



p wilson & company  
chartered surveyors

Planning Manager  
South Ribble Borough Council  
Civic Centre  
West Paddock  
Leyland PR25 1DH

Our Ref: C3338-1/SRM.dcw

26<sup>th</sup> July 2017

**BY EMAIL ONLY:** [clewis@southribble.gov.uk](mailto:clewis@southribble.gov.uk)

Dear Sir,

**RE: PLANNING COMMITTEE MEETING 26 JULY 2017  
REVISED MOSS SIDE TEST TRACK MASTERPLAN**

We are again instructed by our client, Mrs N. Veevers, the owner-occupier of Wam Cottage, 153 Longmeanygate, Leyland, PR26 7TB, to make representations on her behalf in connection with the revised Moss Side Test Track Masterplan.

You will recall that we submitted a written objection on Mrs Veevers' behalf when the draft Masterplan was considered by the Planning Committee at its meeting last March. The grounds of objection set out in our letter (sent by email, dated 22 March) still hold good; however the revised Masterplan now contains a new proposal which is of equal, if not greater, concern to our client. That proposal being that a significant section of Longmeanygate, including that to which our client's property has frontage and from which is its sole vehicular access is obtained, should be down-graded to a 'Quiet Lane'.

Due to the insistence on there being traffic permeability through the 'Doll Lane at Leyland' development site, two 'Gateway' accesses are proposed off Longmeanygate. These will inevitably be the principal accesses for the residential development, given that the other access, misleadingly described in the Masterplan Vision document as the 'Primary development access', is to be taken off Titan Way via the Moss Side Employment Area. As a consequence, our client accepts that appropriate traffic calming and speed restriction measures will be necessary along the stretch of Longmeanygate between those two access points.

However the imposition of such measures does not justify the down-grading of that section of Longmeanygate to a 'Quiet Lane'. Far from constituting a benefit to the existing local community as the Masterplan Vision document claims, the down-grading risks adversely affecting the interests of our client and other owners whose properties are accessed from that section of Longmeanygate.

P:\SRM\General Corresp\Gen Corresp 17\July 2017\26-07\C3338-1.docx



Burlington House, 10-11 Ribblesdale Place,  
Preston, Lancashire, PR1 3NA

Tel: 01772 882277  
Fax: 01772 258309  
Web: [www.pwcsurveyors.co.uk](http://www.pwcsurveyors.co.uk)  
Email: [preston@pwcsurveyors.co.uk](mailto:preston@pwcsurveyors.co.uk)

Regulated by RICS

**Partners**

Paul Wilson FRICS FAAV FALA, Simon R Mair BSc FRICS FAAV ACI Arb  
Nicola J Vose FRICS FAAV ACI Arb, Andrew T Coney MRICS FAAV REV  
Robert Harrison BSc (Hons) MRICS FAAV  
Edward B Gammell BA (Hons) PGDip MRICS FAAV

**Associate**

Sophie I H Marshall BSc (Hons) PGDip Surv MRICS FAAV

P Wilson & Company is a Limited Liability Partnership  
registered in England & Wales No OC312492  
Registered Office: 10-11 Ribblesdale Place, Preston, PR1 3NA



The concern, inter alia, is that the 'Quiet Lane' designation will impose a constraint on any future development or changes of use proposals of those properties, should such proposals result in any increase in vehicular traffic using the 'Quiet Lane'. Property owners on Longmeanygate, such as our client, have enough concerns already about the negative impact of the Test Track redevelopment (as currently envisaged), without their property interests being 'blighted' by an unnecessary and inappropriate 'Quiet Lane' down-grading.

Furthermore, as Regulations made pursuant to the Transport Act 2000 make clear, the designation of a 'Quiet Road' is a matter for the relevant highway authority, which must undertake a consultation exercise. Specifically, it must consult, inter alios, with *"Any occupier of premises which adjoin the road or to which the principal means of access is from the road."*

Therefore there can be no certainty that the proposed down-grading of Longmeanygate will be deliverable; so it is inappropriate for a 'Quiet Lane' down-grading to be included as a requirement of the Test Track Masterplan.

In light of the above, we respectfully request, and suggest, that if Members are minded to adopt the Test Track Masterplan, their approval should be conditional on the deletion of references to a 'Quiet Lane' down-grading in the adopted masterplan document.

In view of the number of local objectors who may wish to speak at the Committee meeting, and the time limitation placed on objectors collectively, we are content to leave this representation in writing. However we request that copies are made available to the Chairman and Members before the meeting.

Yours faithfully,



**S R MAIR**  
for P Wilson & Company LLP

email: [simon.mair@pwcsurveyors.co.uk](mailto:simon.mair@pwcsurveyors.co.uk)