

21 AUG 2014

20 August 2014

Mr David Wildsmith BSc MSc CEng MICE FCIHT MRTPI  
Inspector  
C/o National transport Casework Team  
Department of Transport  
Tyneside House  
Skinnerburn Road  
Newcastle Business Park  
NEWCASTLE NE4 7AR

Mr John Hill  
Corporate and Support Services  
Stockport Legal Services  
Metropolitan Borough Council of Stockport  
2<sup>nd</sup> Floor, Stopford House  
STOCKPORT SK1 3XE

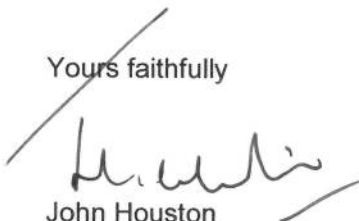
Dear Sirs

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

With regard to the letter of 22 July 2014 from the Department of Transport and Department for Communities and Local Government, regarding the above, I attach my Proof of Evidence, which I wish to read out at the Inquiry commencing on 30 September 2014, on behalf of my client, Harrison Developments Holdings Limited.

I confirm the Public Inquiry Programming Form has been completed and returned to Persona Associates Limited.

Yours faithfully

  
John Houston

## **PROOF of EVIDENCE**

**Plots 1 & 2  
Occupiers Lane  
HAZEL GROVE  
Stockport  
Cheshire SK7 6LU**

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

**prepared by**

**John Houston BSc Hons (Est. Man) Dip. Arb. FRICS ACI Arb.**

## **1. Introduction**

My name is John Cameron Houston and I am the Sole Principal of john houston consulting of 82 King Street, Manchester M2 4WQ. I hold a BSc Honours Degree in Estate Management and a Diploma in Arbitration. I am a Fellow of the Royal Institution of Chartered Surveyors and an Associate of the Chartered Institute of Arbitrators.

I am appointed to act on behalf of Harrison Developments Holdings Limited of "Cramond," 2b, Broadway, CHEADLE, Cheshire SK7 3BR, in connection with their objection to the above-mentioned Orders.

## **2. The Objection**

By letter of 30 January 2014 to the Secretary of State for Transport, on behalf of Harrison Developments Holdings Limited, I objected to the above Orders. My objection was on the grounds that the schemes as existing would have a significant adverse impact on the value of my client's property, a residential building site for 2 detached properties on Occupiers Lane, Hazel Grove, situated between Easter Cottage and Lane End House, unless proper provision for continued access was made.

Various plans have been produced by the Acquiring Authority over time for the design and length of the assumed-to-be-adopted cul-de-sac to be formed as part of the schemes to the south of Easter Cottage. This has confused issues. I request that this proposed adopted cul-de-sac be extended westwards along Occupiers Lane, past the shared boundary between my client's site and Easter Cottage. This would necessitate a greater land acquisition than I believe currently earmarked. The suggested extension of this intended assumed public highway should be sufficient to allow ready and suitable access to these building plots and prevent any third party owner, including the Highway Authority, forming a ransom strip to prohibit the development of my client's site in the future.

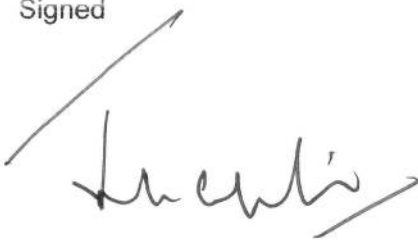
At the present time, discussions are taking place with the owners of Occupiers Lane to resolve a dispute on the rights of access to my client's site. On the assumption that this issue is resolved either before the Inquiry, or at some time thereafter, my client would not want a similar obstacle to his development arising in the future.

Save for this amendment to the Orders, my client has no further grounds of objection.

### 3. Conclusion

I would respectfully ask the Inspector to give due consideration to my client's concerns and amend the Orders accordingly

Signed

A handwritten signature in black ink, appearing to read 'John Houston', with a long horizontal stroke extending to the right.

John Houston BSc Hons (Est. Man) Dip. Arb. FRICS ACIArb.

Date 20 August 2014