

**The Borough Council of Calderdale (Halifax A629) (Highway Improvements)  
(West Yorkshire Plus Transport Fund, Phase 1b) Supplement  
Compulsory Purchase Order 2020**

**The Highways Act 1980  
The Town and Country Planning Act 1990 and  
The Acquisition of Land Act 1981**

1. Subject to the provisions of this Order, the acquiring authority is under sections 239, 240, 246, 250, 260 of the Highways Act 1980 hereby authorised to purchase compulsorily the land and the new rights over land described in paragraph 2 for the purpose of:
  - a. the construction of a highway between Stainland Road (B6112) and Elland Wood Bottom (A629) from a point on Stainland Road parallel to and east of North Dean Business Park in a south easterly direction over the Calder and Hebble Navigation to a point on Elland Wood Bottom adjacent to Elland Wood in Halifax in the Borough of Calderdale in the County of West Yorkshire;
  - b. the construction of highway as aforesaid, the improvement of highway at Huddersfield Road (the A629), Elland Wood Bottom (A629), Wakefield Road (A6026), Stainland Road (B6112), Bankhouse Lane, Jubilee Road and Exley Bank and the stopping up of highway outside numbers 381 to 387 Huddersfield Road, Halifax in pursuance of The Borough Council of Calderdale (A629, Southern Section, Halifax) (Highway Improvements) (West Yorkshire Plus Transport Fund, Phase 1B) (Side Roads) Order 2019;
  - c. the carrying out of works on watercourses in connection with the construction and improvement of highway as aforesaid;
  - d. the improvement or development of frontages and landscaping to the above mentioned highways or of the land adjoining or adjacent thereto;

- e. use by the acquiring authority in connection with the improvement of highways and landscaping as aforesaid; and
  - f. mitigating the adverse effect which the existence or use of the highways proposed to be constructed or improved will have on the surrounds thereof.
2. (1) The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink on the maps prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Borough Council of Calderdale (Halifax A629) (Highway Improvements) (West Yorkshire Plus Transport Fund, Phase 1b) Supplement Compulsory Purchase Order 2020 Sheets 1 to 2 of 2".
- (2) The new rights to be purchased compulsorily over land under this Order are described in the Schedule and the land is shown coloured blue on the said map.
3. Parts 2 and 3 of Schedule 2 of the Acquisition of Land Act 1981 are hereby incorporated with this Order subject to the modifications that references in the said parts of the Schedule to the 'undertaking' shall be construed as references to the land and any building or work constructed or to be constructed on the land authorised to be purchased under this Order.

THE CORPORATE COMMON SEAL )  
of THE BOROUGH COUNCIL OF )  
CALDERDALE was hereunto affixed )  
on the 9<sup>th</sup> day of September 2020 )  
in the presence of: )

*M. Hensler*  
Authorised Officer



## SCHEDULE

### Notes

The following approximate imperial equivalents relate to the metric measurements used in the accompanying drawings and schedules:

Units of length:	1mm	=	0.039 inches (approx.)
	1 metre	=	1.094 yards (approx.)
	1km	=	0.621 miles (approx.)
Unit of area:	1 sq.m.	=	1.196 sq. yards (approx.)

**Table 1**

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address					
Number on Map	Extent, description and situation of the land				
	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers	
<b>IN THE METROPOLITAN BOROUGH OF CALDERDALE</b>					
1	137 square metres of grassed embankment, trees and stone wall located south-east of the unclassified road known as Jubilee Road, west of the unclassified road known as Backhold Lane and east of Salterhebble Hill (A629).	Brian Lesley Guest Scarr Hall Jubilee Road Siddal Halifax West Yorkshire HX3 9DP			Owner
1A	205 square metres of grassed embankment and trees located south-east of the unclassified road known as Jubilee Road, west of the unclassified road known as Backhold Lane and east of Salterhebble Hill (A629).	As Plot 1			As Plot 1
2	4 square metres of stone wall and grass verge located west of Salterhebble Hill (A629) and east of the business premises known as Waters Mill Brewers Fayre.	Premier Travel Inn Limited (Company No. 05137608) Whitbread House Park Street West Luton Bedfordshire LU1 3BG			Owner

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2A	10 square metres of grass verge located west of Salterhebble Hill (A629) and east of the business premises known as Waters Mill Brewers Fayre.	As Plot 2			As Plot 2
3	58 square metres of embankment, trees and part of a retaining wall located east of Exley Bank and Huddersfield Road (A629) and west of the unclassified road known as Backhold Lane.	Hillpine Limited (Company No. 2501935) Suite 9 Accurist House 44 Baker Street London W1H 2JH			Owner
3A	776.7 square metres of embankment, trees and part of a retaining wall located east of Exley Bank and Huddersfield Road (A629) and west of the unclassified road known as Backhold Lane.	Bona Vacantia – Estates Government Legal Department (BYD) PO Box 2119 Croydon CR90 9QU			As Plot 3
4	96 square metres of part of the watercourse known as Hebble Brook, adjoining land and part of a retaining wall located west of Salterhebble Hill/Huddersfield Road (A629) and south-east of the business premises known as Water Mill Brewers Fayre.	Canal & River Trust (Company No. 07807276) First Floor North Station House 500b Elder Gate Milton Keynes MK9 1BB as trustee of the Waterways Infrastructure Trust (Registered Charity No. 1146792-2)			Owner
5	25.3 square metres of grassed land, embankment, trees and part of the watercourse known as Hebble Brook located west of Huddersfield Road (A629) and east of the watercourse known as Hebble Brook.	Yorkshire Water Services Limited (Company No. 2366682) Western House Western Way Halifax Road Bradford BD6 2SZ			Owner

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address					
Number on Map	Extent, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
5A	21.6 square metres of grassed land and trees located west of Huddersfield Road (A629) and east of the watercourse known as Hebble Brook.	As Plot 5			As Plot 5
6	17 square metres of grassed land on the site of a former electricity substation located west of Huddersfield Road (A629) and east of the watercourse known as Hebble Brook.	As Plot 5			As Plot 5
7	71 square metres of tarmacked/cobbled land adjoining the former Punch Bowl public house located south of the junction between Huddersfield Road (A629) and the unclassified road known as Exley Bank.	Unknown			Unoccupied
8	54 square metres of part of ancient woodland, grassed embankment and part of a retaining wall located east of Huddersfield Road (A629) and west of the unclassified road known as Chevinedge Crescent.	Christopher John Morton Greenacres Eiland Hall Farm Eiland Halifax HX5 0SW			Owner
9	251 square meters of wooded and grassed embankment located east of Huddersfield Road (A629) and west of the unclassified road known as Exley Bank.	JCDecaux Limited (Company No. 825315) 991 Great West Road Brentford Middlesex TW8 9DN  Shahid Nawaz Kayani 10a Smith Lane Bradford BD9 5HP  Rehana Kiani 18 Duckworth Terrace Bradford BD9 5HH			Owner

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address					
Number on Map	Extent, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
10	14 square meters of part of the watercourse known as Hebble Brook and riverbank wall located south of Salterhebble Hill/Huddersfield Road (A629) and south-east of the business premises known as Water Mill Brewers Fayre.	Unknown			Unoccupied
10A	70 square meters of part of the watercourse known as Hebble Brook and riverbank wall located south of Salterhebble Hill/Huddersfield Road (A629) and south-east of the business premises known as Water Mill Brewers Fayre.	Unknown			Unoccupied

**Table 2**

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which this person in the adjoining column is likely to make a claim
<b>IN THE METROPOLITAN BOROUGH OF CALDERDALE</b>				
1	Brian Guest Scarr Hall Jubilee Road Siddal Halifax West Yorkshire HX3 9DP	Right of way and to the passage and running of services through existing services media with a right of entry to maintain.	Yorkshire Water Western House Western Way Halifax Road Bradford BD6 2SZ	137 square metres of grassed embankment, trees and stone wall located south-east of the unclassified road known as Jubilee Road, west of the unclassified road known as Backhold Lane and east of Salterhebble Hill (A629).
1A	As Plot 1	Right of way and to the passage and running of services through existing services media with a right of entry to maintain.	As Plot 1	205 square metres of grassed embankment and trees located south-east of the unclassified road known as Jubilee Road, west of the unclassified road known as Backhold Lane and east of Salterhebble Hill (A629).

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981	Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 -- not otherwise shown in Tables 1 and 2
	Name and address	Name and address
	Description of interest to be acquired	Description of the land for which this person in the adjoining column is likely to make a claim
2		<p>Northern Gas 1100 Century Way Thorpe Park Business Park Leeds LS15 8TU</p> <p>Northern Power 98 Aketon Road Castleford WF10 5DS</p> <p>Yorkshire Water (Company No. 2366682) Western House Western Way Halifax Road Bradford BD6 2SZ</p>
2A		<p>As Plot 2</p> <p>10 square metres of grass verge located west of Salterhebble Hill (A629) and east of the business premises known as Waters Mill Brewers Fayre.</p>



Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981	Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	Description of the land for which this person in the adjoining column is likely to make a claim
	Name and address	Description of interest to be acquired	Name and address
3	<p>Andrew William Stripe 42 Brunton Collingbourne Kingston Marlborough SN8 3SE</p> <p>Rachel Lesley Swingler 387 Huddersfield Road Halifax West Yorkshire</p> <p>Dunbar Assets Limited (Company No. 966713) 70 Mark Lane London EC3R 7NQ</p>	<p>Right to the passage and running of services through existing services media with a right of entry to maintain (in favour of 385 Huddersfield Road, Halifax HX3 9LJ).</p> <p>Right to the passage and running of services through existing services media with a right of entry to maintain.</p> <p>Legal Charge</p>	<p>Yorkshire Water Western House Western Way Halifax Road Bradford BD6 2SZ</p> <p>58 square metres of embankment, trees and part of a retaining wall located east of Exley Bank and Huddersfield Road (A629) and west of the unclassified road known as Backhold Lane.</p>
3A	<p>Andrew William Stripe 42 Brunton Collingbourne Kingston Marlborough SN8 3SE</p> <p>Rachel Lesley Swingler 387 Huddersfield Road Halifax West Yorkshire</p> <p>Dunbar Assets Limited (Company No. 966713) 70 Mark Lane London EC3R 7NQ</p>	<p>Right to the passage and running of services through existing services media with a right of entry to maintain (in favour of 385 Huddersfield Road, Halifax HX3 9LJ).</p> <p>Right to the passage and running of services through existing services media with a right of entry to maintain.</p> <p>Legal Charge</p>	<p>BT Group plc BT Centre 81 Newgate Street London EC1A 7AJ</p> <p>Yorkshire Water Services Limited Western House Western Way Halifax Road Bradford BD6 2SZ</p> <p>776.7 square metres of embankment, trees and part of a retaining wall located east of Exley Bank and Huddersfield Road (A629) and west of the unclassified road known as Backhold Lane.</p>

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which this person in the adjoining column is likely to make a claim
4			As Plot 3A	96 square metres of part of the watercourse known as Hebble Brook, adjoining land and part of a retaining wall located west of Salterhebble Hill/Huddersfield Road (A629) and south-east of the business premises known as Water Mill Brewers Fayre.
5			Northern Power 98 Aketon Road Castleford WF10 5DS  Yorkshire Water Services Limited Western House Western Way Halifax Road Bradford BD6 2SZ	25.3 square metres of grassed land, embankment, trees and part of the watercourse known as Hebble Brook located west of Huddersfield Road (A629) and east of the watercourse known as Hebble Brook.
5A			As Plot 5	21.6 square metres of grassed land and trees located west of Huddersfield Road (A629) and east of the watercourse known as Hebble Brook.
6			As Plot 5	17 square metres of grassed land on the site of a former electricity substation located west of Huddersfield Road (A629) and east of the watercourse known as Hebble Brook.

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which this person in the adjoining column is likely to make a claim
8	<p>The Agricultural Mortgage Corporation PLC (Company No.234742) Charlton Place Charlton Road Andover Hants SP10 1RE3 9LJ</p> <p>Avant Homes (England) Limited (Company No. 1043597) Avant House 6 and 9 Tallys End Barlborough Chesterfield S43 4WP</p>	<p>Legal Charge</p> <p>Option to purchase</p>	<p>BT Group plc BT Centre 81 Newgate Street London EC1A 7AJ</p>	<p>54 square metres of part of ancient woodland, grassed embankment and part of a retaining wall located east of Huddersfield Road (A629) and west of the unclassified road known as Chevinedge Crescent.</p>
10			<p>Yorkshire Water Services Limited Western House Western Way Halfax Road Bradford BD6 2SZ</p>	<p>14 square meters of part of the watercourse known as Hebble Brook and adjacent riverbank wall located south of Salterhebble Hill/Huddersfield Road (A629) and south-east of the business premises known as Water Mill Brewers Fayre.</p>

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981	Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 — not otherwise shown in Tables 1 and 2
	Name and address	Description of the land for which this person in the adjoining column is likely to make a claim
	Description of interest to be acquired	
10A	As Plot 10	70 square meters of part of the watercourse known as Hebble Brook and adjacent riverbank wall located south of Salterhebble Hill/Huddersfield Road (A629) and south-east of the business premises known as Water Mill Brewers Fayre.