

Our Ref: [REDACTED]

Your Ref: n/a

27th November 2020

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Dear Sirs

Leicestershire County Council
(A606 North and East Melton Mowbray Distributor Road) (MMDR)
Compulsory Purchase Order 2020 (the CPO)
Clients: Peter Vincent Hill, Martin John Hill, Pamela Joan Pickup & Mary Elizabeth Hyde
Property: [REDACTED]
Title No: LT397013
Acquiring Authority: Leicestershire County Council

We act on behalf of the aforementioned Clients relating to the Property.

The CPO affects one parcel of land, which is part of the Property. It is let on an Agricultural Holdings Act Tenancy to [REDACTED]

Our Clients are the owners of plots 69, 77 and 78. Those parcels are to the east and south of the A607 Melton Mowbray to Grantham Road. The area effectively comprises two fields which are split by a watercourse. The land falls away from the A607 to the watercourse and then rises up again towards plots 77 and 78. As can be seen from the CPO papers, all the low frontage to the land is affected and the acquisition areas sever the field and create a number of problems for the owners and occupiers.

The proposal that has now been made has a substantial impact on the Property both in terms of land loss and particularly severance and injurious affection to the balance of the Property.

We have also reviewed and object to the associated Side Roads Order because of the impact this will have on the Property.

Our Clients object to the Orders as follows:

1. The CPO will split substantially the field which is nearest to the A607. That is predominantly by the acquisition of plot 69. It will create a small parcel of land to the south and west and a similarly reduced area to the east of plot 69. This field is currently under an arable rotation and the shape and size of the areas created will make it difficult for normal farm operations to be continued in the future.
2. The access to the field is being acquired and until such time as the accommodation works have been provided, discussed agreed and documented, then it could be that our Clients and the Farm Tenant will have no access to the retained parcels of land.

3. Plot 69 acquires the culvert which is in the watercourse and which links the land to the north and south. For ease of reference we attach a plan which outlines the Property and hatched red the field that is directly affected by the MMDR. Discussions continue with the Local Authority over means of access and what alternative provision can be made to facilitate an access to the field to the south of the watercourse which is in part affected by the acquisition of plots 77 and 78.

Side Roads Order

1. The acquisition stopping-up of existing highways results in a situation where a new access needs to be provided from the old A607 both to the east and west of the plot 69. Discussions are taking place with the Acquiring Authority and until those discussions have been concluded the accommodation works agreed and documented, our Clients maintain their objection to the Compulsory Purchase Order.

Other Matters

1. Given the severance issues in part already referred to, it is essential that during the period of construction our Clients should have good and unrestricted access to the remaining parts of the Property.
2. Generally, discussions continue over accommodation works to make sure that adequate access and services are made available in order to mitigate claims and to ensure the retained parts of the Property can be used satisfactorily. We maintain our objection until such details have been provided, agreed and documented.
3. There are discussions continuing over a new access and culvert to link the fields to the north and south and until this, together with other related accommodation issues including fencing, entrances, gates, signage, etc. are agreed and documented, our Clients maintain their objection to the Compulsory Purchase Order.

Yours faithfully

[REDACTED]

For and on behalf of Brown & Co – Property & Business Consultants LLP
[REDACTED]

Enc Plan

