

NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER

**THE BOROUGH COUNCIL OF CALDERDALE (ELLAND STATION)
(WEST YORKSHIRE PLUS TRANSPORT FUND)
COMPULSORY PURCHASE ORDER 2022**

**The Town and Country Planning Act 1980
and the Acquisition of Land Act 1981**

1. Notice is hereby given that the Secretary of State for Housing, Communities & Local Government, in exercise of their powers under the above Acts, on 18th July 2024 confirmed The Borough Council of Calderdale (Elland Station) (West Yorkshire Plus Transport Fund) Compulsory Purchase Order 2022 submitted by The Borough Council of Calderdale.
2. The Order as confirmed provides for the purchase of the land described in Schedule 1 hereto for the purpose of facilitating the carrying out of development comprising the construction of a new railway station with car park, pedestrian accesses, landscaping and associated works to be located west of Lowfields Way, east of Wistons Lane and north of the A629 Calderdale Way.
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 of the Map may be viewed online: <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 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 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 ellandaccesspackage@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/elland-rail-station-and-access-package>).

SCHEDULE 1

**LAND COMPRISED
IN THE ORDER AS CONFIRMED**

NOTE: The land 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.

Plot No	Description
IN THE WARD OF ELLAND IN THE BOROUGH OF CALDERDALE	
1	All interests (including all mines and minerals) other than those of the acquiring authority in 47.42 square metres of scrubland and vegetation located south-east of Wistons Lane and the River Calder, south of the Calder Valley railway line and north of the A629 Calderdale Way.
2	121.61 square metres of scrubland and vegetation located south-east of Wistons Lane and the River Calder, south of the Calder Valley railway line and north of the A629 Calderdale Way.
3	All interests (including all mines and minerals) other than those of the acquiring authority in 299.55 square metres of scrubland and vegetation located south-east of Wistons Lane and the River Calder, south of the Calder Valley railway line and north of the A629 Calderdale Way.
4	8.35 square metres of scrubland and vegetation located south of a public footpath between Wistons Lane and Lowfields Way, southeast of Wistons Lane and the River Calder and north of the Calder Valley railway line.
5	All interests (including all mines and minerals) in 32.48 square metres of scrubland and vegetation located south-east of Wistons Lane and the River Calder, south of the Calder Valley railway line and north of the A629 Calderdale Way.
6	408.39 square metres of scrubland and vegetation and part of an unadopted access off Lowfields Way located south-east of Wistons Lane and the River Calder, south of the Calder Valley railway line and north of the A629 Calderdale Way.
7	7,180.43 square metres of part of the Calder Valley railway line, embankments and scrubland and vegetation located south-east of Wistons Lane and the River Calder, west of Lowfields Way and north of the A629 Calderdale Way.
8	All interests other than those of the acquiring authority in 243.56 square metres of scrubland and vegetation located south-east of Wistons Lane and the River Calder, south of the Calder Valley railway line and north of the A629 Calderdale Way.
9	All interests other than those of the acquiring authority in 469.95 square metres of scrubland and vegetation located south of a public footpath between Wistons Lane and Lowfields Way, southeast of Wistons Lane and the River Calder and north of the Calder Valley railway line.
10	All interests other than those of the acquiring authority in 2,117.66 square metres of scrubland and vegetation located west of Lowfields Way, south of the Calder Valley railway line and north of the A629 Calderdale Way.
11	All interests other than those of the acquiring authority in 2,011.25 square metres of scrubland and vegetation and part of an unadopted access off Lowfields Way located north-west of the roundabout connecting Lowfields Way, the A629 Calderdale Way exit slip road and Elland-Riorges Link and south of the Calder Valley railway line.
12	252.47 square metres of scrubland and vegetation and part of an unadopted access off Lowfields Way located north of the roundabout connecting Lowfields Way, the A629 Calderdale Way exit slip road and Elland-Riorges Link and south of the Calder Valley railway line.

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 (Elland Station) (West Yorkshire Plus Transport Fund) Compulsory Purchase Order 2022 has 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 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.
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 him 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) (West Yorkshire Plus Transport 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:

12th August 2024

