

SUTHERLAND PROPERTY & LEGAL SERVICES LTD



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Secretary of State for Transport
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NE4 7AR

Via email nationalcasework@dft.gov.uk

14th November 2022

Dear Sirs,

Objection to the North Somerset Council (Banwell Bypass and Southern Link) Compulsory Purchase Order (CPO) 2022 - representation on behalf of Rob Waycott, Bourton Ltd.

We wish to raise our formal objection to the proposed Bypass CPO on behalf of our client, due to the unconsidered impact that it will have on their land and employment site.

It is essential that the Bypass project is delivered in an effective way, and the project requires circa 664 square metres of our client's land (including parcels 1/14, 1/14a, 1/14b and 1/14c (Figure 1 below)).

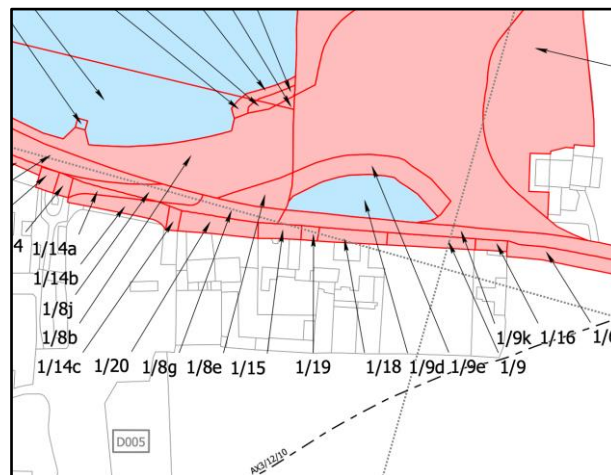


Figure 1: The Order Map

The path of the Bypass also runs to the north of land to which our client believes has future development potential. Although outline planning permission for the erection of 20 properties was refused and subsequent appeal dismissed (ref. 20/P/2257/OUT), a Certificate of Lawful Use for open storage with stacked containers (ref. 19/P/0555/LDE and 19/P/1495/LDE) was granted in 2019 (see Figure 2 and 3 below) - lawfully establishing part of his land for employment use, which could be intensified (subject to planning permission).

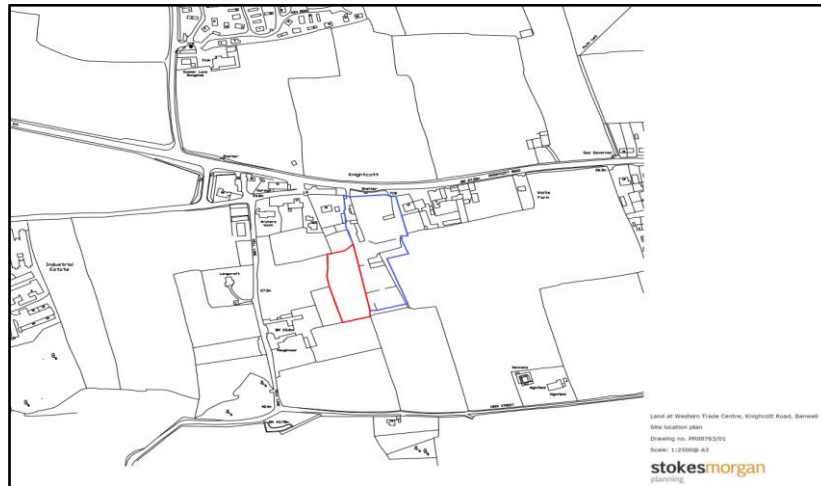


Figure 2: Extract taken from OS Pan 19/P/1495/LDE showing land within the ownership of our client (blue) and application site in red.

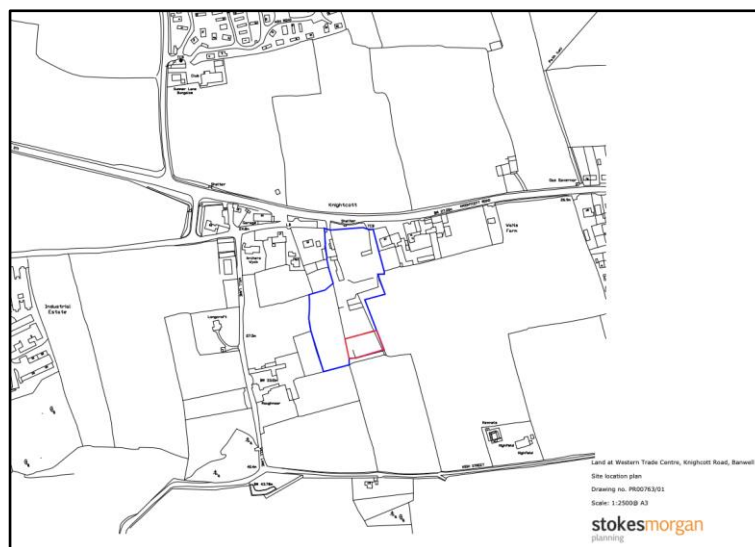


Figure 3: Extract taken from OS Plan 19/P/0555/LDE/LDE showing land within the ownership of our client (blue) and application site in red.

Incidentally, our client's site shares an approved access onto Knightcott Road with a proposal for 10 dwellings (ref. 15/P/0968/O, 19/P/0230/RM and 20/P/0600/MMA) (see figure 4 below).

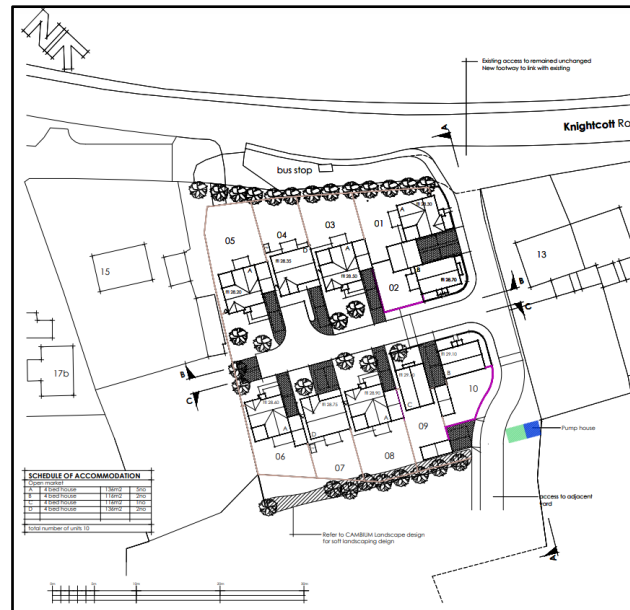


Figure 4: Extract taken from 20/P/0600/MMA PROPOSED SITE PLAN 020 REV B

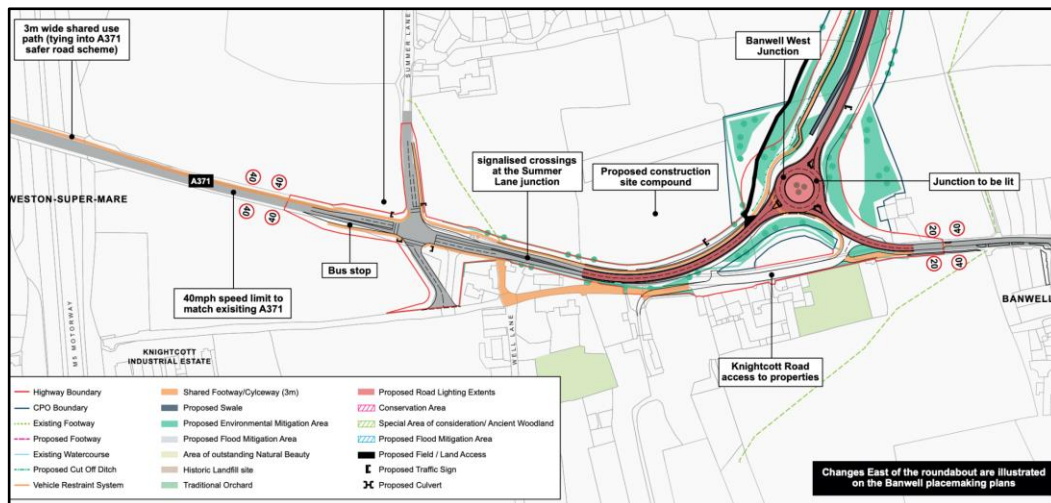


Figure 5: Simplified General Arrangement drawing for the proposed Summer Lane and Banwell West Junction section of the Banwell Bypass - 22/P1768/R3EIA Appendix 4 Transport Strategy

We have concerns in respect of the impacts of the proposed CPO and associated planning application (ref. 22/P/1768/R3EIA - outlining the design of the Bypass and associated works), in regard to site accessibility and disruption: there appears to be no reference to the approved access (subject of application ref. 20/P/0600/MMA) onto Knightcott Road in any of the submitted drawings (see Figure 5 above) and a turning head is proposed virtually opposite the access to our client's site; it would appear that the route along Knightcott Road will cease just west of our client's land - no longer a through route and this is likely to generate an element of disruption to existing businesses (with longer travel times); along with the construction works necessary to deliver the Bypass and the land 'temporarily' required for construction to

the north/east of our client's site, there appears to be no specified timeframe for remediation (Figure 6 below).

Furthermore, the Highway Authority (23/11/20) when commenting on application ref. 20/P/2257/OUT highlighted one of the many benefits of our client's site as:

"The site benefits from being close to bus stops on Knightcott Road and local bus routes provide frequents services to Weston town centre",

In regard to this particular point it would appear that as a result of the proposed works the nearby westbound bus stop is to be removed - see Figure 6 below. This would remove easy access to public transport, for existing and future residents/employees



Fig. 6 Extracted from General Arrangement Sheet 1 of 6 ref. 22/P/1768/R3EIA

Our client is not adverse to the principle of development of the Bypass, however the proposal should address the sections of the scheme outlined above.

We hope that this clearly sets out our clients concerns in respect of the Bypass and associated CPO.

Yours faithfully

PLANNING CONSULTANT
Sutherland Property and Legal Services Limited