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Stockport Metropolitan Borough Council
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Stopford House (2nd Floor-South End)
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4th September 2014

Dear John

The Metropolitan Borough of Stockport (Hazel Grove (A6) to Manchester Airport A555 Classified Road) Compulsory Purchase Order 2013
The Metropolitan Borough of Stockport (Hazel Grove (A6) to Manchester Airport A555 Classified Road) Compulsory Purchase Order 2013 (Side Roads) Order 2013

Many thanks for your help. Following our telephone conversation, please find enclosed the revised proof (dated 8th September 2014) in respect of the above on behalf of Messrs Dumville which I would be grateful if you could substitute for the version I delivered on Friday to Stopford House. There are also in addition three statements from my clients attached to the proof of evidence. There is no change to the exhibits bound in the separate file.

I have sent this version to the Inspector and the Programme Officer.

Kind regards
Yours sincerely

S J Steer

Susan J Steer FRICS FAAV



PROOF OF EVIDENCE ON BEHALF OF

Messrs B and K Dumville Primrose Cottage Nurseries, Moss Nook

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I am Susan J Steer MRAC FRICS FAAV. I am a Chartered Surveyor with over 30 years' experience in a range of public and private organisations specialising in rural property matters since qualifying in 1984. I established my business Steer Ethelston Rural Ltd in 2002. I have dealt with compulsory purchase and compensation matters for both acquiring authorities and land owners and occupiers affected by airport, road and pipeline schemes. I act on behalf of Mr Brian Dumville and family in respect of the above proposed road scheme.

The above property is a two generation family run plant nursery growing and retailing a variety of plants from the site. The business includes Mr Brian and Mr Keith Dumville and Mr Keith Dumville's daughter, Caroline, who holds a degree in horticulture and has been an equal partner in the business since 1998. My clients have held the tenancy since 1958 and are now the only nursery left in Moss Nook following the steady demise of the area, which supported many market gardens. This area was important for food production as the land is very productive being best and most versatile land (Grade 1 or 2) under the Agricultural Land Classification System. The Environmental Statement Mouchel 2013 provides no details or impact of the loss of high grade land. UK Planning Policy is to protect the best and most versatile land against development but the scant investigations undertaken by the Council into the impact on agricultural holdings does not provide sufficient information to protect such land. Furthermore much of this land has already been lost through development and the area between Ringway Road and the Airport Rail spur is the last area of this high grade land in the immediate vicinity.

I am instructed by my clients to object to the draft Compulsory Purchase Order on the following grounds: I refer to Appendix 45 P116 of Stockport Council's Statement of Case dated 16th May 2014 and in the number order: Exhibit A

45.01- The draft CPO includes the main greenhouses, plant beds, vegetable growing area, potting and compost area car parking and heavy goods vehicle turning area. The proposals which take a large proportion of the nursery will make it very difficult if not impossible to continue to operate. The nursery has already been substantially reduced in size as a result of the construction of the Airport rail spur some years ago The Environmental Statement Mouchel 2013 Page 246 P20 states *'28% of this plot will be required for the construction of the proposed scheme and will result in the demolition of the polytunnels associated with the nursery the polytunnels will be re sited and replaced as proposed mitigation'* Exhibit B. Please note that it is capital

intensive glasshouses that are affected and not polytunnels which are a more temporary plastic type of greenhouse. The Council representatives in spring 2013 discussed a potential new layout of the site to help mitigate the worst effects of the scheme as per the statement above. I provided some details of the existing buildings with a new suggested layout. The Council subsequently arranged for Keder Greenhouses a specialist glasshouse company to advise on the costs and logistics of the replacement buildings in accordance with the statement above. However subsequent discussions since that time with the Council's representatives have indicated that they are no longer willing to help in such a fashion and I am therefore concerned about the Council's intentions to properly deal with the mitigation as outlined in the Environmental Statement above.

The road scheme will also be detrimental to horticultural activities as a result of dust from the road during construction and afterwards. The Environmental Statement Mouchel 2013 Table 8-23 page 103 Exhibit C acknowledges that during construction the risk level for properties less than 20m from the construction boundary is High Risk especially in cases where as stated above the soil is peat (the area is called Moss Nook). This would lead to contamination.

45.02 The main access to the nursery is at present from Ringway Road. The proposals in connection with the above road scheme are to make Ringway Road a service road only and thus both potential and existing customers will be discouraged from using the services of the nursery. As a result of the land take it will be also difficult for heavy goods vehicles to turn within the premises. My clients would therefore require an access off the new proposed road in order to mitigate these serious consequences for vehicular accessibility and visibility to the public of their business premises.

The Council have stated that no new access can be provided off the new road. I submit that they should seriously re-consider this point. At the least my clients require that the Council include highway signage off the proposed new road in both directions before the Styal Road junction from both the eastern and western approaches to point the way to Primrose Cottage Nurseries. Exhibit D

Susan J Steer MRAC FRICS FAAV 8th September 2014

Statement by Mr. James Brian Dumville

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Almost my entire life has been spent at Primrose Cottage Nursery. My parents came here in 1934 and ran the Nursery before me growing vegetables fruit and flowers for sale to the citizens of Manchester and surrounding districts. We are proud that the business is still successfully run in partnership with my brother and my niece.

Sadly the area of the nursery has been gradually reduced over the years in connection with Manchester Airport developments, the rail link into the Airport severing our holding from the southernmost land which was then subsequently developed for Airport car parking.

The above road proposal will again substantially reduce the area of the nursery making it much more difficult to operate. In addition the proposal removes the main block of glasshouses which are fully operational and arguably the most important buildings on the site. The main access to the nursery, Ringway Road will become a residential access road only and will remove trade for the Nursery from passing traffic. The proposals are causing considerable personal stress and it is highly regrettable that our long standing business should be so badly affected.

8th September 2014

Statement by Mr. Keith Dumville

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I was born at Primrose Cottage where my parents ran the Nursery. We are proud that the business is still successfully run in partnership with my brother and my daughter. We have worked very hard indeed to adapt the business over the years in order to survive and are now the last nursery in the area. The highly fertile and well drained land in Moss Nook supported many nurseries all of which have gradually disappeared; forced out largely by built development and some by changing economic times.

The proposals for the new road seriously threaten our livelihood and the continuation of a successful business for the future for myself and my daughter and her family. We have asked the Council for support to help mitigate the worst effects on the Nursery and our agents have detailed this in their statement submitted on our behalf and sincerely hope that these matters are thoroughly investigated by the Inquiry.

8th September 2014

Statement by Caroline Dumville

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Primrose Cottage Nursery has always been part of my life. My Grandparents Uncle and Father all earned their living from the Nursery. I was brought up with a deep involvement with plants and growing and the business was able to support my reading of a degree in Horticulture at Nottingham University. I was then able to help the business develop and was delighted when my Uncle and Father asked me to join the partnership in 1998. I work full time in the business and it financially supports my young family who I hope will follow in my footsteps in the future.

I am finding that the uncertainty around the road proposals and the likely impact extremely unsettling and worrying for all the family. Horticulture is not a short term business and we have to plan for future cropping many months ahead and commit to expenditure. We have been provided with a draft timetable for the construction with a possible start date as early as next spring. This does not provide much time to, for example, seek the necessary approvals and organise construction for re erection of the main glasshouses which are crucial for the continuation of the business.

8th September 2014