

Note from Standish Voice in response to the Examiner's request for further information, 14 March 2019

This note responds to the examiner's request for further information, dated 7 March 2019. As requested, it provides the following:

- Comments from Standish Voice on representations received at the Regulation 16 stage;
- Clarification on the interpretation of draft Policy OS5.1 (ii);
- Confirmation that the plan and the consultation process have taken human rights into account.

We are aware that Wigan Council has responded to all other information sought.

1. Comments from Standish Voice on representations submitted at Regulation 16 stage:

Standish Voice has considered each and every comment received at the Regulation 14 stage and the issues and responses were listed in the documentation. There were some changes to the Plan as a result of the consultation.

In response to the examiner's invitation to submit comments in response to the representations received at the Regulation 16 stage, we provide comments in response to representations from house builders and Don't Wreck Our Rec below:

Story Homes: While acknowledging the support of certain policies by Story Homes, we would request that the Examiner resist the request to make the Old Pepper Lane site an allocation for housing. The site is within the Green Belt and therefore there is a presumption against its development. It is also not proposed to be removed from the Green Belt as part of the revised draft of the Greater Manchester Spatial Framework (January 2019). The site is therefore unlikely to come forward as a site for housing in the lifetime of the Standish Neighbourhood Plan (until 2030).

Persimmon Homes: Standish Neighbourhood Plan acknowledges that land 'safeguarded' for future development could come forward for development during the plan period. The Neighbourhood Plan does not restrict this situation in principle and each site will be subject to its own planning application and be given permission, or not, on its own merits. Standish Neighbourhood Plan does not seek to prevent 'safeguarded' land from being put forward in this way during the plan period. This safeguarded land, as well as the two allocated brownfield sites (and other brownfield sites not yet identified) would give adequate requirement to fulfil any housing need in Standish until 2030. While planning permission for the two allocated brownfield sites (Chinese Delight and Standish Ambulance Station) has been approved, building work is yet to begin so these allocations are still important to prevent other uses coming forward. Standish Voice feels it is not necessary to declare Persimmon Homes' land on Pepper Lane as a housing allocation in Standish Neighbourhood Plan as it is already 'safeguarded' for future development. There is a clear preference from

the Standish Neighbourhood Plan consultation that only brownfield land should be allocated for housing.

Seddon Homes: The Standish Neighbourhood Plan acknowledges that land 'safeguarded' for future development could come forward for development during the plan period. The Neighbourhood Plan does not restrict this situation in principle and each site will be subject to its own planning application and be given permission, or not, on its own merits. Standish Neighbourhood Plan does not seek to prevent 'safeguarded' land from being put forward in this way during the plan period. This safeguarded land, as well as the two allocated brownfield sites (and other brownfield sites not yet identified) would give adequate requirement to fulfil any housing need in Standish until 2030. While planning permission for the two allocated brownfield sites (Chinese Delight and Standish Ambulance Station) has been approved, building work is yet to begin so these allocations are still important to prevent other uses coming forward. Standish Voice feels it is not necessary to declare Seddon Homes' site on Rowton Rise as a housing allocation in Standish Neighbourhood Plan as it is already 'safeguarded' for future development. There is a clear preference from the Standish Neighbourhood Plan consultation that only brownfield land should be allocated for housing. Standish Voice would also request that the Examiner resist the request to make Seddon Homes' site at land West of Wigan Road an allocation for housing. The site is within the Green Belt and therefore there is a presumption against its development. It is also not proposed to be removed from the Green Belt as part of the revised draft of the Greater Manchester Spatial Framework (January 2019). The site is therefore unlikely to come forward as a site for housing in the lifetime of Standish Neighbourhood Plan (until 2030). Also, regarding the suggested redraft of policy H1, it is our view that this policy should be kept in its original form as it is needed to give a 'real world' baseline of housing growth to judge how the infrastructure in Standish can cope with the current level of development.

Persimmon Homes and Morris Homes: Standish Neighbourhood Plan acknowledges that land 'safeguarded' for future development could come forward for development during the plan period. The Neighbourhood Plan does not restrict this situation in principle and each site will be subject to its own planning application and be given permission, or not, on its own merits. Standish Neighbourhood Plan does not seek to prevent 'safeguarded' land from being put forward in this way during the plan period. This safeguarded land, as well as the two allocated brownfield sites (and other brownfield sites not yet identified) would give adequate requirement to fulfil any housing need in Standish until 2030. While planning permission for the two allocated brownfield sites (Chinese Delight and Standish Ambulance Station) has been approved, building work is yet to begin so these allocations are still important to prevent other uses coming forward. Standish Voice feels it is not necessary to declare the Persimmon Homes and Morris Homes site off Rectory Lane as a housing allocation in Standish Neighbourhood Plan as it is already 'safeguarded' for future development. There is a clear preference from the Standish Neighbourhood Plan consultation that only brownfield land should be allocated for housing.

Don't Wreck Our Rec (DWOR): Standish Voice totally refutes claims and allegations made in the submission by Don't Wreck Our Rec, especially in relation to the way the extensive consultations were conducted and its members treated. These allegations were repeatedly put to Wigan Council, Locality and MP Lisa Nandy, but their validity was dismissed. Should

the Examiner wish to clarify any of assertions at all made by DWOR, we would be more than happy to assist.

2. Clarification on the interpretation of draft Policy OS5.1 (ii)

The overall objective of Policy OS5 is to help ensure the protection and enhancement of the natural environment in Standish. Policy OS5.1 sets a number of principles that new developments would have to comply with. Clause (ii) requires new developments to not adversely affect the distinctive local character of the open landscapes of the Standish Neighbourhood Area or harm valued public views and vistas.

The distinctive local character of the open landscapes have not been defined or mapped. However, we believe this would be a consideration for the planning department to make a judgement on during the planning application process. For example, the open views to Winter Hill are a distinctive vista with high amenity value, especially to existing residents, and vistas towards the Grade I-listed St Wilfrid's Church. If a view onto this location was in danger of being restricted, the planning department would take this into consideration in the planning process. The degree and extent of the restriction - the amount of adverse effect - of view or vista would be a material consideration for planning officers to consider and open to interpretation.

3. Confirmation that the plan and the consultation process have taken human rights into account

At all stages of the Neighbourhood Planning process the impact of human rights was uppermost in the minds of Standish Voice and the consultation process took human rights into account. The basis of this are the Values that Standish Voice operates by, which are published on our website. These are:

- Togetherness – Standish Voice will work together with the Standish community and Wigan Metropolitan Borough Council to improve our village.
- Openness – Standish Voice will work in an open, transparent and honest way.
- Responsibility – Standish Voice committee members will operate with the highest levels of integrity and accountability in representing your views.
- Inclusion – Standish Voice will encourage participation of the residents and businesses in all aspects of life in Standish.

These values are backed up with a constitution that sets out clearly a Mission Statement and Objectives which furthers them and the constitution also outlines the robust requirements for a proper consultation process in the Neighbourhood Plan, which was fulfilled.

Standish Voice holds monthly public meetings, publishes its minutes regularly and produces a newsletter to inform its membership of activities. Membership has steadily increased from all areas of Standish since the neighbourhood forum's inception and now stands at more than 1,000.

Posts on the committee come up for election at our AGMs and officers have been returned unopposed at each AGM. In 2017, when it became clear a handful of members were attempting to change the constitution to the detriment of the organisation, more robust measures to preserve democracy in Standish Voice were agreed by the membership at the AGM in a vote of 87 for and 4 against.

We use Facebook to inform the community of our activities and also give news and information about Standish. In 2017, due to the abusive nature of comments posted by a small number of people on the page, more robust rules had to be put in place. These strengthened the ability of people to post their views in a respectful and positive online space. Up until, March 21, 2017, our policy was to only delete comments which included libel, swearing or racism. We now delete comments that are abusive, overly aggressive or totally untrue. Since this policy was adopted the number of followers of Standish Voice's Facebook page has doubled to more than 7,100. Currently, only six people have been banned from the pages for flouting these rules, a very small number. We also hold monthly public meetings to give information on the Neighbourhood Forum's activities. In 2017, we had to introduce a Code of Conduct at these meetings due to the egregious behaviour of a small handful of people.

Wigan Council is satisfied with how Standish Voice is run and the consultation process which took place for the Neighbourhood Plan, which are detailed in the Consultation Statement. MP Lisa Nandy has expressed her continued support for Standish Voice and our work on the Neighbourhood Plan and Standish councillors Adam Marsh and Ray Whittingham work with us and are great supporters of our organisation.

The Consultation Statement details the lengthy and varied consultation approaches Standish Voice has taken throughout the Neighbourhood Planning process and the Neighbourhood Plan represents a fair reflection of issues across Standish.

We thank you for the opportunity to respond to the issues you raise and we will be happy to answer any further queries you may have.

Standish Voice

14 March 2019