

Dated 16th February

2022

**THE BOROUGH COUNCIL OF CALDERDALE
(ELLAND STATION AND WEST VALE ACCESS PACKAGE) (WEST YORKSHIRE PLUS
TRANSPORT FUND, TRANSFORMING CITIES FUND)
COMPULSORY PURCHASE ORDER 2022**

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

**The Borough Council of Calderdale
(Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund,
Transforming Cities Fund)
Compulsory Purchase Order 2022**

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

The Borough Council of Calderdale (in this Order called “the acquiring authority”) hereby makes the following order:

1. Subject to the provisions of this Order, the acquiring authority is, under sections 239, 240, 250 and 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 purposes of:
 - (1) the improvement of the following highways in the area of the acquiring authority:
 - (a) the B6112 Stainland Road classified road;
 - (b) the A6025 Park Road classified road;
 - (c) the unclassified road known as Eastgate;
 - (d) the unclassified road known as Wistons Lane;
 - (e) the unclassified road known as Gas Works Lane;
 - (2)
 - (a) the construction of a new cycle track, with a right of way on foot, to connect the B6112 Stainland Road classified road in West Vale to the towpath on the western side of the Calder and Hebble Navigation via a new bridge to be constructed over the River Calder; and
 - (b) the provision of new means of access to premises from the B6112 Stainland Road,

in pursuance of The Borough Council of Calderdale (Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund, Transforming Cities Fund) (Side Roads) Order 2022;

- (3) the construction of a bridge which is to be a highway maintainable at the public expense over the navigable watercourse of the Calder and Hebble Navigation from a point on the northern bank of the Calder and Hebble Navigation approximately 150

149.9

metres north-east of the existing Elland Bridge to a point on the southern bank of the River Calder ^{154.9}~~approximately 155~~ metres north-east of the existing Elland Bridge in pursuance of The Borough Council of Calderdale (Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund, Transforming Cities Fund) (Calder and Hebble Navigation Bridge) Scheme 2022;

- (4) the carrying out of works on the navigable watercourse of the Calder and Hebble Navigation by the widening of the towpath on its north-western side by a maximum distance of 1.8 metres and over a length of 78 metres, and by the provision of a new canal wall to support the widened towpath, along that length of the Calder and Hebble Navigation running along the rear of the Barge and Barrel public house and opposite Elland Wharf;
 - (5) the construction of works for the drainage of the highways to be constructed or improved; and
 - (6) the use by the acquiring authority in connection with the construction or improvement of highways.
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 map consisting of a folio of three sheets numbered 1 to 3 respectively, prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Borough Council of Calderdale (Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund, Transforming Cities Fund) Compulsory Purchase Order 2022".
 - (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 ^{AND PURSUANT TO THE NEW RIGHTS} authorised to be purchased under this Order.

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

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
IN THE WARD OF GREETLAND AND STAINLAND IN THE BOROUGH OF CALDERDALE					
1/1	252 square metres of part of the lower yard access, car park and boundary wall of the business premises known as North Dean Garage and part of the retaining wall and northern embankment of the watercourse known as Black Brook located east of Stainland Road (B6112) and north of the Black Brook watercourse.	North Dean Automotive Limited (Company No. 1896341) Stainland Road, Greetland, Halifax, West Yorks, HX4 8LS			Owner
1/1a	264 square metres of part of the lower yard access, car park and boundary wall of the business premises known as North Dean Garage located east of Stainland Road (B6112) and north of the Black Brook watercourse.	As Plot 1/1			As Plot 1/1

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
1/1b	69 square metres of part of car parking area, stone wall and vegetation located east of Stainland Road (B6112) and west of Heath Union Rugby Football Club.	North Dean Automotive Limited (Company No. 1896341) Stainland Road, Greetland, Halifax, West Yorks HX4 8LS (Reputed Owner)			Reputed Owner
1/1c	51 square metres of part of material storage area, vegetation and boundary fencing comprising part of the business premises known as North Dean Garage located east of Stainland Road (B6112) and west of its boundary with Heath Union Rugby Football Club.	As Plot 1/1			As Plot 1/1
1/2	44 square metres of part of hard standing, boundary fencing and vegetation located east of Stainland Road (B6112) and west of Heath Union Rugby Football Club.	Heath Rugby Union Football Club Limited (Registered Society No. 29144R) North Dean, Stainland Road, Greetland, Halifax, West Yorkshire HX4 8LS (Reputed Owner) North Dean Automotive Limited (Company No. 1896341) Stainland Road, Greetland, Halifax, West Yorks, HX4 8LS (Reputed Owner)			Reputed Owners

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
1/2a	332 square metres of part of vehicular access to Heath Rugby Club pitches and pavilion, boundary fencing and vegetation located east of Stainland Road (B6112) and north of the business premises known as North Dean Garage.	<p>Heath Rugby Union Football Club Limited (Registered Society No. 29144R) North Dean, Stainland Road, Greetland, Halifax, West Yorkshire HX4 8LS (Registered Owner)</p> <p>North Dean Automotive Limited (Company No. 1896341) Stainland Road, Greetland, Halifax, West Yorks, HX4 8LS (Reputed Owner)</p>			Registered Owner and Reputed Owner (part only)
IN THE WARD OF ELLAND IN THE BOROUGH OF CALDERDALE <i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i>					
2/1	<p>548 square metres of part of the eastern half width and embankment of the River Calder, overgrown land and part of canal towpath located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629).</p> <p><i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i></p>	Canal & River Trust (Company No. 07807276) First Floor, North Station House, 500 Elder Gate, Milton Keynes MK9 1BB			Owner
2/1a	<p>The right to enter and re-enter from time to time with or without vehicles, plant, equipment and machinery upon 220 square metres of part of the eastern half width and embankment of the River Calder located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629) for all purposes connected with the construction, use and maintenance of a pedestrian and cycle bridge crossing the</p> <p><i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i></p>	As Plot 2/1			As Plot 2/1

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
	River Calder. <i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i>				
2/1b	<i>^</i> 209 square metres of part of the eastern half width and embankment of the River Calder located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629). <i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i>	As Plot 2/1			As Plot 2/1
2/1c	<i>^</i> 383 square metres of overgrown land located east of the River Calder and west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629). <i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i>	As Plot 2/1			As Plot 2/1
2/1d	<i>^</i> 465 square metres of part of the eastern embankment of the River Calder, vegetation and part of canal towpath located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629). <i>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</i>	As Plot 2/1			As Plot 2/1
2/1e	3824 square metres of part of the watercourse known as the Calder and Hebble Navigation, canal towpath, moorings, canal bank and part of cycle route 66 from the unclassified road known as Gas Works Lane located south, south-west and east of the Barge and Barrel Public House, south-east of Park Road (A6025) and south of Calderdale Way (A629).	As Plot 2/1			As Plot 2/1
2/1f	The right to enter and re-enter from time to time with or without vehicles, plant, equipment and machinery upon 114 square metres of part of the watercourse known as the Calder and Hebble Navigation located north-east of the Barge and Barrel Public House, south-east of Park Road (A6025) and south of Calderdale Way (A629) for all purposes connected with the construction, use and maintenance of the Canal and River Calder pedestrian and cycle bridge crossing.	As Plot 2/1			As Plot 2/1

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
2/2	2,670 square metres of agricultural land and field access forming part of Elland Hall Farm located south of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629) and east and north of the River Calder.	Christopher John Morton Greenacres, Elland Hall Farm, Elland, Halifax HX5 0SL and Daryl Scott Morton 1 Exley Lane, Elland, Halifax HX5 0SW			Owner
2/3	478 square metres of the full and northern half width of part of an unadopted road serving access to an agricultural field and local business premises located south-west of Elland Bridge (B6114) and north of the River Calder.	Unknown			Unknown
2/4	138 square metres of the southern half-width of part of an unadopted road serving access to an agricultural field and local business premises located south-west of Elland Bridge (B6114) and north of the River Calder.	Unknown			Unknown
2/5	677 square metres of part of the unclassified road known as Gas Works Lane (part of cycle route 66) located south-east of Elland Wharf and the Calder and Hebble Navigation, north-east of Elland Bridge (B6114) and north-west of the River Calder.	Unknown			Unknown

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
2/6	37 square metres of part of the unclassified road known as Gas Works Lane (part of cycle route 66) located south-east of the property known as Wharf House and the Calder and Hebble Navigation, north-east of Elland Bridge (B6114) and north-west of the River Calder.	Unknown			Unknown
2/7	6 square metres of part of cycle route 66 from the unclassified road known as Gas Works Lane located south-east of the property known as Wharf House and the Calder and Hebble Navigation and north-west of the River Calder.	Unknown			Unknown
2/8	720 square metres of hardstanding and demolition storage area comprising the former site of the property known as Riverdale House (demolished) located north-west of Gas Works Lane and the River Calder and south-east of the watercourse known as the Calder and Hebble Navigation.	John Christopher Holton and Carol Ann Holton, Riverdale House, Gas Works Lane, Elland HX5 9HJ	John Christopher Holton and Carol Ann Griffiths 39 Ing Head, Terrace Shelf, Halifax, West Yorkshire HX3 7LB		Lessee
2/8a	81 square metres of part of the former site of the property known as Riverdale House (demolished) located north-west of the unclassified road known as Gas Works Lane and the River Calder and east of the property known as Wharf House.	John Christopher Holton and Carol Ann Griffiths 39 Ing Head, Terrace Shelf, Halifax, West Yorkshire HX3 7LB			Owner
2/8b	458 square metres of part of the unclassified road known as Gas Works Lane and the north-western half width and embankment of the River Calder located north-east of Elland Bridge (B6114) and south of the former site of the property known as Riverdale House (demolished).	As Plot 2/8a			As Plot 2/8a

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
2/8c	425 square metres of hardstanding and demolition storage area comprising the former site of the property known as Riverdale House (demolished) located north-west of Gas Works Lane and the River Calder and south-east of the watercourse known as the Calder and Hebble Navigation.	As Plot 2/8	As Plot 2/8		As Plot 2/8
2/8d	The right to enter and re-enter from time to time with or without vehicles, plant, equipment and machinery upon 138 square metres of part of the unclassified road known as Gas Works Lane and the north-western half width and embankment of the River Calder located north-east of Elland Bridge (B6114) and south-east of the site of the former Riverdale House (demolished) for all purposes connected with the construction, use and maintenance of the Canal and River Calder pedestrian and cycle bridge crossing.	As Plot 2/8a			As Plot 2/8a
2/8e	414 square metres of part of the unclassified road known as Gas Works Lane and the north-western half width and embankment of the River Calder located north-east of Elland Bridge (B6114) and south-east of the site of the former Riverdale House (demolished).	As Plot 2/8a			As Plot 2/8a
2/9	374 square metres of part of the car park to the Barge and Barrel Public House located south-east of Park Road (A6025), south of Calderale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.	Newriver Community Pubs Limited 16 New Burlington Place, London W1S 2HX			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
2/9a	34 square metres of part of retaining wall adjoining canal towpath and vegetation at the rear of the Barge and Barrel Public House, located south-east of Park Road (A6025), south of Calderale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.	As Plot 2/9			As Plot 2/9
2/9b	9 square metres of part of a highway boundary wall and part of the car park to the Barge and Barrel Public House located south-east of Park Road (A6025), south of Calderale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.	As Plot 2/9			As Plot 2/9
2/9c	129 square metres of part of the car park to the Barge and Barrel Public House, scrubland and vegetation located south-east of Park Road (A6025), south of Calderdale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.	As Plot 2/9			As Plot 2/9
2/10	223 square metres of vegetation and scrubland located below Calderdale Way (A629), south-east of Park Road (A6025) and north-west of the watercourse known as the Calder and Hebble Navigation.	Unknown			Unknown
3/1	313 square metres of grassed area and tarmac path located north-west of the unclassified road known as Eastgate and south-east of Morrisons supermarket.	Optimisation Investments Limited (Company No. 6653416) Hilmore House, Gain Lane, Bradford, West Yorkshire BD3 7DL	WM Morrison Supermarkets PLC (Company No. 358949) Hilmore House, Gain Lane, Bradford, West Yorkshire BD3 7DL		Lessee

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
3/1a	541 square metres of grassed area and stone wall located north-west of the unclassified road known as Eastgate and south-east of the Morrisons supermarket.	As Plot 3/1	As Plot 3/1		As Plot 3/1
3/1b	58 square metres of part of Jubilee Way road and footway located south-west and north-west of the unclassified road known as Wistons Lane and south of Morrisons petrol station and car wash.	As Plot 3/1	As Plot 3/1		As Plot 3/1
3/1c	622 square metres of part of Jubilee Way road and footway and an area of grassed land located west and south of the junction between Jubilee Way and Wistons Lane and south of Morrisons petrol station and car park.	As Plot 3/1	As Plot 3/1		As Plot 3/1
3/1d	35 square metres of grassed/overgrown land located west of the footway of the unclassified road known as Wistons Lane, north of Jubilee Way and east of Morrisons petrol station and car wash.	As Plot 3/1	As Plot 3/1		As Plot 3/1
3/1e	93 square metres of part of embankment and small gabion retaining wall located west of the unclassified road known as Wistons Lane, north of Jubilee Way and east and north-east of Morrisons petrol station and car wash.	As Plot 3/1	As Plot 3/1		As Plot 3/1
3/1f	42 square metres of part of embankment and overgrown land located west of the unclassified road known as Wistons Lane, north of Jubilee Way and east and north-east of Morrisons petrol station and car wash.	As Plot 3/1	As Plot 3/1		As Plot 3/1

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
3/2	5 square metres of the rear of the southern footway of the unclassified road known as Eastgate located at its junction with the unclassified road known as Wistons Lane and west of the Elland Riorges Link.	GO ON SA (incorporated in Switzerland) Go On SA chez Proman, For the personal attention of Roland Gomez, ZI Saint Maurice, 04100 Manosque, France	Heads Recruitment Limited (Company No. 03443013) Kimada House, 442 Flixton Road, Flixton Manchester M41 6EY		Lessee
3/3	45 square metres of overgrown land located south-east of the unclassified road known as Wistons Lane and the River Calder and north of the Calder Valley railway line and Calderdale Way (A629).	Unknown			Unknown
3/4	9 square metres of overgrown land located south-east of the unclassified road known as Wistons Lane and the River Calder and north of the Calder Valley railway line and Calderdale Way (A629).	Network Rail 1 Eversholt Street, London NW1 2DN (Reputed Owner)			Reputed Owner

Table 2

Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2 (6)	
	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
IN THE WARD OF GREETLAND AND STAINLAND IN THE BOROUGH OF CALDERDALE				
1/1	Heath Rugby Union Football Club Limited (Registered Society No. 29144R) North Dean, Stainland Road, Greetland, Halifax, West Yorkshire HX4 8LS Midlothian Garage, Woodhead Road, Honley, Huddersfield West Yorkshire HD2 1XS	Right of way Restrictive covenant not to sell petrol/diesel or lubricating oil		252 square metres of part of the lower yard access, car park and boundary wall of the business premises known as North Dean Garage and part of the retaining wall and northern embankment of the watercourse known as Black Brook located east of Stainland Road (B6112) and north of the Black Brook watercourse.
1/1a	As Plot 1/1	As Plot 1/1		264 square metres of part of the lower yard access, car park and boundary wall of the business premises known as North Dean Garage located east of Stainland Road (B6112) and north of the Black Brook watercourse.
1/1b	Midlothian Garage, Woodhead Road, Honley, Huddersfield West Yorkshire HD2 1XS	Restrictive covenant not to sell petrol/diesel or lubricating oil		69 square metres of part of car parking area, stone wall and vegetation located east of Stainland Road (B6112) and west of Heath Union Rugby Football Club.

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
1/1c	As Plot 1/1b	As Plot 1/1b		51 square metres of part of material storage area, vegetation and boundary fencing comprising part of the business premises known as North Dean Garage located east of Stainland Road (B6112) and west of its boundary with Heath Union Rugby Football Club.
1/2	As Plot 1/1b	As Plot 1/1b		44 square metres of part of hard standing, boundary fencing and vegetation located east of Stainland Road (B6112) and west of Heath Union Rugby Football Club.
1/2a	<p>Unknown</p> <p>Yorkshire Water Services Limited (Company No. 02366682) Western House, Halifax Road, Bradford, West Yorkshire BD6 2SZ</p> <p>Fortlands Limited (Company No. 02467069) West House Mbt, King Cross Road, Halifax, West Yorkshire HX1 1EB</p> <p>Keylands Developments Limited (Company No. 02180728) Western House, Halifax Road, Bradford, West Yorkshire BD6 2SZ</p>	<p>Unknown rights and restrictive covenants</p> <p>Rights to use and to enter to lay, maintain etc. service media. Covenants to maintain boundary features, to keep drains and sewers in repair and not to pollute water supplies</p> <p>Registered charge</p> <p>Rights contained in a Transfer dated 10 February 2004</p>		332 square metres of part of vehicular access to Heath Rugby Club pitches and pavilion, boundary fencing and vegetation located east of Stainland Road (B6112) and north of the business premises known as North Dean Garage.

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
2/1	Unknown The Secretary of State for Environment, Food and Rural Affairs Seacole Building 2 Marsham Street London SW1P 4DF	Mines and minerals rights Unknown covenants Rights pursuant to a Trust Settlement dated 28 June 2012 (as amended on 14 February 2014)		<p>548 square metres of part of the eastern half width and embankment of the River Calder, overgrown land and part of canal towpath located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629).</p> <p>★ ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</p> <p>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</p>
2/1a	As Plot 2/1	As Plot 2/1		<p>The right to enter and re-enter from time to time with or without vehicles, plant, equipment and machinery upon 220 square metres of part of the eastern half width and embankment of the River Calder located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629) for all purposes connected with the construction, use and maintenance of a pedestrian and cycle bridge crossing the River Calder.</p> <p>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</p>
2/1b	As Plot 2/1	As Plot 2/1		<p>209 square metres of part of the eastern half width and embankment of the River Calder located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629).</p> <p>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</p>
2/1c	As Plot 2/1	As Plot 2/1		<p>383 square metres of overgrown land located east of the River Calder and west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629).</p> <p>ALL INTERESTS OTHER THAN THOSE OF THE CROWN, IN</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
2/1d	As Plot 2/1	As Plot 2/1		<p>465 square metres of part of the eastern embankment of the River Calder, vegetation and part of canal towpath located west of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629).</p> <p>★ ALL INTERESTS OTHER THAN THE CROWN, IN</p>
2/1e	<p>Unknown</p> <p>Nigel Dale and Gillian Dale Lea House Leeds Road Halifax HX3 8NH</p> <p>Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton Leeds LS15 8TU</p>	<p>Mines and minerals rights</p> <p>Easements – right to retain balconies over the land and rights of entry to maintain and replace the balconies</p> <p>Gas main licence</p>		<p>3824 square metres of part of the watercourse known as the Calder and Hebble Navigation, canal towpath, moorings, canal bank and part of cycle route 66 from the unclassified road known as Gas Works Lane located south, south-west and east of the Barge and Barrel Public House, south-east of Park Road (A6025) and south of Calderdale Way (A629).</p>
2/2	<p>Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton Leeds LS15 8TU</p> <p>Northern Powergrid Limited Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF</p> <p>Unknown</p> <p>Andrew Greenwood 44 Lower Edge Road, Rastrick,</p>	<p>Easement</p> <p>Right to maintain overhead and underground cables</p> <p>Rights to supply to water troughs</p> <p>Right of way</p>		<p>2,670 square metres of agricultural land and field access forming part of Elland Hall Farm located south of the watercourse known as the Calder and Hebble Navigation and Halifax Road (A629) and east and north of the River Calder.</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
	<p>Brighouse, West Yorkshire HD6 3LD</p> <p>Graham Lumby Midgley and Ruth Mary Midgley 14 Heath Avenue, Halifax HX3 0EA</p> <p>Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton Leeds LS15 8TU</p> <p>Unknown</p>	<p>Right of way</p> <p>Right of way</p> <p>Easements</p>		
2/4	Northern Powergrid (Yorkshire) plc Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF	Rights granted by a Lease dated 16 October 1963		138 square metres of the southern half-width of part of an unadopted road serving access to an agricultural field and local business premises located south-west of Elland Bridge (B6114) and north of the River Calder.
2/5	Lockside Estates Limited (Company No. 1663646) Lockside Mill, St. Martin's Road, Marple Bridge, Stockport SK6 7BZ	Claimed prescriptive easement for a right of way		677 square metres of part of the unclassified road known as Gas Works Lane (part of cycle route 66) located south-east of Elland Wharf and the Calder and Hebble Navigation, north-east of Elland Bridge (B6114) and north-west of the River Calder.

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
2/8	Unknown Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton Leeds LS15 8TU	Mines and minerals rights Restrictive Covenant not to build over gas mains Right of entry for maintenance		720 square metres of hardstanding and demolition storage area comprising the former site of the property known as Riverdale House (demolishd) located north-west of Gas Works Lane and the River Calder and south-east of the watercourse known as the Calder and Hebble Navigation.
2/8a	Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton Leeds LS15 8TU	Restrictive Covenant not to build over gas mains Right of entry for maintenance Right of way over roadway Right to keep, lay and maintain gas mains		81 square metres of part of the former site of the property known as Riverdale House (demolished) located north-west of the unclassified road known as Gas Works Lane and the River Calder and east of the property known as Wharf House.
2/8b	As Plot 2/8a	As Plot 2/8a		458 square metres of part of the unclassified road known as Gas Works Lane and the north-western half width and embankment of the River Calder located north-east of Elland Bridge (B6114) and south of the former site of the property known as Riverdale House (demolished).
2/8c	As Plot 2/8	As Plot 2/8		425 square metres of hardstanding and demolition storage area comprising the former site of the property known as Riverdale House (demolished) located north-west of Gas Works Lane and the River Calder and south-east of the watercourse known as the Calder and Hebble Navigation.

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
2/8d	As Plot 2/8a	As Plot 2/8a		The right to enter and re-enter from time to time with or without vehicles, plant, equipment and machinery upon 138 square metres of part of the unclassified road known as Gas Works Lane and the north-western half width and embankment of the River Calder located north-east of Elland Bridge (B6114) and south-east of the site of the former Riverdale House (demolished) for all purposes connected with the construction, use and maintenance of the Canal and River Calder pedestrian and cycle bridge crossing.
2/8e	As Plot 2/8a	As Plot 2/8a		414 square metres of part of the unclassified road known as Gas Works Lane and the north-western half width and embankment of the River Calder located north-east of Elland Bridge (B6114) and south-east of the site of the former Riverdale House (demolished).
2/9c	Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton Leeds LS15 8TU	Gas main licence		129 square metres of part of the car park to the Barge and Barrel Public House, scrubland and vegetation located south-east of Park Road (A6025), south of Calderdale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.
3/1	LS UK Fire Group Ltd (formerly Nu-Swift Limited) (Company No. 00643042) Premier House, 2 Jubilee Way, Elland, West Yorkshire HX5 9DY	Restrictive covenants not to cause nuisance		313 square metres of grassed area and tarmac path located north-west of the unclassified road known as Eastgate and south-east of Morrisons supermarket.

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
3/1a	As Plot 3/1	As Plot 3/1		541 square metres of grassed area and stone wall located north-west of the unclassified road known as Eastgate and south-east of the Morrisons supermarket.
3/1b	As Plot 3/1	As Plot 3/1		58 square metres of part of Jubilee Way road and footway located south-west and north-west of the unclassified road known as Wistons Lane and south of Morrisons petrol station and car wash.
3/1c	Unknown Unknown LS UK Fire Group Ltd (formerly Nu-Swift Limited) (Company No. 00643042) Premier House, 2 Jubilee Way, Elland, West Yorkshire HX5 9DY	Unknown restrictive covenants Mines and minerals rights Rights of access, rights to use service media and to enter to repair service media Restrictive covenants not to cause nuisance		167 ⁶²² square metres of part of Jubilee Way road and footway and an area of grassed land located west and south of the junction between Jubilee Way and Wistons Lane and south of Morrisons petrol station and car park.
3/1d	As Plot 3/1c	As Plot 3/1c		35 square metres of grassed/overgrown land located west of the footway of the unclassified road known as Wistons Lane, north of Jubilee Way and east of Morrisons petrol station and car wash.
3/1e	As Plot 3/1	As Plot 3/1		93 square metres of part of embankment and small gabion retaining wall located west of the unclassified road known as Wistons Lane, north of Jubilee Way and east and north-east of Morrisons petrol station and car wash.

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
3/1f	As Plot 3/1	As Plot 3/1		42 square metres of part of embankment and overgrown land located west of the unclassified road known as Wistons Lane, north of Jubilee Way and east and north-east of Morrisons petrol station and car wash.
3/2	Grahame Francis Walker and Janet Walker The Barn, West Top, Slaithwaite, Huddersfield, West Yorkshire HD7 5UU The Borough Council of Calderdale Town Hall, Crossley Street, Halifax, West Yorkshire HX1 1UJ	Rights to service media, rights of entry to maintain service media Rights to service media, rights of entry to maintain service media, rights of water light drainage air and other easements. Restrictive covenant not to use the property for any purpose outside of Use Classes B1 and B2		5 square metres of the rear of the southern footway of the unclassified road known as Eastgate located at its junction with the unclassified road known as Wistons Lane and west of the Elland Riorges Link.

THE CORPORATE COMMON SEAL
of THE BOROUGH COUNCIL OF
CALDERDALE was hereunto affixed
on the 16th day of February 2022
in the presence of:



A handwritten signature in black ink, appearing to read "I. P. Hughes".

Authorised Officer

IAN P HUGHES

HEAD OF LEGAL AND
DEMOCRATIC SERVICES



THE COMMON SEAL OF THE BOROUGH COUNCIL OF CALDERDALE WAS HEREUNTO AFFIXED IN THE PRESENCE OF

[Signature]
(AUTHORISED SIGNATORY)

DATED THIS 16th DAY OF February 2022

- General Notes**
1. All dimensions shown are in metres unless otherwise stated and levels in metres to Ordnance Datum.
 2. Ordnance Survey map data reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. All rights reserved. The Calderdale MBC Contractor Licence was made on September 17, 2019 between The Borough Council of Calderdale of the Town Hall, Halifax HX1 1JA (the Licensor) and JBA Consulting, The Old School House, St Joseph's Street, Tadcaster LS24 8JF.
 3. Land Registry Title plans and Land Interests traced approximately onto Ordnance Survey digital mapping and topographical survey.
 4. All dimensions must be checked/verified on site.
 5. Order made under sections 238, 240, 250 and 250 of the Highways Act 1980.

LEGEND

Boundaries (dashed red)

1/1 Plot reference

Title

Rights

CTO 07/03/20	Minor Ament	EV	CO	PS	
COB 24/01/20	Minor Ament	EV	CO	PS	
COB 17/01/20	Minor Ament	EV	CO	PS	
COB 14/01/20	Minor Ament	EV	CO	PS	
COB 12/11/21	Minor Ament	AB	RCC	PS	
COB 10/06/21	Minor Ament	SLH	RCC	PS	
COB 02/07/21	Minor Ament Some Highways Allocated	EV	RCC	PS	
COB 23/06/21	Minor Ament Some Highways Allocated	EV	RCC	PS	
COB 02/06/21	Minor Ament & Designated Highways Reserved	EV	RCC	PS	
COB 12/06/21	Plot Area	EV	CO	PS	
Rev	Date	Description of Revision	Drawn	Check	App

A3 - Definition

Contractor	Consultant
 The Borough Council of Calderdale Economy and Environment Highway Works Huddersfield Road ELLAND HD8 3LN	 JBA Consulting The Old School House St Joseph's Street TADCASTER LS24 8JF Tel: 01937 837600

The Borough Council of Calderdale

Eland Railway Station
Access Improvement Works

Drawing Title

MAP REFERRED TO IN THE BOROUGH COUNCIL OF CALDERDALE (ELLAND STATION AND WEST VALE ACCESS PACKAGE) (WEST YORKSHIRE PLUS TRANSPORT FUND, TRANSFORMING CITIES FUND) COMPULSORY PURCHASE ORDER 2022 - MAP 1

Designed	E Hogan	Signat		Date	18/04/21
Drawn	E Hogan	Signat		Date	18/04/21
Checked	C Dale	Signat		Date	20/04/21
Approved	R Buck	Signat		Date	20/04/21
Scale	National Grid Reference				
1:1250 @ A1					
Structure Reference					Sheet
					1 of 1
Drawing Number					
BDX-JBAU-XX-00-DR-C-0301					
					Revision
					C10



THE COMMON SEAL OF THE BOROUGH COUNCIL OF CALDERDALE WAS HEREUNTO AFFIXED IN THE PRESENCE OF

I.R. Hughes
(AUTHORISED SIGNATORY)

DATED THIS 16 DAY OF February 2022

General Notes

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3. Land Registry Title Plans and Land Interests (traced approximately) onto Ordnance Survey digital mapping and topographical survey.
4. All dimensions must be checked/verified on site.
5. Order made under sections 238, 240, 250 and 260 of the Highways Act 1980.

- ABC:**
- Boundaries (solid red)
 - 1/1 Pit reference
 - Title
 - Rights

C08	27/03/21	Minor Acreage	5m	125	165
C07	29/01/22	Minor Acreage	5m	125	165
C06	27/01/22	Minor Acreage	5m	125	165
C05	19/12/21	Minor Acreage	5m	125	165
C04	30/07/21	Minor Acreage Some Highway Adjoin	5m	122	165
C03	23/06/21	Minor Acreage Some Highway Adjoin	5m	122	165
C02	05/06/21	Minor Acreage & Designated Highway Permitted	5m	122	165
C01	23/04/21	First Issue	5m	125	165
Rev	Date	Description of Revisions	Drawn	Check	Appr

A2 - Definition

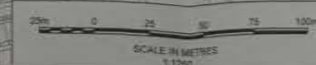
Developer	Consultant
 The Borough Council of Calderdale Economy and Environment Highway Works Huddersfield Road ELLAND WOLFE Project	 JBA Consulting The Old School House St Joseph's Street TADCASTER LS24 8JF Tel: 01937 537000

The Borough Council of Calderdale
Elland Railway Station
Access Improvement Works

Drawing Title
MAP REFERRED TO IN THE BOROUGH COUNCIL OF CALDERDALE
(ELLAND STATION AND WEST VALE ACCESS PHASE 2)
(WEST YORKSHIRE PLUS TRANSPORT FUND, TRANSPORTING
CITIES FUND) COMPULSORY PURCHASE ORDER 2022 - MAP 2

Designed	E. Hogan	Signed	[Signature]	Date	15/04/21
Drawn	E. Hogan	Signed	[Signature]	Date	15/04/21
Checked	C. Dale	Signed	[Signature]	Date	23/04/21
Approved	R. Buck	Signed	[Signature]	Date	23/04/21
Source:	1:1250 @ A1	Reference	Historic OS Maps		

Drawing Number	Box JBAU-XX-00-CR-C-0302	Sheet	1 of 1
Revision			





THE COMMON SEAL OF THE BOROUGH COUNCIL OF CALDERDALE WAS HEREUNTO AFFIXED IN THE PRESENCE OF

[Signature]
(AUTHORISED SIGNATORY)

DATED THIS 16 DAY OF February 2022

General Notes

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3. Land Registry Title plans and Land Interests traced approximately onto Ordnance Survey digital mapping and topographical survey.
4. All dimensions must be checked/verified on site.
5. Order made under sections 239, 240, 250 and 280 of the Highways Act 1980.

SYL

Boundaries (dashed red)

1/1 Plot reference

Title

Rights

CDR 07/02/02	Minor Aroads	EN	CD	NR
CDR 08/02/02	Minor Aroads	EN	CD	NR
CDR 17/01/02	Minor Aroads	EN	CD	NR
CDR 18/12/01	Minor Aroads	EN	CD	NR
CDR 02/07/01	Minor Aroads	EN	CD	NR
CDR 02/08/01	Minor Aroads Stone Highway Aided	EN	CD	NR
CDR 02/08/01	Minor Aroads & Designated Highway Remains	EN	CD	NR
CDR 02/08/01	Free Road	EN	CD	NR
CDR 02/08/01	Free Road	EN	CD	NR
CDR 02/08/01	Free Road	EN	CD	NR

Block

A3 - Definition

Contractor

Consultant

HEATH

Calderdale Council

JBA Consulting

The Borough Council of Calderdale

Economy and Environment

Highways Team

Huddersfield Road

ELLAND

HELS 8/11

Project

The Borough Council of Calderdale

Elland Railway Station

Access Improvement Works

Drawing Title

MAP REFERRED TO IN THE BOROUGH COUNCIL OF CALDERDALE

(ELLAND STATION AND WEST VALE ACCESS PACKAGE)

(WEST YORKSHIRE PLUS TRANSPORT FUND, TRANSFORMING

CITIES FUND) COMPULSORY PURCHASE ORDER 2022 - MAP 3

Designed

Drawn

Checked

Approved

Reviewed

1:1250 @ A1

Structural Reference

Drawing Number

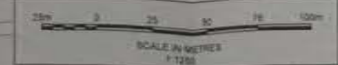
BOX-JBAU-XX-02-OR-C-0333

Sheet

1 of 1

Revision

C08



**THE BOROUGH COUNCIL OF CALDERDALE (ELLAND STATION AND WEST
VALE ACCESS PACKAGE) (WEST YORKSHIRE PLUS TRANSPORT FUND,
TRANSFORMING CITIES FUND) COMPULSORY PURCHASE ORDER 2022**

The Secretary of State for Transport hereby confirms the foregoing Order with modifications shown by red ink alterations.

This document has been signed by way of an electronic signature.

A handwritten signature in black ink, appearing to read 'S. Collins-Hill', with a stylized flourish at the end.

Signed by authority
of the Secretary of State
18 November 2025

SAMANTHA COLLINS-HILL
A Senior Civil Servant in the
Department for Transport