

Dated

7 July 2021

**THE BOROUGH COUNCIL OF CALDERDALE  
(A58 & A646 CORRIDOR IMPROVEMENT PROGRAMME)  
(WEST YORKSHIRE PLUS TRANSPORT FUND, PHASE 1)  
COMPULSORY PURCHASE ORDER 2021**

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

**The Borough Council of Calderdale (A58 & A646 Corridor Improvement Programme)  
(West Yorkshire Plus Transport Fund, Phase 1)  
Compulsory Purchase Order 2021**

**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, 246 and 260 of the Highways Act 1980, hereby authorised to purchase compulsorily the 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 A58 West Street classified road, north of its intersection with the unclassified roads known as Foundry Street and Bridge Street in Sowerby Bridge, through the construction of an off-carriageway bus layby;
    - (b) the A58 Wharf Street classified road, north of its junction with the unclassified road known as Old Cawsey in Sowerby Bridge, through the construction of an improved footway and vehicle loading bay;
    - (c) the A6139 Tuel Lane classified road west of its junction with the unclassified road known as Church View in Sowerby Bridge, through the construction of an extended carriageway filter lane; and
    - (d) the A646 Skircoat Moor Road classified road, south of its intersection with the A58 Rochdale Road / Aachen Way classified road in Halifax, through the construction of an additional carriageway lane;
  - (2) the construction of works for the drainage of the highways to be improved;
  - (3) mitigating the adverse effects which the existence or use of the highways to be improved will have on the surroundings thereof through the reshaping and construction of a car park on land located north-west of the A58 West Street

classified road, north-east of the Foundry Street unclassified road and south of the Sowerby Street unclassified road; and

- (4) the use by the acquiring authority in connection with the improvement of highways and the mitigation of adverse effects.
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- 2. 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 (A58 & A646 Corridor Improvement Programme) (West Yorkshire Plus Transport Fund, Phase 1) Compulsory Purchase Order 2021”.
  - 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 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                                       | 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 AREA OF HALIFAX IN THE BOROUGH OF CALDERDALE |  |   |                            |   |             |
| 1/1   | 397 square metres of land comprising part of existing car park, steps, grassed area and shrubs located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street.                           | Together Housing Association Limited<br>(Registered Society No. 28687R)<br>Bull Green House<br>Bull Green<br>Halifax<br>HX1 2EB |                            |   | Owner       |
| 1/1A  | 41 square metres of land comprising part of shrubbed area and existing footway on the northern part of West Street (A58) located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street. | 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          | 20 square metres of land comprising part of shrubbed area and existing footway on the northern part of West Street (A58) located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street.   | As Plot 1/1  |                            |   | As Plot 1/1 |
| 1/2           | All interests other than those of the Borough Council of Calderdale in 104 square metres of land comprising part of existing car park and stone wall located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street.                                   | The Borough Council of Calderdale<br>Town Hall<br>Halifax<br>HX1 1UJ   |                            |   | Owner       |
| 2/1           | 8 square metres of paved land comprising access to the eastern side of the Mulhalls Mill Building on the northern part of Wharf Street (A58) located north-east of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal.  | The Further Education Centre Limited<br>(Company No. 5241557)<br>Quarry Dene Mansion<br>Quarry Dene<br>Weetwood<br>Leeds<br>LS16 8PA |                            |   | Owner       |
| 2/2           | All interests other than those of the Borough Council of Calderdale in 3 square metres of paved land comprising access to the western side of the Mulhalls Mill Building on the northern part of Wharf Street (A58) located north-east of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal. | The Borough Council of Calderdale<br>Town Hall<br>Halifax<br>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   |
| 2/2A          | All interests other than those of the Borough Council of Calderdale in 113 square metres of part of grass verge and existing footway on the northern part of Tuel Lane (A639) located west of the junction between Tuel Lane (A6139) and the unclassified road known as Church View.  | As Plot 2/2  |   |   | As Plot 2/2 |
| 2/3           | 169 square metres of paved land comprising part of shop forecourts on the northern part of Wharf Street (A58) located north of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal.   | Bailey Bros. (Builders) Limited<br>(Company No. 1089200)<br>5 Brooklands Close<br>Holywell Green<br>Halifax<br>West Yorkshire<br>HX4 9AB   |   |   | Owner       |
| 2/4           | All interests other than those of the Borough Council of Calderdale in 27 square metres of land comprising forecourt and access to Sowerby Bridge Market and Tuel Lane Car Park on the northern part of Wharf Street (A58) located north-east of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal. | Rochdale Canal Trust Limited<br>(Company No. 01985865)<br>(Dissolved)<br><br>Solicitor for the Affairs of the<br>Duchy of Lancaster<br>(Land held Bona Vacantia)<br>c/o Farrer & Co<br>66 Lincoln's Inn Fields<br>London<br>WC2A 3LH | The Borough Council of<br>Calderdale<br>Town Hall<br>Halifax<br>HX1 1UJ |   | Lessee      |
| 3/1           | 69 square metres of grass verge and wooden fencing adjacent to Halifax Fire Station car park located north-east of Skircoat Moor Road (A646) and south of Rochdale Road / Aachen Way (A58).   | West Yorkshire Fire and Rescue<br>Authority<br>Skircoat Moor Road<br>Halifax<br>HX1 3JF  |   |   | Owner       |

**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 AREA OF HALIFAX IN THE BOROUGH OF CALDERDALE |  |  |  |  |
| 1/1   | DEXIA CREDIT LOCAL<br>(incorporated in France)<br>c/o Dexia Management Services Limited<br>6 <sup>th</sup> Floor<br>Salisbury House<br>London Wall<br>London<br>EC2M 5QQ | Mortgage                               | BT Openreach<br>BT Centre<br>81 Newgate Street<br>London<br>EC1A 7AJ   | 397 square metres of land comprising part of existing car park, steps, grassed area and shrubs located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street.                           |
| 1/1A  | As Plot 1/1  | As Plot 1/1                            | As Plot 1/1  | 41 square metres of land comprising part of shrubbed area and existing footway on the northern part of West Street (A58) located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street. |

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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  |
| 1/1B          | As Plot 1/1  | As Plot 1/1                            | As Plot 1/1  | 20 square metres of land comprising part of shrubbed area and existing footway on the northern part of West Street (A58) located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street.                             |
| 1/2           |  |  | BT Openreach<br>BT Centre<br>81 Newgate Street<br>London<br>EC1A 7AJ<br><br>Northern Powergrid<br>98 Aketon Road<br>Castleford<br>West Yorkshire<br>WF10 5DS | All interests other than those of the Borough Council of Calderdale in 104 square metres of land comprising part of existing car park and stone wall located north-west and west of West Street (A58), north-east of the unclassified road known as Foundry Street and south of the unclassified road known as Sowerby Street. |



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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  |
| 2/1           | <p>John Gerard Joseph Sheehey<br/>Quarry Dene Mansion<br/>Quarry Dene<br/>Westwood<br/>Leeds<br/>LS16 8PA</p> <p>Hillcrest Garages (Sowerby Bridge) Ltd (Company No. 01857911)<br/>c/o Walter Dawson &amp; Son<br/>1 Valley Court<br/>Bradford<br/>BD1 4SP</p> <p>Sue Ryder<br/>(Company No. 00943228)<br/>Kings House<br/>King Street<br/>Sudbury<br/>Suffolk<br/>CO10 2ED</p> <p>William Hill Organisation Limited<br/>(Company No. 00278208)<br/>1 Bedford Avenue<br/>London<br/>WC1B 3AU</p> | <p>Right of way to car park over access lane from Wharf Street (A58).</p> <p>Right of way to car park over access lane from Wharf Street (A58).</p> <p>Right of way to car park over access lane from Wharf Street (A58).</p> <p>Right of way to car park over access lane from Wharf Street (A58).</p> | <p>Yorkshire Water<br/>Western House<br/>Western Way<br/>Halifax Road<br/>Bradford<br/>West Yorkshire<br/>BD6 2SZ</p>        | <p>8 square metres of paved land comprising access to the eastern side of the Mulhalls Mill Building on the northern part of Wharf Street (A58) located north-east of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal.</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  |
| 2/2           | As Plot 2/1  | As Plot 2/1  |  | All interests other than those of the Borough Council of Calderdale in 3 square metres of paved land comprising access to the western side of the Mulhalls Mill Building on the northern part of Wharf Street (A58) located north-east of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal. |
| 2/2A          | Unknown  | Unknown rights and covenants<br><br>Right to flow of water through pipes in the land | BT Openreach<br>BT Centre<br>81 Newgate Street<br>London<br>EC1A 7AJ   | All interests other than those of the Borough Council of Calderdale in 113 square metres of part of grass verge and existing footway on the northern part of Tuel Lane (A639) located west of the junction between Tuel Lane (A6139) and the unclassified road known as Church View.   |

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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   |
| 2/3           |  |  | <p>Northern Gas Networks<br/>1100 Century Way<br/>Thorpe Park Business Park<br/>Colton Leeds<br/>LS15 8TU</p> <p>BT Openreach<br/>BT Centre<br/>81 Newgate Street<br/>London<br/>EC1A 7AJ</p> <p>Yorkshire Water<br/>Western House<br/>Western Way<br/>Halifax Road<br/>Bradford<br/>West Yorkshire<br/>BD6 2SZ</p> | 169 square metres of paved land comprising part of shop forecourts on the northern part of Wharf Street (A58) located north of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal. |

| 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  |
| 2/4           | <p>B &amp; M Retail Limited<br/>(Company No. 1357507)<br/>The Vault Dakota Drive<br/>Estuary Commerce Park<br/>Speke<br/>Liverpool<br/>L24 8RJ</p> <p>M. W. Trustees Ltd<br/>(Company No. 02630203)<br/>1 New Walk Place<br/>Leicester<br/>LE1 6RU</p> <p>Paul Spivey, Richard Stephen<br/>Holmes and Alan Robinson<br/>as Trustees of the Orchard Property<br/>SIPP<br/>MW House<br/>1 Penmagan Way Enderby<br/>Leicester<br/>LE19 1SY</p> <p>Bailey Bros. (Builders) Limited<br/>(Company No. 1089200)<br/>5 Brooklands Close<br/>Holywell Green<br/>Halifax<br/>West Yorkshire<br/>HX4 9AB</p> | <p>Right of way to car park over access lane from Wharf Street (A58).</p> <p>Right of way to car park over access lane from Wharf Street (A58).</p> <p>Right of way to car park over access lane from Wharf Street (A58).</p> <p>Right of way to car park over access lane from Wharf Street (A58).</p> |  | <p>All interests other than those of the Borough Council of Calderdale in 27 square metres of land comprising forecourt and access to Sowerby Bridge Market and Tuel Lane Car Park on the northern part of Wharf Street (A58) located north-east of the junction between Wharf Street (A58) and the unclassified road known as Old Cawsey and south of the Rochdale Canal.</p> |

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|---------------|--|--|--|---|
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| 3/1           |  |  | BT Openreach<br>BT Centre<br>81 Newgate Street<br>London<br>EC1A 7AJ<br><br>Northern Powergrid<br>98 Aketon Road<br>Castleford<br>West Yorkshire<br>WF10 5DS | 69 square metres of grass verge and wooden fencing adjacent to Halifax Fire Station car park located north-east of Skircoat Moor Road (A646) and south of Rochdale Road / Aachen Way (A58). |

THE CORPORATE COMMON SEAL                    )  
 of THE BOROUGH COUNCIL OF                    )  
CALDERDALE was hereunto affixed            )  
 on the            day of                                    )  
 in the presence of:

Authorised Officer