

From: [REDACTED]  
To: [planning@nw.leicestershire.gov.uk](mailto:planning@nw.leicestershire.gov.uk); NATIONALCASEWORK@ [REDACTED]  
Cc: [REDACTED]  
Subject: Fwd: The Leicestershire County Council (A5111 Growth Corridor) Compulsory Purchase Order 2023 [BK-BK.FID376994]  
Date: [REDACTED]  
Attachments: [13/00956/OUTM](#)  
[mapse161828.png](#)  
[land take processed by LCC.pdf](#)  
[CPO-A511-Bardon-Road-plan-4-of-5.pdf](#)  
[planning\\_2013.pdf](#)  
[planning application record.pdf](#)  
[planning application map.pdf](#)

---

Hello

I have just spoken with planning policy at NW Leicestershire.

The land behind Bardon Road (subject to the CPO) is a road to nowhere. The land is not allocated for housing, environmental improvements etc through the grant of planning consent.

The land subject to the CPO abuts onto land granted planning permission (outline) in 2013 13/00956/OUTM for 2700 houses.

There is an event Horizon as planning application 01/00636/FUL is identified as not being determined. It curiously seems to include some of the land included in 13/00956/OUTM. The status of application 01/00636/FUL needs to be transparently identified.

Could it be that the CPO is seeking to secure commercial gain for the developers of 13/00956/OUTM? . This is definitely a Secretary of State issue.

[REDACTED]

----- Forwarded message -----

From: [REDACTED]  
Date: [REDACTED]  
Subject: Fwd: The Leicestershire County Council (A5111 Growth Corridor) Compulsory Purchase Order 2023 [BK-BK.FID376994]  
To: [REDACTED], [nationalcasework@gov.uk](mailto:nationalcasework@gov.uk) <[nationalcasework@dfi.gov.uk](mailto:nationalcasework@dfi.gov.uk)>  
Cc: [REDACTED]

Many thanks

I have attached a copy of the plan. The url had changed.

There is a third block of 46 Bardon Road also proposed to be taken block 21. This is 21.8 m2 of hardstanding. The total land take proposed is 164 m2.

[REDACTED] also appears to be in adverse possession (using) of part of area 22.

There is a lack of landscaping to the east (buffer zone from residential property).

The proposed land take - impacts on two Gypsy / Traveller pitches and a bungalow (directly) and indirectly on all of 46 Bardon Road.

[REDACTED] wishes to maintain her objection to the CPO.

Policy 21 of PPTS 2023 provides:

Local planning authorities should work with the planning applicant and the *affected traveller community to identify a site or sites suitable for relocation of the community if a major development proposal requires the permanent or temporary relocation of a traveller site. Local planning authorities are entitled to expect the applicant to identify and provide an alternative site, providing the development on the original site is authorised.*

The site is authorised and pays capital taxes.

[REDACTED]

----- Forwarded message -----

From: [REDACTED]  
Date: [REDACTED]  
Subject: RE: The Leicestershire County Council (A5111 Growth Corridor) Compulsory Purchase Order 2023 [BK-BK.FID376994]  
To: [REDACTED], [nationalcasework@dfi.gsi.gov.uk](mailto:nationalcasework@dfi.gsi.gov.uk) <[nationalcasework@dfi.gsi.gov.uk](mailto:nationalcasework@dfi.gsi.gov.uk)>  
Cc: [REDACTED]

Hi [REDACTED], All

The land take CPO plans are online on the following link - <https://www.leicestershire.gov.uk/roads-and-travel/road-projects/a511-growth-corridor-scheme/compulsory-purchase-order-and-side-roads-order-process>. The CPO notice which was posted to [REDACTED] included a copy of all of these plans.

Please note, the plan circulated by [REDACTED] is a landscaping plan used by the council within their planning proposal and not a plan of the land take (I have reattached – this has been labelled 'Land take proposed' by [REDACTED]).

I am gaining further clarity on this landscaping plan to confirm this additional area outside of the CPO isn't required.

This landscape plan was produced prior to the land take plans and I understand the land take plans were refined to reduce the land take from [REDACTED].

I will provide further information on the land take/landscaping plans once I have receipt.

Many thanks

[REDACTED]

[REDACTED]



Chartered Surveyors

Utilities & Infrastructure Team

W: [brutonknowles.co.uk](http://brutonknowles.co.uk)  
Follow @BrutonKnowles



Bruton Knowles Limited is a limited company registered in England and Wales with registered number 12481998 and its registered office is Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF.  
Please consider the environment before printing the e-mail.

**Disclaimer:**  
The information in this email is only for the recipients named above and is confidential. It may also be subject to legal privilege. If you are not an intended recipient you must not use, copy, or disseminate it and you should notify Bruton Knowles of your receipt of it immediately by email or telephone and delete it from your system.  
Although Bruton Knowles believes this email and any attachments are free of virus or other defect which might affect your system it is your responsibility to ensure that this is so. Bruton Knowles accepts no liability for any loss or damage caused in any way by its receipt or use. Bruton Knowles is authorised and regulated by the Financial Conduct Authority. Bruton Knowles is regulated by FCA.

**From:** [Redacted]  
**Sent:** [Redacted]  
**To:** [Redacted] [nationalcasework@dfi.gsi.gov.uk](mailto:nationalcasework@dfi.gsi.gov.uk)  
**Cc:** [Redacted]  
**Subject:** The Leicestershire County Council (A5111 Growth Corridor) Compulsory Purchase Order 2023

**CAUTION: This is an external email, take special care when clicking on links and opening attachments.**

Dear Sir / Madam

I am instructed by [Redacted] of 46 Bardon Road, Coalville. It is anticipated that I shall be working with [Redacted]

[Redacted] received a copy of the The Leicestershire County Council (A5111 Growth Corridor) Compulsory Purchase Order 2023 yesterday. The issues are a little complicated as [Redacted] [Redacted]

The Leicestershire County Council is proposing to take two areas of [Redacted] land - these are blocks 19 and 20 identified in the order. A copy of the plan identifying the land is not currently available on the Leicestershire Council Web Site.

Due to the lack of a map accompanying the order it is impossible to determine the effect of the land take proposed by Leicestershire County Council on [Redacted] land - she is the registered proprietor of 46 Bardon Road at HM Land Registry.

It is anticipated that the land take proposed will impact on two residential gypsy / traveller pitches. These under planning policy would for traveller sites 2023 would need to be replaced. This issue cannot be resolved through the Land Chamber.

[Redacted] wishes to **object to the CPO** at least until the issues and proposals of the Leicestershire County Council are clearer. There are now on-going discussions with the Leicestershire County Council's agent.

It is further clear from plans published by the Leicestershire County Council that the land take proposed is more extensive than the 142m<sup>2</sup> (blocks 19 and 20) for which the order is sought.

I have attached a copy of the Leicestershire County Council order and a copy of a plan produced by the Leicestershire County Council identifying the extent of the land take they actually propose. It is clear that the CPO does not match the actual proposal.

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

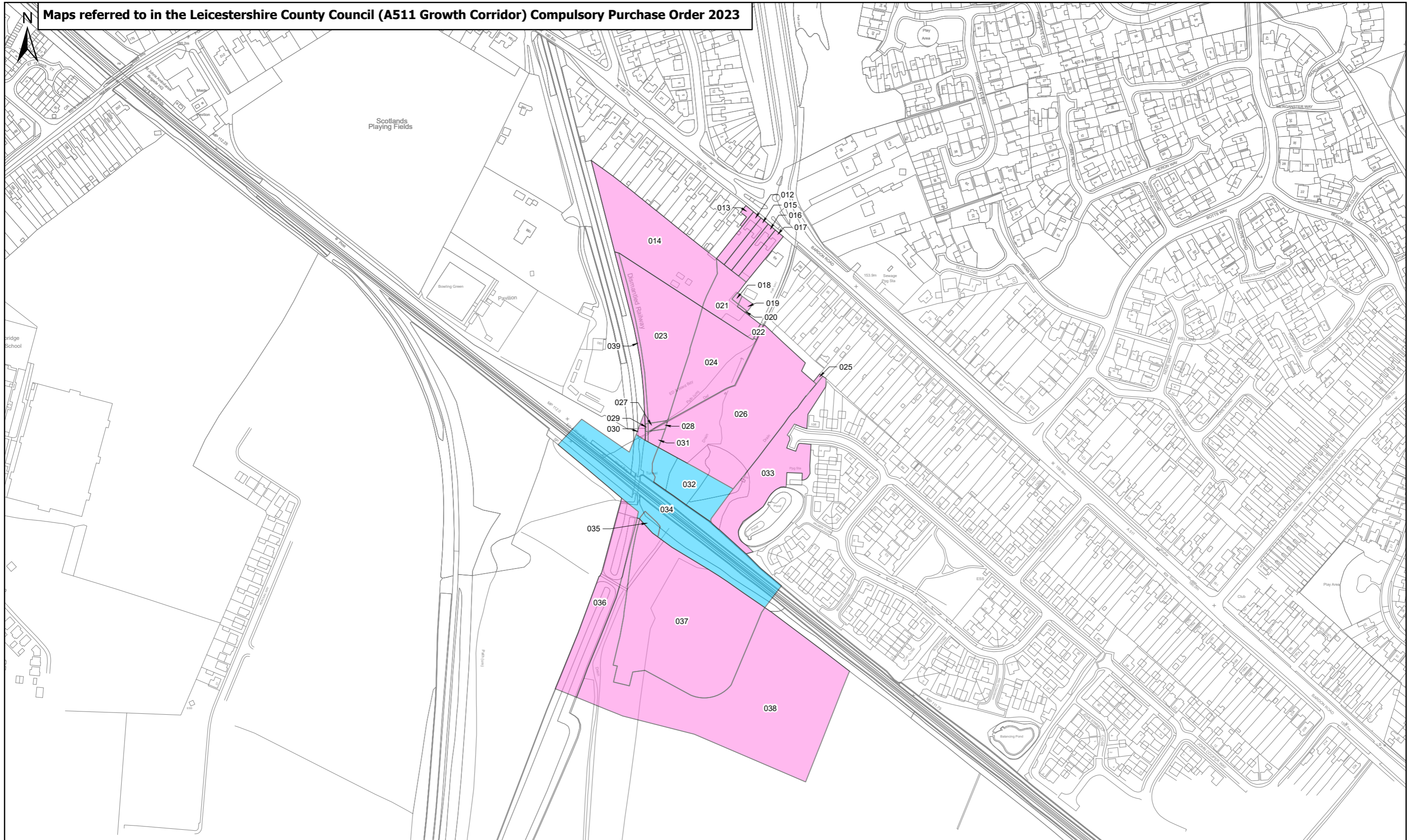
[Redacted]  
[Redacted]

---

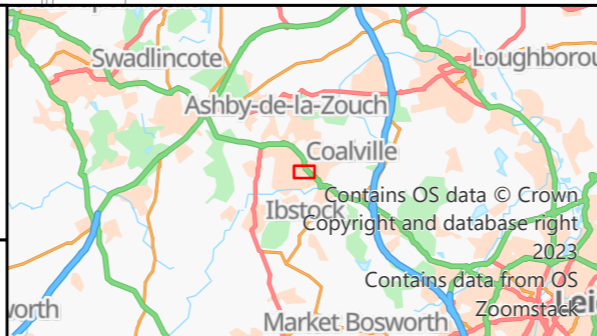
This email has originated from external sources and has been scanned by DfT's email scanning service.



---


Maps referred to in the Leicestershire County Council (A511 Growth Corridor) Compulsory Purchase Order 2023

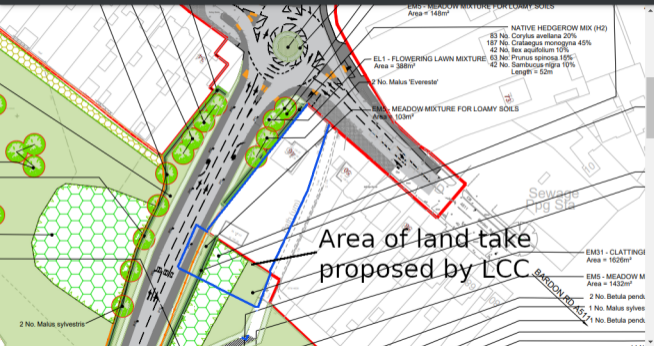


|                |  |
|----------------|--|
| Client         |  <b>Leicestershire County Council</b> |
| Project        | A511 Growth Corridor, Coalville  |
| Project Number | 536353   |
| Title Plan     | BARDON ROAD<br>PLOT PLAN<br>LCC-A511-GCC-PP-BR   |



|   |                       |
|---|-----------------------|
| <b>LEGEND</b>   |                       |
|  | Land Take             |
|  | Rights to be Acquired |

|   |         |  |            |
|---|---------|--|------------|
|  |         | Olympus House<br>Olympus Park<br>Quedgeley<br>Gloucester<br>GL2 4NF<br>Phone: 01452 880000 |            |
| MAP CENTRE: 443621E 313421N   |         |  |            |
| SCALE:  | 1:3,200 | PAPER SIZE:  | A3         |
| DRAWN:  | MG      | CHECKED:   | LA         |
| VERSION:  | 1       | DATE:  | 27/11/2023 |



### 13/00956/OUTM

Development of up to 2,700 dwellings, up to 2 Ha for a new local centre including up to 2,000 sqm for A1, A2, A3, and A5 uses, up to 499 sqm for public house restaurant, up to 400 sqm for children's day nursery and up to 500 sqm for new medical centre; new primary school, on-site National Forest planting and areas of public open spaces, new bus routes and bus infrastructure and associated highways and drainage infrastructure. (Outline - all matters reserved)

Land Off Grange Road Grange Road Hugglescote Leicestershire

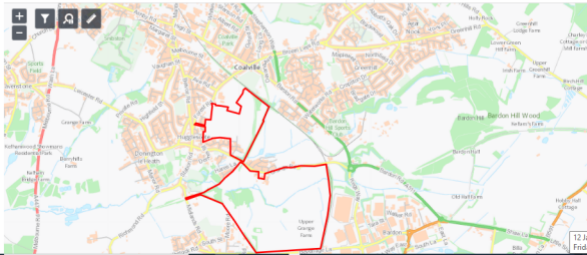
[Back to search results](#)

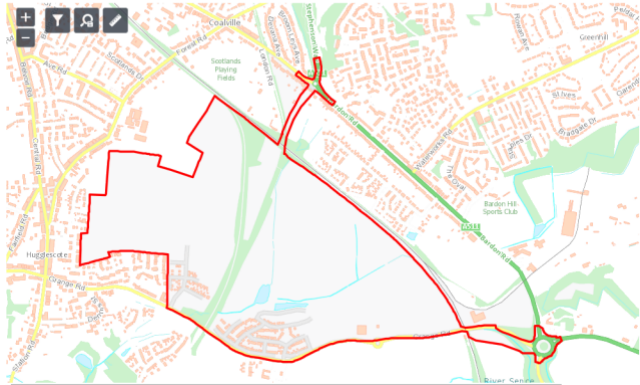
Track

Print

Share

Details Comments Constraints (0) Documents (597) Related Cases (23) **Map**





# Print Version

[Close Window](#)
[Print](#)

## Summary

|                       |  |
|-----------------------|--|
| Reference             | 01/00036/FUL   |
| Alternative Reference | Not Available  |
| Application Received  | Fri 12 Jan 2001  |
| Application Validated | Fri 12 Jan 2001  |
| Address               | Land North Of Grange Road Hugglescote Coalville<br>Leicestershire LE67 2BQ   |
| Proposal              | Erection of approx 1200 dwellings, construction of by-pass, provision of railway station, local shopping centre, primary school, public open space, sports pitches, roads, cycleways, footpaths, landscaping & forest planting (Outline) |
| Status                | Registered   |
| Appeal Status         | Unknown  |
| Appeal Decision       | Not Available  |

## Further Information

|                         |                               |
|-------------------------|-------------------------------|
| Application Type        | Full Application              |
| Expected Decision Level | Not Available                 |
| Case Officer            | Paul Taylor                   |
| Parish                  | Coalville                     |
| Ward                    | Not Available                 |
| District Reference      | Not Available                 |
| Applicant Name          | David Wilson Estates          |
| Agent Name              | RPS Chapman Warren (G R Lees) |
| Agent Company Name      | Not Available                 |

|                                    |   |
|------------------------------------|---|
| Agent Address                      | Milford House 260 Lichfield Road Sutton Coldfield B74 2UH |
| Environmental Assessment Requested | No  |

## Contacts

### Ward Councillors

P Hyde

|         |  |
|---------|--|
| Address | 91 Whitehill Road Ellistown Coalville, Leicestershire LE67 1ER |
|---------|--|

J Cotterill

|         |   |
|---------|---|
| Address | 5 Manor Close Ashby De La Zouch Leicestershire LE65 1EE |
|---------|---|

## Important Dates

|                                    |                 |
|------------------------------------|-----------------|
| Application Received Date          | Fri 12 Jan 2001 |
| Application Validated Date         | Fri 12 Jan 2001 |
| Expiry Date                        | Fri 27 Dec 2002 |
| Actual Committee Date              | Not Available   |
| Latest Neighbour Consultation Date | Fri 06 Dec 2002 |
| Neighbour Consultation Expiry Date | Fri 27 Dec 2002 |
| Standard Consultation Date         | Fri 06 Dec 2002 |
| Standard Consultation Expiry Date  | Fri 06 Dec 2002 |
| Last Advertised In Press Date      | Not Available   |
| Latest Advertisement Expiry Date   | Not Available   |
| Last Site Notice Posted Date       | Not Available   |
| Latest Site Notice Expiry Date     | Not Available   |
| Internal Target Date               | Not Available   |



|  |               |
|--|---------------|
| Agreed Expiry Date                       | Not Available |
| Decision Made Date                       | Not Available |
| Permission Expiry Date                   | Not Available |
| Decision Printed Date                    | Not Available |
| Environmental Impact Assessment Received | Not Available |
| Determination Deadline                   | Not Available |
| Temporary Permission Expiry Date         | Not Available |

## Related Information

There are 0 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.