

**SEMMMS Relief Road, A6 to Manchester Airport - Land & Orders
Minutes of Meeting held with SLS - 25-01-2010**

Attendees: John Hill - SLS
Sue Stevenson, Robert Morton, David Taylor, CRE
Apologies: Mandy Clarke

Action

1 The SEMMMS Lands Team is:
Team Manager - David Taylor

Land Referencing Lead Officer and Land Holder Liaison - Mandy Clarke
FOI requests and public queries - Robert Morton
GIS Database - Chris Roberts
Valuations and Negotiations - NPS

2 High Level Programme is:

Planning Application - November 2010
DfT Programme Entry - December 2010 (triggering line protection for blight purposes)
Publish Draft CPO - January 2010
JH said ownership etc. details need to have been updated within the 3 months prior to publication, but agreed the information is still needed now for communication and valuation purposes.

3 Noise Regulations

A list has to be published alongside the Planning application of those property facades within 200m for which the promoter proposes to provide insulation. This is from a starting point of the EA noise measurements and predictions. JH will provide a briefing note.

JH

4 Valuations

Clarity is needed about which estimate includes for each of the following: Land acquisition, severance, injurious affection, McCarthy claims, disturbance, Part 1 claims, noise insulation, home loss payments (JH to provide a note on home loss payments which can be up to 50% of the value of a property), interference with rights of access and/or rights of way, accommodation works

JH

5 S.8 (of the Highways Act) Agreement

This needs to be in place giving SMBC highway powers in Manchester and East Cheshire, prior to e.g. submitting the PA

SW

6 Land Registry and Referencing

JH advice was that Karen Stonehouse in SLS should do the Land Registry inquiries. She has recent experience, has direct access and knows what she is looking for legally.

JH will ask her to provide an estimate for this work: to provide the information for Chris Roberts to add to the GIS database.

JH

The intention is that MC will follow this up with the questionnaires (JH to comment on the proposed questionnaire), and issue of the questionnaire is to be followed by a S.16 notice some 10 days later.

JH

The database has to include information regarding the land claimed by the three local authorities, by Manchester Airport and by the Highways Agency.

7 SROs

JH's view is that this is a highly technical and complex area that needs a competent person to get it right. Severe problems can be created by errors in this work.

SW