

Burscough

PARISH COUNCIL

MARCH 2014



WHY, WHEN BURSCOUGH RESIDENTS SO OVERWHELMINGLY OPPOSED THE LOCAL PLAN, DID THE BOROUGH COUNCIL NOT LISTEN?

A CONSULTATION IS NOT A VOTE –

WLBC must listen and consider, but as we saw following the Parish Poll, strength of feeling is not a factor. However, please still do give your point of view.

YOU ARE THE EXPERTS ON BURSCOUGH

Planners might be great planners but local people are the experts on Burscough, so give them the facts! For example, if you think the development will exacerbate existing flooding or traffic issues, say why, where and how. Please share your local knowledge with the planners, as there may be things they don't know or have overlooked.

Burscough
PARISH COUNCIL

Martland Mill

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YEW TREE FARM: LET'S GET IT RIGHT BEFORE IT'S TOO LATE



Dear Resident

You will have received a leaflet from West Lancashire Borough Council giving details of their consultation with local representatives (stakeholders) about the development of the Yew Tree Farm site. The leaflet briefly outlines each of the four options that WLBC have produced for the site layout that will shape what they describe as a "Masterplan" for the site.

The Stakeholder Group consisted of landowners, developers, local businessmen with a minority of voluntary groups and elected representatives, Burscough Parish Council being allowed only one representative.

Burscough Parish Council has unanimously rejected both the process and its outcome as a distraction from the real problems that the proposed options present.

It is the view of your parish council that the stakeholder consultation process serves as a device to avoid addressing the fundamental infrastructure problems of traffic and drainage, encouraging you to think only of the "goodies" that a developer might provide such as a new school, health centre, parks, library etc. Such a transparent strategy is frankly insulting to the intelligence and experience of Burscough residents.

Although the site has been identified for development, that development is still subject to the necessary infrastructure being put in place. Should you feel that your concerns regarding its impact on Burscough have still not been addressed by the proposals; the Parish Council would like to hear from you.

Burscough PC would like to encourage the people of Burscough to focus on most important issues that will affect us all such as:

- Potential for flooding
- Highway congestion over the wider area (egg Square Lane, Junction Lane, as well as A59)
- Viability of Burscough Village Centre
- Housing for rent that our families can afford

The Parish Council is formulating its own submission to West Lancs Borough Council. We will all still be here after the developers have moved on, and unless the fundamental issues referred to above have been addressed, we will suffer the consequences. Planners may be experts in their own field, but residents here are the experts on Burscough.

Although we understand that the planners do listen to the comments and suggestions received during consultation, they are not obliged to act on them. However, Burscough PC would welcome your views on these most important issues, so please let us know what YOU think.

Cllr Alan Bullen

Chairman of Burscough Parish Council

THE BIG ISSUES:-

Some aspects of the Master Plan, particularly parks, cycle routes, schools etc. have been dealt with adequately through the WLBC consultation,

BUT please think about these BIG ISSUES and whether enough has been done to secure the best outcomes for Burscough.

Flooding

- With all the awful flooding in Somerset and the Thames valley, we must have a cast iron certainty that drainage will be designed for the safety of the whole village.
- Watercourses that take water from Yew Tree Farm flooded in 2007, 2008 and 2012. How will our watercourses cope with extra demands?
- Are you worried that the Yew Tree Farm development might affect where you live or surrounding areas?



Watkinson land flooding xxxxxxxxxxxx
xxxxxxxx xxxxxxxx



Sustainability of Village Centre

- Will additional facilities on Yew Tree Farm, combined with the new shops proposed for Pippin Street Retail Park, threaten the sustainability of the village centre?
- Should there be investment in the village centre (bigger health centre, more parking etc.) so that it can benefit from the new business created by the development.

Highways and Traffic



- Highways Engineers say that extra traffic can be managed, and won't cause significant problems. Is this true? If not, why not?
- The expansion of the industrial estate will create yet more HGV traffic – How will that affect Junction Lane? – Square Lane? – Pippin Street?
- Will extra traffic generated by the new development make your road busier?
- Traffic exiting Manor Road and Mill Dam Lane may have to wait even longer for a gap in the traffic - What can be done to improve waiting time for traffic joining Liverpool Road South?
- As the Industrial Estate expands, can good planning redirect traffic, and prevent Higgins Lane, Truscott Road estate, Crabtree Lane and Orrell Lane being used as short cuts by even more unsuitable traffic?
- Should Junction Lane and Square Lane be used for more HGV traffic to leave Burscough for the M6?
- Can Liverpool Rd South absorb this much more traffic?

Housing

The local plan says that "AT LEAST" 500 houses can be built at Yew Tree Farm by 2027: That is two and a half times more than the whole of Heathfields – How many more than 500 is acceptable?

- **The new development must provide housing that local people can afford to live in.**
- The plan talks about "affordable homes". What does "affordable" mean to you?
- Should there be rented homes and if so, who should own them?

Your comments should be submitted to West Lancs Borough Council via the link at www.wetlancs.gov.uk/YTF, or email localplan@westlancs.gov.uk,

or write to: Planning Policy, WLBC, 52 Derby Street, Ormskirk, L39 2DF
Please also send a copy of your comments to the Parish Council at Burscough Parish Council, Martland Mill, Mart Lane, Burscough, L40 0SD
Or email burscoughpc@btconnect.com

If you need help submitting your comments, please call the Parish Council Office on **01704 894914** and we shall arrange for a volunteer to support you.