

Dated 27<sup>th</sup> October

2021

**THE BOROUGH COUNCIL OF CALDERDALE (HALIFAX TOWN CENTRE)  
(HIGHWAY IMPROVEMENTS)  
(WEST YORKSHIRE PLUS TRANSPORT FUND, A629 PHASE 2)  
SUPPLEMENTAL 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  
(HALIFAX TOWN CENTRE) (HIGHWAY IMPROVEMENTS)  
(WEST YORKSHIRE PLUS TRANSPORT FUND, A629 PHASE 2)  
SUPPLEMENTAL 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 and 240 of the Highways Act 1980 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of:
  - (1) the improvement of the following highways located in Halifax, West Yorkshire:
    - (a) the C5954 route (as proposed to be improved) from its junction with Northgate through Winding Road, Smithy Street, Charles Street, Square Road, Alfred Street East, Church Street and South Parade to Hunger Hill; and
    - (b) the C5955 route from its junction with New Bank through Bridge Street, Northgate and Broad Street to its junction with Orange Street,together referred to as “the classified roads”;
  - (2) the creation and/or improvement of highways intended to connect the classified roads to the existing road system or otherwise in the vicinity of the routes of the classified roads and the provision of new means of access to premises in pursuance of The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) (Side Roads) Order 2020;
  - (3) the construction of works for the drainage of the classified roads and the new or improved highways; and

- (4) use by the acquiring authority in connection with the construction and/or improvement of highways and the provision of new means of access to premises and landscaping mentioned above.
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 two sheets numbered 1 to 2 respectively, prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Borough Council of Calderdale (Halifax Town Centre) (Highway Improvements) (West Yorkshire Plus Transport Fund, A629 Phase 2) Supplemental 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 referenced to the land and any building or work constructed or to be constructed on the land authorised to be purchased pursuant to the order.

THE CORPORATE COMMON SEAL )  
of THE BOROUGH COUNCIL OF )  
CALDERDALE was hereunto affixed )  
on the 27<sup>th</sup> day of October 2021 )  
in the presence of:



Authorised Officer

  
IAN R HUGHES  
HEAD OF LEGAL AND  
DEMOCRATIC SERVICES

The Schedule

Table 1

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)					
Number on map (1)	Extent, description and situation of the land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1/1	181.03 square metres of open land used for public car parking located west of Church Street, south of the junction between Deal Street and Church Street and north of the junction between New Road and Church Street, Halifax.	Edward Hutley Investments Limited (Company No. 2389328) Slades Farm House, Thorncombe Street, Bramley, Guildford GU5 0LT (Registered Proprietor)	Excel Parking Services Limited (Company No. 02878122) P1 Europa Link, Sheffield Business Park, Sheffield S9 1XU		Lessee
		Due West Limited (Company incorporated in Grand Cayman) 9 Harrison Road, Halifax, West Yorkshire			

1/1a	85.55 square metres of open land used for public car parking located west of Church Street and north of the junction between New Road and Church Street, Halifax.	HX1 2AF (Equitable Owner pursuant to a Transfer dated 26 August 2020)	As Plot 1/1			As Plot 1/1	
1/1b	5.93 square metres of open land used for public car parking located west of Church Street and south of the junction between Deal Street and Church Street, Halifax.		As Plot 1/1			As Plot 1/1	
1/2	44.51 square metres of vacant land (site of former Deal Street Mill) located west of Church Street and immediately south of the junction between Deal Street and Church Street, Halifax.	Revista Property Limited (Company No. 12059010) Stonegate House, 2 Greenfield Road, Holmfirth HD9 2JT				Owner	
1/2a	35.01 square metres of vacant land (site of former Deal Street Mill)		As Plot 1/2			As Plot 1/2	

	located west of Church Street and immediately south of the junction between Deal Street and Church Street, Halifax.				
2/1	64.04 square metres of paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.	Palace Capital (Halifax) Limited (Company No. 5122315) 4 <sup>th</sup> Floor 25 Bury Street, St James's, London SW1Y 6AL		Owner	
2/1a	83.55 square metres of paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.	As Plot 2/1		As Plot 2/1	
2/2	0.64 square metres of publicly accessible paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.	Unknown		Unoccupied	
2/2a	2.34 square metres of publicly accessible paving forming part of the	Unknown		Unoccupied	

	forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.				
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**Table 2**

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)	Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Name and address	
	Description of interest to be acquired	Description of the land for which the person in adjoining column is likely to make a claim	
1/1	<p>The Borough Council of Calderdale Town Hall, Halifax HX1 1UJ</p> <p>Unknown</p>	<p>Northern Powergrid 78 Grey Street, Newcastle Upon Tyne, NE1 6AF</p> <p>Yorkshire Water Western House Halifax Road Bradford West Yorkshire BD6 2SZ</p> <p>BT Openreach BT Centre 81 Newgate Street London EC1A 7AJ</p> <p>Virgin Media 500 Brook Drive Reading RG2 6UU</p>	<p>181.03 square metres of open land used for public car parking located west of Church Street, south of the junction between Deal Street and Church Street and north of the junction between New Road and Church Street, Halifax.</p>



1/1a	As Plot 1/1	As Plot 1/1	Northern Powergrid 78 Grey Street, Newcastle Upon Tyne, NE1 6AF  BT Openreach BT Centre 81 Newgate Street London EC1A 7AJ	85.55 square metres of open land used for public car parking located west of Church Street and north of the junction between New Road and Church Street, Halifax.
1/1b	As Plot 1/1	As Plot 1/1	Yorkshire Water Western House Halifax Road Bradford West Yorkshire BD6 2SZ  BT Openreach BT Centre 81 Newgate Street London EC1A 7AJ	5.93 square metres of open land used for public car parking located west of Church Street and south of the junction between Deal Street and Church Street, Halifax.
1/2	David Neil Rawnsley 8 Copley Lane, Halifax, West Yorkshire HX3 0TT  British Overseas Bank Nominees Limited (Company No. 00220905)	Easements, being rights: of way, to service media, to enter for repairs, to overhang roofs, gutters etc., reserved by a Transfer dated 5 July 2019.  Unilateral Notice in respect of an Option Agreement dated 25 August 2009	Northern Powergrid 78 Grey Street, Newcastle Upon Tyne, NE1 6AF	44.51 square metres of vacant land (site of former Deal Street Mill) located west of Church Street and immediately south of the junction between Deal Street and Church Street, Halifax.

	and WGTC Nominees Limited (Company No. 01255218) 250 Bishopsgate, London EC2M 4AA Unknown	Restrictive covenants contained in a Conveyance dated 1 August 1865			
1/2a	As Plot 1/2	As Plot 1/2	As Plot 1/2	35.01 square metres of vacant land (site of former Deal Street Mill) located west of Church Street and immediately south of the junction between Deal Street and Church Street, Halifax.	
2/1	W Investments Limited (incorporated in Jersey) c/o Ogier, Ogier House, The Esplanade, St Helier, Jersey JE4 9WG	Easements, being rights: of access, to service media, to use service/waste areas, of escape, to keep signs, to enter for repairs, to use common parts, etc, granted by a Transfer dated 28 January 2013 and the benefit of a restriction protecting covenants contained in that Transfer.	Northern Powergrid 78 Grey Street, Newcastle Upon Tyne, NE1 6AF  Yorkshire Water Western House Halifax Road Bradford West Yorkshire BD6 2SZ	64.04 square metres of paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.	
	Guernsey Investments Limited (incorporated in Guernsey)	Easements, being rights: of access, to service media, to tie into walls, of escape, to	BT Openreach BT Centre 81 Newgate Street		

	<p>PO Box 41, Floor 2, Le Marchant House, Le Truchet, St Peter Port, Guernsey GY1 3BE</p>	<p>The Borough Council of Calderdale Town Hall, Halifax HX1 1UJ</p>	<p>put up scaffolding, to enter for repairs, etc, granted by a Transfer dated 28 January 2013 and the benefit of a restriction protecting positive covenants contained in that Transfer</p>	<p>Restriction preventing a disposition without a certificate signed by the Borough Council that the provisions of Schedule 4 of a Development Agreement dated 18 November 2005 have been complied with</p>	<p>London EC1A 7AJ</p>
	<p>Yorkshire Water Services Limited (Company No. 02366682) Western House, Halifax Road, Bradford BD6 2SZ</p>		<p>Restrictive covenants contained in a Deed dated 15 July 2010 relating to building over a sewer</p>	<p>Registered Charge contained in a Debenure dated 6 July 2016</p>	
	<p>Lloyds Bank Plc (Company No. 00002065) 25 Gresham Street, London EC2V 7HN</p>		<p>Restrictive covenant not to allow other parts of the development to be used as a</p>		

	<p>Europa House, Europa Trading Estate, Stoneclough Road, Kearsley, Manchester M26 1GG</p> <p>Vue Entertainment Limited (Company No. 04699504) 10 High Road, Chiswick Park, 566 Chiswick, London W4 5XS</p> <p>Calderdale and Huddersfield NHS Foundation Trust of Huddersfield Royal Infirmary Acre Street, Lindley, Huddersfield HD3 3EA</p> <p>Pure Gym Limited (Company No. 06690189) Town Centre House, Merrion Centre, Leeds LS2 8LY</p>	<p>dental practice, and easements, being rights to service media, of access, etc. contained in a Lease dated 30 May 2019</p> <p>Restrictive covenant not to allow other parts of the development to be used as a cinema and other associated restrictions, and easements, being rights to service media, of access, etc. contained in a Lease dated 13 December 2012</p> <p>Easements, being rights to service media, of access, etc. contained in a Lease dated 29 November 2012</p> <p>Easements, being rights to service media, of access, etc. contained in a Lease dated 31 July 2012</p>		
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	<p>Apoca Parking (UK) Limited (Company No. 02572947) Wellington House, 4-10 Cowley Road, Uxbridge, Middlesex UB8 2XW</p> <p>Mitchells &amp; Butlers Retail (No. 2) Limited (Company No. 039596664) 27 Fleet Street, Birmingham B3 1JP</p> <p>J D Wetherspoon Plc (Company No. 01709784) Wetherspoon House, Central Park, Reeds Crescent, Watford, Hertfordshire WD24 4QL</p> <p>Nandos Chickenland Limited (Company No. 02580031) St. Marys House, 42 Vicarage Crescent, London SW11 3LD</p>	<p>Easements, being rights to service media, of access, etc. contained in a Lease dated 3 October 2012</p> <p>Easements, being rights to service media, of access, etc. contained in a Lease dated 11 October 2012</p> <p>Easements, being rights to service media, of access, etc. contained in a Lease dated 19 October 2012</p> <p>Easements, being rights to service media, of access, etc. contained in a Lease dated 22 October 2012</p>		
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2/1a	<p>Thursdays (UK) Limited (Company No. 06034603) Grant House, 101 Bourges Boulevard, Peterborough PE1 1NG</p> <p>Whitbread Group Plc (Company No. 00029423) Whitbread Court, Porz Avenue, Houghton Hall Park, Houghton Regis, Dunstable LU5 5XE</p> <p>Unknown Tenant of Ground Floor, Unit 6b Northgate, Broad Street Plaza</p>	<p>Easements, being rights to service media, of access, etc. contained in a Lease dated 10 October 2012</p> <p>Easements, being rights to service media, of access, etc. contained in two Leases, both dated 12 October 2012, in relation to restaurant and hotel premises</p> <p>Interests that may be contained in an unregistered Lease dated 10 February 2021 in relation to Unit 6b Northgate, Broad Street Plaza (Ground Floor)</p>	<p>Northern Powergrid 78 Grey Street, Newcastle Upon Tyne, NE1 6AF</p> <p>Yorkshire Water Western House Halifax Road Bradford West Yorkshire BD6 2SZ</p>	<p>83.55 square metres of paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.</p>
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			<p>BT Openreach BT Centre 81 Newgate Street London EC1A 7AJ</p> <p>Virgin Media 500 Brook Drive Reading RG2 6UU</p>	
2/2			<p>BT Openreach BT Centre 81 Newgate Street London EC1A 7AJ</p> <p>Virgin Media 500 Brook Drive Reading RG2 6UU</p>	<p>0.64 square metres of publicly accessible paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.</p>
2/2a			As Plot 2/2a	<p>2.34 square metres of publicly accessible paving forming part of the forecourt of Broad Street Plaza building adjoining the western footway of Northgate, Halifax.</p>