

From: [Jeremy B. Bell FAAV, FARLA, FLAA](#)
To: [Metrowest1](#)
Cc: ["Sales - Knightcott Motors"](#)
Subject: Representation by Mr S & Mrs J Millard, Owners of Land at Pill Ref: Portishead Branch Line Metrowest Phase 1 (Pill Tunnel)
Date: 19 April 2021 10:34:00
Attachments: [ComingHomeSS21shadowcover_9e03e436-e481-4800-a326-3ad2af5a15fc.png](#)
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[SKM_C300i21041909320.pdf](#)

Dear Mr Bartkowiak

We are writing on behalf of our above named clients and who's land was inspected by the Planning Inspectorate last Thursday 15th April last. You said that the Planning Inspectorate was inspecting at 3pm and so my client turned up an hour early so as to mark the trees, but found that you were already in possession, so he did not have the opportunity to make obvious those trees that were of concern to the client. You stated that he could not speak to the Planning Inspectorate and as a consequence of both of these things our client is concerned that the Planning Inspectorate was not able to view the whole of the site affected by compulsory purchase. We did ask on behalf of our client whether the client could point out the natural features to the Planning Inspectorate at the meeting but you said that he could not, therefore as a consequence the client is not happy that the Planning Inspector viewed the full extent of the site.

The reason for coming to this conclusion is that the client said that the pegging out was only restricted to part of what was going to be acquired and to illustrate this we attach a copy of the pegging out plan which was supplied to us and you will see compared to the compulsory purchase plan, the area denoted as 08/27 has not been identified on the land and it is in this corridor there are a number of trees which would appear to require felling and which have not been identified on any plan other than the very large mature trees.

We do not know whether an Environmental Impact Assessment has been undertaken and a planting up scheme has been proposed in set-off which we would have thought would have been required as a minimum.

Despite meetings with North Somerset Council no detailed design scheme has been shown to our clients or indeed agreed and we would have thought as part of the consultation process that should have happened. We appreciate the difficulties over covid-19 restrictions but nonetheless the clients are not aware of the detailed design and how this impacts the retained land.

The whole of the area should have been pegged out so that the Inspector could see the whole site not just part of it and it is in this connection that we feel the Inspector should be aware of. Whether that makes any difference to the outcome is irrelevant, it is simply the case that we wanted the Inspector to be fully informed before a decision is made.

The client made contact with James Willcock at North Somerset Council on Friday, who we understand is the programme manager of Metrowest, but as yet no on-site meeting has been arranged to discuss these points, but hope that a meeting can be arranged this week.

We would be grateful if you would make these representations to the Planning Inspector on our clients behalf.

Yours sincerely

Jeremy B. Bell FAAV, FARLA, FLAA
Partner

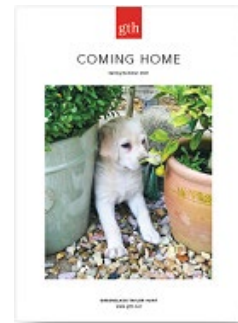
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MetroWest - Phase 1

Key:


- Limits of Land to be Acquired or used
- Land to be Acquired
- Land to be used Temporarily
- HMLR Titles
- Right of Access to be Granted

Colourings on plans showing nature of acquisition is indicative only and nature of interest to be taken may change.

Plots contained within AV210849:

08/20 - Area: 3562.658 sqm / 0.880 acres
 08/25 - Area: 224.35 sqm / 0.055 acres
 08/27 - Area: 1296.41 sqm / 0.320 acres
 08/30 - Area: 2653.00 sqm / 0.656 acres
 08/31 - Area: 76.87 sqm / 0.019 acres

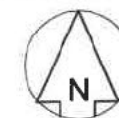
Title: **MetroWest - Phase 1**
 Stuart Malcolm Millard & Rosemarie
 Jane Millard Ownership
 Sheet 1 of 1

Scale: 1:1250 @ A3


Dwg Ref:
 Stuart_Malcolm_Millard-Rosemarie_Jane_Millard_V2.dwg

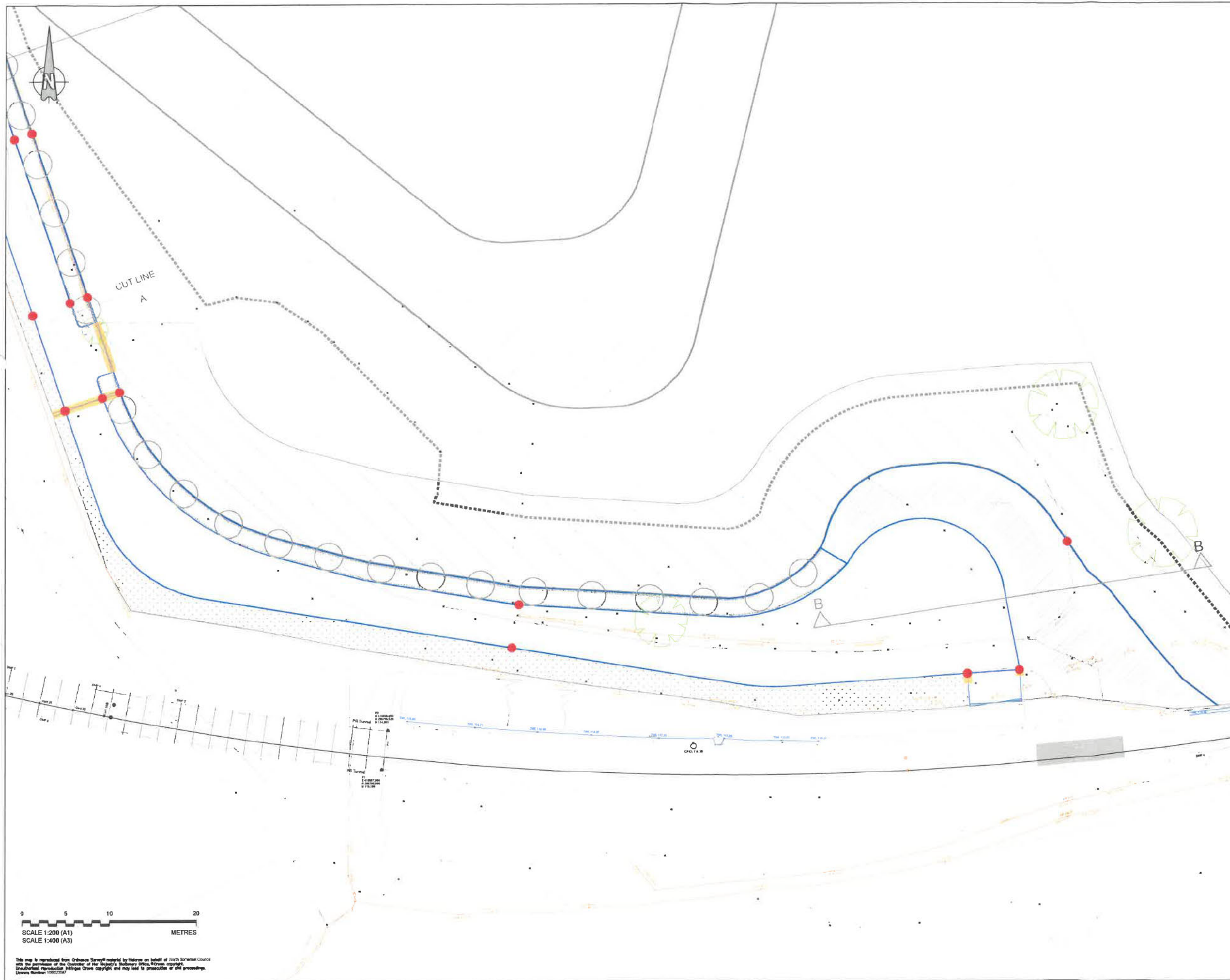
Plan Ref:
 Stuart_Malcolm_Millard-Rosemarie_Jane_Millard_R2

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Date: 01.10.2019	Drawn by: G.J
Rev: 2	Checked: C.P





KEY:

- Setting out lines
- Setting out pegs

Rev	By	Chd	Appr'd	Date	Description
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Project
PORTISHEAD BRANCH LINE
(METROWEST PHASE 1)

Drawing
PILL TUNNEL EASTERN COMPOUND
SETTING OUT

SHEET 2 OF 2

Drawn by: OHP	Date: 01/04/2021
Checked by: ADL	Date: 01/04/2021
Approved by: ADL	Date: 01/04/2021

Drawing No.	Revision
467470.BQ.04.20-SK225	0

Drawing Scale: 1:200 @ A1

0 5 10 20
SCALE 1:200 (A1)
SCALE 1:400 (A3)
METRES

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Drawing file path & name: D:\projects\467470\BQ\04\20\SK225.dwg Project: 467470.BQ.04.20-SK225.dwg