

Secretary of State for Transport
C/O Transport Infrastructure Planning Unit
Department for Transport
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Our Ref

17 May 2021

By email only: transportinfrastructure@dft.gov.uk

Dear Sir / Madam

**NETWORK RAIL (HUDDERSFIELD TO WESTTOWN (DEWSBURY) IMPROVEMENTS) ORDER
DG ASSET ENTERPRISE LIMITED – UNIT TO WEST OF COLNE BRIDGE ROAD, HD5 0RH**

CBRE Ltd. has been instructed by DG Asset Enterprises Limited ("DGAEL") in connection with their land and property interests that will be impacted by the above Order.

DGAEL have exchanged contracts to acquire the freehold of the unit to the west of Colne Bridge Road which has previously been occupied by Mama's and Papa's as a factory outlet. Legal completion of the acquisition is imminent.

Once the acquisition has completed the unit will be occupied by Green & Brown Limited. This business imports, manufactures, and distributes window blinds and curtains. The unit will become the home of this business and its use is critical to the business operations. The company director of DGAEL is also a director of Green & Brown Limited.

A number of plots are included within the Order that will be owned by DGAEL. Whilst not limited to, two plots of major concern are as follows:

- 11-002 - Identified for temporary possession of a working site and access for construction.
- 11-009 - Identified as a temporary access route.

The proposed Order will interfere with their interest and the ability for the occupier to trade from the property. We are, therefore, instructed to make a formal objection on the following grounds:

1. The use of compulsory powers is premature; the Acquiring Authority has not made an attempt to acquire the interest by agreement. No terms has been put forward for consideration with DGAEL or the current owners of the unit or any commitments as to how powers will be exercised in a way to mitigate impacts.

2. Plot 11-002 comprises of a yard, turning areas for HGV's, loading bays, and parking for the unit. It is a significant proportion of the external areas of the unit. If DGAEL and Green & Brown Limited are displaced from these areas as the Order indicates it will be impossible to operate a business from the site. This will have a major impact on the business and property owner.

3. Plot 11-009 is the only access route to the unit. Without uninterrupted use of this land there is a risk the business cannot operate.

We reserve the right to amend or extend this objection accordingly in due course. Please confirm receipt of this objection.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'John Sayer', with a stylized flourish at the end.

**JOHN SAYER MRICS ACIARB
SENIOR DIRECTOR**