

APPENDIX 2 - Compulsory purchase order process – Indicative timeline

Timeline	Action	Details
Month 0	The Council resolves to use its compulsory purchase powers in principle	Trigger for the commencement of the CPO process.
Month 1	In the event of Countryside being granted planning permission for the Churchill Quarter Development and the expiry of the relevant period for legal challenge	The Council will commence the initial steps associated with the CPO process (including appointing land referencing agents)
Month 2/3	The Council serves 'requisition for information' notices	The Council will serve notice on all people they believe own or occupy the land they wish to acquire asking for details of a person's interest in the land and whether there are any other persons with an interest in the land. The requisition for information notice usually specifies a deadline of 21 days for responses although it can often take longer to gather all the information required.
Month 3/4	Report seeking a second resolution to 'make' the CPO powers	The Council will require a detailed report on the proposed use of compulsory purchase powers in order to authorise the use of those powers.

Month 3/4	Following the second resolution, the Council formally makes the CPO	Once it has all the information it needs on land ownership, the acquiring authority makes the CPO and serves notice of it on parties with “qualifying interests”. The Council puts up site notices and publishes in one or more local newspapers. The CPO, CPO plan and Statement of Reasons are made available for inspection.
Month 4	Statutory period for objections	The period for objections will be set out in the notice and is a minimum of 21 days from the date the notice is served, displayed or first published (as the case may be). Objections must be in writing. If there are other orders required, the objection period may be longer.
Month 5/6	Objections received	Where relevant objections are received, the Secretary of State will order a public local inquiry into the CPO. Objections to level of compensation payable will not be considered. Where no objections are received (or objections are resolved), the CPO can be confirmed without the need for an inquiry.
Month 6	Secretary of State issues 'relevant date' letter	The 'relevant date' letter sets the date for the inquiry and sets out the deadline for the acquiring authority to serve its statement of case.
Month 7	Deadline for lodging 'statement of case' for public local inquiry	The deadline for lodging the statement of case will usually be 6 weeks after the date of the 'relevant date' letter. Remaining objectors may also be asked to provide a statement of case prior to the inquiry.
Month 11	Inquiry and site visit	The CPO Inquiry will follow a similar format to S78 Planning appeal and the inquiry should normally be held 22 weeks after the relevant date. The date will depend on likely duration of the inquiry and the availability of an inspector. An inspector will hear evidence from the Council and the remaining objectors. A pre-inquiry meeting may also be held. The inspector will usually visit the site. There are procedures for both accompanied and unaccompanied site visits. I
Month 14	Inspector's report	The inspector to the inquiry issues his/her written report setting out conclusions and recommendations for consideration by the Secretary of State.

Month 17	Secretary of State decision	After considering the inspector's report, the Secretary of State issues a decision to either confirm, modify or reject the CPO. The decision letter, setting out his/her reasons for the decision, is sent to the Council and any remaining objectors and other persons who requested notification.
Month 18	CPO confirmed	The Council publicises the decision in local newspapers as soon as possible after receipt of the decision letter.
Month 20	Judicial review challenge period	The validity of a CPO can be challenged within six weeks of the date of the first newspaper notice.
Month 21	Implementation of CPO	The CPO can be implemented and land acquired following publication. This process usually takes about three months.