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Ref: ND/1.012/Banwell

25 November 2022

By email to: nationalcasework@dft.gov.uk

Dear Sir or Madam

Objection

The North Somerset Council (Banwell Bypass and Southern Link) Compulsory Purchase Order 2022

This letter is in response to the notice served by Burgess Salmon on behalf of the Acquiring Authority and specifically in relation to the above scheme and the Statement of Reasons.

I am writing on behalf of my client Vistry Group who has interest in the land immediately east of Summer Lane (plots 1/5, title number [REDACTED]).

Whilst my client is not against the principle of the proposed Bypass, we wish to raise our concerns as detailed below:

Statement of Reasons – Paragraph 5.6

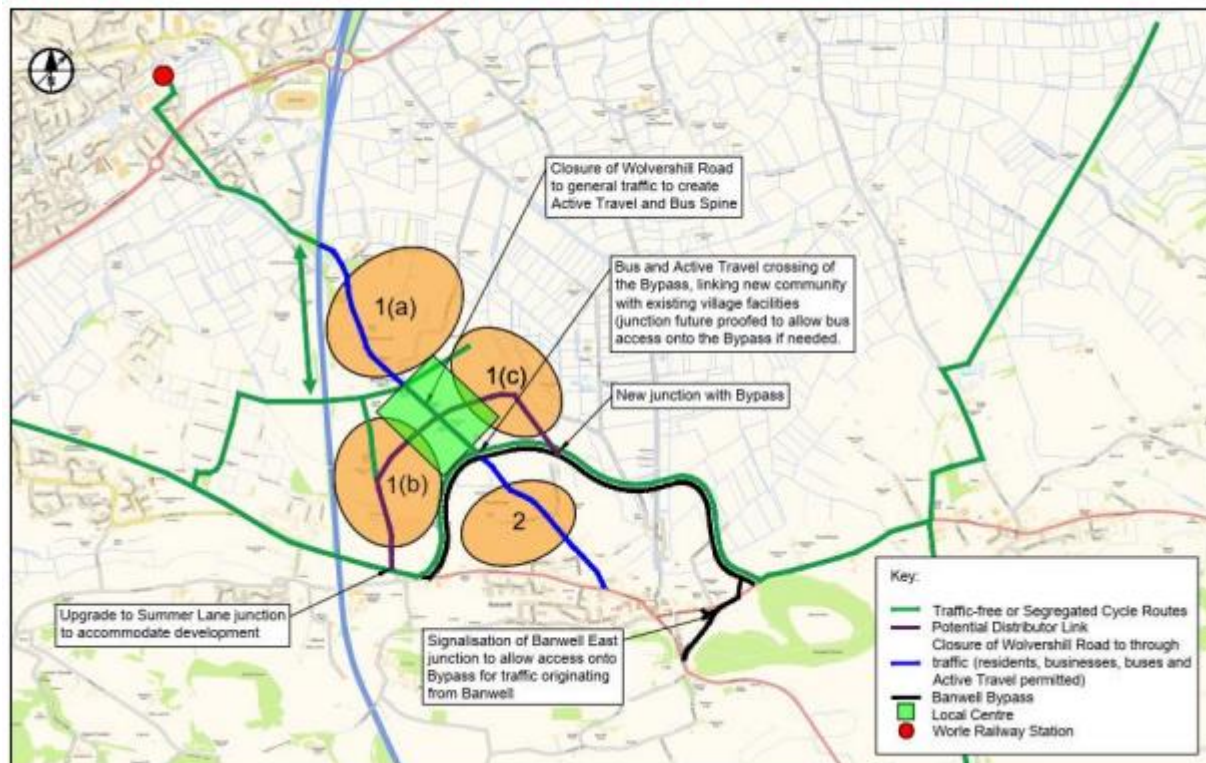
This paragraph suggests that the junction improvements at A371 Knightcott Road/ Summer Lane/ Well Lane will operate 'over capacity as a result of the scheme' (table 52 of the Transport Assessment).

We believe that the Transport Assessment submitted with the planning application for the Bypass may incorrectly calculate the volume of traffic that will use Summer Lane as a result of future development identified in the Preferred Options of the emerging Local Plan 2038:

- Paragraph 7.2.8 of the Transport Assessment (BNWLBP-ARP-EGN-XXX-RP-TR-000001) suggests development in Parcel 1b (East of Weston-super-Mare Growth Area – North of Banwell Bypass / Southwest) will be serviced by "Summer Lane, which becomes a no through route".
- The Stage 4 and 5 Transport Assessment, issued with the Preferred Options of the Local Plan 2038, shows that Parcel 1b will be accessible off Summer Lane as well as a Distributor Link Road leading to other development to the north which re-joins the bypass (see insert plan below).

continued.....

Figure 3-5: Access and Movement Framework – East of Weston-super-Mare



- Information provided in the Acquiring Authorities planning application for the Bypass suggest that a future connection has been accommodated within the design of the Bypass by means of a widened section of carriageway to the east of Wolvershill Road Junction to allow for an additional turning lane. This would support the proposed Distributor Link Road in the Stage 4 and 5 Transport Assessment.

Therefore, we question the design of the Summer Lane junction and specifically the volume of traffic that been assumed to use it.

If the Summer Lane junction will operate “over capacity”, when assuming all traffic from Parcel 1b uses it, this contradicts the Scheme Objectives set out in paragraph 3.15 as this junction will not “Deliver infrastructure that enables housing development”.

If, however, Parcel 1b is serviced by Summer Lane and other routes then the design and capacity of the Summer Lane junction needs to be updated accordingly.

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The North Somerset Council (Banwell Bypass and Southern Link Classified Road) (Side Roads Order) 2022

We have also reviewed the Side Roads Order and would like further consultation of the proposed stopping up and replacement of field access (1/5a).

As far as we are aware, there has been no engagement on the location of the proposed replacement and it would be preferable for the field access to be off Summer Lane rather than the Bypass.

We assume fewer accesses on to the bypass is preferable to the Acquiring Authority and relocating the access onto Summer Lane could minimise existing hedge removal by utilising an existing break in the hedgerow.

Summary

Vistry Group support the principle of the Bypass and the proposed route, however the design of the junction improvements at A371 Knightcott Road / Summer Lane / Well Lane do not appear to be supported by accurate information and therefore we cannot support the design, especially if it is deemed to be “over capacity”.

I would also like to make it clear that Vistry Group are very keen to engage with the Acquiring Authority, and their representatives, to discuss options to facilitate the delivery of the bypass and associated highway improvements through the development of their land interests east of Summer Lane.

Yours faithfully



Nick Denman MRICS FAAV
Director
for and on behalf of Sherwill Drake Forbes