

## NOTICE OF CONFIRMATION OF COMPULSORY PURCHASE ORDER

### 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

1. Notice is hereby given that the Secretary of State for Transport, in exercise of their powers under the above Acts, on 18<sup>th</sup> November 2025 confirmed with modifications The Borough Council of Calderdale (Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund, Transforming Cities Fund) Compulsory Purchase Order 2022 submitted by The Borough Council of Calderdale.
2. The Order as confirmed provides for the purchase of the land and the new rights described in Schedule 1 hereto for the purpose 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 149.9 metres north-east of the existing Elland Bridge to a point on the southern bank of the River Calder 154.9 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.
3. A copy of the Order as confirmed by the Secretary of State and of the Map 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. A copy of the Order and the Map may be viewed online at <https://new.calderdale.gov.uk/streets-and-transport/transport-initiatives/elland-rail-station-and-access-package>.
4. The Order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the Order 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 authorisation granted by the Order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the Order.
5. Once the Order has become operative, The Borough Council of Calderdale may acquire any of the land and new rights 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 and new rights comprised in the Order (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 [Kevin.Guy@calderdale.gov.uk](mailto:Kevin.Guy@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://assets.publishing.service.gov.uk/media/66d5cf3d6eb664e57141db2d/Compulsory\\_purchase\\_model\\_compensation\\_claim\\_form.pdf](https://assets.publishing.service.gov.uk/media/66d5cf3d6eb664e57141db2d/Compulsory_purchase_model_compensation_claim_form.pdf)).
7. The Borough Council of Calderdale has a period of three years beginning with the date the Order becomes operative to serve a notice to treat or execute a general vesting declaration. The Order will become operative on the date on which this notice is first published or, if the Order is subject to special parliamentary privilege, the date on which the Order becomes operative under the Statutory Orders (Special Procedure) Act 1945.

**SCHEDULE 1**

**LAND AND THE NEW RIGHTS COMPRISED  
IN THE ORDER AS CONFIRMED**

NOTE: The land and new rights comprised in each item below is identified on the Map referred to in the Order by means of the number or numbers against that item below.

<b>Plot No</b>	<b>Description</b>
<b>In the Ward of Greetland and Stainland in the Borough of Calderdale</b>	
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.
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.
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.
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.
1/2	44 square metres of part of hardstanding, boundary fencing and vegetation located east of Stainland Road (B6112) and west of Heath Union Rugby Football Club.
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.
<b>In the Ward of Elland in the Borough of Calderdale</b>	
2/1	All interests other than those of the Crown in 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).
2/1a	All interests other than those of the Crown in 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.
2/1b	All interests other than those of the Crown in 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).
2/1c	All interests other than those of the Crown in 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).
2/1d	All interests other than those of the Crown in 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).
2/1e	3,824 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).
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.
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.
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.



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.
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.
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.
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.
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.
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.
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).
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.
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.
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).
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 Calderdale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.
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 Calderdale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.
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 Calderdale Way (A629) and north-west of the watercourse known as the Calder and Hebble Navigation.
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.
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.
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.
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 Morrisons supermarket.
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.
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.
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.
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.

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.
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.
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).
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).

## 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

- Once The Borough Council of Calderdale (Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund, Transforming Cities Fund) Compulsory Purchase Order 2022 has become operative, The Borough Council of Calderdale (hereinafter called "the Council") may acquire any of the land and new rights 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 and the new rights in the Council at the end of the period mentioned in paragraph 2 below.

#### Notices concerning general vesting declaration

- 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 Order. 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.
- 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 (Elland Station and West Vale Access Package) (West Yorkshire Plus Transport Fund, Transforming Cities Fund) Compulsory Purchase Order 2022**

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 order 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:

15<sup>th</sup> December 2025