

24th November 2022

The Secretary of State for Transport
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle Upon Tyne
NE4 7AR



By email only: nationalcasework@dft.gov.uk

South Cottage Office,
Long Lane,
Wrighton,
North Somerset
BS40 5SA

Dear Sir/Madam,

THE STABLE YARD, MOOR LANE, BANWELL,
RE: NORTH SOMERSET COUNCIL (BANWELL BYPASS & SOUTHERN LINK
CLASSIFIED ROAD (SIDE ROADS) ORDER 2022
NORTH SOMERSET COUNCIL (BANWELL BYPASS & SOUTHERN LINK)
COMPULSTORY PURCHASE ORDER 2022

We refer to the letter dated 10th October 2022 from Burges Salmon LLP, and the enclosed CPO Notice, Copy SRO Plans, SRO Notice and Statement of Reasons. On behalf of Ms Sharon Slipper we write to object to the Compulsory Purchase Order as stated above.

Ms Sharon Slipper owns the stable yard & paddocks on Moor Lane, Banwell, [REDACTED] which are being completely loosed to the new proposed bypass route loosing the security of a ring fenced property which she has enjoyed for a number of years and is rarely available in the market.

The Compulsory Purchase Order proposes to take all our clients land and facilities leaving her with nothing more than complete relocation. The 100% loss of this is her only asset & at present has nowhere to relocate her livestock.

The loss of the 9 mature popular trees will be difficult to replace & provides valuable shelter for winter months and shade in the summer period. The ground level is higher than the surrounding areas providing good drainage and mitigation from flooding. The welfare caravan has been on site for over 10 years. The security fencing surrounding the property preventing thieves and keeping horses safe.

The loss of riding on Moor Lane means unless there is a like for like replacement found there will be a significant loss of quite enjoyment of the property and riding which will be difficult to replace as Moor Lane is a no through road.

The complete loss of the whole of our client's freehold property makes it difficult to replace on a like for like basis with independent access in that particular location. The loss of mains service is hard to replace.

Overall, therefore we conclude that North Somerset District Council have not provided a proper consultation on these matters.

As set out above, they have put forward on numerous occasions their feedback and alternative suggestions however, to date, North Somerset District Council have not properly considered the valid points raised, as set out herein.

We are willing to discuss the above matters with North Somerset District Council with a view to seeking a satisfactory conclusion for both parties involved but, until such time as a satisfactory conclusion is reached, this objection remains extant.

Kind Regards

Yours Sincerely



Richard

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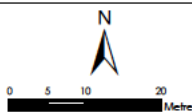
Chloe

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NANCEKIVELL & PARTNERS
RURAL CHARTERED SURVEYORS









0 5 10 20 Metres

OVERVIEW WINDOW



LEGEND:

 Sale Area

Title Ref: XXXXXXXXXX

1.03Ac

REVISION: A

CLIENT:
North Somerset Council

SCHEME:
Banwell Bypass


TITLE:
Sale Plan

FP: 128262-002


SCALE: 1:1 000 @ A4

DATE: 28/04/2022

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