

# Minutes

<b>Project</b>	SEMMMS A6 to Manchester Airport Relief Road																					
<b>Job No</b>		<b>Date of Meeting</b>	03/12/09	<b>Meeting No</b>	2	<b>Page 1 of 4</b>																
<b>Location of Meeting</b>	Hygarth House – Stockport MBC																					
<b>Time of Meeting</b>	0900 hrs																					
<b>Subject of Meeting</b>	Land & Orders Update Meeting re SEMMMS A6 to Airport relief Road																					
<b>Persons present including representation</b>																						
<table> <tr> <td>Jim McMahon (JM)</td> <td>SMBC</td> </tr> <tr> <td>Sue Stevenson (SS)</td> <td>SMBC</td> </tr> <tr> <td>Martin Rigby (MR)</td> <td>SMBC</td> </tr> <tr> <td>David Taylor (DT)</td> <td>SMBC</td> </tr> <tr> <td>Christopher Roberts (CR)</td> <td>SMBC</td> </tr> <tr> <td>Mandy Clarke (MC)</td> <td>CEC</td> </tr> <tr> <td>Graham Martin (CB)</td> <td>Scott Wilson</td> </tr> <tr> <td>Joseph Roberts (JR)</td> <td>Scott Wilson</td> </tr> </table>							Jim McMahon (JM)	SMBC	Sue Stevenson (SS)	SMBC	Martin Rigby (MR)	SMBC	David Taylor (DT)	SMBC	Christopher Roberts (CR)	SMBC	Mandy Clarke (MC)	CEC	Graham Martin (CB)	Scott Wilson	Joseph Roberts (JR)	Scott Wilson
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<b>Date of Notes</b>	<b>8 December 2009</b>	S:\Projects\SEMMMS Major Information\15.0 Meetings\15.15 Lands Meetings\Land and Orders Mtg 091203.doc
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<b>NOTES</b>		<b>DATE</b>	<b>ACTION</b>
<b>1.0</b>	<b><u>Land Ownership Data</u></b>		
1.1	CR tabled the current land ownership plan annotated to show the availability of land information. CR explained that the Land Registry Data available was current to 2003.	Note	
1.2	The extent of the properties where land registry information will be required is to be based on the buffer zone for environmental surveying as prescribed by Mouchel in the first instance.	Note	
1.3	GM to pass a copy of the scheme buffer zone to CR.		
	<b>Post Meeting Note:</b> GM contacted Mouchel to request revised buffer zone for extent of land required for ecology surveys/access – Mouchel to submit revised buffer zone by 08/12/09.	08/12/09	Mouchel
1.4	MC to provide advice on the extent of the area of to be searched for Land Registry information to ensure it is comprehensive.	18/12/09	MC
1.5	CR / RM to investigate the process of collating updated land registry data. Either SMBC will conduct a search in house or employ HMLR to conduct the searches. CR to progress updating of Land Registry information as soon as possible. CR to contact MCC and CE as appropriate to assist in completing the relative sections of the data and mapping.	11/12/09	CR / RM
1.6	<b>Access for Surveys</b> - GM stated that Mouchel will be initiating Ecology surveys Jan 2010 and will be in contact with MC prior to commencement to establish access requirements.		Mouchel / MC
1.7	David Taylor SMBC to be Team Leader in terms of gathering of data and progressing the plans – further resolution of Land and Orders team to be discussed at next meeting re SRO and CPO.	Jan 10 (next mtg)	ALL
<b>2.0</b>	<b><u>Land Ownership Questionnaires</u></b>		
2.1	In order to progress the land ownership database a questionnaire will be devised and distributed in the New Year. MC explained that key information required would include. <ul style="list-style-type: none"> <li>• Tennant Information</li> <li>• Mortgagees</li> <li>• Restrictive Covenants</li> </ul>	Note	

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2.2	CR and MC to review the proposed format of the Land Ownership database to be populated and finalise. Note: Accommodation works information will not be included. Land use to be included. A plan should be prepared (1:10,000) showing the full extent of the scheme for inclusion in the information to be sent out to land owners.	18/12/09	CR/MC
2.3	MC to lead the distribution of the land ownership questionnaire commencing in January 2010.	Jan 2010	MC
2.4	Mouchel to progress Agricultural Impact Assessment – proposal for related works to be submitted by Mouchel to SMBC for ES and survey activities that will include AIA (SMBC to approve accordingly).	18/12/09	Mouchel
<b>3.0</b>	<b>Side Road Orders and Compulsory Purchase Orders</b>		
3.1	MC noted that Peter Milburn from CEC had recently been involved in the production of SRO's and CPO's for the A34 – Alderly Edge bypass. MC to liaise with Peter Milburn on this issue and report back at the next meeting.	Jan 2010	MC
3.2	Agreed that Side Road Orders and CPO activities will not commence until ~ April 2010.		
<b>4.0</b>	<b>Legal Issues – John Hill</b>		
4.1	JR to issue John Hill with the proposed database for review and convene a meeting to discuss the format of the land ownership questionnaire required to collate the missing information – refer to item 2.2 for database to be forwarded to John Hill.	18/12/09	JR
<b>5.0</b>	<b>Valuation</b>		
5.1	MR to send information from previous land estimate to MC – this was as compiled by Mike Smithard, Cheshire East (retired). MR to check if this includes the MCC area.	11/12/09	MR
5.2	MC to check Cheshire East records to establish supporting information to Mike Smithard previous costing works and forward to SMBC/SW.	11/12/09	MC
5.3	Land Valuation to be compared to the alignment options in January 2010 to ensure optimum alignment is taken forward in terms of land values.	Jan 2010	MR

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5.4	Fee proposal required from NPS. SS to send an updated brief to NPS with an action to update the fee proposal and liaise with DT and MR to revisit the land valuation.			11/12/09	SS	
5.5	NPS will also be required to provide land costs associated with the Styal Road options being taken forward for DF3. MR to forward the Styal Road options to NPS, where NPS will be requested to provide land valuations / costs associated with the various options , inclusive of the potential impacts on Styal Golf Club. This is to ascertain costs comparisons between land values and infrastructure costs between the various options.			Jan 10	MR / SS (SW to assist)	
	<b>Date of Next Meeting - t.b.a. (January 2010)</b>			Jan 10	SW	

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