

Brenda Taplin

From: Clyde Lambert <clyde.lambert@burringtonestates.com>
Sent: 25 November 2022 09:24
To: NATIONALCASEWORK
Cc: James Boddington
Subject: THE NORTH SOMERSET COUNCIL (BANWELL BYPASS AND SOUTHERN LINK) COMPULSORY PURCHASE ORDER 2022
Attachments: 34038 SK-01F Sketch Layout Coloured.pdf; BNWLBP-ARP-LSI-XXXX-DR-ZL-000004.pdf

Title of the Order: The North Somerset Council (Banwell bypass and southern link) compulsory purchase order 2022 dated 06/10/2022

Ref: Mitigation works to PROW crossing land at Brookside, Greenhill Road, Sandford, Winscombe. BS25 5PF. Title numbers [REDACTED]. Intended works for the order can be seen on the attached Site Plan 4 (BNWLBP-ARP-LSI-XXXX-DR-ZL-000004.pdf)

Objectors Name: Burrington Estates

Objectors Address: Winslade House, Winslade Drive, Clyst St Mary, Devon, EX5 1FY

Objectors Interest in the Land: A conditional contract to acquire the land for development pursuant to outline planning application reference 20/P/1120/OUT. Link to application on North Somerset Council planning portal <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QAY3LHLP00600>

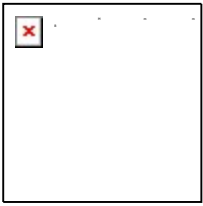
Grounds of Objection:

- We believe the Council are using the compulsory purchase procedure as a means to avoid progressing the above mentioned planning application for residential development (and possibly others in the administrative area). The intent of the council being that the Banwell Bypass will release future land for residential development and improve the councils housing land supply position. This potential process should not preclude the authority progressing individual applications before them now where an application fee has been paid to the council.

Whilst the councils planning officers have neglected engaging in progressing the application with consultees or interacting with the applicant for over five months we remain hopeful that they will in time progress the application to determination. If the outcome of the application is positive, the mitigation works within the property (titles [REDACTED]) will be carried out by Burrington Estates as developer as per the attached sketch layout submitted as part of the application. In that instance there would be no cost to the council for CPO of the land, costs for undertaking the works or mitigation works to safely secure the ongoing operation of farming on the land. The PROW would be included within the site wide S38 agreement for future maintenance.

The landowners will be making their own objections setting out concerns over how horses and children using a PROW with bridleway would be kept separated and safe from an operating farm with cattle.

Regards



Clyde Lambert

Land & Planning Director
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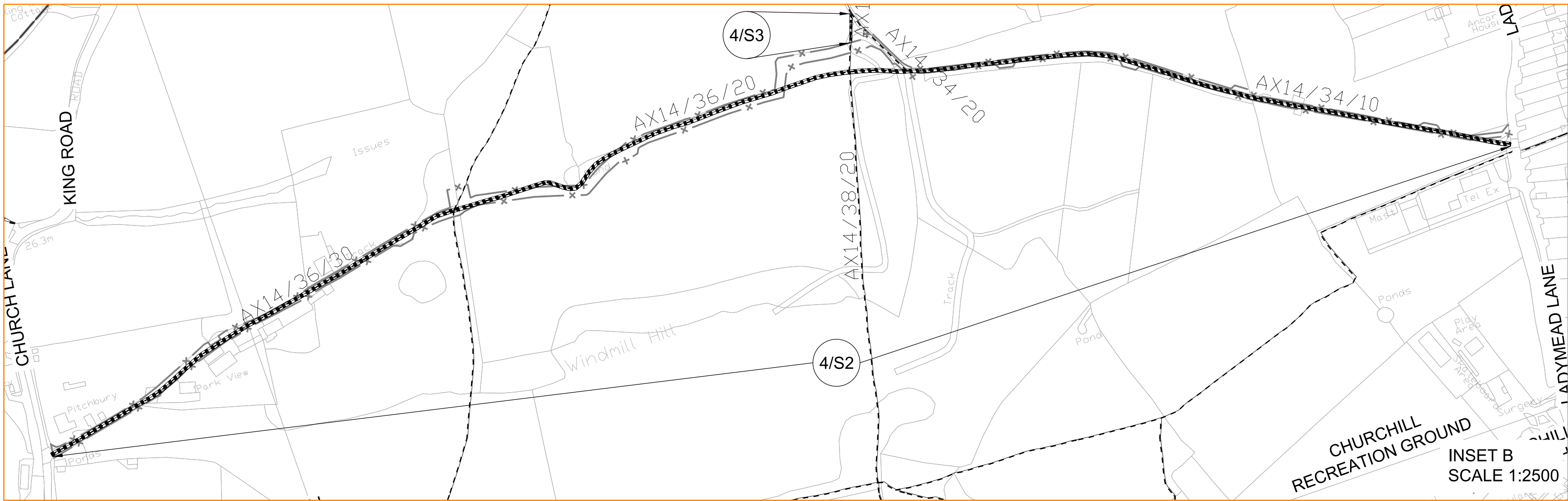
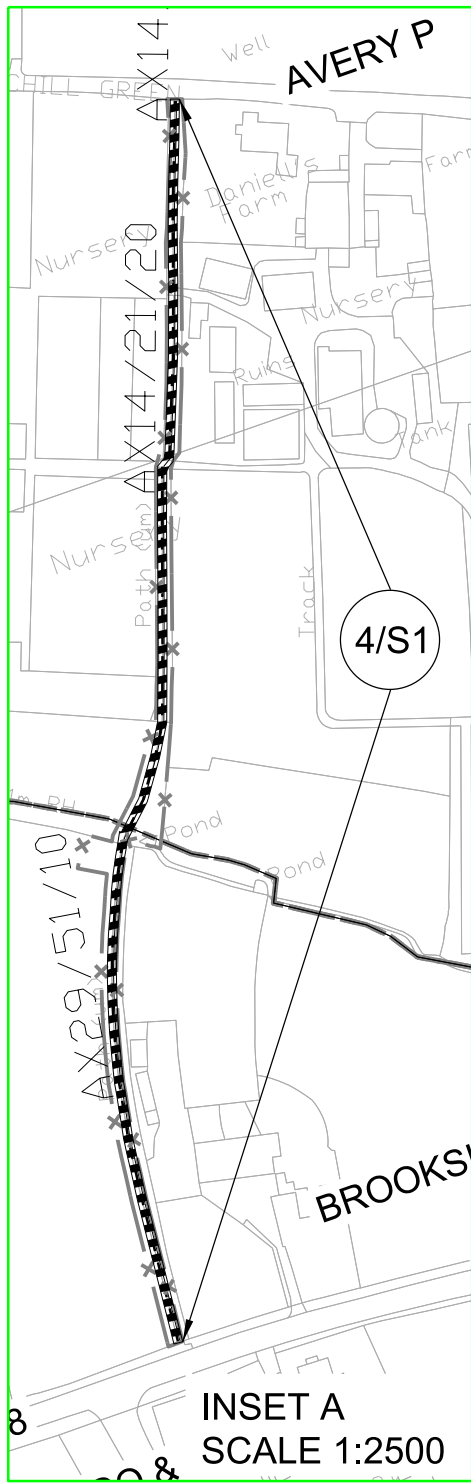
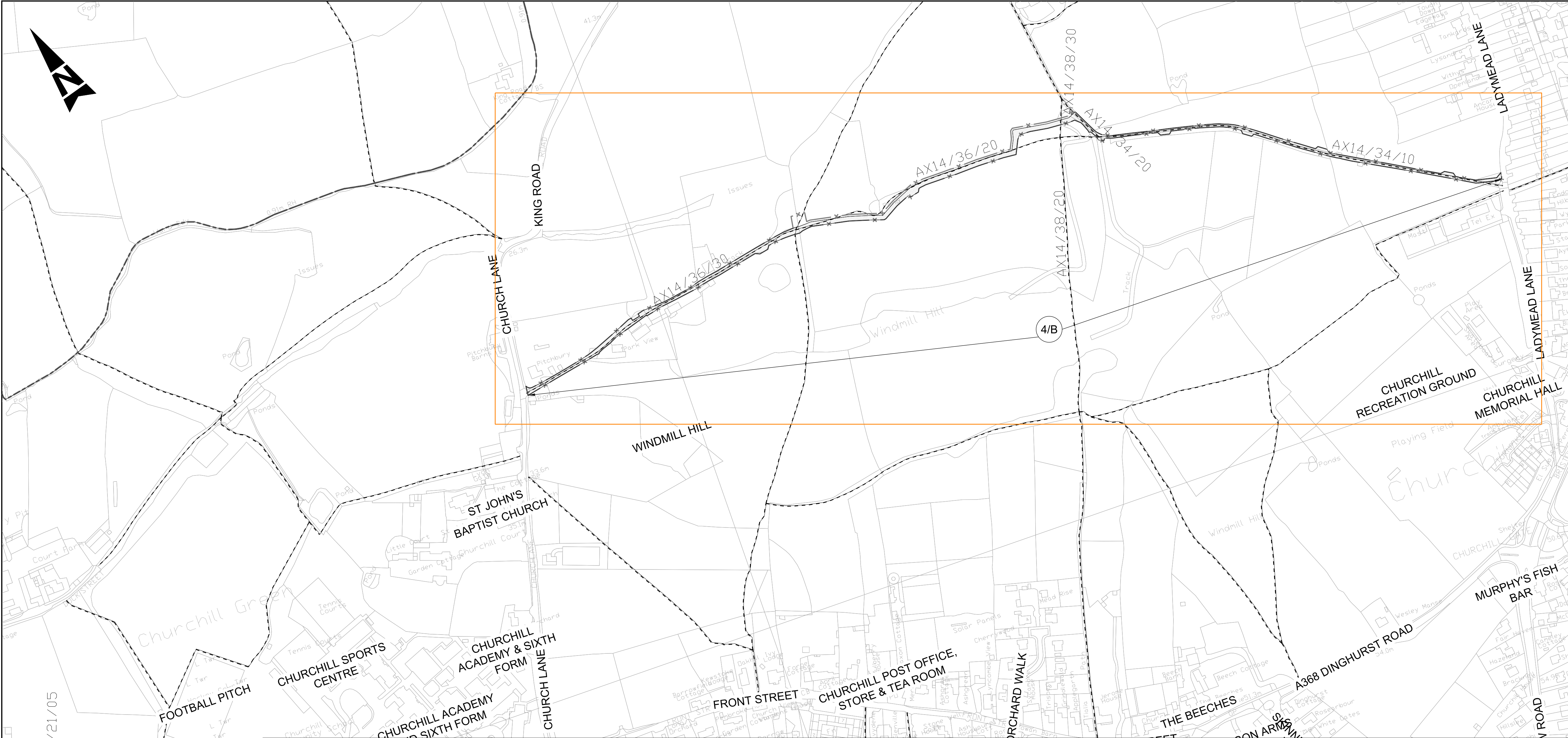
Winslade House, Winslade Park, Exeter, EX5 1FY

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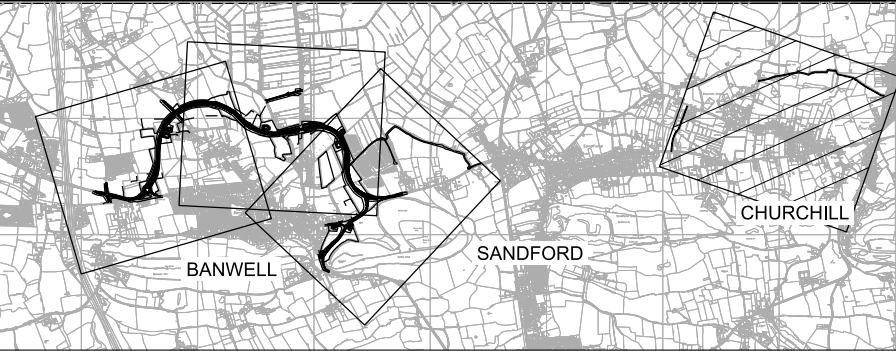


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LOCATION PLAN



NOTES FOR INFORMATION

- PARISH COUNCIL BOUNDARY
- x — NEW HIGHWAY BOUNDARY
- PUBLIC RIGHT OF WAY
- [C001] ENCLOSURE NUMBERS SPECIFIC TO THE SCHEME

ROUTE OF NEW ROAD

- ROUTE OF NEW ROAD ON EMBANKMENT
- ROUTE OF NEW ROAD IN CUTTING

KEY

- CLASSIFIED ROAD
- HIGHWAY TO BE STOPPED UP
- HIGHWAY TO BE IMPROVED
- NEW HIGHWAY
- PRIVATE MEANS OF ACCESS TO BE STOPPED UP
- NEW MEANS OF ACCESS

SCALE 1:2500



THE NORTH SOMERSET COUNCIL (BANWELL BYPASS AND SOUTHERN LINK CLASSIFIED ROAD) (SIDE ROADS) ORDER 2022

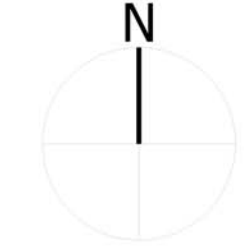
GREENHILL ROAD TO CHURCHILL GREEN AND SOUTHERN LINK CLASSIFIED ROAD (SITE PLAN 4)

P06

BNWLBP - ARP - LSI
XXXX - DR - ZL - 000004



- KEY**
- Site Boundary
 - Affordable Housing
 - Feature Building
 - Ecological Buffer
 - Pumping Station (with 15M exclusion zone)
 - Public Right of Way
 - Proposed Community Orchard



Project
**Land at Greenhill Road
Sandford**
Drawing Title
Presentation Sketch Layout

Date 11.04.2022	Scale 1:500 @A1	Drawn by AC	Check by AC
Project No 34038	Drawing No SK-02	Revision	F

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