

Dated 16th February

2022

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

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

**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

The Borough Council of Calderdale (in this Order called "the acquiring authority") makes the following Order:

1. Subject to the provisions of this Order, the acquiring authority is, under section 226(1)(a) of the Town and Country Planning Act 1990, hereby authorised to purchase compulsorily the land described in paragraph 2 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.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink and edged red on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in the The Borough Council of Calderdale (Elland Station) (West Yorkshire Plus Transport Fund) Compulsory Purchase Order 2022".

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	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
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.	The Borough Council of Calderdale Town Hall, Crossley Street, Halifax HX1 1UJ Unknown (in relation to mines and minerals)			Owner
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.	Unknown			Unoccupied
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.	Routestone Limited (Company No. 01502789) Flat 8, 2 Pembroke Road, London N10 2HR (Registered Owner) Estates & Management Limited (Company No. 03244100) Berkley House, 304 Regents Park Road, London N3 2JX (Reputed Owner) Unknown (in relation to mines and minerals)	The Borough Council of Calderdale Town Hall, Crossley Street, Halifax HX1 1UJ		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
4	8.35 square metres of scrubland and vegetation located south of a public footpath between Wistons Lane and Lowfields Way, south-east of Wistons Lane and the River Calder and north of the Calder Valley railway line.	Unknown			Unoccupied
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.	Routestone Limited (Company No. 01502789) Flat 8, 2 Pembroke Road, London N10 2HR (Registered Owner) Estates & Management Limited (Company No. 03244100) Berkley House, 304 Regents Park Road, London N3 2JX (Reputed Owner) Unknown (in relation to mines and minerals)			Registered Owner / Reputed Owner
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.	Unknown			Unoccupied
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.	Network Rail 1 Eversholt Street, London NW1 2DN (Reputed Owner)			Reputed Owner
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.	The Borough Council of Calderdale Town Hall, Crossley Street, Halifax HX1 1UJ			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
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, south-east of Wistons Lane and the River Calder and north of the Calder Valley railway line.	As Plot 8			As Plot 8
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.	As Plot 8			As Plot 8
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.	As Plot 8			As Plot 8
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.	As Plot 8			As Plot 8

Table 2

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
IN THE WARD OF ELLAND IN THE BOROUGH OF CALDERDALE				
1	Network Rail 1 Eversholt Street, London, NW1 2DN or Highways England Historical Railways Estate 37 Tanner Row, York YO1 6WP	Right of support, right of entry to inspect, maintain fences, walls, railway banks abutment or retaining walls, bridges and other works on adjoining or neighbouring land Restrictive covenant not to build on the land without submitting details plans to the British Railways Board and obtaining their approval, and without complying with the reasonable conditions of the Board.		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			Yorkshire Water Limited Western House Halifax Road Bradford BD6 2SZ	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	The Borough Council of Calderdale Town Hall, Crossley Street, Halifax HX1 1UJ	Rights of way and a right of drainage Covenant not to build any dam, cesspool or privy without consent of Landlord. Covenant not to use property for noisome, injurious or offensive purpose to the neighbourhood without consent of Landlord.	Yorkshire Water Limited Western House Halifax Road Bradford BD6 2SZ	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			Yorkshire Water Limited Western House Halifax Road Bradford BD6 2SZ	8.35 square metres of scrubland and vegetation located south of a public footpath between Wistons Lane and Lowfields Way, south-east of Wistons Lane and the River Calder and north of the Calder Valley railway line.

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
5			As Plot 4	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			As Plot 4	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			As Plot 4	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			As Plot 4	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.

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
9	<p>One Fortress Limited (Company No. 10600925) Buy It Direct, Trident Business Park, Huddersfield HD2 1UA (Registered Owner)</p> <p>or</p> <p>Cabot Properties, Inc FAO Michael Williams 14-15 Conduit Street, 5th Floor London W1S 2XJ (Reputed Owner)</p> <p>Brian Francis Curran Lower Hazelhurst Farm, Wainstalls, Halifax HX2 7UA</p> <p>Are S2 (Logistics I) Limited (Jersey) Company No. 112774) 22 Grenville Street, St. Helier, Jersey JE4 8PX</p> <p>Micheldever Tyre Services Limited (Company No. 1817398) Micheldever Station, Winchester, Hants SO21 3AP</p> <p>Tanyaco Marlborough Properties Limited (Company No. 4060099) Riverside West, Whitehall Road, Leeds, West Yorkshire LS1 4AW</p>	<p>Right to connect to services and passage through service media.</p> <p>Right to connect to services and passage through service media.</p> <p>Right to connect to services and passage through service media.</p> <p>Right to connect to services and passage through service media.</p> <p>Right to connect to services and passage through service media.</p>		<p>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, south-east of Wistons Lane and the River Calder and north of the Calder Valley railway line.</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
	VCEP Limited (Company No. 9825822) Peel House, Stocks Lane, Luddenden, Halifax, HX2 6SP	Right to connect to services and passage through service media		
	Radicon Transmission UK Limited (Company No. 7397993) Unit J3 Lowfields Way, Lowfields Business Park, Elland, West Yorkshire HX5 9DA	Right to connect to services and passage through service media		
	LMJ Overseas Investments Limited (Jersey Company No. 89724) 25 Commercial Street, St. Helier, Jersey JE2 3RU	Right to connect to services and passage through service media		
	PPG Land Limited (Company No. SC192725) c/o Deloitte LLP, 110 Queen Street, Glasgow G1 3BX	Right to connect to services and passage through service media		
	Penninsula Projects (Elland) Limited (Company No. 13158065) 40 Queen Anne Street, London W1G 9EL	Right to connect to services and passage through service media		
	Sungard Availability Services (UK) Limited (Company No. 02368123) Unit B Heathrow Corporate Park, Green Lane, Hounslow, Middlesex TW4 6ER	Right to connect to services and passage through service media		

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	<p>National Grid Electricity Transmission PLC (Company No. 2366977) 1 - 3 Strand, London WC2N 5EH</p> <p>Northern Gas Networks Limited (Company No. 05167070) 1100 Century Way, Thorpe Park Business Park, Colton Leeds, LS15 8TU</p> <p>Unknown</p> <p>John Horsfall & Sons (Greetland) Limited (Company No. 00083425) Birkby Grange, Birkby Hall Road, Huddersfield, West Yorkshire HD2 2XB</p> <p>RPS Consulting Services Limited (Company No. 01470149) 20 Western Avenue, Milton Park, Abingdon, Oxfordshire OX14 4SH</p> <p>A-Safe HQ Ltd (Company No. 5407505) Habergham Works, Ainley Industrial Estate, Elland, West Yorkshire HX5 9JP</p>	<p>Right to connect to services and passage through service media</p> <p>Right to connect to services and passage through service media</p> <p>Right to connect to services and passage through service media</p> <p>Right to connect to services and passage through service media and right of way</p> <p>Right to connect to services and passage through service media and right of way</p> <p>Right to connect to services and passage through service media and right of way</p>		

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	<p>Peter Horsfall Benson, Jacqueline Anne Benson, Robert Cecil Meeks and Charles Horsfall Benson Birkby Grange, 85 Birkby Hall Road, Huddersfield HD2 2XB</p> <p>National Farmers Union Mutual Insurance Society Limited (The) (Company No. 00111982) Tiddington Road, Stratford-Upon-Avon, Warwickshire CV37 7BJ</p> <p>Anthony Rogan, Richard Porter and Simon Smith Unit A5, Lowfield Business Park, Old Power Way, Elland, West Yorkshire HX5 9DE</p> <p>Royds Properties Limited (Company No. 2186453) The Estate Office, Gledholt Business Park, Allen Row, Paddock, Huddersfield HD1 4SB</p> <p>Telefonica UK Limited (Company No. 1743099) 260 Bath Road, Slough, Berkshire SL1 4DX</p> <p>Evolution Technical Services (Group) Limited (Company No. 07530089) Unit B3 Lowfields Close, Lowfields Business Park, Elland HX5 9DX</p>	<p>Right to connect to services and passage through service media and right of way</p> <p>Right to connect to services and passage through service media and right of way</p> <p>Right to connect to services and passage through service media and right of way</p> <p>Right to connect to services and passage through service media and right of way</p> <p>Rights to connect to services and passage through service media media</p> <p>Rights to connect to services and passage through service media media</p>		

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	<p>Sewell Group Limited (Company No. 03914317) Geneva Way, Leeds Road, Hull, North Humberside HU7 0DG</p> <p>WS Westin Group Limited (Company No. 00352890) Phoenix Mill, Leeds Road, Huddersfield HD1 6NG</p> <p>Rowanmoor Trustees Limited (Company No. 1846413), Anthony Michael Phillips and Marina Elaine Shaw Rowanmoor House, 46 - 50 Castle Street, Salisbury, Wiltshire SP1 3TS</p> <p>Huddersfield Fine Worsteds Limited (Company No. 05027672) Unit B5 Warhurst Road, Lowfields Business Park, Elland HX5 9DF</p> <p>Waddington and Ledger Group Limited (Company No. 07652863) Lowfields Business Park, Elland, Halifax, West Yorkshire HX5 9DA</p>	<p>Rights to connect to services and passage through service media media</p> <p>Rights to connect to services and passage through service media media</p> <p>Rights to connect to services and passage through service media media</p> <p>Rights to connect to services and passage through service media media</p> <p>Rights to connect to services and passage through service media media and restrictive covenant not to use the land for other purposes other than B1, A2, B2, and B8 of TCP(UC)O 1987</p>		

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	Elland Developments (2016) Limited (Company No. 10271557) The Waddington & Ledger Building Lacy Way, Lowfields Business Park, Elland, West Yorkshire HX5 9DA	Rights to connect to services and passage through service media and restrictive covenant not to use the land for other purposes other than B1, A2, B2, and B8 of TCP(UC)O 1987		
	Terberg DTS (UK) Limited (Company No. 03582151) Lowfields Way, Lowfields Business Park, Elland, West Yorkshire HX5 9DA	Rights to connect to services and passage through service media and restrictive covenant not to use the land for other purposes other than B1, A2, B2, and B8 of TCP(UC)O 1987		
	Decorative Panels Holdings Limited (Company No. 00792998) Century House, Premier Way Lowfields Business, Park, Elland, West Yorkshire HX5 9HF	Rights to connect into and passage through service media		
	Geraghty Investments Limited (Company No. 10795527) Rye Gate Farm, Doctor Hill, Halifax HX2 0TG	Rights to connect into and passage through service media		
	Waddington and Ledger Limited (Company No. 121524) Lowfields Business Park, Elland, West Yorkshire HX5 9DA	Rights to connect to services and passage through service media and restrictive covenant not to use the land for other purposes other than B1, A2, B2, and B8 of TCP(UC)O 1987		

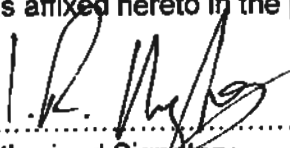
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10	<p>Dale Cristian Cortney Crystal of The Willows, 7 Woodfield Drive, Greetland, Halifax HX4 8NZ and Ebor Trustees Limited (Company No. 03514268) Apollo House, Eboracum Way, York YO31 7RE (Trustees of the Crystal Pension Fund)</p> <p>and</p> <p>Joseph Norman Higgs and Jean Pamela Higgs Drop Down, Horn Lane, New Mill, Holmfirth HD9 7HG (Trustees of the Santec Pension Fund)</p> <p>Eurotek Foundry Products Limited (Company No. 02663209) Wistons Lane, Elland HX5 9DT</p>	<p>Rights of passage through service media and to enter land to repair, maintain and renew</p> <p>Rights of passage through service media and to enter land to repair, maintain and renew</p>		<p>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.</p>
11	Unknown	Rights of drainage	<p>Yorkshire Water Limited Western House Halifax Road Bradford BD6 2SZ</p>	<p>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.</p>

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	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
12	<p>VCEP Limited (Company No. 09825822) Peel House, Stocks Lane, Luddenden, Halifax HX2 6SP</p> <p>Vaillant Group UK Limited (Company No. 00294316) Nottingham Road, Belper, Derbyshire DE56 1JT</p>	<p>Rights to connect to services and passage through service media</p> <p>Rights to connect to services and passage through service media</p>		<p>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.</p>

Dated the 16th day of February 2022

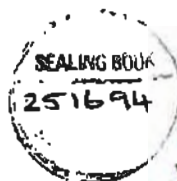
The **COMMON SEAL** of
THE BOROUGH COUNCIL OF
CALDERDALE

was affixed hereto in the presence of:


.....
Authorised Signatory

IAN R HUGHES

**HEAD OF LEGAL AND
DEMOCRATIC SERVICES**




Department for Levelling Up,
Housing & Communities

The Secretary of State for Ministry of Housing,
Communities & Local Government hereby confirms
the above Order as modified in red ink

Signed by the authority of the Secretary of State

Rachael Beard

Rachael Beard
Senior Planning Manager
Planning Casework Unit

18 July 2024