

**TORBAY BOROUGH COUNCIL – OUTLINE TIMELINE FOR CPO PROCESS (as at 13/01/2021)**

**CROSSWAYS, PAIGNTON**

Date by which Action Required is anticipated	September 2019	Dec 2019/ Jan 2020	May 2020	August 2020	October 2020	Jan/Feb 2021	March 2021	July/August 2021	Oct/Nov 2021	Nov 2021	Feb 2022
<b>Action Required</b>	Full Council resolution passed to make CPO	Undertake title searches  Prepare draft documents including CPO, schedule of interests and Statement of Reasons  Appoint land referencing agents.	Serve requisitions for information (RFIs)	Serve CPO, Plan and Statement of Reasons  Put up site notices and publish newspaper notifications.	Statutory period for objections expires	Planning Inspectorate will issue Relevant Date letter	Statement of Case to be lodged	Public Inquiry held	Decision letter issued by Secretary of State	CPO confirmed	Land vests in TBC/possession taken
<b>Guidance/Notes</b>		Negotiations to acquire land by agreement to be run in parallel.  Obtain up to date valuation of interests		Documents need to be served on parties with qualifying interest (owners, lessees, tenants and those entitled to receive a notice to treat under the Compulsory Purchase Act 1965).  Should allow two weeks to get these finalised and for newspaper adverts to be organised and placed.  Documents also need to be sent to Secretary of State as the confirming authority.	We have been liaising with the Secretary of State and PINS and have been sent a copy of any objections (we have received two – from Royal Mail and Gaelic).	Depending upon the scope and amount of objection, a Public Inquiry may be ordered.  It is unknown whether an Inquiry will be required but, because there are outstanding objections, it is assumed one will be held.  An Inquiry date will be set following the Relevant Date letter. At the moment, Inquiries are being listed within around 6 months.	This needs to reflect the Council's report and confirm full particulars of its case including addressing all of the grounds of objection.  All documents we will be relying upon will need to be identified and available at this stage. This will include evidence of previous negotiations with Gaelic, as well as evidence of scheme viability/deliverability.	This assumes an inquiry will be fixed within 6 months of the Relevant Date letter.  Proofs of evidence will need to be ready and served 3 weeks prior to this date.	Three months has been assumed but this timescale can vary.	Confirmation notices can be sent which brings the CPO into effect.  There is a 6 week statutory challenge period which should be noted.  Steps can at this point be taken to implement the CPO and start the acquisition/possession process.	If TBC have not already secured the land by agreement then it takes 3 months to draw down the land following implementation of the acquisition/possession process (i.e. by General Vesting Declaration or Notice to Treat/Notice to Enter).  Compensation then becomes payable if not already agreed.