially limiting congestion and emissions expected due to Standish's increasing population.</p>
Wigan Council Rights of Way Mapping	N/A	https://wigan.maps.arcgis.com/apps/webappviewer/index.html?id=4f7b5595301a44abbef5bd1161ee94bd	Useful tool to view the locations of Wigan Councils designated rights of way within the Village.
Standish Loop Proposals - map	Refer to maps in the main Neighbourhood Plan and in Appendix D of this Evidence Base.	N/A	Standish Voice proposals for the Standish Loop (which included help from Martin Holden, founder of Standish Community Cycling Club) comprise use of existing bridleways, which would link to the wider bridleway network to Coppull via Hic Bibi and Wigan and Haigh via improved access to the Whelley Loop Line. This would encourage increased use of sustainable travel, recreation and physical fitness.

Think Cycling: A Guide for Local Authorities (The Chartered Institute of Logistics and Transport, 2011)	N/A	http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwi2s-7B2OrVAhXF0hoKHeMdBs8QFggmMAA&url=http%3A%2F%2Fwww.lgtag.com%2Findex.php%2Fdocuments-public%2Fcategory%2F6-cycling%3Fdownload%3D53%3Acilt-thinkcycling-final-version&usg=AFQjCNH_J7TqJB_GHQAYfHCJbDKyYvKdsJw	The aim of this guide is to encourage more provision of practical and cost-effective cycling measures by local planning and transport authorities, by highlighting good practice.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	Recognises that new housing will impact upon recreational facilities, and that there is a need to consider the green and recreational links between the new housing sites and existing facilities and services. It specifically refers to opportunities for upgrading The Line. It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.
POLICY T2: PROTECTING 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			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Loop Proposals - map	Refer to maps in the main Neighbourhood Plan and in Appendix D of this Evidence Base.	N/A	Standish Voice proposals for the Standish Loop (which included help from Martin Holden, founder of Standish Community Cycling Club) comprise use of existing bridleways, which would link to the wider bridleway network to Coppull via Hic Bibi and Wigan and Haigh via improved access to the Whelley Loop Line. This would encourage increased use of sustainable travel, recreation and physical fitness.
POLICY T3: NEW DEVELOPMENTS TO PROVIDE FOR FOOTPATHS AND/OR BRIDLEWAYS INTO THE VILLAGE CENTRE			
<p>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</p> <p>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</p> <p>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</p>			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Consultation found that 84% of respondents said they would use more or better footpaths and 48% would use improved cycleways.</p>
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Recognises that new housing will impact upon recreational facilities, and that there is a need to consider the green and recreational links between the new housing sites and existing facilities and services. It specifically refers to opportunities for upgrading the Line.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	<p>The purpose of the document is to help achieve high standards of housing development. It specifically refers to better accessibility, including footpaths and cycleways.</p>

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, and this parking is available for public use for a period of at least three hours.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue.</p> <p>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.</p>
<p>Standish Voice Car Parking Survey 2016 (joint with Wigan Council)</p> <p>Consultations on Southlands Rec.</p>	<p>http://www.standishvoice.co.uk/information/parking-campaign/</p> <p>Refer to Consultation Statement.</p>	N/A	<p>A car park survey was undertaken to identify and assess potential sites for additional car parking.</p> <p>There are limited opportunities for new parking as a number of the sites are privately owned or constrained.</p> <p>A potential location for a small car park on the Rec Southlands Avenue was identified and consultation carried out in March 2017. The outcome was 60% were in favour of improvements as a park with small car park, 23% as a park only and 17% wanted to leave it as it is.</p>

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.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	Neighbourhood Plan consultation found that 49% of respondents strongly agreed that the centre of Standish needed more car parking, with 25% agreeing, 6% disagreeing, 3% strongly disagreeing and 17% had no view.
Standish Voice Parking Study (Standish Voice, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement	N/A	This study, using the parking standards set out in the Wigan Allocations and Development Management Local Plan (Initial Draft Plan), calculated that Standish ideally requires 129 more parking spaces.

Wigan Allocations And Development Management Local Plan (Initial Draft Plan) - parking standards for new premises (Wigan Council, October 2015)	N/A	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650	
Standish Voice Car Parking Petition (Standish Voice, January, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement	N/A	This received 1,300 signatures in a few weeks agreeing that Standish centre needed a new public car park. Many individual comments were also received.
Standish Parking Strategy (Standish Voice and Wigan Council, January 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement	N/A	A joint Standish Voice/ Wigan Council Standish Parking Strategy was adopted with a 12-point plan to improve parking, including a commitment to provide a new public car park. A number of sites within the Village Centre were investigated by a joint Standish Voice/Wigan Council Parking Subgroup.
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix B of this Evidence Base	N/A	The masterplan proposals refer to parking issues / opportunities within Standish.

5.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework-2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy CP2 (Open Space, Sport and Recreation)	Aims to 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 recreation activities throughout the borough, specifically by maintaining and enhancing walking and cycling routes through parks and open space where they provide appropriate links within the wider network of routes.
		Policy CP7 (Accessibility)	Seeks to improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough, specifically by developing and enhancing our on and off-road networks for walking and cycling, to connect local residents to employment and community facilities as well as for leisure purposes.
		Policy CP10 (Design)	Seeks 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 certain criteria such as being accessible for all and also can be well serviced, including making provision for waste storage and collection.

		Policy CP17 (Environmental Protection)	Seeks to maintain, enhance and protect the environment by managing air quality, particularly in Air Quality Management Areas, including by minimising the air pollution (and carbon dioxide emissions) likely to arise from new development.
Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241	Policy EN5 (Air Quality)	Requires an Air Quality Assessment alongside any planning application for development that would be anticipated to cause a material change in air quality. It states that planning permission will not be permitted for development that would result in unacceptable levels of exposure to air pollution, unless suitable mitigation measures are provided for by the developer.
		Policy A4 (Parking in New Development)	Seeks to ensure convenient, safe and secure car, cycle and motorcycle parking provision will be implemented in new development (in accordance with certain criteria provided in Appendix 3: Parking Standards of the Allocations Plan). http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650
		Policy A5 (Accessibility to Public Transport in New Developments)	Requires that new developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency.
Travel Plan Supplementary Planning Document (Wigan Council, June 2007)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/TravelPlans.pdf	N/A	Encourages measures to support walking, cycling and public transport.

Building for Life 12: The sign of a good place to live (2015)	http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	N/A	Government-endorsed industry standard for well-designed homes and neighbourhoods.
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6

EVIDENCE BASE – OPEN SPACE AND RECREATIONAL OPEN SPACE (OS)

6.1 OPEN SPACE AND RECREATIONAL OPEN SPACE (OS) - POLICIES AND ASSOCIATED EVIDENCE BASE

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
 - B The Victoria Pit reclamation area north and eastwards towards Rectory Lane and Chorley Road to link up with other nearby green corridors

OS1.2: Create improvements to public accessibility of these green corridors through the extension and/or the creation of new public rights of way.

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

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Mapping of open space / assets and designated sites (including areas to be included as green infrastructure)	Refer to main Neighbourhood Plan maps and Appendix D in this Evidence Base.	N/A	<p>Standish Voice produced plans illustrate existing areas of green infrastructure, including particularly the areas where green infrastructure is sought to be specifically protected within Policy OS1 (Victoria Pit Reclamation Area and the area of ponds at Almond Brook Road).</p> <p>This policy would enhance the green spaces within Standish by creation of two new green corridors linking open space together for public enjoyment and encouraging biodiversity in these areas.</p>

Census 2011 (health)	Appendix E (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The open/green space policies within this plan aim to maximise the use of available land to enhance the Green Infrastructure and park provision in the Neighbourhood Plan Area, ensure access to woodland, provide mitigation measures and improve the quality of life for residents.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Documents/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It helps to identify and assess opportunities for contributing to and enhancing the Green Infrastructure of the borough and Greater Manchester.</p> <p>Public and local authorities have a duty under the Natural Environment and Rural Communities Act (2006) to have regard to the conservation of biodiversity in exercising their functions. DEFRA has published guidance on the subject for local authorities and one for public authorities, which specifically includes reference to green infrastructure and the need to balance biodiversity conservation with other needs.</p>

DEFRA Biodiversity Impact Calculator	N/A	https://www.gov.uk/government/collections/biodiversity-offsetting	<p>Biodiversity offsets are designed to give biodiversity benefits to compensate for losses, ensuring that when a development damages nature (and this damage cannot be avoided or mitigated) new nature sites will be created. Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system's mitigation hierarchy.</p> <p>DEFRA and Natural England have published research on pilot offsetting, together with research into international experiences of biodiversity offsetting.</p>
Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	<p>Reiterates that green corridors provide important links between areas of open space, and between open spaces and built up areas. It identifies current provision and highlights that there are catchment gaps in the provision of green corridors, in particular on the western side of the borough.</p> <p>The report states that priorities for the future will ensure further investment in the green corridor network and promotion of active travel. This will help reduce congestion on the borough's highways and improve the health and wellbeing of residents.</p> <p>Specifically refers to the Whelley Loop Line (existing green corridor which Standish Voice hopes to enhance links to (see below)).</p>

Standish Loop Proposals (map)	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	N/A	Standish Voice proposals for the Standish Loop (aided by Martin Holden, founder of Standish Community Cycling Club) comprise use of existing bridleways, which would link to the wider bridleway network to Coppull via Hic Bibi and Wigan and Haigh via improved access to the Whelley Loop Line. This would encourage increased use of sustainable travel, recreation and physical fitness.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Highlights the need to consider the green and recreational links between the new housing sites and existing facilities and services. There is also a need to protect and enhance the ecological and biodiversity value of the area. Overall it needs to be considered in a strategic and coordinated way.</p> <p>Specifically refers to the Victoria Pit site in terms of having an important role in providing a green network and enhancement, due to its location close to new housing development sites.</p> <p>Also refers to opportunities to improve links to the 'Whelley Loop Line' which bounds Chorley Road.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Towards a Green Infrastructure Framework for Greater Manchester (TEP, 2008)	N/A	http://www.greeninfrastructurenw.co.uk/resources/1547.058_Final_Report_September_2008.pdf	Provides guidance as to how green infrastructure might be embedded into spatial planning policy and practice; in order to enable and sustain growth. Therefore provides useful information relating to Policy OS1.

NW Green Infrastructure Guide (North West Green Infrastructure Think Tank, 2008)	N/A	http://www.greeninfrastructurenw.co.uk/resources/GIguide.pdf	Although prepared to support the Regional Spatial Strategy, which is now revoked, this report provides guidance on the development and investment of green infrastructure.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks,
UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.
Standish Voice has been working with Wigan Council to enhance "The Line" which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	<p>The Plan supports the enhancement and linking up of footpaths and bridleways across the Standish Neighbourhood Area for recreation and journeys to and from the village centre.</p> <p>The enhancements to The Line will ensure a safer and more pleasant route, and indirectly encourage improved health and wellbeing. Furthermore, such improvements could help to reduce the reliance on cars, thus potentially limiting congestion and emissions expected due to Standish's increasing population.</p>

Standish Voice evidence to support the designation of local green space status on Standish Neighbourhood Area sites	Refer to Appendix F of this Evidence Base	N/A	This document was collated by a local community group and presents useful information about Southlands Rec.
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POLICY OS2: DESIGNATED LOCAL GREEN SPACES

OS2: The following sites, as shown on the Policies Map, 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 special area of green space within the Neighbourhood Area; 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.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Green Space Maps (Standish Voice)	<p>http://www.standishvoice.co.uk/information/maps/</p> <p>Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.</p>	N/A	<p>The uptake of Safeguarded Land for development is decreasing the accessible open and green space available and depleting the green infrastructure of the area (as shown on the maps). This policy helps to ensure that the overall green infrastructure of the Neighbourhood Plan Area is not greatly diminished and improvements are made.</p>

Standish Voice – green space areas	Refer to main Neighbourhood Plan.	N/A	<p>Current Provision of Open / Green Space:</p> <p>Ashfield Park = 8.9ha</p> <p>Quakers Burial Ground = 0.07ha</p> <p>The ponds area at Almond Brook = 1.3ha</p> <p>Council owned land at Victoria Pit = 10.9ha</p> <p>The recreation ground at Southlands Ave = 0.784 ha.</p>
Standish Voice – green space areas	Refer to main Neighbourhood Plan.	N/A	<p>Green space provision within the existing approved development plans for the Standish area:</p> <p>Site at Cat l'th Window = 0.75ha</p> <p>Site at Old Pepper Lane = 0.08ha</p> <p>South of Pepper Lane = 3ha</p> <p>North and South of Rectory Lane = 6.9ha (this also includes the sports facility site)</p> <p>North Rectory Lane = 0.48ha</p>

Census 2011 (health)	Appendix E (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The open/green space policies within this plan aim to maximise the use of available land to enhance the green infrastructure and park provision in the Neighbourhood Plan Area, ensure access to woodland, provide mitigation measures and improve the quality of life for residents.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It helps to identify and assess opportunities for contributing to and enhancing the green infrastructure of the borough and Greater Manchester. It specifically refers to the enhancement and management of green space.</p>
Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	<p>Provides information about existing green space in the borough, together with access to such spaces and the management of them.</p>

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Refers to the improvement of areas of semi-natural green space, including the former Victoria Pit site and the ponds at Almond Brook Road, being key strategic opportunities for Standish.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks,
UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.
Standish Voice evidence to support the designation of local green space status on Standish Neighbourhood Area sites	Refer to Appendix F of this Evidence Base	N/A	This document was collated by a local community group and presents useful information about Southlands Rec.

POLICY OS3: PROTECTION OF TREES, HEDGEROWS AND WOODLAND

OS3.1: Existing trees, hedgerows and woodland should be protected.

OS3.2: Where any future major development proposals will result in the loss of woodland, individual, non-Tree Protection Order trees or significant lengths of boundary hedges, adequate compensatory measures are to be put in place which results in a net gain to the overall quality of the environment, including structural landscaping and the creation of new green infrastructure.

OS3.3: Trees not to be retained as a result of the major development are to be replaced on a one-for-one basis.

OS3.4: 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 floorspace 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.

OS3.7: Special arrangements are to be made to protect and enhance the habitats of priority habitats and species included in the England Biodiversity List under section 41 of the Natural Environment and Rural Communities Act 2006.

OS3.8: 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.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Housing development and planning applications within Standish	http://www.standishvoic e.co.uk/housing-development/	N/A	There has been a significant loss of trees and hedgerows as a result of recent approved housing developments. This policy therefore seeks to protect the remaining trees, hedgerows and woodland area and provide mitigation measures for any loss of trees and hedgerows by future development.
Development and Protected Species Supplementary Planning Document (Wigan Council, 2007)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ProtectedSpecies.pdf	This SPD provides guidance on the level of protection species receive; the responsibilities for dealing with protected species; and the requirements for the consideration of protected species as part of the submission of a planning application. This includes reference to trees and Tree Preservation Orders.
Green Space Maps (Standish Voice)	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	N/A	As the maps illustrate, there is lack of accessible woodland.

Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	The protection of trees, woodland, hedgerows and mitigation measures for new development are considered important in retaining the character of the village and to enable access to open space. Although produced in 2006 this provides useful context to the character of Standish, including notable trees.
DEFRA Biodiversity Impact Calculator	N/A	https://www.gov.uk/government/collections/biodiversity-offsetting	<p>Biodiversity offsets are designed to give biodiversity benefits to compensate for losses, ensuring that when a development damages nature (and this damage cannot be avoided or mitigated) new nature sites will be created. Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system's mitigation hierarchy.</p> <p>DEFRA and Natural England have published research on pilot offsetting, together with research into international experiences of biodiversity offsetting.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It refers to the Wigan priority habitats and species, together with important habitats such as woodland and trees. It presents recommendations for biodiversity objectives and policy targets, including habitat creation.</p>

Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	The purpose of the document is to help achieve high standards of housing development. It specifically refers to trees and landscaping.
Greater Manchester Local Biodiversity Plan	N/A	http://www.gmbp.org.uk/site/images/stories/pdf/introduction.pdf	Also refers to priority habitats and species.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks.
UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.

POLICY OS4: RETENTION AND ENHANCEMENT OF AMENITY/OPEN GREEN SPACES

OS4: Development proposals will be supported on green spaces where:

- i) The existing provision is to be retained and enhanced
- ii) Improvements are made to the visual, landscape and nature conservation value of the site through the development either on any retained Amenity Green Space or at a nearby Amenity Green Space site and / or
- iii) Proposals do not have an adverse impact on a physical link with another Amenity Green Space, Local Green Space or the wider countryside.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Green Space Maps (Standish Voice)	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	N/A	Illustrates local amenity green space sites. This includes area such as school playing fields, play areas, allotments, amenity open spaces, church yards and semi-natural green spaces.
List of Local Amenity Green Space (Standish Voice)	Refer to Appendix E of this Evidence Base.	N/A	Standish Voice produced this list.
Incredible edible	N/A	https://www.facebook.com/standishinbloom	Opportunities will be sought for tree planting, community orchard and Incredible Edible projects.

Census 2011 (health)	Appendix A (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>There are a number of smaller amenity/open green spaces around the village, and provision for new areas within the approved housing developments. It is considered important that these are retained and enhanced to benefit the community and encourage informal recreation use and play to improve health and wellbeing.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It presents recommendations for biodiversity objectives and policy targets, including habitat creation.</p>
Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	<p>The purpose of the document is to help achieve high standards of housing development.</p>

<p>Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)</p>	<p>N/A</p>	<p>https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf</p>	<p>Provides information about existing green space in the borough, together with access to such spaces and the management of them.</p> <p>It states that there is generally sufficient provision of amenity green space in Standish. However, it does indicate there is a need to improve the quality of some sites.</p>
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POLICY OS5: PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

OS5.1: Development proposals will be supported provided they comply with other statutory, local and Neighbourhood Plan policies and the following principles:

- i) They protect and enhance wildlife areas, including Sites of Biological Importance, 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 or harm valued public views and vistas
- 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
- 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 plantings, 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.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p>
Wigan's Biodiversity: An Audit of the Biodiversity Resource within the Borough, 2010	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Environment/Biodiversity-Ecology-Study/BiodiversityAuditPartOne693kb.pdf	<p>This audit provided a robust evidence base in support of the Core Strategy and Sustainability Appraisal for the Local Development Plan.</p> <p>It helps to identify and assess opportunities for contributing to and enhancing the Green Infrastructure of the borough and Greater Manchester.</p> <p>Public and local authorities have a duty under the Natural Environment and Rural Communities Act (2006) to have regard to the conservation of biodiversity in exercising their functions. DEFRA has published guidance on the subject for local authorities and one for public authorities, which specifically includes reference to green infrastructure and the need to balance biodiversity conservation with other needs.</p>
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	N/A	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf	<p>The report indicates that in order to halt overall biodiversity loss, the UK needs to support healthy well-functioning ecosystems and establish coherent ecological networks.</p>

UK National Ecosystem Assessment	N/A	http://uknea.unep-wcmc.org/	Provides an analysis of the UK's natural environment in terms of the benefits it provides to society and continuing economic prosperity.
Development and Protected Species Supplementary Planning Document (Wigan Council, 2007)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ProtectedSpecies.pdf	This SPD provides guidance on the level of protection species receive; the responsibilities for dealing with protected species; and the requirements for the consideration of protected species as part of the submission of a planning application. This includes reference to trees and Tree Preservation Orders.
Design Guide for Residential Development SPD (Wigan Council, July 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	The purpose of the document is to help achieve high standards of housing development. It specifically refers to trees and landscaping.
Greater Manchester Local Biodiversity Plan	N/A	http://www.gmbp.org.uk/site/images/stories/pdf/introduction.pdf	Also refers to priority habitats and species.
Homes for People and Wildlife (how to build housing in a nature-friendly way), 2018	N/A	https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf	This document sets out The Wildlife Trusts' vision for new homes that are inspiring and beautiful places to live, and where people and nature thrive together. To achieve this, we need a new approach that puts the natural environment at the heart of development and planning.

6.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
		Section 8 – Promoting Healthy Communities	Promotes safe and accessible environments and high quality public space. States that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
		Section 9 – Protecting the Green Belt	States that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
		Section 11 – Conserving and Enhancing the Natural Environment	States that in preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment, and encourage the use of brownfield land.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-	Policy CP2 (Open Space, Sport and Recreation)	Aims to 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 recreation activities throughout the borough, specifically by maintaining and enhancing walking and cycling routes through parks and open space where they provide appropriate links within the wider network of routes.

	Policies/Planning/Adopted-Core-Strategy.pdf	Policy CP9 (Strategic Landscape and Green Infrastructure)	Seeks to improve the natural environments and open spaces, i.e. strategic landscape and green infrastructure, for the benefit of people and wildlife. It seeks to manage green infrastructure as one extensive high quality and multi-functional network and safeguard it from development that would compromise its integrity, through a number of measures.
		Policy CP10 (Design)	Seeks to ensure the built environment of the borough is improved by ensuring that, as appropriate, new development respects and acknowledges the character and identity of the borough and its locality, in terms of the materials, siting, size, scale and details used, is integrated effectively with its surroundings and helps to create attractive places, and incorporates high quality landscaping (amongst other criteria).
		Policy CP12 (Wildlife Habitats and Species)	Specifically aims to protect and enhance regional and local priority habitats and species and other features of value to wildlife ensuring, as far as practicable, that habitats are part of linked networks and not fragmented. Also aims to Enabling more people to appreciate, enjoy and learn about wildlife and geo-diversity in the borough, particularly within Greenheart. (regional green corridor).
Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241	Policy SR2 (Open space requirements for new housing developments)	Provides the criteria that new residential development has to meet in terms of the provision of open space.
		Policy SR3 (Greenway network)	The greenway network will be maintained and, where appropriate, improved for walkers and, wherever practicable, disabled people, cyclists and horse riders. The network will be protected from

			development which would negate its purpose, unless an alternative appropriate route is provided for by the development.
		Policy EN1 (Wildlife Corridors)	States that development proposals within Wildlife Corridors will only be permitted when: 1. There will be no adverse impact on the connectivity or function of the Wildlife Corridor, or 2. The potential for reduction or loss in the connectivity or function of the Wildlife Corridor can be mitigated effectively through the incorporation and enhancement of existing wildlife habitats in and/or around the development, such that connectivity and function is at least maintained and is enhanced as far as practicable and reasonable for the development.
		Policy SR1 (Open space, Sport and Recreation)	Seeks to ensure that such provision accords with certain standards. Existing open space and sport and recreation facilities will be protected from loss to other development and uses, unless it meets certain criteria.
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-SPD.pdf	N/A	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments.

7 EVIDENCE BASE – HOUSING TO MEET CURRENT AND FUTURE NEEDS OF RESIDENTS (H)

7.1 HOUSING TO MEET CURRENT AND FUTURE NEEDS OF RESIDENTS (H) - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY H1: SUSTAINABLE HOUSING GROWTH

H1: Housing development on Safeguarded Land within the Standish Neighbourhood Area will only be permitted if:

- i) 75% 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 would be for a 100% affordable housing development and/or accommodation for older people including specialist housing and extra care schemes.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.
Wigan Strategic Housing Market Assessment (draft for consultation) 2015.	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHMA.pdf	<p>Provides useful analysis of the local housing market within Standish.</p> <p>This report calculates the objectively assessed housing need in the housing market area to 2026, indicating that a significant proportion is within Standish. The report refers to new housing developments, but does not include all consented applications.</p>

<p>Wigan Strategic Housing Land Availability Assessment (Wigan Council 2016)</p>	<p>N/A</p>	<p>https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/Key-Local-Studies/WiganStrategicHousingLandAvailabilityAssessment.aspx</p>	<p>This provides evidence base to support the delivery of sufficient land for housing; to meet the borough's need for more homes; and to inform housing policies within the Wigan Local Plan, including the emerging Greater Manchester Spatial Framework (GMSF).</p> <p>Policy CP6 of the adopted Wigan Local Plan Core Strategy (2013) identifies a housing requirement of at least 1,000 homes per year for the period 2011-26 (refer to further information relating to the Core Strategy below) The Strategic Housing Land Availability Assessment (SHLAA) demonstrates that the borough (at 1 April 2016) has a 4.22 year supply of deliverable housing land (i.e. a sufficient supply against the Core Strategy)</p> <p>The report refers to the housing completions (as of 2016) in Standish and sites with (and without) planning permission.</p> <p>It is noted that safeguarded land to the east of Standish without planning permission has been reallocated to be within Green Belt, as indicated in the GMSF proposals.</p>
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Emerging Greater Manchester Spatial Strategy	N/A	https://www.greatermanchester-ca.gov.uk/GMSF	<p>This framework is currently being prepared. The aim of the framework is create a strategic plan for the whole of Greater Manchester up to 2035.</p> <p>In 2016, consultation up the draft was undertaken. Standish Voice submitted a response.</p> <p>It is understood that some previously designated 'safeguarded' land within Standish is to be moved into Green Belt in recognition of the extreme house building that has occurred within Standish). This will mean no further housing development can take place on this land. However, a planning inquiry has now allowed outline permission for 128 homes on this site.</p>
Green belt maps - Wigan	N/A	https://data.gov.uk/data/map-preview?url=http%3A%2F%2Finspire.misoportal.com%2Fgeoserver%2Fwigan_council_greenbelt_wigan%2Fwms%3Frequest%3DgetCapabilities&n=53.575599&w=-2.646290&e=-2.375492&s=53.452775	Indicates designated Green Belt within the area.
Census 2011 statistics (housing)	Appendix E (of this Evidence Base)	N/A	According to the 2011 Census data, in the Neighbourhood Area, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces. There is a lack of homes appropriate for the elderly population of Standish.

Census 2011 (population)	Appendix E (of this Evidence Base)	N/A	The mid-2013 population estimates indicated that the NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). It is anticipated that up to 2033, there would be an increase in the age range of 60-90+ (approximately 4-5%). It is evident that housing needs to be appropriate to the needs of the ageing population.
Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish: <ul style="list-style-type: none"> · The numbers of houses approved are significantly above those identified in the adopted Core Strategy. · The housing developments approved are mainly detached family housing. · The type of housing approved does not provide a wide range of house types, particularly for single and older people.
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<ul style="list-style-type: none"> · The tenure of the developments approved is skewed towards owner occupation. · Affordability is an issue.

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
Homes for People and Wildlife (how to build housing in a nature-friendly way), 2018	N/A	https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf	<p>This document sets out The Wildlife Trusts' vision for new homes that are inspiring and beautiful places to live, and where people and nature thrive together. To achieve this, we need a new approach that puts the natural environment at the heart of development and planning.</p>

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

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

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.

Census 2011 statistics (housing)	Appendix E (of this Evidence Base)	N/A	<p>According to the 2011 Census data, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces. There is a lack of homes appropriate for the elderly population of Standish.</p>
Census 2011 (population)	Appendix E (of this Evidence Base)	N/A	<p>The numbers of older people in the village have increased by 23.2% between 2001 and 2011 (census 2011), with Standish having the third highest numbers of older people in the Wigan borough.</p> <p>The mid-2013 population estimates indicated that the NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). It is anticipated that up to 2033, there would be an increase in the age range of 60-90+ (approximately 4-5%).</p> <p>Evidence from local estate agents indicates that 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.</p> <p>The developments approved to date are mainly executive detached family housing which does not provide for the young people and growing elderly population in the village.</p>

<p>Housing completions from 2016-2018 per house type (Wigan Council)</p>	<p>Appendix E (of this Evidence Base)</p>	<p>N/A</p>	<p>In 2016/2017 the housing completions comprised 51 four bedroom detached houses, 14 three bedroom detached houses, 1 five bedroom detached house, 11 three bed semi-detached houses and 1 four bedroom semi-detached house.</p> <p>In 2017/2018 the housing completions comprised 8 four bedroom detached houses, 1 three bedroom detached house, 1 five bedroom detached house, 1 four bedroom semi-detached house, 2 three bedroom terraces and 1 2 bedroom terraced house.</p> <p>This provides a synopsis of the overall type of new housing within Standish (i.e. large family homes), indicating that the housing is not appropriate to meet all needs.</p>
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Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> · The numbers of houses approved are significantly above those identified in the adopted Core Strategy. · The housing developments approved are mainly detached family housing. · The type of housing approved does not provide a wide range of house types, particularly for single and older people. · The tenure of the developments approved is skewed towards owner occupation. · Affordability is an issue. <p>This demonstrates that the housing types approved do not meet the housing needs of the residents of Standish. The Standish Housing Needs assessment concluded that 65% of all future developments should be for older people to address this imbalance.</p>
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area.
Housing our Ageing Population: Positive Ideas (HAPPI3, Making Retirement Living a Positive Choice) (June 2016)	N/A	https://www.housinglin.org.uk/assets/Resources/Housing/Support_materials/Other_reports_and_guidance/HAPPI3_Report_2016.pdf	Sets out current thinking in relation to our ageing population.

<p>Improving Health and Care through the home: A National Memorandum of Understanding (February 2018)</p>	<p>N/A</p>	<p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691239/Health_Housing_MoU_18.pdf</p>	<p>Over 25 stakeholders give a renewed commitment to joint action across Government, health, social care and housing sectors to improving health through the home. It calls for better strategic planning: The inclusion of housing and homelessness in key strategy and planning processes for health, social care and local Government at both a national and local level. It is essential local housing and planning authorities commission the right range of housing to meet local needs, and protect and improve health in the private sector, to prevent homelessness and enable people to remain living in their own home should their needs change.</p>
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POLICY H3: ACCESSIBILITY TO SUSTAINABLE TRANSPORT/BUS ROUTES

H3: All housing on new developments should be within 400m walking distance of a bus stop.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish, with parking in the centre as another key issue. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Consultation found that 84% of respondents said they would use more or better footpaths and 48% would use improved cycleways.</p> <p>Standish Voice is keen to ensure sustainable developments and this includes the ability to enhance public footpaths, bridleways and cycle routes to improve connectivity in and around the village. Given the concerns raised in the consultation, it is considered 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.</p>
Census Data 2011 (Car Ownership)	Appendix E (of this Evidence Base)	N/A	<p>According to the 2011 Census, the Neighbourhood Plan area has a high car ownership in comparison to Wigan and the North West as a whole. This indicates the need to encourage sustainable travel (including walking and cycling) and reduce the reliance upon cars.</p>

Greater Manchester Accessibility Levels (GMAL) data	N/A	https://data.gov.uk/datasets/gm-accessibility-levels	<p>Shows that the Standish with Langtree ward is the second least accessible part of Wigan borough for public transport.</p> <p>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.</p>
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>This document promotes sustainable travel and states that when planning permission is granted for housing sites, there should be a condition to require the submission and approval of travel plans to detail how the developer intends to minimise the need for travel and prioritise public transport, cycling and walking opportunities.</p> <p>It indicates existing bus services in the area and discusses opportunities for bus services associated with the new housing developments.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Buses In Urban Developments (Chartered Institution of Highways & Transportation, January 2018).	Refer to Appendix E.	http://www.ciht.org.uk/en/document-summary/index.cfm/docid/1D79344D-A8E9-429B-A0C6710299356BCD	<p>The recommended maximum walking distance to a bus stop is generally 400m, which is reinforced in the guidance. This is particularly relevant when Standish's higher than average elderly population is taken into account.</p> <p>A Standish Voice justification paper is presented in Appendix E Raw Data.</p>

Creating Places - Achieving quality in residential environments (May 2000)	N/A	https://www.planningni.gov.uk/index/policy/planning_statements_and_supplementary_planning_guidance/guides/creating-places.pdf	This presents guidance on layout and access in residential environments. This states that bus stops should be within easy reach of all dwellings. Around 100m should be the maximum walking distance for dwellings designed for the elderly or those whose mobility is impaired. The majority of other dwellings should be within around 200m. The maximum walking distance should be around 400m.
POLICY H4: AFFORDABLE HOUSING PROVISION IN STANDISH			
<p>H4.1: The developer must provide an affordability and housing mix strategy which takes into account the Standish Housing Needs Assessment (2016) and subsequent guidance and Standish Voice, or any qualifying successor organisation, will be consulted on this.</p> <p>H4.2: All affordable homes associated with the development must be located within in the Standish Neighbourhood Area only 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 Standish Housing Needs Assessment 2016, or any subsequent local needs analysis.</p> <p>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</p> <p>H4.4: Affordable properties to be in perpetuity wherever possible.</p> <p>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</p>			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.
Zoopla (2018)	N/A	https://www.zoopla.co.uk/house-prices/browse/greater-manchester/standish/?q=standish&search_source=house-prices https://www.zoopla.co.uk/house-prices/browse/wigan/?q=wigan	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).
Census 2011	Appendix E (of this Evidence Base)	N/A	<p>According to the 2011 Census, the level of owner occupation in the Standish Neighbourhood Plan Area is higher than the Wigan and England averages. The proportion of socially rented housing (rented from Wigan Council or a Registered Social Landlord) is much lower than the local and national averages. There is also a far lower proportion of privately rented units in Standish compared to the Wigan and England averages.</p> <p>Around 41% of newly forming households are unable to access the owner occupation tenure, and even 38% cannot access private rental units.</p> <p>As such, there are high levels of demand for affordable housing in Standish.</p>

Wigan Strategic Housing Market Assessment (draft for consultation) 2015.	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHMA.pdf	Provides useful analysis of the local housing market within Standish. It sets out plans for the delivery of affordable homes in the borough. It indicates there is a shortage of affordable homes to meet bids within Standish.
Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> · The numbers of houses approved are significantly above those identified in the adopted Core Strategy. · The housing developments approved are mainly detached family housing. · The type of housing approved does not provide a wide range of house types, particularly for single and older people. · The tenure of the developments approved is skewed towards owner occupation. · Affordability is an issue.
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<p>The needs survey clearly demonstrates the lack of affordable housing in Standish for people on low incomes.</p>

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
Design and Quality Standards (Homes and Communities Agency, 2007)	N/A	https://www.gov.uk/government/publications/design-and-quality-standards	The design and quality standards that must be met by affordable housing providers who get funding from the Homes and Community Agency.
The challenges of developing and managing mixed tenure housing (The Chartered Institute of Housing Scotland, September 2012)	N/A	http://www.cih.org/resources/PDF/Scotland%20Policy%20Pdfs/Mixed%20Tenure/Mixed%20tenure%20report%20September%202012.pdf	This presents the findings of research into the practical challenges of developing and managing mixed tenure developments. Overall, the findings demonstrate that mixed tenure developments (which make up a high proportion of affordable housing supply) were seen as an essential component in achieving balanced and sustainable communities.
Mixed communities: Success and sustainability (Joseph Rowntree Foundation, March 2016)	N/A	https://www.jrf.org.uk/report/mixed-communities-success-and-sustainability	Presents the findings of studies into mixed income communities, and what makes them work. The findings indicate that mixed tenure communities were successful and should be encouraged, and there was no evidence to suggest that such communities lowered house prices.

<p>Tenure integration in housing developments - A literature review (NHBC Foundation and Homes and Communities Agency, September 2015)</p>	<p>N/A</p>	<p>http://www.nhbc.co.uk/cms/publish/consumer/newsandcomment/NF66.pdf</p>	<p>This review explores issues surrounding tenure integration in new housing developments. This research also indicates that mixed tenure was essential for sustainable communities, and that house prices were not reduced. It also shows that a wider range of house types and sizes should be encouraged for better quality of life, community stability and economic success. Efficient management is essential.</p>
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POLICY H5: HOUSING DESIGN AND QUALITY STANDARDS

H5.1: All new housing should, where appropriate, be in accordance with Wigan Council's Local Development Framework Supplementary Planning Document "Design Guide for Residential Development" Parts 3 & 4, or any successor document.

H5.2: Homes in any development must meet the spatial standards as detailed in the 2016 Nationally Described Space Standard.

H5.3: Wigan Council must notify Standish Voice, or any qualifying successor organisation, of any new housing development proposed within the Standish Neighbourhood Area, irrespective of the number of houses involved.

H5.4: Any major development planning application within the Standish Neighbourhood Area must be:

- i) Accompanied by a bespoke 'Design and Standards Statement' clearly illustrating how the detailed proposals relate specifically to the Standish Neighbourhood Area and its architectural heritage.
- ii) Accompanied by floor plans at 1:50 scale showing furniture layouts and circulation space within habitable rooms.
- iii) Scrutinised by a 'Design Champion' nominated by Standish Voice, or any other qualifying successor organisation, who will provide a written statement to Wigan Council on behalf of the village.

H5.5: New housing must achieve the following standards in relation to thermal performance in order to reduce heating costs and reduce carbon emissions:

1.	air leakage rate	less than 3m ³ /hr/m ² @50pa
2.	minimum 'U'-value for roof	0.18W/m ² k
3.	minimum 'U'-value for walls	0.18W/m ² k
4.	minimum 'U'-value for ground floor	0.12W/m ² k

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	<p>The 2015 Standish consultation exercise clearly demonstrates that 68% of residents feel the village has a strong sense of place, is full of character and heritage, and is a 'good place to live'.</p> <p>However, the recently approved and proposed housing developments are mainly large in scale and designed using developer's standard house styles, and they have not taken into account the village character.</p>
Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area.
Nationally Described Spatial Standards (DCLG, 2015, amended 2016)	N/A	https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard	This standard sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> · The numbers of houses approved are significantly above those identified in the adopted Core Strategy. · The housing developments approved are mainly detached family housing. · The type of housing approved does not provide a wide range of house types, particularly for single and older people. · The tenure of the developments approved is skewed towards owner occupation. · Affordability is an issue.
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<p>As a result of the numerous new housing developments the housing market in Standish has been skewed, and the types and tenures of housing do not meet local need.</p>
Greater Manchester SHMA (Update Report, Association of Greater Manchester Authorities, 2010)	N/A	www.manchester.gov.uk/.../id/...market_assessment_shma_update_may_2010	Indicates the need to diversify housing offer and provide a range of housing.
Simpler and better Housing design in everyone's interest (CABE, 2010)	N/A	http://www.designcouncil.org.uk/sites/default/files/asset/document/simpler-and-better_2.pdf	A report by CABE on how to achieve good quality housing design.

<p>Improving Health and Care through the home: A National Memorandum of Understanding (February 2018)</p>	<p>N/A</p>	<p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691239/Health_Housing_MoU_18.pdf</p>	<p>Over 25 stakeholders give a renewed commitment to joint action across Government, health, social care and housing sectors to improving health through the home. It calls for better strategic planning: The inclusion of housing and homelessness in key strategy and planning processes for health, social care and local Government at both a national and local level. It is essential local housing and planning authorities commission the right range of housing to meet local needs, and protect and improve health in the private sector, to prevent homelessness and enable people to remain living in their own home should their needs change.</p>
<p>Homes for People and Wildlife (how to build housing in a nature-friendly way), 2018</p>	<p>N/A</p>	<p>https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf</p>	<p>This document sets out The Wildlife Trusts' vision for new homes that are inspiring and beautiful places to live, and where people and nature thrive together. To achieve this, we need a new approach that puts the natural environment at the heart of development and planning.</p>

South Yorkshire Residential Design Guide 2011 (and Consultation Statement SPD 2015)	N/A	https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/core-strategy/South%20Yorkshire%20Residential%20Design%20Guidance.pdf file:///C:/Users/uknmm001/Downloads/South%20Yorkshire%20Residential%20Design%20Guidance%20Consultation%20Statement%20July%202015%20(1).pdf	The South Yorkshire Residential Design Guide requires that developers provide detailed furniture layout in all the rooms (page 131 of the document). This should be undertaken to prove that proposed rooms are fit for purpose.
POLICY H6: ALLOCATION OF SITES FOR HOUSING			
<p>H6: The brownfield 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 to meet the conclusions of the Standish Housing Needs Assessment and address the imbalance of housing for local people in the Neighbourhood Area. The sites should provide:</p> <ul style="list-style-type: none"> i accommodation for older people or ii 100% affordable housing. 			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	The consultation showed that the planned new housing was the second worst aspect of living in Standish and fourth most important issue for improvement. 93% of respondents were against further housing development and concerns were raised that the housing provided should reflect the needs of local people.
Census 2011 (population)	Appendix E (of this Evidence Base)	N/A	<p>The numbers of older people in the village have increased by 23.2% between 2001 and 2011 (census 2011), with Standish having the third highest numbers of older people in the Wigan borough.</p> <p>The mid-2013 population estimates indicated that the NP area currently has a slightly older demographic, with approximately 20% of the resident population of age 65 or above (in comparison to the Wigan Borough figure of 17.5%). It is anticipated that up to 2033, there would be an increase in the age range of 60-90+ (approximately 4-5%).</p> <p>Evidence from local estate agents indicates that 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.</p> <p>The developments approved to date are mainly executive detached family housing which does not provide for the young people and growing elderly population in the village.</p>
Census 2011 statistics (housing)	Appendix E (of this Evidence Base)	N/A	According to the 2011 Census data, approximately 30% of dwellings comprised detached houses or bungalows, with 39% comprising semi-detached dwellings. Approximately 14% of dwellings were terraces. There is a lack of homes appropriate for the elderly population of Standish.

Standish Housing Sites Assessments (Standish Voice, Housing sub-group, 2017)	Refer to Appendix C of this Evidence Base	N/A	This study considers the suitability of several sites within the Neighbourhood Area for older peoples accommodation.
Standish Technical Facilitation – Housing Evidence and Policy (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<p>Commissioned to be undertaken by Standish Voice through Locality. The reports have identified the following key housing issues affecting Standish:</p> <ul style="list-style-type: none"> · The numbers of houses approved are significantly above those identified in the adopted Core Strategy. · The housing developments approved are mainly detached family housing. · The type of housing approved does not provide a wide range of house types, particularly for single and older people.
Standish Housing Needs Assessment (Aecom, 2016)	Refer to Appendix B of this Evidence Base	N/A	<ul style="list-style-type: none"> · The tenure of the developments approved is skewed towards owner occupation. · Affordability is an issue. <p>This demonstrates that the housing types approved do not met the housing needs of the residents of Standish. The Standish Housing Needs assessment concluded that 65% of all future developments should be for older people to address this imbalance.</p> <p>The needs survey clearly demonstrates the lack of affordable housing in Standish for people on low incomes.</p>

Fixing our Broken Housing Market (DCLG, 2017)	N/A	https://www.gov.uk/government/publications/fixing-our-broken-housing-market	<p>The proposals in this White Paper set out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.</p> <p>It is essential that housing meets local needs and is sustainable, as indicated by the White Paper. This NP policy supports this aim.</p>
Wigan Strategic Housing Market Assessment (draft for consultation) 2015.	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Housing/SHMA.pdf	Provides useful analysis of the local housing market within Standish. It sets out plans for the delivery of affordable homes in the borough. It indicates there is a shortage of affordable homes to meet bids within Standish.
Housing our Ageing Population: Positive Ideas (HAPPI3, Making Retirement Living a Positive Choice) (June 2016)	N/A	https://www.housinglin.org.uk/assets/Resources/Housing/Support_materials/Other_reports_and_guidance/HAPPI3_Report_2016.pdf	Sets out current thinking in relation to our ageing population.
Standish Site Allocation Analysis (Standish Voice, 2017)	Refer to main Neighbourhood Plan.	N/A	This systematically analyses all proposed housing sites in Standish to demonstrate how Standish Voice identified the Chinese Delight restaurant site as the only allocation.

Improving Health and Care through the home: A National Memorandum of Understanding (February 2018)	N/A	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691239/Health_Housing_MoU_18.pdf	Over 25 stakeholders give a renewed commitment to joint action across Government, health, social care and housing sectors to improving health through the home. It calls for better strategic planning: The inclusion of housing and homelessness in key strategy and planning processes for health, social care and local Government at both a national and local level. It is essential local housing and planning authorities commission the right range of housing to meet local needs, and protect and improve health in the private sector, to prevent homelessness and enable people to remain living in their own home should their needs change.
POLICY H7: MAJOR HOUSING DEVELOPMENTS TO PROVIDE AIR QUALITY ASSESSMENT AND MITIGATION MEASURES			
<p>H7.1: 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</p> <p>H7.2: Planning permission will not be permitted for a major housing development 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</p>			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement	N/A	<p>The consultation found that traffic congestion in the village was the biggest issue for the people of Standish. The improvements people most wanted to see addressed were parking, provision of a by-pass, congestion, traffic calming and Improvements to roads, footpaths, bridleways and cycle ways.</p> <p>Traffic congestion and associated air pollution are of concern. The scale of housing development will create more vehicle journeys through the village.</p> <p>The consultation also showed that respondents considered congestion in the village centre could be reduced by: More parking 28%; Road improvements 25%; Bypass (on Green Belt) 23%; Sustainable transport 22%; Traffic is not too bad 2%</p>
Air Quality Management Areas Greater Manchester Air Quality Action Plan 2016-2021 (Greater Manchester Combined Authority)	N/A	<p>https://uk-air.defra.gov.uk/aqma/maps</p> <p>http://www.manchester.gov.uk/download/downloads/id/24676/greater_manchester_air_quality_action_plan_2016.pdf</p> <p>https://www.greatermanchester-ca.gov.uk/downloads/file/228/gm_air_quality_action_plan_2016-21</p>	<p>Air Quality Management Areas are designated when local authorities identify places where national air quality objectives are unlikely to be achieved. Within the NP area, parts of School Lane falls within an AQMA declared for Nitrogen Dioxide (NO₂). The M6 Motorway is also designated an AQMA although this falls just outside the boundary of the NP area.</p> <p>The crossroads in the village is identified as having high car traffic with NO₂ concentrations at risk of exceeding the standard (>36ugm³) and relevant exposure of properties.</p> <p>The GM Air Quality Action Plan provides actions and measures to improve air quality.</p>

Citizen Science in Wigan 2014 – Standish Pollution Survey	N/A	http://www.cleanairuk.org/Wigan-citizen-science-2014.html	Gas diffusion tubes were sited to measure air pollution (NO ₂) at 25 sites in Standish by members of the Stop Almond Brook Link Road group. Results show that none of the sites exceeded the annual mean limit for NO ₂ air pollution (40 µg m ⁻³) for period 7 May - 7 June 2014. However, some results were elevated or close to the pollution limit, which could be exacerbated with additional development and traffic.
Wigan Council Development and Air Quality SPD (2007)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/AirQuality.pdf	The aim of this document is to safeguard the environment by encouraging sustainable development that balances and integrates economic, social and environmental benefits. It states that significant adverse impacts on air quality should be avoided if possible.
World Health Organisation 2018	N/A	http://www.who.int/news-room/detail/02-05-2018-9-out-of-10-people-worldwide-breathe-polluted-air-but-more-countries-are-taking-action	New data from WHO shows that 9 out of 10 people breathe air containing high levels of pollutants. Updated estimations reveal an alarming death toll of 7 million people every year caused by ambient (outdoor) and household air pollution.
Land-Use Planning & Development Control: Planning For Air Quality (January 2017)	N/A	http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf	Guidance from Environmental Protection UK and the Institute of Air Quality Management for the consideration of air quality within the land-use planning and development control processes.

7.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
		Section 6 – Delivering a wide choice of high quality home	The NPPF makes it clear that it is not about the quantity of the homes in the right places, it is also about the choice of homes to ensure that people can occupy housing that is best suited to their needs.
		Section 9 – Protecting the Green Belt	States that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy SD1 (Presumption in Favour of Sustainable Development)	In considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
		Policy SP1 (Spatial Strategy for Wigan)	States that beyond the east-west core, development will be focused on Golborne and Lowton and Standish, and it indicates a broad location for new housing development at Standish (which appears to encompass the majority of the NP area). It also specifies that the full extent of the Green Belt will be maintained. The broad site options

			<p>are North of Rectory Lane, Standish, South of Rectory Lane, Standish and Almond Brook, Standish (all of which are currently under construction).</p> <p>It also indicates the 'Safeguarded Land' within Standish.</p>
		Policy SP4 (Broad Locations for New Development)	<p>The Core Strategy identifies housing growth for approximately 1,000 houses in Standish on the identified Safeguarded Land. However, the current number of houses totals 1,612 on the Safeguarded Land in Standish. This equates to around 10% of the total housing required across the borough of Wigan. This will have significant impact on the village with the effect of increasing the village population by 25%.</p>
		Policy CP6 (Housing)	<p>It seeks to ensure that there is sufficient housing in the borough to meet people's needs and support a good quality of life by a number of provisions including housing provision, focusing at least 80% of new housing in the east-west core of the borough, provision on previously developed land, seeking the provision of 25% affordable housing on all sites consisting of 10 dwellings or more where this is viable, and ensuring that provision is made for an appropriate mix of house types, sizes, tenures and affordability, specialist, extra-care housing and 'lifetime homes'.</p>
		Policy CP7 (Accessibility)	<p>Seeks to improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough, specifically by developing and enhancing our on and off-road networks for walking and cycling, to connect local residents to employment and community facilities as well as for leisure purposes.</p>

		Policy CP8 (Green belt and safeguarded land)	<p>States there will be no alterations to the boundaries of the Green Belt, and development within the Green Belt will only be allowed in accordance with national planning policy.</p> <p>It also refers to the safeguarded land, as discussed in the above policies.</p>
		Policy CP10 (Design)	<p>Seeks 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 meets a number of provisions. These include, for example, respects and acknowledges the character and identity of the borough, meets established standards for design, is accessible for all in terms of movements, incorporates high quality landscaping, and is designed to reduce the risk of crime and anti-social behaviour.</p>
		Policy CP13 (low carbon development)	<p>Seeks 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 through a number of measures including minimising the demand for energy, before maximising the efficiency of energy use, before implementing low-carbon dioxide and renewable energy technologies, and the production of carbon reduction strategies in new developments.</p>
		Policy CP14 (waste)	<p>Aims to ensure greater efficiency in the use of resources, including in new developments (encouraging provision for recycling, including innovative community recycling schemes, within appropriate large residential developments).</p>

Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241	Policy H1 (Housing Land)	Identifies sites allocated and protected for housing development. It indicates (at the time) 1,710 housing completions in Standish (between 2012 and 2026 (including both completed and proposed).
		Policy H2 (Providing an Appropriate Mix of Housing)	States that developments of 10 or more homes are required to help provide an appropriate mix of housing in terms of size (number of bedrooms) and specialist accommodation, relative to the existing supply, other development permitted and evidenced need for the settlement concerned, unless it can be demonstrated that it would not be viable or suitable for the site. Such provision will be sought across tenures, including as part of affordable housing provision.
		Policy H3 (Further development in Standish) (and Appendix B)	<p>Sates that further housing development on Safeguarded Land in Standish will only be permitted if:</p> <ul style="list-style-type: none"> · 80% of the homes already permitted on safeguarded land as at 13 October 2015 have been developed and occupied in line with their respective planning permissions. · All of the necessary infrastructure works required through legal agreements for that 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 well-being of Standish as a viable place to live, work and visit.

			<p>The supporting text to the policy indicates that planning permission has been granted for 1,404 new homes on Safeguarded Land in Standish between January 2014 and August 2015, approximately 400 more than the “approximately 1,000” established in the Local Plan Core Strategy (increasing the village housing stock by 1 quarter). The draft Allocations Plan recommends a need to focus planning permissions and development elsewhere in the borough. It also indicates a need to put further planning permissions in Standish on hold, at least until four-fifths of the existing supply on Safeguarded Land has been built and occupied, in accordance with the planning permissions, to allow the impacts of that development to be understood on a day-to-day basis and accommodated effectively before further development is considered.</p> <p>Prior to any additional development on remaining Safeguarded Land at Rectory Lane (south), a strategic green infrastructure corridor shall be provided between Rectory Lane and Fairhurst Lane, linking to the open space at the former Victoria Colliery site.</p>
		Policy GB1 (Design in the green belt)	States that when new development is appropriate in the Green Belt in line with national planning policy, certain criteria will need to be met.
		Policy GB4 (Development on remaining land safeguarded for future development)	<p>It states that permission will not be granted for permanent development on remaining land safeguarded for future development, as shown on the policies map, at:</p> <ol style="list-style-type: none"> 1. Pepper Lane, Standish 2. North of Langham Road, Standish 3. Rectory Lane, Standish 4. Rowton Rise, Standish

			<p>Permanent development on land safeguarded for future development will only be allowed following a Local Plan review through which it is proposed for development.</p> <p>However, some of this land has already been developed. This is why the NP housing policies are essential.</p>
		Policy EN5 (Air Quality)	<p>Requires an Air Quality Assessment alongside any planning application for development that would be anticipated to cause a material change in air quality. It states that planning permission will not be permitted for development that would result in unacceptable levels of exposure to air pollution, unless suitable mitigation measures are provided for by the developer.</p>
		Policy A5 (Accessibility to Public Transport in New Developments)	<p>Requires that new developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency.</p> <p>New developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> 1.A higher density of development is sought on sites that are close to good, high frequency public transport routes. This should not compromise the wider design qualities of a scheme and its relationship with its surroundings. 2.The layout and orientation of walking routes (and cycling routes for access to rail stations) should provide as many people as possible with the quickest, safest, attractive and most convenient route between their home and public transport.

			3.New development can effectively accommodate access by public transport if appropriate, ensuring that new interchanges are accessible for all, well overlooked and lit.
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-SPD.pdf	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments.
Affordable Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Affordable-Housing-SPD.pdf	This document provides supplementary guidance on how policy CP6 will be applied and sets out the council's approach to securing affordable housing. It will be used as a basis for negotiating with developers prior to the determination of planning applications for housing development.
Travel Plan Supplementary Planning Document (Wigan Council, June 2007)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/TravelPlans.pdf	N/A	Encourages measures to support walking, cycling and public transport.
Building for Life 12: The sign of a good place to live (2015)	http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	N/A	Government-endorsed industry standard for well-designed homes and neighbourhoods.
Design Guide for Residential Development	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-	N/A	The purpose of the document is to help achieve high standards of housing development. It specifically refers to better accessibility, including public transport, footpaths and cycleways.

SPD (Wigan Council, July 2006)	Control/ResidentialDevelopment711Kb.pdf		
Landscape design SPD, (Wigan Council, 2005)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/LandscapeDesign360Kb.pdf	N/A	This guidance note sets out the minimum landscape planning information needed to achieve an acceptable standard of development.

8 EVIDENCE BASE – MAXIMISE FUNDING

8.1 MAXIMISE FUNDING - POLICIES AND ASSOCIATED EVIDENCE BASE

POLICY F1: THE USE OF S106 AGREEMENTS AND/OR COMMUNITY INFRASTRUCTURE LEVY FUNDING TO SUPPORT COMMUNITY DEVELOPMENT

F1: Any planning application for new development within the Neighbourhood Area must demonstrate how it can contribute towards the delivery of community development. This may be through contributions via a Section 106 agreement or through payment of any future Community Infrastructure Levy (CIL). Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all developments subject to the guidance set out in the National Planning Policy Framework, including the ability for development to be delivered viably. Any contribution secured as a result of development within Standish Neighbourhood Area shall be prioritised towards the delivery of community/ infrastructure facilities and/or affordable housing or old people's accommodation, as outlined in policies in the Standish Neighbourhood Plan. Wigan Council should involve Standish Voice, or any qualified successor organisation, at an early stage in the discussions regarding Section 106 agreement contributions.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-SPD.pdf	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments. It specifically refers to financial contributions.

Affordable Housing Supplementary Planning Document (Wigan Council, October, 2013))	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Affordable-Housing-SPD.pdf	This document provides supplementary guidance on how policy CP6 will be applied and sets out the council's approach to securing affordable housing. It will be used as a basis for negotiating with developers prior to the determination of planning applications for housing development. It specifically refers to Section 106 agreements.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	This report concludes that Section 106 contributions will be sought from developers to ensure that the necessary infrastructure mitigation can be provided. It states that, for example, open space improvement, will need to be provided through applying a section 106 contribution requirement to the individual developments based upon a rate per house.
Town and Country Planning Act 1990	N/A	http://www.legislation.gov.uk/ukpga/1990/8/contents	Sets out the requirements for Section 106 planning obligations.

8.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Numerous	<p>Refers to developer contributions.</p> <p>Due to the significant housing development in Standish, it is vital that increased investment in community facilities and infrastructure improvement is progressed, to maintain Standish as a viable, thriving community.</p>
<p>Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)</p> <p>CP18 (Developer contributions)</p>	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	<p>Seeks to ensure that there is capacity for new development and help make the borough an attractive place for people to live and businesses to locate and thrive through development funds.</p> <p>Developer contribution through section 106 contributions 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.</p>

9 EVIDENCE BASE – SPORT, LEISURE AND COMMUNITY FACILITIES (SLC) AND RENEWABLE ENERGY (R)

9.1 SPORT, LEISURE AND COMMUNITY FACILITIES (SLC) AND RENEWABLE ENERGY (R) - POLICIES AND ASSOCIATED EVIDENCE BASE

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 (footpaths etc) being considered, including lighting and signage

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	<p>The consultation indicated that residents consider access to the countryside and open space were factors which made Standish a great place to live.</p> <p>In addition 80% of the residents said that Standish needed more parks and open spaces and 84% said that they would use more or improved footpaths.</p> <p>The consultation also identified that lack of sporting and leisure activities for young people. Improvements to Ashfield Park, as the only current park in Standish, and provision of additional parks within the village centre were identified specifically.</p>
Asset of Community Value Designation	N/A	https://www.wigan.gov.uk/Business/Property-and-Land/Assets-of-community-value.aspx	<p>Standish Voice has successfully applied to have Ashfield Park designated an Asset of Community Value, together with a number of other community facilities within the village. This, together with this NP policy, will contribute to ensuring Standish has a range of good quality community, social, sport and leisure facilities available to everyone.</p>

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>This report specifically encourages an improvement to the facilities at Ashfield Park, and also provides a useful context to the park. Since the production of this report, improvements to the playgrounds have been undertaken. However, it does refer to the lack of sports changing facilities. It also indicates an overall deficit of junior and mini sports pitches in Standish to meet the needs of the population. It also suggests improvements to the existing pitches are required.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Mapping of open space / assets and designated sites	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	N/A	Standish Voice produced plans illustrate existing areas of green infrastructure, including the designated assets of community value such as Ashfield park.

Census 2011 (health)	Appendix E (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The Plan seeks to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone, which can generate improvements to health, wellbeing and physical fitness.</p>
The Deal (Wigan Council, 2016)	N/A	https://www.wigan.gov.uk/Council/The-Deal/The-Deal.aspx	<p>As part of the Deal for Health and Wellness (2016), Wigan Council agree to ensure there are a wide range of facilities within local communities including parks, open spaces leisure, safe cycling routes, good quality housing. The Deal also entails the public keeping active at whatever stage of life, supporting older relatives, friends and neighbours to be independent for as long as possible and getting involved in local communities.</p>

Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing green space in the borough, together with access to such spaces and the management of them. Refers to Ashfield Park and its existing facilities. The report identifies a lack of parks in the north of Standish.
Sport England Design / Cost Guidance and Standards	N/A	https://www.sportengland.org/facilities-planning/design-and-cost-guidance/	This website provides up to date guidance for the creation of new, or enhancement of existing, sport and leisure facilities.

POLICY SLC2: SOUTHLANDS REC – CREATION OF A PARK WITH SPORT AND LEISURE FACILITIES

SLC2: Southlands Rec should become a new community park with sport and leisure facilities in the heart of Standish.

Details of what the park will contain and look like will be worked up collaboratively with the community and Wigan Council with the objective of safeguarding and enhancing the open space by improving the quality of leisure and sport provision, increasing biodiversity and improving accessibility to all through:

- New children's play provision, including ball games
- New informal footpaths within the park
- Provision of community growing areas, orchards, sensory and/or wildflower spaces to increase biodiversity and to encourage community activity

The scheme should not have significant adverse impact on neighbouring properties and have due regard for the prevention of anti-social behaviour.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
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Wigan Borough Playing Pitch Strategy: Strategy and Action Plan (October 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Playing-pitch-strategy-Wigan/PPS-Strategy-and-Action-Plan.pdf	This is the Playing Pitch Strategy for Wigan Council. The strategy seeks to dispose of 'poor quality' single pitch sites. It has been confirmed that the Southlands Rec would have been one of those sites. However, as SV sought to designate the area as an Asset of Community Value, it has been protected. Furthermore, the Strategy highlights a shortfall of small football pitches, which is supported by this policy.
Southlands Rec Consultation and meetings (Standish Voice, 2017)	<p>http://www.standishvoice.co.uk/information/future-of-the-rec/</p> <p>Refer to the Consultation Statement</p> <p>Refer to Appendix E of this Evidence Base for the minutes of the meetings.</p>	N/A	<p>Community consultation showed strong support for a park on the Rec with 83% of respondents in favour of a park.</p> <p>Southlands Rec is therefore a key priority for improvement in this Neighbourhood Plan. Proposals will be brought forward through a comprehensive future plan, which will provide opportunities for recreation and leisure (including ball games, children's play provision and opportunities for local food provision) for the wider community, look to increase biodiversity and provide opportunities for growing local food, assisting with health lifestyles and wellbeing in the area.</p> <p>Meetings were held with the local Don't Wreck our Rec group to discuss the future of the Rec.</p>
Standish Village Masterplan (AECOM, December 2016)	Refer to Appendix B of this Evidence Base	N/A	The masterplan proposals includes provisions for a park at the Southlands Rec.

<p>The Rec Consultation Statement (Standish Voice, 2017)</p>	<p>http://www.standishvoice.co.uk/information/future-of-the-rec/</p> <p>Refer to Consultation Statement.</p>	<p>N/A</p>	<p>Due to the issues generated by the consultation on Southlands Rec, a consultation statement was issued to explain and justify the survey process and results. This statement clarified that it was an independent survey.</p>
<p>Standish Voice Car Parking Survey 2016 (joint Standish Voice and Wigan Council)</p> <p>Car parking sub-group consultations on potential car parking sites in Standish Village Centre.</p>	<p>http://www.standishvoice.co.uk/information/parking-campaign/</p> <p>Refer to Consultation Statement.</p>	<p>N/A</p>	<p>A site assessment survey was undertaken to identify and assess potential sites for additional car parking.</p> <p>There are limited opportunities for new parking as a number of the sites are privately owned or constrained (e.g. by highways standards).</p> <p>A potential location for a small car park on Rec Southlands Rec was identified and consultation carried out in March 2017. The outcome was 60% were in favour of improvements as a park with small car park, 23% as a park only and 17% wanted to leave it as it is. However, no car park is proposed on the Rec as part of the Neighbourhood Plan. Other potential car parking sites will be reviewed.</p>

Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>This report refers to existing pitch provision at the Rec, indicating that it is in poor condition and improvement is therefore required.</p> <p>It also states that Standish has a surplus of adult-sized football pitches and a deficit of smaller ones.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
Mapping of open space / assets and designated sites	Refer to main Neighbourhood Plan and Appendix D of this Evidence Base.	N/A	Standish Voice produced plans illustrate existing areas of green infrastructure, including the designated assets of community value such as Ashfield park.
Census 2011 (health)	Appendix E (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The designation of a new park would help to encourage healthier lifestyles and increased physical fitness and wellbeing.</p>

Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing sports provision in the borough. Refers to the Rec and its existing facilities. The report identifies a lack of parks in the north of Standish.
Standish Voice evidence to support the designation of local green space status on Standish Neighbourhood Area sites	Refer to Appendix F of this Evidence Base	N/A	This document was collated by a local community group and presents useful information about Southlands Rec.
Incredible edible	N/A	https://www.facebook.com/standishinbloom	This presents the evidence to support the designation of green space sites within the Standish Neighbourhood Area, together with information for each site.

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 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.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	The consultation also identified that lack of sporting and leisure activities for young people.
Planning application A/15/8098/1RMMAJ off Rectory Lane	N/A	https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/15/80981/RMMAJ	<p>A new leisure facility is proposed as part of the housing development on Rectory Lane.</p> <p>We would encourage any future sports or leisure developments to be accessible to all Standish residents.</p>

<p>Standish Infrastructure Assessment (Wigan Council, November 2013)</p>	<p>N/A</p>	<p>https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf</p>	<p>The report indicates that the new homes in Standish would have a significant impact on open space and play provision. It should be noted that since the production of this, the number of new homes has increased. It specifically states that new open space and recreational facilities will need to be secured, e.g. through new housing sites (in accordance with the policy and SPD's referenced below). The requirement for new play pitch provision and provision for children and young people is specifically outlined.</p> <p>It also highlights the importance that new developments are integrated effectively and sustainably into the settlement with sustainable access to areas of quality open space, key services and amenities.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>
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Census 2011 (health)	Appendix E (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The Plan seeks to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone, which can generate improvements to health, wellbeing and physical fitness.</p>
Wigan Borough Open Space, Sport and Recreation Provision and Needs Assessment (Wigan Council, 2017)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Current-local-plans/Open-Space-Sport-Recreation-Needs-Assessment.pdf	Provides information about existing sport, recreational and leisure facilities within the borough, together with access to such spaces and the management of them.
Sport England Design / Cost Guidance and Standards	N/A	https://www.sportengland.org/facilities-planning/design-and-cost-guidance/	This website provides up to date guidance for the creation of new, or enhancement of existing, sport and leisure facilities.

Standish Voice Parking Study (Standish Voice, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement.	N/A	This study, using the parking standards set out in the Wigan Allocations and Development Management Local Plan (Initial Draft Plan), calculated that Standish ideally requires 129 more parking spaces.
Wigan Allocations And Development Management Local Plan (Initial Draft Plan) - parking standards for new premises (Wigan Council, October 2015)	N/A	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650	
Standish Voice Car Parking Petition (Standish Voice, January, 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement.	N/A	This received 1,300 signatures in a few weeks agreeing that Standish centre needed a new public car park. Many individual comments were also received.
Standish Parking Strategy (Standish Voice and Wigan Council, January 2016)	http://www.standishvoice.co.uk/information/parking-campaign/ Refer to Consultation Statement.	N/A	<p>A joint Standish Voice/ Wigan Council Standish Parking Strategy was adopted with a 12-point plan to improve parking, including a commitment to provide a new public car park.</p> <p>A number of sites within the Village Centre were investigated by a joint Standish Voice/Wigan Council Parking Subgroup.</p>

Standish Conservation Area Appraisal (Wigan Council, 2006)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Conservation-areas/Standish-Conservation-Area.pdf	This is a useful document providing an assessment of the character and appearance of the Standish Conservation Area. It also sets out the protection and management strategy for the Conservation Area. This document has been considered throughout the preparation of the Standish Masterplan and this policy.
POLICY SLC4: ENHANCEMENT AND PROTECTION OF COMMUNITY FACILITIES			
<p>SLC4: The policy applies to the following community facilities (designated as Assets of Community Value (as of 2018))</p> <ul style="list-style-type: none"> i) Standish Library ii) Standish Community Centre iii) The Line/Standish Cycleway <p>SLC4.1: Proposals for enhancement and improvements to maximise the usage of the community facilities will be supported where this widens the use and provides additional facilities for wider community benefit.</p> <p>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:</p> <ul style="list-style-type: none"> 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 			
Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)

Standish Neighbourhood Plan Consultation (Standish Voice, Summer 2015)	Refer to Consultation Statement.	N/A	The 2015 Standish consultation exercise clearly demonstrates that 68% of residents feel the village has a strong sense of place, is full of character and heritage, and is a 'good place to live'. The consultation highlighted community spirit as one of the best things about living in Standish.
Standish Village Masterplan (AECOM, July 2017)	Refer to Appendix B of this Evidence Base	N/A	The proposals seek to improve the setting for the library giving this civic building more prominence in the village. This includes the creation of a new civic space in front of the existing library building.
Standish Infrastructure Assessment (Wigan Council, November 2013)	N/A	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/StandishInfrastructureAssessmentNov2013.pdf	<p>Indicates that community provision in Standish is well provided for with a wide range of facilities available. However, a number would benefit from modernisation, refurbishment and general maintenance to meet the needs of the community and maintain a sufficient community offer.</p> <p>It should be noted that although this document provides useful information, it is based upon an incorrect number of new houses within Standish. There are now a much higher number of houses through all the consented developments.</p>

Asset of Community Value Designation	N/A	https://www.wigan.gov.uk/Business/Property-and-Land/Assets-of-community-value.aspx	There are a number of public and private community venues within the village centre. It is considered that, due to the increase in population, these facilities should be enhanced or if individual venues close due to redevelopment, new accommodation should be provided.
Standish Voice has been working with Wigan Council to enhance "The Line" which will link the new developments at Almond Brook and Pepper Lane with the village centre and create a safer route to Standish High School.	https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Travel/Standish-Cycling.aspx	N/A	<p>The 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.</p> <p>The enhancements to The Line will ensure a safer and more pleasant route, and indirectly encourage improved health and wellbeing. Furthermore, such improvements could help to reduce the reliance on cars, thus potentially limiting congestion and emissions expected due to Standish's increasing population.</p>

Census 2011 (health)	Appendix E (of this Evidence Base)	N/A	<p>With reference to the health statistics in Chapter 3 of this evidence base, Standish appears to be in generally better health than the borough as a whole. However, Standish centre was the most deprived out of the Standish Lower Super Output Areas (ranked 6,714 out of 32,482 in England where 1 is the most deprived and 32,482 the least). Furthermore, in the 2012/13 academic year, 18% of reception children were classed as obese and overweight, and in the same year, 31% of Year 6 children were classed as obese and overweight which is higher than the England average of 27%.</p> <p>The Plan seeks to ensure that Standish has a range of good quality community, social, sport and leisure facilities available to everyone, which can generate improvements to health, wellbeing and physical fitness.</p>
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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

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Lancashire Wildlife Trust position statement on renewable energy (2014)	N/A	http://www.lancswt.org.uk/sites/default/files/position_statement.pdf	Lancashire Wildlife Trust believes appropriate renewable projects can have a positive influence on biodiversity.
Emerging Greater Manchester Spatial Strategy	N/A	https://www.greatermanchester-ca.gov.uk/GMSF	<p>This framework is currently being prepared. The aim of the framework is create a strategic plan for the whole of Greater Manchester up to 2035.</p> <p>There may be brownfield sites in the Green Belt which could be used for solar energy. One potentially suitable site in the Neighbourhood Plan Area could be land at Gidlow Tip (known locally as The Coal Wash) near Boar's Head.</p> <p>The landowner had offered the site for housing in the Greater Manchester Spatial Framework "Call for Sites" procedure in 2016. However there is no allocation for housing in the Green Belt in Standish in the draft GMSF plan and this site was not included. The site has also been assessed for housing as part of the Neighbourhood Plan.</p>
UNFCCC: The Paris Agreement	N/A	http://unfccc.int/paris_agreement/items/9485.php	The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change.

European Commission: Energy – National action plans	N/A	http://ec.europa.eu/energy/en/topics/renewable-energy/national-action-plans	These set out how nations intend to meet their obligations under the Renewable Energy Directive, including their legally binding 2020 targets.
The Fifth Carbon Budget: Committee on Climate Change, November 2015	N/A	https://www.theccc.org.uk/wp-content/uploads/2015/11/Committee-on-Climate-Change-Fifth-Carbon-Budget-Report.pdf	This report sets out advice on the fifth carbon budget, covering the period 2028-2032, as required under Section 4 of the Climate Change Act;
Greater Manchester Climate Change Strategy 2011	N/A	http://media.ontheplatform.org.uk/sites/default/files/GM%20Climate%20Change%20Strategy.pdf	This strategy helps to fuse together the various carbon reduction plans and adaptation strategies that have been developed by the ten districts of the city. It considers a broad range of areas from innovation, renewables and energy efficiency to new business opportunities, the protection and enhancement of our green space and the actions of individuals and organisations across all of our communities and neighbourhoods.
A Climate Change Strategy and Action Plan for Wigan Borough (August 2011)	N/A	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/climatechange/WiganClimateChangeStrategyAug2011.pdf	This Strategy, Action Plan and supporting documents set out what the borough can, and will do, in order to combat climate change and respond to the problems and opportunities it will bring.
Department of Energy & Climate Change Public Attitudes Tracker – Wave 13 (April, 2015)	N/A	https://www.gov.uk/government/statistics/public-attitudes-tracking-survey-wave-13	81% of the public in favour of solar farms and support for renewable energy generally was at 78%.

Green belt maps - Wigan	N/A	https://data.gov.uk/data/map-preview?url=http%3A%2F%2Finspire.misoportal.com%2Fgeoserver%2Fwigan_council_greenbelt_wigan%2Fwms%3Frequest%3DgetCapabilities&amp;n=53.575599&w=-2.646290&e=-2.375492&s=53.452775	Indicates designated Green Belt within the area.
Gidlow Tip	<p>Refer main Neighbourhood Plan.</p> <p>https://www.greatermanchester-ca.gov.uk/GMSF (refer to 'Call for Sites' maps in the Emerging Greater Manchester Spatial Strategy)</p>	N/A	<p>All of this brownfield 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 designated by Wigan Council as in need of reclamation, covered by the solar farm, should be restored to greenfield and/or woodland after a stipulated time period (typically 20-25 years).</p> <p>If not all the site is utilised as a solar farm, the remainder could be reclaimed during the lifetime of the facility.</p> <p>Representatives of the landowner, Standish Estates, have discussed details of this proposal ahead of the draft plan's statutory consultation process and indicated they are willing to look further into this possibility.</p>

9.2 OTHER RELEVANT LOCAL POLICY

DOCUMENT	LINK	POLICY	RELEVANCE
National Planning Policy Framework (NPPF)	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Section 4 – Promoting Sustainable Transport	States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
		Section 8 – Promoting Healthy Communities	Promotes safe and accessible environments and high quality public space. States that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
		Section 9 – Protecting the Green Belt	States that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
		Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change	<p>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.</p> <p>(para 93 relating to key role planning plays in helping secure reductions in greenhouse gas emissions)</p> <p>(para 95 relating to planning for new development in locations and ways which reduce greenhouse gas emissions)</p> <p>(para 97 relating to the responsibility on all communities to contribute to energy generation from renewable or low carbon sources)</p>

Wigan Local Plan Core Strategy Development Plan Document (Wigan Council, September 2013)	https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Adopted-Core-Strategy.pdf	Policy SD1 (Presumption in Favour of Sustainable Development)	In considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
		Policy CP1 (Health and Wellbeing)	Seeks to improve health and well-being and substantially reduce health inequalities in the borough through a number of measures such as considering the health impacts of major developments and other relevant proposals.
		Policy CP2 (Open Space, Sport and Recreation)	Aims to 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 recreation activities throughout the borough, specifically by maintaining and enhancing natural and semi-natural green space and larger areas of amenity green space, maintaining and enhancing walking and cycling routes through parks and open space, determining proposals for development that would result in the loss of open space or land or buildings in use or most recently in use for sport and recreation, in accordance with national planning policy and our local standards, and maintaining and improving other opportunities for sport and recreation activities.
		Policy CP3 (Community Facilities)	This policy aims to extend and enhance opportunities for community activities through new and improved facilities, ensuring accessibility, requiring appropriate community facilities in / as part of new large scale housing developments, and only allowing development that would result in the loss of a community facility when there is no demonstrable need for the facility any longer or an alternative equivalent / better facility will be provided.
		Policy CP7 (Accessibility)	Seeks to improve accessibility to key destinations for people and goods and connect people to opportunities both within and outside the borough, specifically by developing and enhancing our on and off-

			road networks for walking and cycling, to connect local residents to employment and community facilities as well as for leisure purposes.
		Policy CP8 (Green belt and safeguarded land)	States there will be no alterations to the boundaries of the Green Belt, and development within the Green Belt will only be allowed in accordance with national planning policy. It also refers to the Safeguarded Land, as discussed in the above policies.
		Policy CP10 (Design)	Seeks 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 meets a number of provisions including measures to minimise the impact of and adapt to climate change and conserve natural resources and meets established national standards for sustainability and national carbon reduction targets.
		Policy CP13 (low carbon development)	Seeks 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 through a number of measures including minimising the demand for energy, before maximising the efficiency of energy use, before implementing low-carbon dioxide and renewable energy technologies, and the production of carbon reduction strategies in new developments.
		Policy CP17 (Environmental Protection)	Seeks to maintain, enhance and protect the environment through a number of measures such as protection of agricultural land, tackling land contamination, managing air quality, preventing pollution, improving water quality and ensuring new development is planned

			and designed so that it does not have an unacceptable adverse impact on amenity and quality of life.
Wigan Allocations and Development Management Local Plan (Initial Draft) (Wigan Council, October 2015)	http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=3243241	Policy GB1 (Design in the Green Belt)	States that when new development is appropriate in the Green Belt in line with national planning policy, certain criteria will need to be met.
		Policy EN4 (Land Reclamation and Renewal)	Seeks to secure the reclamation and renewal of a number of sites, including Gidlow Tip.
		Policy SR1 (Open space, Sport and Recreation)	Seeks to ensure that such provision accords with certain standards. Existing open space and sport and recreation facilities will be protected from loss to other development and uses, unless it meets certain criteria.
		Policy SR2 (Open space requirements for new housing developments)	Provides the criteria that new residential development has to meet in terms of the provision of open space.
		Policy A4 (Parking in New Development)	Seeks to ensure convenient, safe and secure car, cycle and motorcycle parking provision will be implemented in new development (in accordance with certain criteria provided in Appendix 3: Parking Standards of the Allocations Plan). http://wigan-consult.limehouse.co.uk/portal/allocations_plan_initial_draft?pointId=s1441641898650#section-s1441641898650

		Policy A5 (Accessibility to Public Transport in New Developments)	Requires that new developments will need to be designed appropriately to ensure that pedestrian accessibility to new and/or existing public transport services in the area are maximised to help reduce car dependency.
Open Space in New Housing Supplementary Planning Document (Wigan Council, October, 2013))	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/Open-Space-SPD.pdf	N/A	This document advises developers and their agents on the mechanisms for implementing our policy for open space provision in new housing developments.
Design Guide for Residential Development SPD (Wigan Council, July 2006)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/ResidentialDevelopment711Kb.pdf	N/A	The purpose of the document is to help achieve high standards of housing development. It specifically refers to better accessibility, including footpaths and cycleways.
Travel Plan Supplementary Planning Document (Wigan Council, June 2007)	https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/TravelPlans.pdf	N/A	Encourages measures to support walking, cycling and public transport.
Building for Life 12: The sign of a good place to live (2015)	http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition	N/A	Government-endorsed industry standard for well-designed homes and neighbourhoods.

10 EVIDENCE BASE – GENERAL AND PLAN DELIVERY

The following evidence has been referenced and used to facilitate the development of the Standish Neighbourhood Plan.

Document	SV Website Link	External Link	Relevance (brief explanation if not covered in mail policy section)
Localism Act 2011	N/A	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	Allows the Standish Neighbourhood Plan policies (if they are based on sound evidence and reflect the strategic policies, community input and proper principles of planning) to have statutory weight in determining planning and development outcomes within Standish village.
Planning Practice Guidance	N/A	https://www.gov.uk/government/collections/planning-practice-guidance https://www.gov.uk/guidance/neighbourhood-planning--2	The guidance explains the neighbourhood planning system introduced by the Localism Act, including key stages and considerations required.
Wigan Council Website on the Neighbourhood Planning Process	N/A	https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Neighbourhood-plan/The-process.aspx	Provides useful guidance to the process.

Neighbourhood Plans Roadmap Guide (Locality)	N/A	http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/	Neighbourhood Plan Guide and Roadmap by Locality.
Writing Planning Policies (Locality)	N/A	N/A	Provides useful guidance to writing policies.
Submitting a Neighbourhood Development Plan (and other guidance from Planning Aid)	N/A	http://www.rtpi.org.uk/planning-aid/planning-explained/briefing-notes-and-guides/	Provides essential guidance.
National Planning Policy Framework	N/A	https://www.gov.uk/government/publications/national-planning-policy-framework-2	<p>Para 17 ref planning should be genuinely plan-led, empowering local people to shape their surroundings.</p> <p>Para 183 ref Neighbourhood Planning giving communities power to develop vision for their area and deliver sustainable development.</p> <p>Para 188 ref early engagement.</p>

<p>Consultation on the NP Area 2015 (Standish Voice)</p>	<p>Refer to Consultation Statement</p>	<p>N/A</p>	<p>English Heritage North West responded with no comments together with useful guidance. They also indicated that no further consultation with them was needed unless the developing plan proposes significant impacts or changes in relation to designated heritage assets or their setting that would require statutory notification to English Heritage.</p> <p>The Coal Authority, The Office of Rail Regulation, the Environment Agency and United Utilities all responded with no comments.</p> <p>Natural England responded with some advice and a recommendation that they are consulted with the draft plan.</p>
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<p>Standish Station Preliminary Feasibility Assessment 2013</p>	<p>http://www.standishvoice.co.uk/our-evidence/</p>	<p>N/A</p>	<p>Similarly, a policy is not included for a railway station in Standish. This is because there are no current local or regional authority plans that propose a station in the short term. However, Transport for Greater Manchester (TFGM) is currently conducting a review of all proposed stations within the city region. This review will include Standish and is expected to be made public at the end of 2017.</p> <p>The NP consultation in 2015 identified that if a station was to be built, 84% of respondents would use it (13% indicated they would not and 3% had no view).</p> <p>Any new 106 agreements undertaken with developers should take this into account.</p>
<p>M6 J26 improvements</p> <p>Planning Application Reference A/17/84615/DCINV</p> <p>Proposed extension and creation of highway to form a 2.3km single carriageway link road between the eastern roundabout of junction 26 of the M6 with the M58 and A577 and the A571 Billinge Road Foundry Lane junction known as the M58 Link Road</p>	<p>N/A</p>	<p>https://www.wigan.gov.uk/Resident/Parking-Roads-Travel/Roads/Proposed-M58-Link-Road.aspx</p> <p>https://apps.wigan.gov.uk/planapps/PlanAppsDetails.asp?passAppNo=A/17/84615/DCINV</p>	<p>A policy is not included for a proposed bypass to relieve congestion in the Village. It was not considered to be a realistic policy. Improvements are scheduled for M6 Junction 26 with improved access to Wigan town centre via a new M58 Link Road. Any by-pass though the Green Belt of Standish may open up land to further housing development.</p>