

NOTICE OF CONFIRMATION OF COMPULSORY PURCHASE ORDERS

THE BOROUGH COUNCIL OF CALDERDALE (HALIFAX TOWN CENTRE) (HIGHWAY IMPROVEMENTS) (WEST YORKSHIRE PLUS TRANSPORT FUND, A629 PHASE 2) COMPULSORY PURCHASE ORDER 2020

and

THE BOROUGH COUNCIL OF CALDERDALE (HALIFAX TOWN CENTRE) (HIGHWAY IMPROVEMENTS) (WEST YORKSHIRE PLUS TRANSPORT FUND, A629 PHASE 2) SUPPLEMENTAL COMPULSORY PURCHASE ORDER 2021

**The Highways Act 1980
and the Acquisition of Land Act 1981**

1. Notice is hereby given that the Secretary of State for Transport, in exercise of their powers under the above Acts, on 14th November 2025 confirmed with modifications The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Compulsory Purchase Order 2020 and The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Supplemental Compulsory Purchase Order 2021 submitted by The Borough Council of Calderdale.
2. The Orders as confirmed provide for the purchase of the land described in Schedule 1 hereto for the purpose of:
 - (1) the improvement of the following highways located in Halifax, West Yorkshire:
 - (a) the A629 route from Orange Street through Broad Street, Cow Green, Barum Top, Fountain Street, Commercial Street and Portland Place to Hunger Hill;
 - (b) the C5951 route from its junction with New Bank through Charlestown Road, Bank Bottom, Lower Kirkgate and Church Street to its junction with Alfred Street East;
 - (c) the C5954 route (as proposed to be improved) from its junction with Northgate through Winding Road, Smithy Street, Charles Street, Square Road, Alfred Street East, Church Street and South Parade to Hunger Hill; and
 - (d) the C5955 route from its junction with New Bank through Bridge Street, Northgate and Broad Street to its junction with Orange Street,
 - together referred to as "the classified roads";
 - (2) the creation and/or improvement of highways intended to connect the classified roads to the existing road system or otherwise in the vicinity of the routes of the classified roads and the provision of new means of access to premises in pursuance of The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) (Side Roads) Order 2020;
 - (3) the improvement or development of frontages and landscaping to the classified roads and new or improved highways referred to above or of the land adjoining or adjacent thereto;

- (4) the construction of works for the drainage of the classified roads and the new or improved highways;
 - (5) mitigating the adverse effects which the existence or use of the highways proposed to be constructed or improved will have on the surroundings thereof; and
 - (6) use by the acquiring authority in connection with the construction and/or improvement of highways and the provision of new means of access to premises and landscaping mentioned above.
3. A copy of the Orders as confirmed by the Secretary of State and of the Maps referred to therein have been deposited at the offices of The Borough Council of Calderdale at Town Hall, Halifax, HX1 1UJ and may be seen at all reasonable hours. Copies of the Orders and the Maps may be viewed online at <https://new.calderdale.gov.uk/streets-and-transport/transport-initiatives/a629-phase-2-public-inquiry-2025>.
4. The Orders as confirmed become operative on the date on which this notice is first published. A person aggrieved by the Orders may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisations granted by the Orders are not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the Orders.
5. Once the Orders have become operative, The Borough Council of Calderdale may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the Orders (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to The Borough Council of Calderdale at Town Hall, Halifax, HX1 1UJ or by email at a629phase2@calderdale.gov.uk about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below (and available to download from <https://new.calderdale.gov.uk/streets-and-transport/transport-initiatives/a629-phase-2-public-inquiry-2025>).
7. The Borough Council of Calderdale has a period of three years beginning with the date the Orders become operative to serve a notice to treat or execute a general vesting declaration. The Orders will become operative on the date on which this notice is first published or, if the Orders are subject to special parliamentary privilege, the date on which the Orders become operative under the Statutory Orders (Special Procedure) Act 1945.

SCHEDULE 1

LAND COMPRISED IN THE ORDERS AS CONFIRMED

NOTE: The land comprised in each item below is identified on the Maps referred to in the Orders by means of the number or numbers against that item below.

The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Compulsory Purchase Order 2020

Plot No	Description
1/1	All interests other than those of the Borough Council of Calderdale in 119 square metres of land comprising part of the access to the former Transco gasworks site from the unclassified road known as Cripplegate and vegetation located north of the intersection of Bank Bottom, Cripplegate and Lower Kirkgate, Halifax
1/1a	All interests other than those of the Borough Council of Calderdale in 95 square metres of land comprising part of the former Transco gasworks site and vegetation located north of the intersection of Bank Bottom, Cripplegate and Lower Kirkgate, Halifax.
1/1b	All interests other than those of the Borough Council of Calderdale in 43 square metres of land comprising part of the former Transco gasworks site from the unclassified road known as Cripplegate and vegetation located north of the intersection of Bank Bottom, Cripplegate and Lower Kirkgate, Halifax.
1/2	All interests in 3974 square metres of land comprising part of the former Transco gasworks site including part of an internal roadway, bridge, vegetation and hardstanding and part of the watercourse known as Hebble Brook located west and south-west of Charlestown Road and north and north-west of Bank Bottom, Halifax.
1/2a	All interests in 1245 square metres of land comprising part of the former Transco gasworks site including part of a bridge, hardstanding, culverts and vegetation located west and south-west of Charlestown Road and north and north-west of Bank Bottom, Halifax.
1/3	All interests in 849 square metres of land forming part of the north-west section of the Matalan retail store car park located east of Lower Kirkgate and south of Bank Bottom, Halifax.
1/3a	All interests in 367 square metres of land forming part of the north-west section of the Matalan retail store car park located east of Lower Kirkgate and south of Bank Bottom, Halifax.
2/1	All interests in 208 square metres of land located south of Alfred Street East and east of Square Road forming part of the car park north of the premises known as the Hughes Corporation Building at 31 Square Road, Halifax, HX1 1QG.
2/1a	All interests in 426 square metres of land located south of Alfred Street East and east of Square Road forming part of the car park north of the premises known as the Hughes Corporation Building at 31 Square Road, Halifax, HX1 1QG.
2/1b	All interests in 275 square metres of land located south-east of Alfred Street East and north-west of Discovery Road forming part of the car park east of the premises known as the Hughes Corporation Building at 31 Square Road, Halifax, HX1 1QG.
2/2	All interests in 112 square metres of land located south of Alfred Street East and east of Square Road forming part of the car park and external staircases north of the premises known as the Hughes Corporation Building at 31 Square Road, Halifax, HX1 1QG.
2/3	All interests in 356 square metres of land located south of Alfred Street East, east of Square Road and north-west of Discovery Road forming part of the car park east of the premises known as the Hughes Corporation Building at 31 Square Road Halifax, HX1 1QG.

The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Supplemental Compulsory Purchase Order 2021

Plot No	Description
1/1	33.38 square metres of open land used for public car parking located west of Church Street, south of the junction between Deal Street and Church Street and north of the junction between New Road and Church Street, Halifax.
1/1a	80.26 square metres of open land used for public car parking located west of Church Street and north of the junction between New Road and Church Street, Halifax.
1/1b	6.00 square metres of open land used for public car parking located west of Church Street and south of the junction between Deal Street and Church Street, Halifax.
1/1c	100.16 square metres of open land used for public car parking located west of Church Street and north of the junction between New Road and Church Street, Halifax.
1/2	44.57 square metres of vacant land (site of former Deal Street Mill) located west of Church Street and immediately south of the junction between Deal Street and Church Street, Halifax.
1/2a	35.19 square metres of vacant land (site of former Deal Street Mill) located west of Church Street and immediately south of the junction between Deal Street and Church Street, Halifax.
2/1	64.04 square metres of paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.
2/1a	83.55 square metres of paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.
2/2	2.03 square metres of publicly accessible paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.
2/2a	1.37 square metres of publicly accessible paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.

SCHEDULE 2

STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1. Once The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Compulsory Purchase Order 2020 and The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Supplemental Compulsory Purchase Order 2021 have become operative, The Borough Council of Calderdale (hereinafter called "the Council") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Council execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the Orders. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to

run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of their interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of their interest in the land, with interest on the compensation from the vesting date.

3. The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to them to terminate the tenancy while the tenant will use every opportunity to retain or renew their interest.
5. The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Compulsory Purchase Order 2020

The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Supplemental Compulsory Purchase Order 2021

To: The Borough Council of Calderdale

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase orders cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1 to, the Acquisition of Land Act 1981.

1. Name and address of informant(s)
2. Land in which an interest is held by informant(s).....
3. Nature of interest.....

Signed.....

[on behalf of].....

Date.....

- i. In the case of a joint interest insert the names and address of all the informants.
- ii. The land should be described concisely.
- iii. If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.

Signed:



Ian Hughes
Head of Legal and Democratic Services
The Borough Council of Calderdale
Town Hall
Halifax
HX1 1UJ

Dated: 26th November 2025