

**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<br>Scarr Hall<br>Jubilee Road<br>Siddal<br>Halifax<br>West Yorkshire<br>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<br>(Company No. 05137608)<br>Whitbread House<br>Park Street<br>West Luton<br>Bedfordshire<br>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<br>(Company No. 2501935)<br>Suite 9<br>Accurist House<br>44 Baker Street<br>London<br>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<br>Government Legal Department<br>(BYD)<br>PO Box 2119<br>Croydon<br>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<br>(Company No. 07807276)<br>First Floor North Station House<br>500b Elder Gate<br>Milton Keynes<br>MK9 1BB<br>as trustee of the Waterways<br>Infrastructure Trust (Registered<br>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<br>Limited<br>(Company No. 2366682)<br>Western House<br>Western Way<br>Halifax Road<br>Bradford<br>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<br>Greenacres<br>Eiland Hall Farm<br>Eiland<br>Halifax<br>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<br>No. 825315)<br>991 Great West Road<br>Brentford<br>Middlesex<br>TW8 9DN<br><br>Shahid Nawaz Kayani<br>10a Smith Lane<br>Bradford<br>BD9 5HP<br><br>Rehana Kiani<br>18 Duckworth Terrace<br>Bradford<br>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<br>Scarr Hall<br>Jubilee Road<br>Siddal<br>Halifax<br>West Yorkshire<br>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<br>Western House<br>Western Way<br>Halifax Road<br>Bradford<br>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<br/>1100 Century Way<br/>Thorpe Park Business Park<br/>Leeds<br/>LS15 8TU</p> <p>Northern Power<br/>98 Aketon Road<br/>Castleford<br/>WF10 5DS</p> <p>Yorkshire Water<br/>(Company No. 2366682)<br/>Western House<br/>Western Way<br/>Halifax Road<br/>Bradford<br/>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  |  |
|---------------|--|---|--|
|               | 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   |  |
| 3             | <p>Andrew William Stripe<br/>42 Brunton<br/>Collingbourne<br/>Kingston<br/>Marlborough<br/>SN8 3SE</p> <p>Rachel Lesley Swingler<br/>387 Huddersfield Road<br/>Halifax<br/>West Yorkshire</p> <p>Dunbar Assets Limited<br/>(Company No. 966713)<br/>70 Mark Lane<br/>London<br/>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<br/>Western House<br/>Western Way<br/>Halifax Road<br/>Bradford<br/>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<br/>42 Brunton<br/>Collingbourne<br/>Kingston<br/>Marlborough<br/>SN8 3SE</p> <p>Rachel Lesley Swingler<br/>387 Huddersfield Road<br/>Halifax<br/>West Yorkshire</p> <p>Dunbar Assets Limited (Company No. 966713)<br/>70 Mark Lane<br/>London<br/>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<br/>BT Centre<br/>81 Newgate Street<br/>London<br/>EC1A 7AJ</p> <p>Yorkshire Water Services Limited<br/>Western House<br/>Western Way<br/>Halifax Road<br/>Bradford<br/>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<br>98 Aketon Road<br>Castleford<br>WF10 5DS<br><br>Yorkshire Water Services Limited<br>Western House<br>Western Way<br>Halifax Road<br>Bradford<br>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)<br/>Charlton Place<br/>Charlton Road<br/>Andover<br/>Hants<br/>SP10 1RE3 9LJ</p> <p>Avant Homes (England) Limited<br/>(Company No. 1043597)<br/>Avant House<br/>6 and 9 Tallys End<br/>Barlborough<br/>Chesterfield<br/>S43 4WP</p> | <p>Legal Charge</p> <p>Option to purchase</p> | <p>BT Group plc<br/>BT Centre<br/>81 Newgate Street<br/>London<br/>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<br/>Western House<br/>Western Way<br/>Halfax Road<br/>Bradford<br/>BD6 2SZ</p>           | <p>14 square metres 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. |