

PROOF OF EVIDENCE ON BEHALF OF

W Nixon and Sons Ltd, Wood Farm and Outwood Farm Bolshaw Road
Heald Green Cheadle SK8 3PE

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

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I am Susan J Steer MRAC FRICS FAAV. I am a Chartered Surveyor with over 30 year's experience in a range of public and private organisations and 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 W Nixon and Sons Ltd, Outwood Farm Bolshaw Road Heald Green Cheadle SK8 3PE who are the freehold owners of the above property.

The above property is a family farm which is run in conjunction with the adjoining Outwood Farm. The farm is an excellent example of local food production – the land is used for the rearing of livestock and the farm holding includes a slaughterhouse which also provides an excellent service for other livestock producers in the area. There is an excellent farm shop selling the produce and educational facilities.

I object to the draft Compulsory Purchase Order on the following grounds: I refer to Appendix 44 Page 115 of Stockport Council's Statement of Case dated 16th May 2014 and in the number order: (Exhibit A)

44.01 The draft Compulsory Purchase Order (CPO) for the above highway scheme seeks to purchase land from my clients in the southwest part of the farm, removing agricultural land used in conjunction with the farming business. The proposal removes land for the actual construction of the highway and in addition for landscaping, the detail of the latter which has not been discussed with the acquiring authority representatives. The CPO should seek to take as little land as absolutely necessary for the scheme and the landscaping proposed is beyond what my clients feel is reasonable for the scheme.

The Council has not previously discussed their required use of the land shaded green amounting to 1.43 hectares (3.53 acres) or thereabouts on two draft CPO plans dated 7/07/2014 sent to me by the Council's agents on 15th August 2014. Plans at Exhibit B. Recent correspondence from the Council's agents dated 15th August 2014 has indicated that they require the area for topsoil storage. There are two ponds included in this area which I assume will be destroyed by the Council's proposals. I have not been able to find any information about any mitigation proposals for protected species which may

be present in this area. The second plan at Exhibit B does not illustrate the ponds in the area shaded green.

We have not been provided with information about the location of any compound in connection with the construction of the bridge over the railway for Network Rail.

It is therefore considered that the inclusion of this amount of land for the convenience of the road construction for topsoil storage is unnecessarily draconian (especially in relation to the permanent land take area amounting to 0.18 hectares (0.45 acres) or thereabouts and my client's request that this area at present included under the draft Compulsory Purchase Order is removed or substantially reduced should the Compulsory Purchase Order be confirmed.

44.02 The main access to the farm as detailed above is from Heald Green along Bolshaw Road. The road calming measures which include ramps above the road surface together with the residential nature of the area makes it difficult for customers and suppliers to easily reach the premises.

The proposed road scheme represents an opportunity to provide an access from the same into our client's property which has been discussed with the acquiring authority representatives. The proposals for the road include a vehicular road access from the east bound carriage way for neighbouring landowners (Exhibit C) to reach their land immediately adjoining the southern edge of our clients land. Unfortunately the latest proposals do not make such a provision for our clients. This seems inequitable as other adjoining land owners will be provided with an access off the proposed highway in the vicinity that my clients are requesting the same. In addition, in view of Stockport Council's desire to promote a local food culture; together with their stated support for local businesses this would therefore seem to represent an opportunity to help our clients maintain their business and service to the public in a more sustainable fashion with the resulting benefits to the local residents and road users. The objectives of the above road scheme included in the Business Case are as follows:

Increase employment and generate economic growth; Boost business integration and productivity; reduce the impact of traffic congestion on local businesses and communities; improve the safety of road users, pedestrians and cyclists; Support lower carbon travel

This gives a clear direction to the Council (s) to consider the wider opportunities presented by the proposed road. The high costs to the taxpayer and serious impact on many local business and residents should be mitigated by the maximum benefits to them all; not only to the larger dominant businesses in the area. We therefore request that the Council re consider the creation of an access point off the proposed road.

Susan J Steer MRAC FRICS FAAV 1st September 2014

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List of Exhibits

**A to Appendix 44 Page 115 of Stockport Council's Statement of Case dated
16th May 2014**

B Plans dated 7/07/2014 land take area

C Sheet 2 Emerging Preferred Scheme plan

Dated 16th May 2014

THE HIGHWAYS ACT 1980
THE ACQUISITION OF LAND ACT 1981

APPENDIX
to
STATEMENT OF CASE

of objections lodged to the

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

-and-

The Metropolitan Borough of Stockport (Hazel Grove (A6) to Manchester Airport A555 Classified Road) (Sides Roads) Order 2103

incorporating a response by
The Metropolitan Borough Council of Stockport on its behalf
and on behalf of
Manchester City Council and Cheshire East Borough Council

Parveen Akhtar
Head of Legal and Democratic Governance
The Metropolitan Borough Council of Stockport
Stockport Legal Services
Corporate and Support Services
Stopford House, Piccadilly,
Stockport. SK1 3XE.

APPENDIX 44

44: W Nixon and Sons c/o Mrs Joan Nixon

Outwood Farm, Bolshaw Road, Heald Green, Cheadle. SK8 3PE

CPO Plots: 9/10 9/10A 9/10B

Agent:

Steer Ethelston Rural Ltd

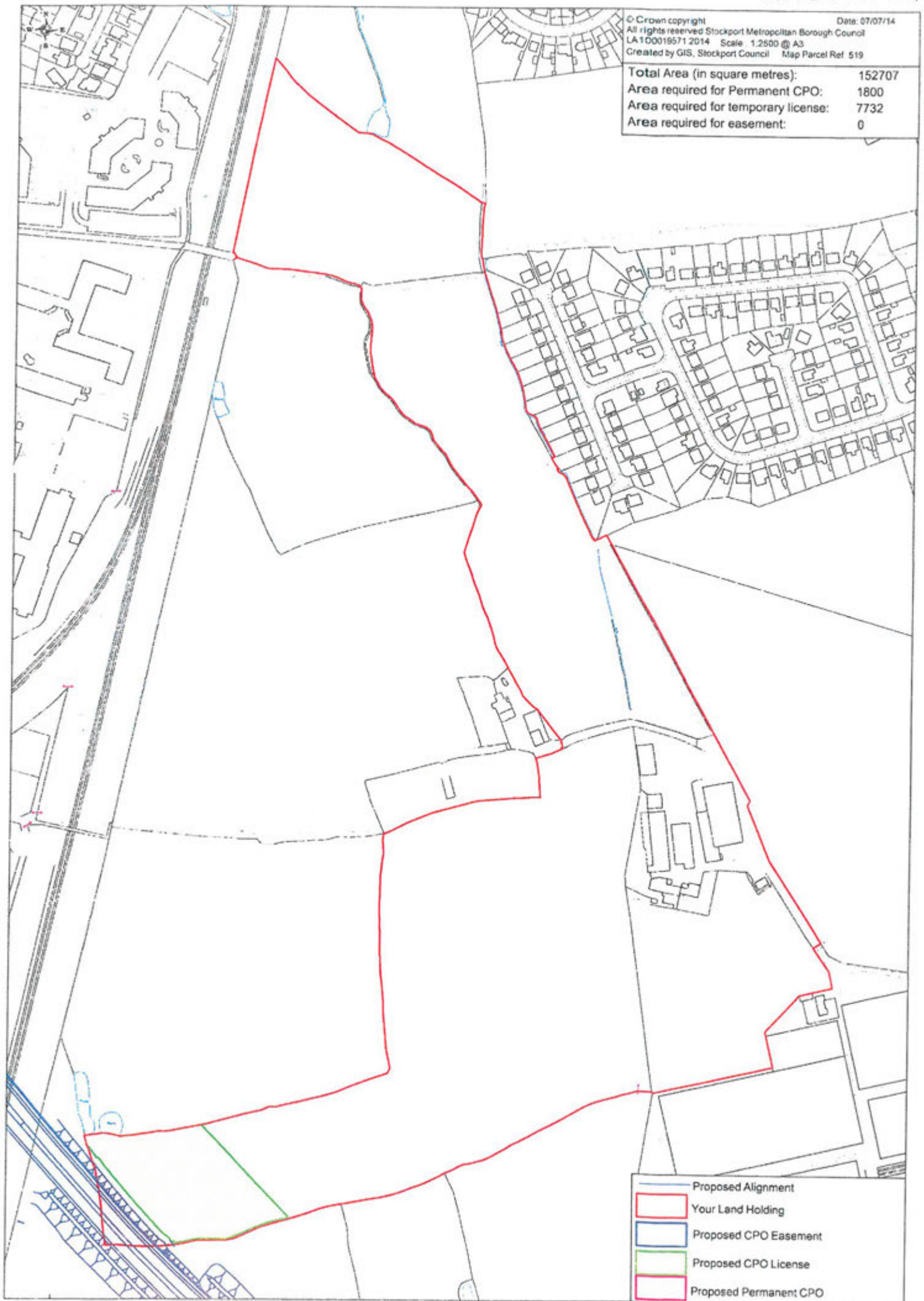
Estate Office, Deer Park Farm, Kermincham, Crewe, Cheshire, CW4 8DX

44-01	Objection	The draft CPO for the above highway scheme seeks to purchase land from my clients in the southwest part of the farm, removing agricultural land used in conjunction with the farming business. The proposal removes land for the actual construction of the highway and in addition for landscaping, the detail of the latter which has not been discussed with the acquiring authority representatives. The CPO should seek to take as little land as absolutely necessary for the scheme and the landscaping proposed is beyond what my clients feel is reasonable for the scheme.
	Response	The landscaping forms part of the essential mitigation works for the road and is a requirement for the scheme. There is no land included in the CPO that is not necessary for the construction of the road and the related mitigation measures.
44-02	Objection	The main access to the farm as detailed above is from Heald Green along Bolshaw Road. The road calming measures which include ramps above the road surface together with the residential nature of the area makes it difficult for customers and suppliers to easily reach the premises. The proposed road scheme represents an opportunity to provide an access from the same into our client's property which has been discussed with the acquiring authority representatives. The proposals for the road include a vehicular road access from the east bound carriageway for neighbouring landowners to reach their land immediately adjoining the southern edge of our client's land. Unfortunately the latest proposals do not make such a provision for our clients. This seems inequitable as other adjoining land owners will be provided with an access off the proposed highway in the vicinity that my clients are requesting the same. In addition, in view of Stockport Council's desire to promote local food culture (please find attached the details of Stockport's membership of the Sustainable Food Cities Network 2013) together with their stated support for local businesses this would therefore seem to represent an opportunity to help our clients maintain their business and service to the public in a more sustainable fashion with the resulting benefits to the local residents and road users.
	Response	The current access will remain as it is not being removed. Only access to severed land can be provided onto the new road itself as it is important to minimise the number of accesses for safety reasons and in addition the provision of an access as you suggest would not be deemed necessary and so cannot be included in the CPO. Should your client suffer any loss of profits or a diminution in the value of the residual land as a result of the scheme then they will be compensated in line with the Compensation Code.

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 LA100019571 2014 Scale: 1:2500 @ A3
 Created by GIS, Stockport Council Map Parcel Ref 519

Date: 07/07/14

Total Area (in square metres):	152707
Area required for Permanent CPO:	1800
Area required for temporary license:	7732
Area required for easement:	0



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All rights reserved Stockport Metropolitan Borough Council
LA1000195711 2014 Scale: 1:2500 @ A3
Created by GIS, Stockport Council Map Parcel Ref: 520

Total Area (in square metres): 137213
Area required for Permanent CPO: 0
Area required for temporary license: 6569
Area required for easement: 0

