

Our Ref: [REDACTED]



1st September 2021

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The Secretary of State for Transport
Casework Team
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NE4 7AR

Dear Sir or Madam

FORMAL WRITTEN OBJECTION - THE LEICESTERSHIRE COUNTY COUNCIL (A606 NORTH AND EAST MELTON MOWBRAY DISTRIBUTOR ROAD) COMPULSORY PURCHASE ORDER 2020

On the instructions of the Planning Inspector and in response to Notice received from Leicestershire County Council dated 23rd August 2021, please find enclosed formal objection on behalf of our client, Wilson Enterprises Limited [REDACTED] and associated parties, in regard to the A606 North and East Melton Mowbray Distributor Road Scheme.

We believe ourselves to be the duly authorised agents to the statutory objectors to the Scheme and ask you to confirm, as soon as possible, if you feel that there is anything legally or administratively wrong with the objection or if you require it in any different form.

We object to all Orders which adversely affect our clients' property and/or interests. For the avoidance of doubt, but not necessarily to be comprehensive, these include **THE LEICESTERSHIRE COUNTY COUNCIL (A606 NORTH AND EAST MELTON MOWBRAY DISTRIBUTOR ROAD) COMPULSORY PURCHASE ORDER 2020** and **The Leicestershire County Council (A606 North and East Melton Mowbray Distributor Road Classified Road) (Side Roads) Order 2020** as well as any proposals for diverting and amending the private rights of access in the vicinity.

It is particularly difficult for busy citizens affected at a time like this to predict every nuance of impact. It will be entirely unjust if it were to be held against our clients further down the line that we failed somehow to predict each order, or element thereof, which need to be objected to.

We continue to engage in negotiations with the would-be constructing / acquiring Authority in order to address our concerns and seek suitable assurances that would allow us to withdraw our objections in advance of Public Inquiry.

It is understood that such objections must not go to matters which can be dealt with wholly by compensation, but there are areas where agreement on accommodation works and temporary rights will assist in mitigating the potential claim.

I trust this is acceptable and look forward to hearing from you.



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available for inspection at the registered office.
Regulated by RICS.



Yours faithfully

[REDACTED]

[REDACTED]

Associate Director
for and on behalf of Fisher German LLP

Direct Dial: [REDACTED]

Email: [REDACTED]

Enc. Objection

**THE LEICESTERSHIRE COUNTY COUNCIL (A606 NORTH AND EAST MELTON MOWBRAY
DISTRIBUTOR ROAD) COMPULSORY PURCHASE ORDER 2020
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 (A606 North and East Melton Mowbray
Distributor Road Classified Road) (Side Roads) Order 2020 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

**The freehold interest in Plot Numbers 124, 125, 129, 130, 131, 132 and 133, all shown on
Drawing Reference 60542201-LCC-LSI-S5_GEN_ZZ_Z-DR-ZL-0006 P01 / Drawing
Reference 60542201-LCC-LSI-S5_GEN_ZZ_Z-DR-ZL-0007 P01 within the Orders and
collectively known as LAND ON THE NORTH EAST SIDE OF BURTON ROAD, MELTON
MOWBRAY (Spreckleys Farm), held under Title LT397014.**

Subject

Access, Land Take and Accommodation Works

- 1.1. The land owned by the objectors currently has the benefit of multiple points of direct highway access and an extensive adjoining boundary with the same. Much of the direct highway access is lost as a result of the Orders, and the provisions for replacement access are not sufficiently defined as proposed. Furthermore, development aspirations for the land are prejudiced by the Orders which do not include provision for future access to the retained property from the new roundabout on the A606 Burton Road or at other points along the route of the NEMMDR where it adjoins the objectors land.
- 1.2. The Orders as proposed would sever the objectors retained land to the west of the NEMMDR as proposed alternate access arrangements create a ransom situation in the absence of any agreed mechanism for temporary occupation of plot 132. The Orders as drafted contain insufficient detail on the interaction between any new access to the severed land from Burton Road and the requirements for plot 132.
- 1.3. There appears to be no operational requirement for permanently taking elements of Plots 129 for the purpose of PROW realignment and insufficient detail on proposals for dealing with this requirement by way of permanent rights as opposed to freehold acquisition.

- 1.4. There is currently insufficient detail on scheme requirements for plots 124, 130, 131, 132 and 133 and any mechanism for temporary occupation of these extents which have been confirmed as not being required permanently but are included in the Orders due to the lack of available temporary acquisition powers.
- 1.5. There is no current detail on the nature and extent of any rights / interests to be acquired over plot 131 or any express confirmation that no such rights are necessary. It is not clear why this plot is being treated differently in the Orders to the other temporarily required plots (124, 130, 132 and 133) which are included as permanent land take as opposed to being subject to rights and interests.
- 1.6. It is intended that Sawgate Road / Lag Lane are stopped up under the Orders and there is currently insufficient detail on how new Private Means of Access (PMA) are to be regularised including intentions for ongoing maintenance obligations post scheme;
- 1.7. The Orders as proposed do not provide sufficient detail on accommodation works, landscaping 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 replacement access provided will be on a 'like for like' or enhanced basis.
- 1.8. There is insufficient detail on drainage arrangements post scheme or how existing field drains / other services will be impacted by the scheme.
- 1.9. There is insufficient detail on any environmental considerations including habitat creation / mitigation;
- 1.10. There are no current provisions that access will be maintained to the retained land during construction of the scheme.

Dated: 1st September 2021

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