

REPORT TO SHEVINGTON PARISH COUNCIL POLICY AND GENERAL PURPOSES COMMITTEE NOVEMBER 2ND 2017

STANDISH DRAFT NEIGHBOURHOOD PLAN -CONSULTATION.

Introduction

The Parish Council have been consulted on the draft Neighbourhood Plan for Standish. His consultation reached us through the National Association of Local Councils(NALC).

A Description Of The Neighbourhood Area

The Neighbourhood Area is known as Standish and it lies in the north of Wigan Borough. It shares boundaries with Shevington Parish to the west..

The area known as Standish Lower Ground is not included in the Neighbourhood Area as this has become a distinct and separate community to the main community of Standish. .

Following consultation on the proposed Neighbourhood Area the Parish Council asked Wigan Council to look carefully at the boundaries in the Shevington Moor and Elnup Wood areas. In Shevington Moor there was continuous urban development across the boundary and in Elnup Wood the area was split by the boundary. There were no changes made to the boundary with Shevington Parish.

Standish Voice: The Neighbourhood Forum

Standish Voice was created at a public meeting in July 2014.

Standish Voice applied to become a Neighbourhood Forum. The application was successful. A Neighbourhood Forum has the power to create a Neighbourhood Plan for the village.,

Why Standish Needs A Neighbourhood Plan

Standish has changed significantly from being mainly an agricultural and mining community to a largely commuter village since nearby Junction 27 of the M6 motorway was opened in the 1960s. However, the scale of house building scheduled for the next ten years will see the village population increase by about 25% and there are concerns about how this will impinge on the infrastructure and exacerbate issues already affecting Standish. Producing a Neighbourhood Plan represents an opportunity, to guide what development is or is not suitable for Standish, to enhance the village and retain its unique character.

Key Themes And Issues For Standish

Following extensive consultation the key issues were identified and these have informed the development of the vision and objectives.

Business, Retail And Village Centre

- Improving the range of shops and business space within the village
- Improving the aesthetics of the village centre and shop frontages
- Concerns about the high numbers of takeaways in the village centre
- Protection of public houses and hospitality venues as places for social and community

benefit

- Concerns about lack of public toilets
- Promoting Standish through provision of a business directory

Traffic Congestion And Parking

- Traffic congestion in the village centre and roads leading to the centre
- Additional car parking in the village centre
- More and improved footpaths and cyclepaths to access the village centre, including 'The Line', and better bus services
- Lack of a railway station in Standish
- Provision of a bypass around Standish village centre

Open And Recreational Space

- Concerns about the loss of open space to housing developments
- Retention and improvement of the existing open space in and around the village
- Improvement of facilities at Ashfield Park to encourage more use
- Creation of a new community park in the village centre

Housing

- Having the right type of housing that meets needs of local people, particularly for older people and young people
- Ensuring that the affordable housing provision is within the village and that local people are able to access it
- Ensuring that housing provided is of suitable type, tenure, design and quality to meet the needs of local people

Use Of Funding From Developments

- Ensure that any funding from developments is used in Standish to enhance the village and address the issues raised from the 2015 Neighbourhood Plan consultation

Community Facilities And Health And Wellbeing

- Protection and enhancement of existing community facilities and increase the range of provision for young people and older people
- Provision of more leisure, sports and cultural facilities
- Strong sense of community
- Provide more community events, for example Standish Christmas Market

Values, Vision And Objectives

Values

The Values of Standish Voice are:

Togetherness.

Openness

Responsibility

Inclusion

Vision

By 2030, our village will be a thriving community with an attractive centre where housing meets local need and residents have easy, affordable access to excellent leisure, sports and cultural facilities and high-quality, ecologically sound, open space. It will be a resilient, sustainable, healthy community where traffic congestion has been reduced by better transport initiatives and parking.

Objectives

- 1 To improve Standish's retail and hospitality offer by supporting existing businesses and attracting new ones – creating a vibrant, attractive, characterful village centre
- 2 To reduce traffic congestion by new transport initiatives and better parking
- 3 To enhance open and recreational space and access to it to improve biodiversity and residents' health and well-being
- 4 To promote sustainable, high-quality housing which meets the current and future needs of Standish residents
- 5 To maximise government and private developer funding from housing and other developments and seek other funding opportunities to benefit Standish
- 6 To promote health and well-being within a sustainable community.

Policies

Village Centre and Business

Policy 1.1: Enhancement Of Village Centre Retail And Business Premises Offer

Policy 1.2: Village Centre Improvements ❖ Enhancement To The Public Realm

Policy 1.3: Village Centre Improvements ❖ Provision Of Public Conveniences

Policy 1.4 :Hot Food Takeaways

Policy 1.5: Retention Of Public Houses And The Hospitality Sector

Please note that this policy applies to premises very close to Shevington's boundary(The Britannia Hotel, Premier Inn and Charnley Arms) and therefore should be supported.

Policy 1.6: Change Of Use To Non-Employment Use

Policy 1.7: Development That Would Result In The Loss Of Business Space

Policy 1.8: Proposals To Upgrade Or Extend Employment Sites

Policy 1.9: Development Of Bradley Hall Employment Area

Policy 1.10: Agricultural Use Retention, Enhancement And Expansion

Reduce Traffic Congestion And Better Parking

Policy 2.1: Provision Of Enhanced Footpaths And Cycleways In And Around The Village

There is no mention of he links to the footpath and cycleway system in adjacent areas.

Policy 2.2: New Developments To Provide For Multi-Use Paths Into The Village Centre

Policy 2.3 New Major Developments To Provide Air Quality Assessment And Mitigation Measures

Policy 2.4: New Business/Retail Developments To Provide Car Parking Available For Public Use

Policy 2.5: Car Parking In The Village Centre

Open And Recreational Open Space

Policy 3.1: Creation Of Green Corridors For Access And Enhanced Biodiversity
There is no mentions of links between green corridors outside the neighbourhood area.

Policy 3.2: Designated Local Green Spaces

Policy 3.3: Protection of Trees, Hedgerows And Woodland

Policy 3.4 Retention And Enhancement Of Amenity/Open Green Spaces

Housing

Policy 4.1: Sustainable Housing Growth

Policy 4.2: Development to be a mix of house types and tenures to meet local need

Policy 4.3: Accessibility To Sustainable Transport Bus Routes

There is no mention of external public transport links to other areas such as Shevington and Wigan.

Policy 4.4 Delivery of Affordable Housing in Standish

Policy 4.5: Design And Quality Standards

Policy 4.6: Specific Allocation Of Land For Housing

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 Standish Housing Needs Assessment and address the imbalance of housing for local people in the Neighbourhood Area. The sites should provide:

- i) accommodation for older people or ii) 100% affordable housing

Maximise Funding

Policy 5.1: The Use Of S106 Agreements And/Or Community Infrastructure Levy Funding To Support Community Development

Sport, Leisure and Community Facilities

Policy 6.1: Improvements To Sport, Recreational And Leisure Facilities At Ashfield Park

Policy 6.2: Southland Rec – Creation Of A New Park And Play Facilities

Policy 6.3: Improve Sport, Recreational and Leisure Opportunities

Policy 6.4 Enhancement And Protection Of Community Facilities

Policy 6.5: To increase the use and production of renewable and low carbon energy, solar generation development proposals will be supported on Brownfield Land.

Delivery of Standish Neighbourhood Plan Policies

The Plan will be implemented in the period up to 2030 through a combination of Wigan Council consideration and determination of planning applications and through directing public and private resources and investment in the Neighbourhood Area. Plan.

The plan will be periodically reviewed to ensure the Neighbourhood Plan and the Local Plan/Core Strategy continue to work effectively together.

Conclusions

Standish Focus are to be congratulated on producing the first draft Neighbourhood Plan in Wigan Borough. I have highlighted in italics comments on the policies 2.1, 3.1 and 4.3). These mainly relate to not taking account of links between the policies and

adjoining areas such as Shevington.

Barry King

October 28th 2017

