



HIF Banwell Bypass and Highways Improvements Project

Plans and Drawings Update Report

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Revision History

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1 Purpose of this Report

1.1 Background and purpose

1.1.1 The applicant submitted the Banwell Bypass and Highway Improvement Scheme (the Scheme, as defined further below) planning application on 18 July 2022 (ref: 22/P/1768/R3EIA). During the Local Planning Authority (LPA) consultation on the application, comments and submissions were received from statutory consultees and the public and considered by the applicant accordingly.

1.1.2 In response, the applicant has prepared and submitted written responses and supporting information to the LPA, which has been made available to the public via the LPA website¹ where appropriate. A list is provided in Table 1 and Table 2 of the separate supporting Planning, Design and Access Update Report for convenience.

1.1.3 In considering and responding to comments, some changes have been made to the Scheme. In summary the key changes to the planning application are:

a) Additional bat mitigation

The changes have been discussed and agreed with Natural England and the North Somerset Council Ecologist, taking into account relevant submissions on bat mitigation. This involves increasing the land required for the Scheme to provide additional essential bat mitigation.

b) Additional speed control measures and revised speed limit extents

The changes have been discussed with the Highways and Transport Development Management department of North Somerset Council, taking into account relevant submissions from them on highway safety and access. This involves providing additional speed control interventions and reducing the extents of speed limit changes as part of the proposed wider mitigation measures.

¹ <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFBMQJLP01600>

c) Additional replacement playing fields for Banwell Football Club

The changes have been discussed and agreed with Banwell Football Club, taking into account relevant submissions from the club, Sport England, and others on the matter of replacement playing fields and associated impacts.

This involves increasing the land required for the Scheme and helping ensure the replacement playing fields are as usable as the existing arrangement.

Further clarification has also been provided about the proposed mitigation during construction, involving temporary alternative off-site provision.

1.1.4 The applicant considers it appropriate to undertake, with the agreement of the LPA, a supplementary consultation during the application determination period. This would provide a minimum 30-day (in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017) consultation period, allowing any individual or organisation an opportunity to comment on the proposed changes to the Scheme.

1.1.5 To assist the undertaking of a supplementary consultation, the applicant is submitting three overarching additional planning application documents to the LPA to summarise the key design changes and present updated planning policy and environmental assessments as appropriate. The additional documents include the following:

- a) Planning, Design and Access Update Report: providing a summary of the changes to the Scheme, describing and consolidating relevant additional information submitted to the LPA since validation, with an updated assessment against relevant planning legislation, policy and guidance.
- b) Environmental Statement Update Report: providing a supplementary EIA document, consolidating relevant addendums, technical notes and other relevant information prepared or submitted to the Local Planning Authority since validation, and assessing and concluding the significance of any different or new impacts on the environment.

- c) Plans and Drawings Update: providing a schedule with associated revised documents subject to the design changes, including the Red Line Boundary Plan, Highway Drainage Drawing, Private Means of Access Visibility Plan, Wider Mitigation General Arrangement Plans, Environmental Masterplans, and General Arrangement Drawings.

1.1.6 This document is the Plans and Drawings Update.

1.1.7 The three documents outlined above should be read in conjunction with each other for a full understanding of the changes to the application, and their associated impacts.

2 Plans and Drawings Updates

- 2.1.1 This section sets out and describes the necessary revisions made to the application plans and drawings, taking into account the design changes.
- 2.1.2 A schedule of the revised plans and drawings, and the associated project document number, is provided in Table 1. A full pack of drawings for each set including the revisions listed below is submitted to the LPA for completeness in support of the revised application.

Table 1: Revised Plans and Drawings

Drawing Set	Sheet Number	Document Code
Red Line Boundary Plan (Appendix A)	Sheet 1 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000018
	Sheet 2 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000005
	Sheet 3 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000006
	Sheet 4 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000007
	Sheet 5 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000008
	Sheet 6 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000009
	Sheet 7 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000010
	Sheet 8 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000011
	Sheet 9 of 9	BNWLBP-ARP-LSI-XXXX-DR-ZL-000012
Highway Drainage Drawing (Appendix B)	Sheet 3 of 7	BNWLBP-ARP-HDG-X_BB_Z-DR-CD-000003
Private Means of Access Visibility Plan (Appendix C)		BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000010

Drawing Set	Sheet Number	Document Code
Wider Network Mitigation General Arrangement Plans (Appendix D)	Sheet 1 of 13 Sheet 2 of 13 Sheet 3 of 13 Sheet 4 of 13 Sheet 5 of 13 Sheet 6 of 13 Sheet 7 of 13 Sheet 8 of 13 Sheet 9 of 13 Sheet 10 of 13 Sheet 11 of 13 Sheet 12 of 13	BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000001 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000002 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000003 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000004 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000005 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000006 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000007 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000008 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000009 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000010 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000011 BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000012
Wider Network Mitigation Standard Detail for Raised Zebra Crossings Drawing (Appendix D)		BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000014
Wider Network Mitigation Standard Detail for Raised Signalised Crossings Drawing (Appendix D)		BNWLBP-ARP-GEN-X_A368WCH_Z-DR-CH-000015
Environmental Master Plans (Appendix E)	Sheet 1 of 6 Sheet 2 of 6 Sheet 3 of 6 Sheet 4 of 6 Sheet 5 of 6	BNWLBP-TACP-ELS-X_BB_Z-DR-LE-000010 BNWLBP-TACP-ELS-X_BB_Z-DR-LE-000011 BNWLBP-TACP-ELS-X_BB_Z-DR-LE-000012 BNWLBP-TACP-ELS-X_BB_Z-DR-LE-000013 BNWLBP-TACP-ELS-X_BB_Z-DR-LE-000014

Drawing Set	Sheet Number	Document Code
General Arrangement Drawings (Appendix F)	Sheet 1 of 6	BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000001
	Sheet 2 of 6	BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000002
	Sheet 3 of 6	BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000003
	Sheet 4 of 6	BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000004
	Sheet 5 of 6	BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000005
	Sheet 6 of 6	BNWLBP-ARP-HGN-X_BB_Z-DR-CH-000006

2.2 Key revisions

2.2.1 The revisions made to the plans and drawings set out above are described in detail in section 2 of the separate supporting Planning, Design and Access Update Report, which should be read alongside the plans and drawings to provide a better understanding of the changes.

2.2.2 In summary, the plans and drawings are revised to:

- a) Provide an additional 7.7ha land for bat mitigation;
- b) Provide additional speed control interventions and reduced extents of speed limit changes as part of the proposed wider mitigation measures; and
- c) Change and provide additional land to ensure the replacement playing fields for Banwell Football Club are as usable as the existing arrangement.

2.3 Other amendments

2.3.1 Other revisions made to the plans and drawings have been necessary as described below.

General Arrangement Drawings

2.3.2 The General Arrangement drawings sheets 1 to 6 of 6 have been revised to align with the design amendments to the Red Line Boundary and the revisions to the proposed landscaping and

associated environmental mitigation.

Highway Drainage drawing Sheet 3 of 7

- 2.3.3 Highway Drainage drawing Sheet 3 of 7 has been revised taking into account comments received from the North Somerset Council flood risk management team and Internal Drainage Board (IDB). This includes but is not limited to concerns expressed about maintaining access from the South end of Moor Lane off Riverside up to the southern end of proposed Culvert no. 5. This revision has been undertaken to display rhyne maintenance access for the IDB for the length of Moor Road, south of proposed Culvert no. 5 and parallel to Old Yeo Rhyne. The revised Highway Drainage drawing sheet 3 of 7 now shows the provision of IDB access from the west and east of Old Yeo Rhyne from Moor Road and field accesses, respectively.

Visibility Private Means of Access Plan Sheet 2 of 2

- 2.3.4 An additional supporting drawing to Visibility Private Means of Access Plan Sheet 2 of 2, namely Visibility The Old Police House Before and After Scheme drawing, has been created. This drawing addresses concerns expressed about the Scheme's impact on The Old Police House. The additional drawing displays the before and after Scheme visibility splays of a vehicle departing The Old Police House property onto the A368.
- 2.3.5 The visibility checks conducted and shown on the plan referenced above result in a change of alignment to the proposed hedge east of The Old Police House. The amended location of the hedge is shown on Environmental Masterplan Sheet 5 of 6.

Appendix A Red Line Boundary Plans

Appendix B Highway Drainage drawing

Appendix C Private Means of Access Visibility Plan

Appendix D Wider Network Mitigation Plans

Appendix E Environmental Masterplans

Appendix F General Arrangement drawings
