

Secretary of Transport
Tyneside House
Skinnerburn Road
Newcastle Business Park
NEWCASTLE UPON TYNE
NE4 7AR

Your Ref:
Our Ref: RAS/sgg
Date: 24th November 2022

44 High Street
Burnham-on-Sea
Somerset TA8 1AZ
Tel: 01278 765588
DD: 01278 765595 Mob: 07989 555456
Email: robert.stone@gth.net

By email only to: nationalcasework@dft.gov.uk

Dear Sir/Madam

Re: Banwell Bypass Objection
Our client: L J Bale & A J Millard of [REDACTED]
Interest in the Land: Freehold

We are writing to confirm we have been instructed by the above clients to write to state their objection to the above CPO Notice which has been served on them in connection with the above scheme.

Our clients wish to object to the scheme as they feel it is in an inappropriate location and will have an adverse effect on their property. They feel that the intensification of the current footpath being upgraded to a bridle-path will increase the number and variety of users, and this will have a health and safety impact on the users of the track as this track leads to our clients' property and there's a vehicular right of way with no passing places on this track, so there will be a conflict of users. You are also inviting further users into the middle of their farmyard which is a health & safety risk.

Other specific concerns have been raised with North Somerset Council regarding the following, which our client is yet to have received clarity on:-

1. We haven't yet come to an agreement on the accommodation works in relation to the upgrading of the track, e.g. passing places, where people can get out of the way of large vehicles, how the gates and footpath will be separated from the clients' retained property, and how they will stop people wandering into their buildings which are open onto the proposed bridleway.
2. The Council have indicated they want to lay a drain close to some existing farm buildings and this is likely to impact on the future development of the site if this takes place. This needs to be discussed. These drains will flood the highway further down the lane as that's where the stream ends. Further works need to be undertaken in this regard and these are the reasons why our clients are objecting to the scheme in its current format.

Cont'd

3. Further information has come to light that an attenuation pond may be required which we only found out about on Tuesday 22nd November. We are concerned about what extra information may come to light?

We trust that you will be able to register this objection and we would be grateful if you could confirm safe receipt.

We look forward to hearing from you.

Yours faithfully



Robert A Stone, BSc (Hons), MRICS, FAAV
Associate & RICS Registered Valuer
Greenslade Taylor Hunt