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F. M. LISTER & SON

*Chartered Surveyors, Valuers
Auctioneers & Land Agents*

OUR REF

GCL/JED

YOUR REF

DATE

23rd March 2022

Secretary of State for Transport
National Transport Casework Team
Department for Transport
Tyneside House
Skinnerburn Road
NEWCASTLE UPON TYNE
NE4 7AR

12 MAY 2022

Dear Sirs,

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

We write on behalf of Messrs D S and C J Morton, who are the owners of and occupiers of land described as Plot no. 2-2 in the schedule to the draft Compulsory Purchase Order.

Our clients wish to object to the route of the proposed temporary access as shown on Plan No. BDX-JBAU-XX-00-DR-C-0302 Rev C08. We attach a copy of the said plan with some manuscript amendments.

The route that is proposed in the Order directly between points A and C on the plan is mostly across productive agricultural land, which is cultivated for arable crops. Part of the land is low lying and is prone to water logging in winter weather conditions. Between points A and B on the plan there is an elevated embankment along which runs a hard surfaced vehicular track.

On behalf of our clients, we object to the proposed direct route between points A and C on the plan. Our clients would be happy for the plan to be amended to show the route A-B-C, to incorporate an area close to point C for the offloading and storage of materials, plant and machinery etc.

The use of this alternative route A-B-C would significantly reduce the amount of compensation for crop losses and disturbance that would otherwise be payable to our clients in the event that the direct route A to C were used.

Cont/d...



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RICS

Secretary of State for Transport

- 2 -

23rd March 2022

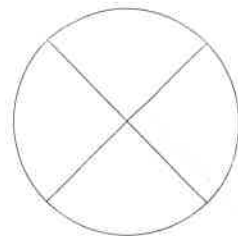
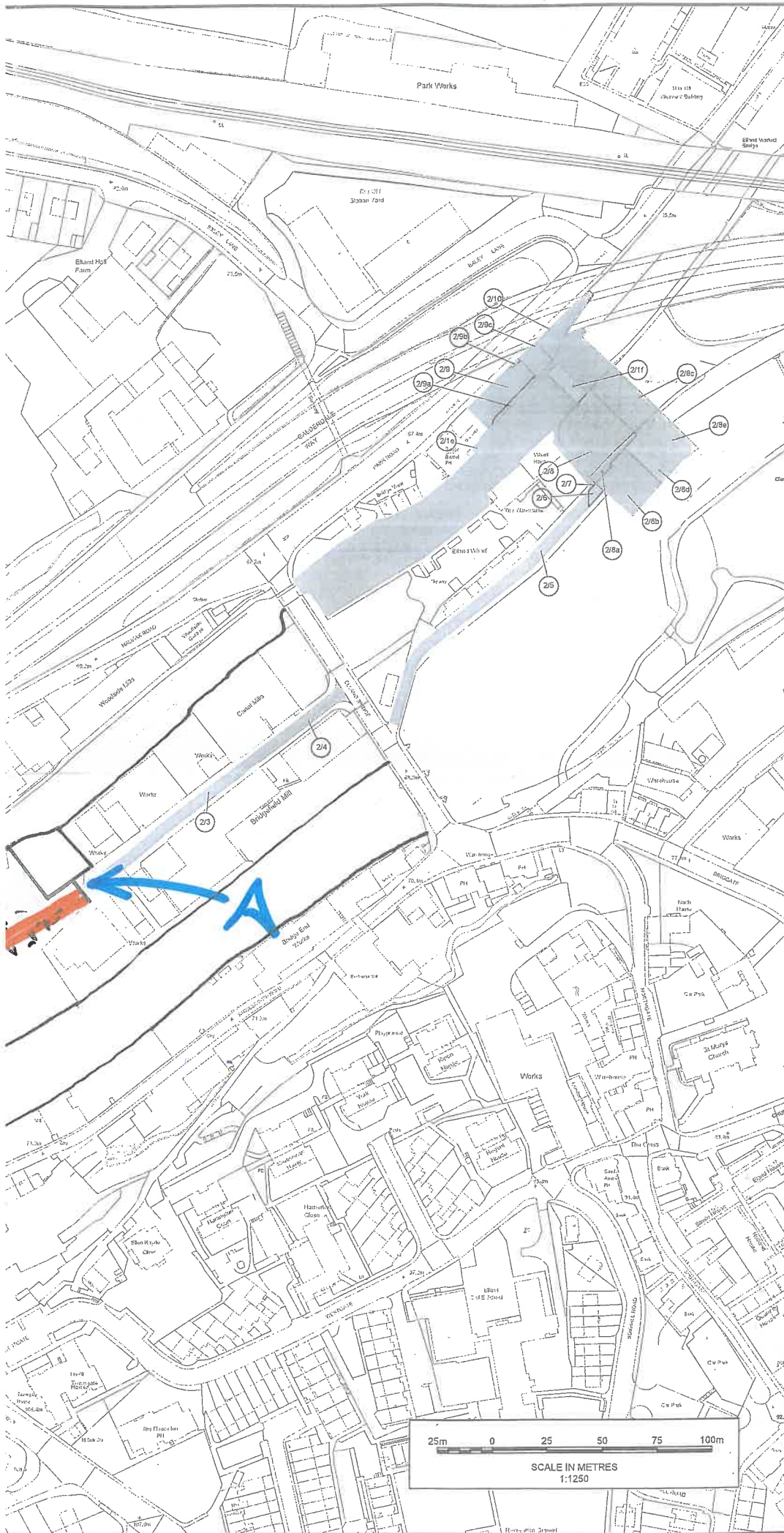
We previously indicated in correspondence with the Council's representatives in December 2020 that our clients would be happy to agree some voluntary arrangements for the temporary use of our client's land in connection with the scheme.

We still expect to agree some voluntary arrangements, but our clients objection to the proposed Order plan could be withdrawn in the event that the plan is amended as per our attached plan.

Yours faithfully

A handwritten signature in black ink, appearing to read 'F.M. Lister & Son', written in a cursive style.

F M Lister & Son



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

(AUTHORISED SIGNATORY)

DATED THIS DAY OF 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 Stationery 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 1UN (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 239, 240, 250 and 260 of the Highways Act 1980

KEY:

Boundaries (edged red).

1/1 Plot reference

Title

Rights

Rev	Date	Description of Revisions	Drawn	Chkd	Appr
C08	07/02/22	Minor Amendments	EH	CD	RB
C07	25/01/22	Minor Amendments	EH	CD	RB
C06	17/01/22	Minor Amendments	EH	CD	RB
C05	16/12/21	Minor Amendments	EH	CD	RB
C04	02/07/21	Minor Amendments Some Highways Added	EH	KCC	RB
C03	23/09/21	Minor Amendments Some Highways Added	EH	KCC	RB
C02	03/05/21	Minor Amendments & Designated Highways Removed	EH	KCC	RB
C01	23/04/21	First Issue.	EH	CD	RB

Status	Date	Description of Revisions	Drawn	Chkd	Appr
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



A3 - Definition

Contractor	Consultant
 The Borough Council of Calderdale Economy and Environment Highways Works Huddersfield Road ELLAND HX5 9JR	 JBA Consulting The Old School House St Joseph's Street TADCASTER LS24 9HA Tel: 01937 837900

The Borough Council of Calderdale

**Elland Railway Station
Access Improvement Works**

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 2

Designed	E.Hogan	Signed		Date	15/04/21
Drawn	E.Hogan	Signed		Date	19/04/21
Checked	C.Dale	Signed		Date	21/04/21
Approved	R.Buck	Signed		Date	21/04/21

Scale(s) 1:1250 @ A1 National Grid Reference

Structure Reference Sheet 1 of 1

Drawing Number BDX-JBAU-XX-00-DR-C-0302 Revision C08