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27 November 2020

National Transport Casework Team,
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle Upon Tyne
NE4 7AR

By email to: nationalcasework@dft.gov.uk

Dear Sir or Madam,

**The Leicestershire County Council (A606 North and East Melton Mowbray Distributor Road)
Compulsory Purchase Order 2020 ("the draft Order")**

AT&T Istel wish to register a holding objection to the planned compulsory acquisition of its land pending receipt of further information from the County Council about its specific intentions for construction of the road scheme, as well as proposed mitigation measures relating to its future use and operation.

Detailed grounds of objection

AT&T Istel owns a piece of the land labelled as plot 27 in the Schedule to the above draft Order, and which is described therein as follows:

"878 square metres of pasture, highway and verge land to the east of Nottingham Road and east of the existing balancing pond."

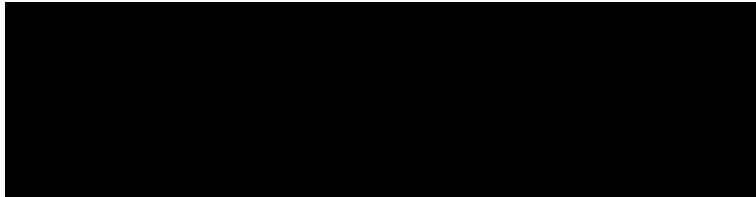
The land in question comes within AT&T's registered title no. LT302395 but relates to only a small northern corner of that holding, which in total comprises c.2.3 hectares. The remainder of the land within title no. LT302395 extends further south alongside the proposed new carriageway of Nottingham Road.

You ought to be aware that AT&T has future aspirations to develop the entire site area for housing. Pre-application plans have already been submitted to Melton Borough Council ('MBC') in outline with two proposed development options: an illustrative scheme of 42 dwellings, and an alternative scheme of 26 dwellings with an extra care facility (together with landscaping and amenity space in each case). These plans have elicited a favourable response with MBC giving its 'in principle' support for these developments in a letter dated 10th February 2020 (Ref. 19/01268/ENQ): see **appendix containing AT&T's pre-application submission prepared by CBRE & MBC's letter in reply dated 10/02/2020.**

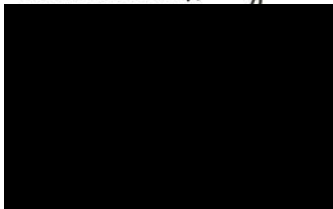
AT&T is concerned to ensure that the road scheme is appropriately designed and constructed so to reasonably avoid any unnecessary adverse consequences in relation to the proposed housing development. Assurances are therefore sought from the County Council that its construction plans and methods will take proper account of these issues, and that appropriate mitigation measures will be adopted accordingly (as they no doubt will be for other parts of the planned route) – for example, visual screening and attenuation measures which are designed to limit possible disturbance from traffic noise on nearby sensitive receptors.

Provided that these matters are properly understood by the County Council, and planned for appropriately, it is anticipated that the objection can be withdrawn without need for an appearance at inquiry.

We await your further contact and discussion. Please direct future correspondence on this matter to our Corporate Real Estate department:



Yours faithfully, *A*



AT&T ISTEEL

cc  Leicestershire County Council (by email: 

Appendices:

- AT&T's pre-application submission prepared by CBRE
- MBC's letter in reply dated 10/02/2020