

**TO: THE OWNER/OCCUPIER OF THE LAND SHOWN
SHADED RED ON THE ATTACHED PLAN**

**THE EAST RIDING OF YORKSHIRE COUNCIL
(A164 CASTLE HILL ROUNDABOUT TO A164 REGIMENT ROUNDABOUT)
COMPULSORY PURCHASE ORDER 2021**

**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 7 October 2021 confirmed with modifications The East Riding of Yorkshire Council (A164 Castle Hill Roundabout to A164 Regiment Roundabout) Compulsory Purchase Order 2021 submitted by The East Riding of Yorkshire Council.
2. The order as confirmed provides for the purchase of the land and the new rights described in Schedule 1 hereto for the purposes of:-
 - (a) the construction of a highway from a point approximately 144 metres south of the junction of the A164 with Coppleflat Lane, Bentley leading in a generally northerly direction to join the existing A164 adjacent to Bentley Lodge to a point approximately 185 metres south of the A1079 (centre line)
 - (b) the construction of highways (a) from a point approximately north of the junction of the A164 with Coppleflat Lane, Bentley leading in a generally northern direction to the new roundabout to be constructed on the A1079 (Jocks Lodge roundabout); and (b) from a point approximately 270 metres north of the junction of the A164 with Coppleflat Lane, Bentley leading in a generally north easterly direction to the new roundabout to be constructed on the A1079 (Jocks Lodge roundabout) then continuing in a generally northerly direction to a point approximately 30 metres south of the centre of the roundabout forming the junction of the A164 Minster Way with Lincoln Way (Regiment roundabout) to connect the above mentioned highway with the existing road system at Beverley (A164) and (A1079) in pursuance of The East Riding of Yorkshire Council (A164 Castle Hill Roundabout to A164 Regiment Roundabout Classified Road) (Side Roads) Order 2021
 - (c) the improvement of the highways in the vicinity of the route of the above mentioned highways in pursuance of The East Riding of Yorkshire Council (A164 Castle Hill Roundabout to A164 Regiment Roundabout Classified Road) (Side Roads) Order 2021
 - (d) the provision of new means of access to premises in pursuance of The East Riding of Yorkshire Council (A164 Castle Hill Roundabout to A164 Regiment Roundabout Classified Road) (Side Roads) Order 2021

- (e) mitigating the adverse effect which the existence or use of the highways proposed to be constructed or improved will have on the surroundings thereof
- (f) the carrying out of works on watercourses in connection with the construction and improvement of highways and the provision of new means of access to premises as above
- (g) use by the Council in connection with the construction and improvement of highways the carrying out of works on watercourses and the provision of new means of access as above.

3. A copy of the order as confirmed by the Secretary of State for Transport and of the map referred to therein may be seen at all reasonable hours at the Beverley Customer Service Centre, Cross Street, Beverley HU17 9BA, Cottingham Customer Service Centre, Civic Hall, Market Green, Cottingham HU16 5QG and Haltemprice Customer Service Centre, Haltemprice Leisure Centre, 120 Springfield Way, Anlaby HU10 6QJ.

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 six (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 East Riding of Yorkshire Council 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 East Riding of Yorkshire Council at County Hall, Beverley, East Yorkshire HU17 9BA 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

- (a) The land comprised in each item in this schedule is identified on the plan referred to in the compulsory purchase order by means of the number shown against that item
- (b) References to ownership are references to ownership or reputed ownership at the time of preparation of the compulsory purchase order and are stated only for the purpose of identification of the land

IN THE PARISH OF SKIDBY

- 1 1319.835 square metres of arable land along the eastern edge of the field to the north of Westfield Road. National Grid Reference E502295 N432997. (Owned by Kingston upon Hull City Council)
- 2 A right of access to construct and maintain the new highway infrastructure over 661.108 square metres of arable land along the eastern edge of the field to the north of Westfield Road. National Grid Reference E502291 N433102. (Owned by Kingston upon Hull City Council)
- 3 A right of access against all interests other than interests of the acquiring authority to construct and maintain the new highway infrastructure over 3897.800 square metres of arable land along the eastern boundary of the field to the north west of Skidby Roundabout. National Grid Reference E502215 N433942. (Owned by The East Riding of Yorkshire Council)
- 4 All interests except interests already owned by the acquiring authority in 1560.234 square metres of arable land along the eastern boundary of the field to the north west of Skidby Roundabout. National Grid Reference E502236 N433910. (Owned by The East Riding of Yorkshire Council)
- 5 All interests except interests already owned by the acquiring authority in 5315.316 square metres of arable land along the northern boundary of the field to the east of the A164. National Grid Reference E502282 N434104. (Owned by The East Riding of Yorkshire Council)
- 6 All interests except interests already owned by the acquiring authority in 613.095 square metres of access track and existing drainage infrastructure to the west of and crossing the A164. National Grid Reference E502174 N434072. (Owned by The East Riding of Yorkshire Council)
- 7 A right of access against all interests other than interests of the acquiring authority to construct and maintain the new highway infrastructure over 886.834 square metres of access track to the west of the A164. National Grid Reference E502065 N434013. (Owned by The East Riding of Yorkshire Council)
- 8 986.335 square metres of pasture land and drainage ditch along the eastern boundary of the field to the west of the A164. National Grid Reference E502162 N434124. (Owned by Ms. L. Varey)

- 9 A right of access to construct and maintain the new highway infrastructure over 221.01 square metres of pasture land and drainage ditch along the eastern boundary of the field to the west of the A164. National Grid Reference E502157 N434119. (Owned by Ms. L. Varey)
- 10 A right of access to improve and maintain the existing drainage structure over 1480.875 square metres of pasture land and drainage ditch along the northern edge of the field to the east of the A164. National Grid Reference E502243 N434207. (Owned by Ms. L. Varey)
- 11 3107.807 square metres of pasture land to the west of the A164. National Grid Reference E502132 N434289. (Owned by Ms. L. Varey)
- 12 A right of access to construct and maintain the new highway infrastructure over 626.57 square metres of pasture land to the west of the A164. National Grid Reference E502125 N434285. (Owned by Ms. L. Vary)
- 13 All interests except interests already owned by the acquiring authority in 223.857 square metres of scrub land to the west of the A164. National Grid Reference E502098 N434410. (Owned by The East Riding of Yorkshire Council)
- 14 All interests except interests already owned by the acquiring authority in 1682.711 square metres of arable land and access track to the west of the A164. National Grid Reference E502077 N434482. (Owned by The East Riding of Yorkshire Council)
- 15 A right of access against all interests other than interests of the acquiring authority to construct and maintain the new highway infrastructure over 254.744 square metres of arable land to the west of the A164. National Grid Reference E502065 N434475. (Owned by The East Riding of Yorkshire Council)
- 16 All interests except interests already owned by the acquiring authority in 2985.349 square metres of arable land to the west of the A164. National Grid Reference E502070 N434591. (Owned by The East Riding of Yorkshire Council)
- 17 A right of access against all interests other than interests of the acquiring authority to construct and maintain the new highway infrastructure over 343.818 square metres of arable land to the west of the A164. National Grid Reference E502058 N434595. (Owned by The East Riding of Yorkshire Council)
- 18 150.284 square metres of a field access to the west of the A164. National Grid Reference E502077 N434732. (Owned by Ms. M.R. Welbourn)
- 19 2733.061 square metres of arable land to the west of the A164. National Grid Reference E502072 N434725. (Owned by Ms. M.R. Welbourn)
- 20 A right of access to construct and maintain the new highway infrastructure over 860.177 square metres of arable land to the west of the A164. National Grid Reference E502057 N434732. (Owned by Ms. M.R. Welbourn)

- 21 1205.652 square metres of scrub land and public cycle path to the east of the A164. National Grid Reference E502142 N434745. (Owned by Ms. M.R. Welbourn)

IN THE PARISH OF ROWLEY

- 22 A right of access to construct and maintain the new highway infrastructure over 10659.646 square metres of arable land to the east of the A164. National Grid Reference E502148 N434937. (Owned by Ms. M.R. Welbourn)
- 23 4433.215 square metres of arable land to the west of the A164. National Grid Reference E502094 N434942. (Owned by Ms. M.R. Welbourn)
- 24 A right of access to construct and maintain the new highway infrastructure over 1922.985 square metres of arable land to the west of the A164. National Grid Reference E502084 N434949. (Owned by Ms. M.R. Welbourn)
- 25 199.244 square metres of field access track to the west of the A164. National Grid Reference E502090 N435089. (Owned by Ms. M.R. Welbourn)
- 26 37.728 square metres of arable land to the west of the A164. National Grid Reference E502093 N435096. (Owned by Ms. M.R. Welbourn)
- 27 A right of access to construct and maintain the new highway infrastructure over 20.961 square metres of arable land to the west of the A164. National Grid Reference E502083 N435095. (Owned by Ms. M.R. Welbourn)
- 28 2865.188 square metres of arable land to the west of the A164. National Grid Reference E502100 N435198. (Owned by Albanwise Limited)
- 29 A right of access to construct and maintain the new highway infrastructure over 1707.899 square metres of arable land to the west of the A164. National Grid Reference E502090 N435212. (Owned by Albanwise Limited)
- 30 3522.542 square metres of arable land to the west of the A164. National Grid Reference E502146 N435433. (Owned by Albanwise Limited)
- 31 A right of access to construct and maintain the new highway infrastructure over 6850.399 square metres of arable land and drainage ditch to the west of the A164. National Grid Reference E502204 N435682. (Owned by Albanwise Limited)
- 32 5258.877 square metres of arable land to the west of the A164. National Grid Reference E502209 N435721. (Owned by Albanwise Limited)
- 33 198.045 square metres of arable land to the east of the A164. National Grid Reference E502399 N436098. (Owned by Albanwise Limited)
- 34 217.027 square metres of arable land to the east of the A164. National Grid Reference E502409 N436120. (Owned by Albanwise Limited)
- 35 A right of access to construct and maintain the new highway infrastructure over 1308.61 square metres of arable land to the east of the A164. National Grid Reference E502218 N435550. (Owned by Albanwise Limited)

- 36a 55696.748 square metres of arable land, access roads and drainage ditch to the east of the A164. National Grid Reference E502400 N436020. (Owned by Albanwise Limited)
- 36b 64198.033 square metres of arable land, access roads and drainage ditch to the east of the A164. National Grid Reference E502648 N436446. (Owned by Albanwise Limited)
- 36c 12.592 square metres of arable land to the east of the A164. National Grid Reference E502470 N436252. (Owned by Albanwise Limited)
- 36d 3935.787 square metres of arable land to the east of the A164. National Grid Reference E502780 N436381. (Owned by Albanwise Limited)
- 37a A right of access to construct and maintain the new highway infrastructure over 11750.595 square metres of arable land, access track and drainage pond to the east of the A164. National Grid Reference E502493 N436205. (Owned by Albanwise Limited)
- 37b A right of access to construct and maintain the new highway infrastructure over 2862.771 square metres of arable land and access track to the east of the A164. National Grid Reference E502534 N436300. (Owned by Albanwise Limited)
- 38a A right of access to construct and maintain the new highway infrastructure over 14452.685 square metres of arable land and access road to the east of the A164. National Grid Reference E502761 N436301. (Owned by Albanwise Limited)
- 38b A right of access to construct and maintain the new highway infrastructure over 28153.53 square metres of arable land to the east of the A164. National Grid Reference E502818 N436419. (Owned by Albanwise Limited)
- 39a A right of access to construct and maintain the new highway infrastructure over 17.371 square metres of arable land to the east of the A164. National Grid Reference E502943 N436343. (Owned by Albanwise Limited)
- 39b A right of access to construct and maintain the new highway infrastructure over 2399.002 square metres of arable land to the east of the A164. National Grid Reference E503085 N436384
- 40 A right of access to construct and maintain the new highway infrastructure over 22574.813 square metres of arable land to the east of the A164. National Grid Reference E502673 N436658. (Owned by Albanwise Limited)
- 41 A right of access to construct and maintain the new highway infrastructure over 3076.877 square metres of arable land to the east of the A164. National Grid Reference E502843 N436705. (Owned by Albanwise Limited)
- 42a 139.028 square metres of arable land to the east of the A164. National Grid Reference E502934 N436341. (Owned by Albanwise Limited)
- 42b 1096.277 square metres of arable land to the east of the A164. National Grid Reference E503047 N436386. (Owned by Albanwise Limited)

- 43 1.991 square metres of arable land to the east of the A164. National Grid Reference E502471 N436255. (Owned by Albanwise Limited)
- 44 A right of access to construct and maintain the new highway infrastructure over 82.508 square metres of arable land to the east of the A164. National Grid Reference E502516 N436279. (Owned by Albanwise Limited)
- 45 101.551 square metres of arable land to the east of the A164. National Grid Reference E5026225 N436306. (Owned by Albanwise Limited)
- 46 A right of access to construct and maintain the new highway infrastructure over 199.071 square metres of arable land to the east of the A164. National Grid Reference E502805 N436345. (Owned by Albanwise Limited)
- 47 4.628 square metres of arable land to the east of the A164. National Grid Reference E502937 N436348. (Owned by Albanwise Limited)
- 48 A right of access to construct and maintain the new highway infrastructure over 5.877 square metres of arable land to the east of the A164. National Grid Reference E502943 N436344. (Owned by Albanwise Limited)
- 49 A right of access to construct and maintain the new highway infrastructure over 1006.822 square metres of scrub land to the east of the A164. National Grid Reference E503252 N436430. (Owned by Mr. A.J.M. White)
- 50 335.119 square metres of scrub land to the east of the A164. National Grid Reference E503228 N436428. (Owned by Mr. A.J.M. White)
- 51 A right of access to construct and maintain the new highway infrastructure over 360.179 square metres of scrub land to the east of the A164. National Grid Reference E503216 N436426
- 52 A right of access to construct and maintain the new highway infrastructure over 42.957 square metres of pasture land and drainage ditch to the west of the A164. National Grid Reference E502570 N436568. (Owned by Albanwise Limited)

IN THE PARISH OF WOODMANSEY

- 53 A right of access to construct and maintain the new highway infrastructure over 1172.437 square metres of arable land to the east of the A164. National Grid Reference E502941 N437051. (Owned by Albanwise Limited)
- 54 35410.713 square metres of arable land to the east of the A164. National Grid Reference E503574 N436979. (Owned by Albanwise Limited)
- 55 A right of access to construct and maintain the new highway infrastructure over 27194.534 square metres of arable land and access track to the east of the A164. National Grid Reference E502974 N437083. (Owned by Albanwise Limited)
- 56 112.564 square metres of arable land to the east of the A164. National Grid Reference E502693 N437128. (Owned by Albanwise Limited)

- 57 767.156 square metres of drainage ditch to the east of the A164. National Grid Reference E502854 N437153. (Ownership unknown)
- 58 27682.230 square metres of arable land, farm access and drainage ditch to the east of the A164. National Grid Reference E502976 N437435. (Owned by Ms. S.M. Barrett, Mr. S.W. Lunt and Mr. A. Brocklehurst)

SCHEDULE 2
FORM OF STATEMENT OR EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY
PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1. Once The East Riding of Yorkshire Council (A164 Castle Hill Roundabout to A164 Regiment Roundabout) Compulsory Purchase Order 2021 has become operative, The East Riding of Yorkshire Council (“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 executes 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 (3) 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 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 the 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 his 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 (3) 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 East Riding of Yorkshire Council (A164 Castle Hill Roundabout to A164
Regiment Roundabout) Compulsory Purchase Order 2021

To: Valuation and Estates Manager
The East Riding of Yorkshire Council
County Hall
BEVERLEY
HU17 9BA

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) (i).....
2. Land in which an interest is held by informant (ii).....
3. Nature of interest (iii)

Signed.....

(on behalf of).....

Date.....

(i) In the case of a joint interest insert 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/bank and roll/account number.

Dated 14 October 2021

Rob Mansell
Property and Commercial Law Manager
Legal and Democratic Services
The East Riding of Yorkshire Council