

**The City of Bradford Metropolitan District Council  
(A650 Hard Ings Road Improvement, Keighley)  
(Side Roads) Order 2017**

**-and-**

**The City of Bradford Metropolitan District Council  
(A650 Hard Ings Road Improvement Scheme, Keighley)  
Compulsory Purchase Order 2017**

**Objections**

**Mr Tariq Ghafoor T/A Hard Ings Motor Company, Hard Ings Road, Keighley**

<b>Objector</b>	<b>Grounds of Objection</b>	<b>Statement of Case Response</b>
Mr Tariq Ghafoor T/A Hard Ings Motor Company  (In respect of Plot 9)	1.It is not necessary to use compulsory purchase powers because the Claimant is willing to sell by agreement. The Council's attempts to negotiate have not been meaningful. The opening offer is considered to be unacceptable.	The Council wrote to the Claimant on 17 July 2017. A summary of the response is as follows:-  1. Negotiations began in late 2015 /early 2016 and remain ongoing. The Council considers there has been considerable efforts to secure an acquisition by agreement during this time however the use of Compulsory Purchase powers is considered necessarily to ensure the Scheme can proceed in a timely manner. A formal offer was made in October 2016 which explicitly stated that several Heads of Claim were £To Be Agreed (due to a lack of information regarding disturbance and relocation matters at that time). A further offer was

		<p>made on 17 July 2017 and all efforts will continue to secure a resolution by agreement.</p>
	<p>2. There is no compelling case for the Council to include the whole of Plot 9 for the purpose of permanent acquisition.</p>	<p>2. All of Plot 9 is included in the Order because it is not possible to provide for the acquisition of temporary rights under a Highways Act CPO. The Council has confirmed that it does not seek to acquire title to all of the land included in Plot 9 as it is seeking to negotiate a licence over the land which is required temporarily. Nevertheless the permanent acquisition of Plot 9 is included in the CPO as a precaution in case the negotiation of temporary rights 'by agreement' is not possible.</p> <p>A full copy of the Council's response can be provided at the public Inquiry.</p>