

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

Your Ref:
Our Ref: RCB/sgg
Date: 23rd November 2022

Chancellors Pound
The Pound
Redhill
Bristol
BS40 5TZ
Tel: 0117 203 5577
Mob: 07834 740027
Email: robert.baker@gth.net

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

Dear Sir/Madam

Re: Banwell Bypass Objection

Our client: Rosemarie Jane Millard and Stuart Malcolm Millard [REDACTED]

Interest in land: Freehold

We are writing to confirm we have been instructed by the above client to write to state their objection to the above CPO Notice that has been served on them in connection with the above scheme. Our client objects on the grounds that not enough information has been supplied to allow them to fully understand how the above scheme will affect their property.

Specific concerns have been raised with North Somerset Council regarding the following:-

1. On the design plan provided by North Somerset Council it indicates that there is going to be vegetation planting immediately to the front of their property. This is on our client's forecourt area and with the proposed landscaping measures in place it will mean their business has to close as it will take the whole forecourt area, which is currently used for car sales.
2. We seek clarity as to the proposed alterations to the highway as by acquiring these rights it goes immediately adjacent to our client's property and encompasses the full forecourt area. This will mean their business will cease trading as they will be unable to use it as a car forecourt as existing.
3. There is a former cesspit to the western boundary of part of the land which you are acquiring, therefore this needs to be taken into account in the proposals.
4. The proposed cycle and pedestrian route to the rear of our client's property will be very dangerous as it immediately adjoins their wash bay to the rear of the garage. Vehicles manoeuvre from the wash bay directly on to the road on a regular basis and consider this is unsafe as dual purpose pedestrian/cyclist route to join the carriageway.

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5. The claimant will be unable to access their property via the pedestrian door which leads directly to the front forecourt as if the rights are acquired it blocks access to this door into their property.

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

I look forward to hearing from you.

Yours faithfully

A solid black rectangular box used to redact the signature of Robert C Baker.

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