

Key stages and timescales in relation to the compulsory purchase of land – Woolaway Project

Scope of work	Projected timescale for completion
Start of CPO preparation in earnest (December 2021)¹	
Service of request for information (RFI) notices	December 2021 RFI notices must give recipients 14 days to respond
Collating and review of existing title information into table format to produce CPO schedule, and production of CPO plot plans	December 2021 - January 2022
Finalising statement of reasons (SoR) and preparing and reviewing first draft CPO documents (order, schedule and plans)	December 2021 – January 2022
Gathering and collating of supporting documents to be submitted to PCU and placed on deposit once CPO made, and drafting statutory certificates to be submitted with the CPO.	December 2021 This can also take place while RFI responses are awaited
Review of final form CPO documents and SoR once RFI responses received.	January 2022
Submission of draft CPO papers to Planning Casework Unit (PCU) for checking pre formal submission (a technical check encouraged by guidance).	February 2022 Estimated turnaround by Planning Casework Unit of about 2 weeks
Preparing notice of making of the CPO for publication in local newspapers (which is also the site notice) and notices for service upon those with an interest in the CPO land, including cover letters.	February 2022

¹ Note: we have assumed these workstreams beginning in earnest once final approval is obtained from Full Council

Scope of work	Projected timescale for completion
Making of the CPO (by application of the Council's seal) followed by service of CPO notices, erecting of site notices and putting notices in local newspapers.	February - March 2022 The newspaper notice must be published in two successive weeks Objection period of 21 days runs from date of first publication of notice
Expiry of objection period	March – April 2022
SCENARIO 1: CONFIRMATION BY THE COUNCIL - NO PUBLIC INQUIRY²	
Liaison with objectors with a view to closing deals to have objectors withdrawn. Deals to be conditional on them writing a pro forma letter to PINS ³ withdrawing their objection. Particular focus on statutory undertaker objections if they are affected.	From February - March 2022 onwards (up to withdrawal of objection).
Preparation of statement of case, including letters of service, and collating additional supporting documents ⁴	March - April 2022 The statement of case must be submitted within 6 weeks of start date letter from PINS.
Liaison with PINS regarding authorisation to confirm order as unopposed, and confirmation then authorised by Secretary of State. This will occur if we secure deals with all outstanding objectors.	Assume that by end April 2022 we have secured deals for the outstanding interests, for the sake of this scenario.
SCENARIO 2: IF OBJECTIONS RECEIVED AND NOT WITHDRAWN – PUBLIC INQUIRY⁵	

² If no objections at all are received, confirmation by the Council can occur as soon as the PCU issues authorisation (about two weeks usually).

³ Note the Planning Casework Unit (PCU) hands the matter over to the Planning Inspectorate (PINS)

⁴ Note if objections are not withdrawn quickly, we have to continue with the statutory procedures which require a statement of case to be prepared 6 weeks from receipt of the "start date" letter from PINS (which arrives relatively shortly after the end of the objection period)

⁵ Other procedures are now available including hearings, but most CPOs are dealt with by public inquiry.

Scope of work	Projected timescale for completion	
Consideration of issues raised in the objections, and negotiations with objectors for withdrawal.	March/April 2022 – date of inquiry	
Preparation of statement of case, including letters of service, and collating additional supporting documents	March - April 2022 The statement of case must be submitted within 6 weeks of start date letter from PINS.	
Inquiry preparation including instructing Counsel, conferences with Counsel and preparation and service of evidence	March/April 2022 – date of inquiry	
Public inquiry Inquiries must now be held with 22 weeks of 'relevant date', which is in a letter to be issued by SoS at the start of the process.	Entirely dependant on inspector availability, but assume July 2022	
Secretary of State's decision	October 2022	
ACQUISITION OF INTERESTS SUBJECT TO THE CPO (IE POST CPO CONFIRMATION)		
	Scenario 1: No inquiry	Scenario 2: Inquiry
Preparation of newspaper confirmation notice, site notice and notice to be served on those with interests in the land subject to the CPO, and service of same. A 6 week legal challenge applies. This schedule assumes no further steps are taken until that period has passed. However, it can run alongside the next stage.	May 2022 Assuming we had to deal with some objectors and to allow for notice period.	October 2022

Scope of work	Projected timescale for completion	
<p>Drafting and execution of general vesting declaration and notice of same, and service of same.</p> <p>From service of the notice of the GVD, at least 3 months must pass before land vests.</p>	June 2022	January 2023
<p><u>Land subject to the GVD vests in the Council</u> – advice in relation to registration and/or transfer of land/granting of rights once vested in the Council.</p> <p>Note: there may be outstanding compensation disputes, but those does not impact on Council's ability to vest legal title in itself.</p>	September 2022	April 2023

Summary

Total estimated time to complete the CPO process and vest land in the Council assuming no public inquiry ⁶	Total estimated time to complete the CPO process and vest land in Council assuming public inquiry
9 Months	16 months

⁶ Note: as per the schedule this assumes some delay caused by objections needing to be negotiated away. If no objections are submitted, because all deals have been done, then this period will be 2 months or so shorter.