

085/44/03

REBUTTAL 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

44/R01/ 44/R02/ 44R03 The rebuttal clarifies the requirement for landscaping as a narrow band; however the Acquiring Authority is intending to take a considerably greater area for the storage of topsoil. This land is at present good agricultural land which will much less productive following the proposed use. On the west side of the railway there is land which has not been farmed for many years and is in the control of Manchester Airport; which could be used for the Authority's top soil storage purposes and would not impact any farming business. (Exhibit 1)

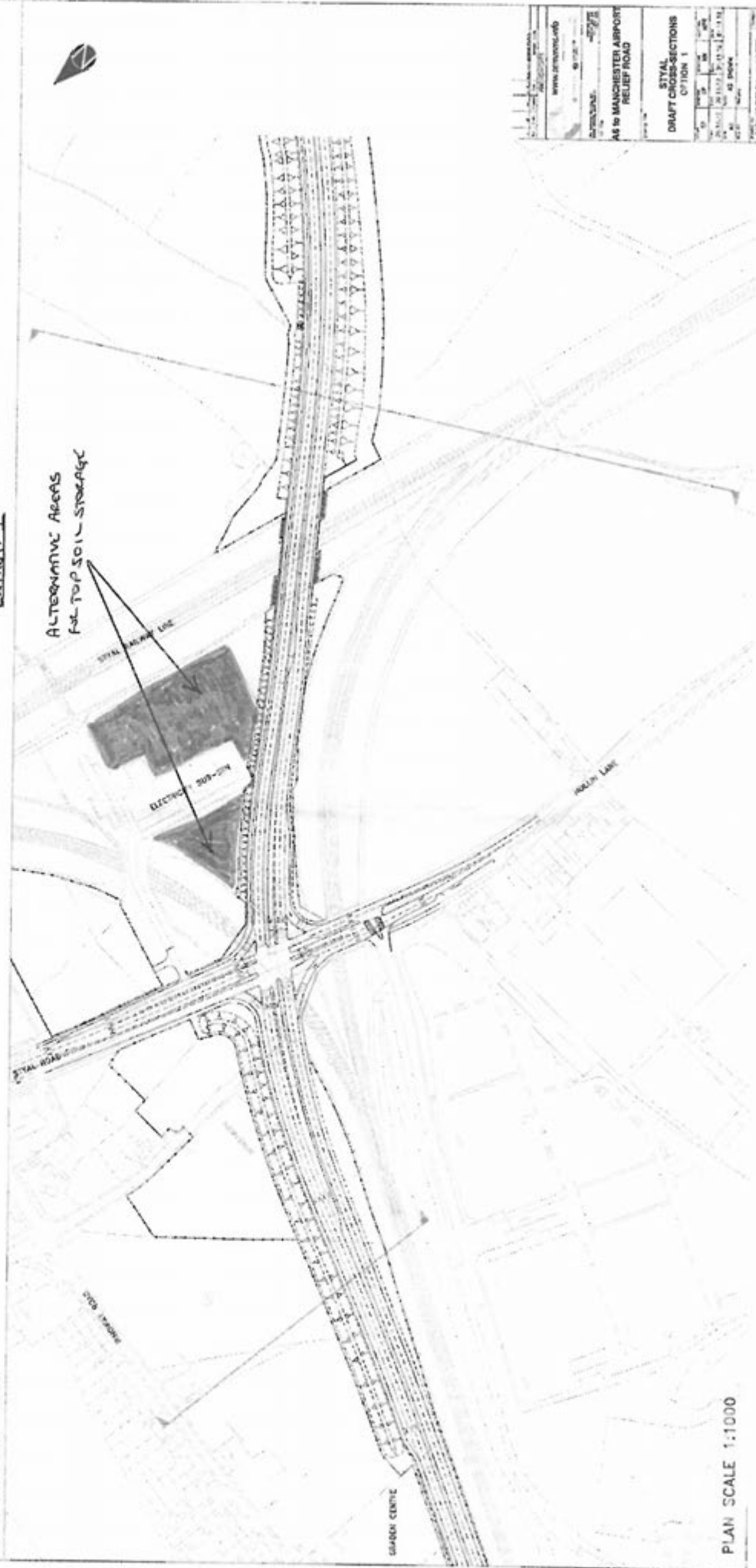
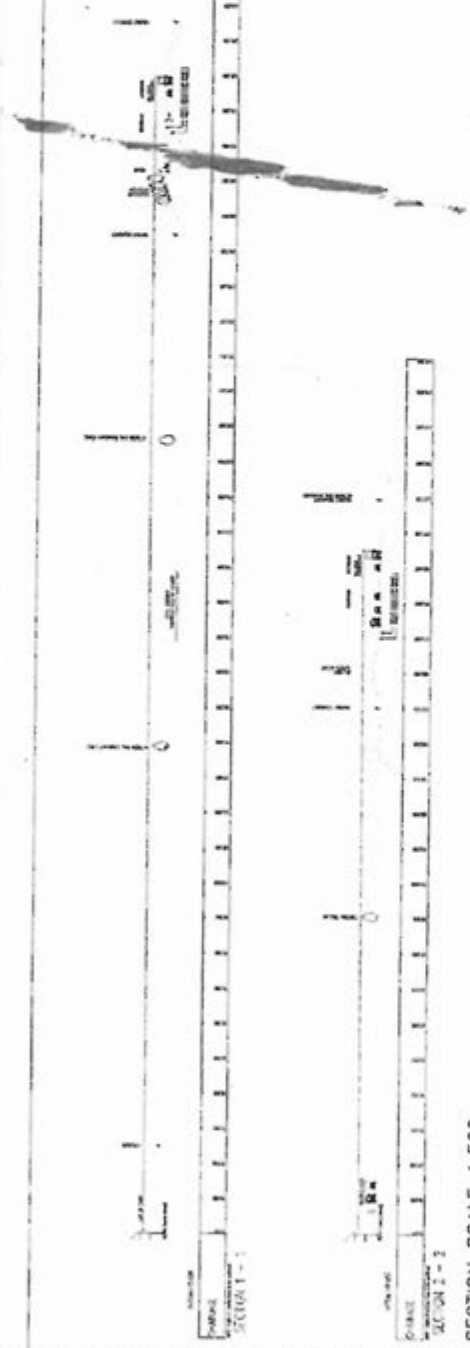
The Acquiring Authority representatives have in fact met on three separate occasions with the Nixon Family (Exhibit 2). It is disappointing that the Acquiring Authority are stating that the family were not happy to hold another meeting and that all the information which has been raised in this objection would have been available had such a meeting been held, (when in fact there have been drafting errors and no approval/ comment from Natural England and Cheshire East Council on the GCN mitigation at the date of this document). If the Authority had requested to me that it was important to hold a meeting to discuss their landscaping/ mitigation requirements (which their agent certainly did not make clear) of course we would have obliged and are still willing to do so. I object to the statement that somehow my clients and myself have been obstructive in this matter and are very surprised indeed that this is raised repeatedly in the Acquiring Authority's rebuttal statement.

Susan J Steer MRAC FRICS FAAV 3rd October 2014

As the authority of the City of Manchester, I hereby certify that the above is a true and correct copy of the original drawing as submitted to me by the applicant.

City Engineer

PROJECT NO.	1000000000
DATE	10/10/10
SCALE	1:1000
STYAL CROSS-SECTIONS OPTION 1	
AS TO MANCHESTER AIRPORT RELIEF ROAD	
DATE	10/10/10
SCALE	1:1000
PROJECT NO.	1000000000



W Nixon and Sons – Schedule of Contact

When	What	From	To	Subject
18/08/11	Form	Nixon	SMBC	Land interest questionnaire returned
23/04/12	Letter	Sue Steer	Mandy Clarke	Advised of instruction, returning agricultural impact assessment and discussing possible site meeting
01/08/12	Meeting	Mrs Nixon, Julie Eccleston (shop manager), Sue Steer, John Houlihan (NPS), Naz Huda and Mandy Clarke		Explained scheme and scheme design. Nixon concern about impact on trade in and access to shop
10/10/12	Letter	Jim McMahon	Nixon	Update on scheme proposal and advising on property contacts
10/10/12	Letter	Jim McMahon	Sue Steer	Update on scheme proposal and advising on property contacts
15/01/13	Meeting	Mrs Nixon, Julie Eccleston (shop manager), Sue Steer, Ian Keyte, Naz Huda and Mandy Clarke		Looking at options. Nixon very keen for access directly onto the scheme
22/01/13	Letter	Sue Steer	SMBC	Explaining business operation and expressing preference for option 1 (that takes only a small area) and requesting access off the bypass
08/01/13	Email	Jim McMahon	Nixon	Update on scheme and contacts
29/05/13	Meeting	June Nixon, Ian and Julie Nixon Sue Steer, Naz Huda, Mandy Clarke and Ian Keyte		Update on scheme proposals and timescales. Confirmed that direct access would not be provided and that SMBC would like to purchase by agreement
08/07/13	Letter	Sue Steer	SMBC	Re-iterating request for direct access
20/02/14	Telephone	HJC and Sue Steer		Discussing her clients and suggesting we meet
20/02/14	Email	HJC	Sue Steer	Confirming telephone call and offering her dates for a meeting
20/02/14	Email	Sue Steer	HJC	Confirming meeting
23/02/14	Email	HJC	Sue Steer	Confirming meeting arrangements
25/02/14	Meeting	HJC and Sue Steer		Discussing her clients and the operations they run. Request accounting details. Sue Steer advised that her clients wanted a direct access onto the road (which is not being provided) and that without that her clients do not wish to transact
26/03/14	Email	Sue Steer	HJC	Email confirming fee undertaking and methodology for recovery of fees
06/04/14	Email	HJC	Sue Steer	Requesting tenancy and accounting information and offering a meeting
28/04/14	Email	Sue Steer	HJC	Seeking clarification on fees
02/05/14	Email	HJC	Sue Steer	Confirming fee policy and methodology for reimbursement
17/06/14	Email	Naz Huda	Sue Steer (cc'd HJC)	Regarding timetable for scheme delivery
18/06/14	Email	HJC	Sue Steer	Informing her that her clients would be receiving a letter advising that the inquiry will begin on 30 September
15/08/14	Email	HJC	Sue Steer	Issuing Heads of Terms
19/08/14	Email	Sue Steer	HJC	Confirmation that Nixon did not wish to enter into an agreement on the terms outlined

MEETING ①

MEETING ②

MEETING ③