

## **NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER**

### **THE HIGHWAYS ENGLAND (M621 MOTORWAY JUNCTIONS 1 TO 7 IMPROVEMENTS) COMPULSORY PURCHASE ORDER 2019**

#### **COMPULSORY PURCHASE OF LAND AND NEW RIGHTS IN THE PARISHES OF BEESTON & HOLBECK AND HUNSLET & RIVERSIDE IN THE CITY OF LEEDS**

THE HIGHWAYS ACT 1980  
AND  
THE ACQUISITION OF LAND ACT 1981

1. Notice is hereby given that the Secretary of State for Transport, in exercise of his powers under the above Acts, on 27 November 2020 confirmed 'The Highways England (M621 Motorway Junctions 1 to 7 Improvements) Compulsory Purchase Order 2019' ("the Order") submitted by Highways England Company Limited ("Highways England").

2. The Order as confirmed provides for the purchase for the purposes of:

- (a) the improvement of the M621 Motorway from its junction with the M62 Motorway Junction 27 to approximately 1.1Km south of the centre of the M621 Motorway Junction 7 roundabout;
- (b) the construction and improvement of highways and the provision of new means of access to premises in pursuance of The Highways England (M621 Motorway Junctions 1 to 7 Improvements) (Side Roads) Order 2019; and
- (c) use by the acquiring authority in connection with the construction and improvement of highways and the provision of private means of access to premises as aforesaid

of land and new rights in the parishes of Beeston & Holbeck and Hunslet & Riverside in the City of Leeds, described in Schedule 1 hereto.

3. A copy of the Order as confirmed by the Secretary of State for Transport and the Map referred to therein may be inspected on the Highways England website at [www.highwaysengland.co.uk/projects/m621-junctions-1-to-7/](http://www.highwaysengland.co.uk/projects/m621-junctions-1-to-7/) or a copy requested free of charge by email to [M621J1to7@highwaysengland.co.uk](mailto:M621J1to7@highwaysengland.co.uk) or by Telephone: 0300 123 5000.

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, Highways England may acquire any of the land and new rights 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 Highways England Company Limited, M621 J1 to J7 Project Team, Lateral, 8 City Walk, Leeds, LS11 9AT 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.

## **SCHEDULE 1**

### **LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED**

NOTE: The land comprised in the items in this Schedule is identified on the Maps referred to in the Order by means of the numbers shown in brackets against that item in this Schedule.

#### **IN THE PARISH OF BEESTON & HOLBECK IN THE CITY OF LEEDS**

Part of grassed verge and trees on the south, southwest and east of Unit 1 Maple Park and part of grassed verge and trees on the east of Units 3 & 4 Maple Park and west of A643 (Ingram Distributor) all east of Low Fields Avenue, on the north of the M621 Junction 2 eastbound off-slip road and northwest of M621 Junction 2. (**Plots 1/1, 1/1a, 1/1b, 1/1c, 1/1d, 1/1e, 1/1f, 1/1g, 1/1h & 1/1i**);

Part of existing footway and un-numbered path south and southeast of Low Fields Avenue on the north of the M621 Junction 2 eastbound off-slip road all west of M621 Junction 2. (**Plots 1/2, 1/2a & 1/2b**);

Part of grassed verge and trees on the east of Unit 1 Maple Park, southeast of Unit 3 Maple Park, west of A643 (Ingram Distributor) and north of M621 Junction 2. (**Plots 1/3 & 1/3a**);

Part of verge, trees and embankment of the site formerly known as Matthew Murray School on the east of the southbound A643 (Ingram Distributor), adjacent to Units 3 & 4 Maple Park on the north of M621 Junction 2 and the right to enter and re-enter upon parts of verge, trees and embankment of the site formerly known as Matthew Murray School on the east of the southbound A643 (Ingram Distributor), adjacent to Units 3 & 4 Maple Park on the north of M621 Junction 2 for all purposes connected with the construction and maintenance of a highway fence. (**Plots 1/4, 1/4a & 1/4b**);

Part of highway, verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road and north of Normanton Grove. (**Plots 2/5, 2/5a, 2/5b, 2/5c, 2/5d, 2/5e, 2/5f, 2/5g & 2/5h**);

Part of highway and verge of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road and north of Normanton Grove. (**Plots 2/6, 2/6a & 2/6b**);

Part of highway, verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road and north of Normanton Grove. (**Plots 2/7, 2/7a, 2/7b & 2/7c**);

Part of highway verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road and north of Normanton Grove. (**Plot 2/8**);

Part of highway, verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road and northeast of Normanton Grove. (**Plots 2/9, 2/9a & 2/9b**);

Part of highway, verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road, northeast of Normanton Grove and northwest of Cambrian Street. (**Plots 2/10, 2/10a, 2/10b & 2/10c**);

Part of highway, verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road, northeast of Normanton Grove and northwest of Cambrian Street. (**Plots 2/11 & 2/11a**);

Part of highway, verge, trees and embankment of the M621 Junction 2A westbound off-slip road on the east of Cemetery Road, northeast of Normanton Grove and northwest of Cambrian Street. (**Plot 2/12**);

### **IN THE PARISH OF HUNSLET & RIVERSIDE IN THE CITY OF LEEDS**

Part of pasture land, scrub land, trees and embankment and embankment of the A61 (Wakefield Road) west and north of the A61 (Wakefield Road) and east of the M621 Junction 7 eastbound on-slip road. (**Plots 3/13 & 3/13a**).

## **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 Highways England (M621 Motorway Junctions 1 to 7 Improvements) Compulsory Purchase Order 2019' ("the Order") submitted by Highways England Company Limited has become operative, Highways England Company Limited (hereinafter called "Highways England") may acquire any of the land and/or rights 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 and/or rights in Highways England at the end of the period mentioned in paragraph 2 below.

#### **Notices concerning general vesting declaration**

2. As soon as may be after Highways England execute a general vesting declaration, they must serve notice of it in on every occupier of any of the land specified in the declaration (except land where this 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 and/or rights described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in Highways England together with the right to enter on the land and take possession of it. Every person on whom Highways England could have served a notice to treat in respect of his 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 his 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 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 his interest.

5. The modifications are that Highways England 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 HIGHWAYS ENGLAND (M621 MOTORWAY JUNCTIONS 1 TO 7 IMPROVEMENTS) COMPULSORY PURCHASE ORDER 2019

**To:** Highways England Company Limited, M621 J1 to J7 Project Team, Lateral, 8 City Walk, Leeds, LS11 9AT.

[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 provision of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

1. Name and address of informant(s) (i).....

.....

2. Land in which an interest is held by informant(s) (ii).....

.....

3. Nature of interest (iii).....

.....

Signed.....

[on behalf of].....

Date.....

- (i) In the case of a joint interest the names and addresses 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.

In light of the COVID-19 restrictions this form can be returned by email to:

[M621J1to7@highwaysengland.co.uk](mailto:M621J1to7@highwaysengland.co.uk)

Further information on this notice may be obtained from the Highways England (Leeds) office at the address above or by telephoning 0300 123 5000 or by email [M621J1to7@highwaysengland.co.uk](mailto:M621J1to7@highwaysengland.co.uk)



Louise Pavitt

Regional Delivery Director, Highways England Company Limited

Date: 17 December 2020