

Wigan Metropolitan Borough Council
Planning Policy
Civic Buildings (4) New Market Street
Wigan
Lancashire
WN1 1RP

Our ref: SO/2006/000257/OR-
14/IS1-L01
Your ref:
Date: 07 November 2018

Dear Sir/Madam

Standish Neighbourhood Plan - Consultation on Final Draft Plan

Thank you for submitting the above document to the Environment Agency.

We would like to make the following specific comments.

Objective3: Open Space and Recreational Open Space

We fully support this objective particularly paragraphs 12.10 which seeks to mitigate the loss of open green space by development and paragraph 12.13 to enhance green infrastructure.

Policy OS1: Creation of Green Corridors for Access and Enhanced Biodiversity Policy OS3: Protection of Trees, Hedgerows and Woodland

We support the inclusion of Environmental Net gain within these policies. This is in line and supported by DEFRA's 25 year Environment Plan which sets out ambitious goals for improving the environment within a generation.

Policy OS5: Protection and Enhancement of the Natural Environment

We support the inclusion of protection and enhancement of wildlife areas, including sites of Biological Importance.

There is significant scope to influence new riparian development to positively integrate river valleys and enhance them where possible particularly for areas near to the River Douglas which is designated Main River.

We would recommend that this policy includes a paragraph for undisturbed ecological buffer zones adjacent to watercourses. Land alongside watercourses is particularly valuable for wildlife and it is essential they are protected.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

We trust you find these comments useful.

Should you wish to discuss anything further please do not hesitate to contact me.

Yours faithfully

[REDACTED]
Planning Advisor

[REDACTED]
[REDACTED]



Historic England

To: David Kearsley- Strategic Planning Team Leader
Neighbourhoodplanning@wigan.gov.uk

Our Ref: PL00183052
Your ref: 7th Nov 2018
Tel: 07500 121974

12th November 2018,

Dear David,

Re: Reg16: Standish Neighbourhood Plan.

Thank you for consulting Historic England on the final draft Standish Neighbourhood Plan, I have nothing further to add to the advice set out in my letter dated 9th Oct 2017 prior to referendum.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours Sincerely

Historic Places Adviser



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW
Telephone 0161 242 1416 HistoricEngland.org.uk

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From: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 15 November 2018 12:56
To: Neighbourhood Planning
Subject: Standish Neighbourhood Plan - NE response

Our ref. 264463

Dear David

Thank you for your consultation regarding the Standish Draft Neighbourhood Plan dated 7th November 2018.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals.

We have reviewed the attached plan however **Natural England does not have any specific comments on this draft neighbourhood plan.**

If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.

Yours sincerely

Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

From:

Sent: 07 November 2018 13:28

To:

Subject: Standish Neighbourhood Plan - consultation on Final Draft Plan

Dear Sir/Madam

Consultation on the Standish Neighbourhood Plan

Wigan Council is currently consulting on the final draft of the **Standish Neighbourhood Plan**, produced by Standish Voice, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

The Draft Plan and all associated documents are available to view on our website at www.wigan.gov.uk/standishplan.

The deadline for submitting comments is **11:45pm on Wednesday 19 December**.

Comments can be submitted to the Council either by email to neighbourhoodplanning@wigan.gov.uk or by completing the [online form](#).

For more information on the Neighbourhood Planning process please visit our website at www.wigan.gov.uk/neighbourhoodplans.

Many thanks

Strategic Planning Team Leader

Economy and Skills

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

01942 489223 (internal: 89223)

www.wigan.gov.uk

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From:
Sent: 05 December 2018 15:31
To: Neighbourhood Planning
Subject: Comments on Standish Neighbourhood Plan

Dear Neighbourhood Planning Team,

Chorley Council has no comments to make on the Standish Neighbourhood Plan.

Thank you,

Planning Policy Officer
Chorley Council

☎ 01257 515282 | 🌐 chorley.gov.uk

Check out Chorley this Christmas with real ice skating in our Winter Wonderland, Chorley's Santa Express, Astley Illuminated and more. Click [here](#) for details.

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From:
Sent: 12 December 2018 15:18
To: Neighbourhood Planning
Subject: Standish Neighbourhood Plan - Reg 16

Standish Neighbourhood Plan

Thank you for your email and links to the draft neighbourhood plan.

United Utilities works closely with Wigan Council to understand future development sites so we can facilitate the delivery of necessary sustainable infrastructure at the appropriate time.

It is important that we highlight that as the water and sewerage company for Wigan Council, we have statutory obligations which include:

- The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and
- A domestic supply duty in respect of public water supply.

United Utilities seeks to work with Standish Voice and Wigan Council to ensure all surface water from new development is drained in the most sustainable manner, in line with the surface water hierarchy (see specific comments for more detail).

We wish to highlight our **free pre-application service** for applicants to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:

Developer Services - Wastewater

Tel: 03456 723 723

Email: WastewaterDeveloperServices@uuplc.co.uk

Website: <http://www.unitedutilities.com/builder-developer-planning.aspx>

Developer Services – Water

Tel: 0345 072 6067

Email: DeveloperServicesWater@uuplc.co.uk

Website: <https://www.unitedutilities.com/builders-developers/water/>

It is important that United Utilities is kept aware of any development proposed within your neighbourhood plan over and above the Council's allocations. We encourage further consultation with us at an early stage should you look to allocate any sites in the future over and above the allocations determined by the council.

Specific Comments

Policy O55: Protection and Enhancement Of The Natural Environment

We recommend the following text is added as a separate point to policy O55:

Development affecting land alongside watercourses and ponds should ensure the following:

C. Where discharge of surface water via a soakaway or other form of infiltration system is demonstrated not to be feasible, the watercourse should be utilised for the discharge of surface water, wherever possible, to adhere to the surface water drainage hierarchy below .

In addition, we suggest the following text is added as part of the justification for policy O55, point C.

12.30 In line with paragraph 80 of the National Planning Practice Guidance on Flooding and Coastal Change, surface water should be discharged in the following order of priority:

- 1. An adequate soakaway or some other form of infiltration system.*
- 2. An attenuated discharge to surface water body.*
- 3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.*
- 4. An attenuated discharge to public combined sewer.*

Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

Summary

Moving forward, we respectfully request that Standish Voice continue to consult with United Utilities on all future planning documents. We are keen to continue working in partnership with you and Wigan Council to ensure that all new growth can be delivered sustainably.

In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.

Kind Regards

Assistant Town Planner
Developer Services & Metering
Network Delivery
United Utilities
T: 01925 73132
unitedutilities.com

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Mansfield www.gov.uk/coalauthority
Nottinghamshire
NG18 4RG

Neighbourhood Planning Team
Wigan Council

BY EMAIL ONLY: neighbourhoodplanning@wigan.gov.uk

19 December 2018

Dear Sir/Madam

Standish Neighbourhood Plan – Submission

Thank you for the notification of the 7 November 2018 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.

According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity including; 93 mine entries, recorded and unrecorded shallow coal workings and surface mining activity.

We have previously noted that Housing Policy 4.6: Specific Allocation of Land for Housing identifies two sites, which include the former Chinese Delight restaurant on Preston Road and the Standish Ambulance Station on Glebe Road. On the basis of what I think may be the site boundaries I can confirm that the Ambulance Station site appears to be outside of the area where our records indicate coal mining legacy is, or may be, present. However, the site of the former Chinese Delight restaurant does fall within an area where our records indicate that historic unrecorded coal mine workings at shallow depth may be present.

We commented that as the allocation is within the defined Development High Risk Area we would expect the potential risks posed by past coal mining activity to be identified when considering potential sites for allocations.

We note that there is still no commentary or acknowledgement of this issue and we consider it would be prudent to identify that any applications which come forward for development on

the site within the Development High Risk Area will need to be supported by a Coal Mining Risk Assessment.

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk.

Yours sincerely

Development Team Leader

T 01623 637 164

E planningconsultation@coal.gov.uk