

13th May 2021



Secretary of State for Transport
c/o Transport Infrastructure Planning Unit
Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

Brian Jackson House
New North Parade, Huddersfield. HD1 5JP
Tel: 01484 51 99 88

YorkshireChildrensCentre.org.uk

BY POST AND EMAIL

Dear Sir

Notification of Objections

The Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order

| Plan No. | Extent and Description |
|-----------------|---|
| 3-057 | Building, multi-storey car park (Huddersfield Bus Station) |
| 3-078 | Commercial buildings and grassland (Brian Jackson House, HD1 5JP) |
| 3-079 | Electricity substation (New North Parade, Huddersfield) |
| 3-084 | Commercial Building (Yorkshire Children's Centre, HD1 5JP) |
| 3-090 | Hedgerow (Yorkshire Children's Centre, HD1 5JP) |

I am writing in response to receiving the compulsory application to acquire rights in land as detailed above.

My capacity for responding is being part of the Senior Leadership Team of National Children's Centre (T/A Yorkshire Children's Centre), a charity and the owner of Brian Jackson House (address as above).

We are a charity operating across Kirklees from our head office at Brian Jackson House, with the vision to impact and improve children and families lives across the region. The applications are going to have a large affect on our ability to operate fully across 2022 to 2027 during this period, and therefore need to detail our objections.

Objections

1. Loss of vehicle access and delivery of goods and services to and from Brian Jackson House
Brian Jackson House has 2 points of access, a pedestrian reception entrance which will be unaffected, and vehicle access at the rear that will be lost due to the compulsory acquisition. The specific objections:
 - a. Health and safety. As part of our Fire plan access cannot be lost as detailed in your order and represents a serious risk, further waste disposal collection point from the property would also be lost.



Part of National Children's Centre.
Registered Charity 288125. Company 1763241.
Registered address: Brian Jackson House,
New North Parade, Huddersfield, HD1 5JP

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- b. Building Equipment. As an owner and landlord, we would be impacted by our inability to move equipment in and out of our commercial entrance. This has the potential to impact our ability attract and retain tenants.
- c. Storage of charitable materials. A number of our programs require equipment and materials to be received, stored and distributed from Brian Jackson House. An example is Safety Gates for residential homes where fitters collect equipment and ensure homes in Kirklees are safe for young children. Use of the pedestrian entrance is not a practical alternative.

2. Parking

The charity originally purchased the building from Network Rails forerunner back in the 1980's. Next to the property on Network Rail land is parking for 18 vehicles, where access to this has been agreed and enjoyed for over 30 years and we are looking to take legal advice for our rights.

Losing this parking for the charity's staff will have both a performance and financial cost.

- a. The charity will have to source parking at a financial cost and require recompense to source this parking close to the building.
- b. Attracting staff to a city centre location without parking, would cause an inflationary impact on salary and benefits.
- c. Time would be lost as staff have to travel to and from the sourced parking. This has a financial impact on the capacity of staff to deliver their services.

3. Repair and Maintenance

The charity will be unable to access 3 out of 4 sides of the building for essential proactive maintenance, and to respond to issues across the 5-year period.

One specific aspect being that our windows have been flagged as requiring replacement. While we know of current restrictions being next to a railway line, this loss of access could represent a Health and Safety risk alongside a large financial impact on the charity.

4. Window – opening restrictions with related ventilation

At a preliminary meeting we have been informed that due to Health and Safety of working next to electrification works, we will not be able to open our windows.

Therefore, there will be a problem in not allowing access to fresh air, and the health and comfort benefits that come with good ventilation.



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This in turn would lead to a financial cost to source alternative cooling and air flow, that we would be looking for compensation.

I hope you can appreciate the severity of impact this will have on the charity and our ability to meet the needs of our stakeholders.

We look forward to hearing your response.

Yours faithfully

A handwritten signature in black ink, appearing to read "R Edden", written in a cursive style.

Robert Edden

Head of Finance and Support Services

