

**THE LEICESTERSHIRE COUNTY COUNCIL (A511 GROWTH CORRIDOR) COMPULSORY
PURCHASE ORDER 2023
under Sections 239, 240, 246, 250 and 260 of
THE HIGHWAYS ACT 1980 and
THE ACQUISITION OF LAND ACT 1981**

And

**THE LEICESTERSHIRE COUNTY COUNCIL (A511 GROWTH CORRIDOR) (SIDE ROADS)
ORDER 2023
under Section 14 and Section 125 of
THE HIGHWAYS ACT 1980**

OBJECTION

To the Orders

On Behalf of

**Wilson Enterprises Limited, [REDACTED]
[REDACTED] and associated parties**

In Relation to

**All interests in Plot Numbers 036, 037 and 038, shown on Drawing Reference LCC-
A511-GCC-PP-BR within the Orders and collectively known as Bardon Grange,
Grange Road, Hugglescote, Coalville LE67 2BT held under Title LT479992.**

Subject

Access, Land Take and Accommodation Works

- 1.1. The Orders as proposed include the unnecessary permanent acquisition of plot 038. There appears to be no operational requirement for permanently taking this plot in its entirety as shown (part of which is understood to be required for temporary construction and access purposes) and there is insufficient detail on any proposals for dealing with this requirement by way of temporary rights as opposed to freehold acquisition.
- 1.2. Development aspirations by Wilson Enterprises Limited for the retained land are prejudiced by the permanent acquisition of plot 038 under the Orders. Existing development plots which have the benefit of planning consent will be compromised and areas currently included for additional residential development which are the subject of a live outline planning application will be sterilised by the permanent loss of the plot 038 area.
- 1.3. The Orders as proposed would sever the objector's retained development from the new link road as the permanent acquisition of plot 038 creates a ransom strip between the retained land spine road and plot 037 which is understood to be required for the new extent of highway as well as water attenuation purposes. The Orders as drafted contain insufficient detail on the

interaction between the new link road and the spine road of the adjacent development proposals on retained land.

- 1.4. The extent of plot 037 is incorrectly shown in the Orders as it excludes the area to the west immediately contiguous with plot 036 which has been identified between the parties as forming part of the extent to be acquired permanently by LCC. There is uncertainty generally as to the accuracy of the plot 037 and plot 038 boundaries in the Orders as proposed.
- 1.5. The Orders as proposed do not have regard to pre-existing legal agreement between the parties concerning matters of permanent land take and temporary use for land that is required to deliver a road scheme.
- 1.6. The Orders as proposed increase the LCC compensation liability and unnecessarily sterilise consented residential development land and land which is the subject of a live outline planning application for further residential development and associated works.
- 1.7. The Orders disregard the objectors formally stated requirement to agree areas required permanently and temporarily in advance of CPO grant. The Orders as proposed do not facilitate the release of all surplus land (forming part of plot 038 on the Order plans) in a timely manner so as to provide certainty on timescales and not frustrate continued residential development as per the current outline planning application.
- 1.8. The Orders as proposed do not provide sufficient detail on accommodation works or the demarcation of land to be permanently acquired post scheme. The boundary details on the supplied drawings do not adequately confirm that all land to be acquired will be suitably physically enclosed on the boundary with the objectors' retained land or that any new access provided will be contiguous with adopted highway and otherwise fit for its intended purpose. Proposals for temporary demarcation of land not required permanently are also unclear.
- 1.9. There is insufficient detail on drainage arrangements post scheme or how existing drainage / other services will be impacted / accommodated by the scheme.
- 1.10. There are no current provisions that access will be maintained to plot 038 and associated areas during construction of the scheme.
- 1.11. In summary, Wilson Enterprises Limited believe that with suitable negotiation, that permanent and temporary land take, which allows land required for the LCC proposals and that of the landowner to be delivered, can be agreed in a timely manner.

Dated:



Signed _____



As agents on behalf of the Landowner
Fisher German LLP, The Estates Office, Norman Court, Ivanhoe Business Park, Ashby de
la Zouch, LE65 2UZ