

Willenhall Framework Plan Compulsory Purchase Orders

October 2024

Frequently asked questions

This document sets out a list of frequently asked questions about the Compulsory Purchase Orders that may be required to assist in the delivery of the Willenhall Framework Plan. It focuses on the Compulsory Purchase Order (CPO) for Phase 1 of the Willenhall Framework Plan, which covers an area around Moat Street and Villiers Street.

This document will be regularly updated as Walsall Council (the Council) brings forward development of the various phases within the Willenhall Framework Plan. These updates will include more information and detail about each stage of the CPO process as and when CPOs are taken forward by the Council including how affected parties can object to any CPOs. More information about the Willenhall Framework Plan can be found at Section 9.

1. What is a Compulsory Purchase Order (CPO)?

A Compulsory Purchase Order (CPO) allows public bodies to acquire land and rights without the consent of the owner.

Compulsory purchase powers are an important tool to use as a means of acquiring the land needed to deliver positive social, environmental, and economic change. Compulsory purchase powers are available to public bodies including local authorities to acquire third party land/property interests and rights to deliver these changes and should only be used where there is a compelling case in the public interest.

It is necessary for compulsory purchase powers to be used in circumstances where land and interests that are required to deliver positive change cannot be acquired through negotiation and agreement.

2. Has the Council made a CPO to help deliver the Willenhall Framework Plan?

The Council is progressing Phase 1 of the Willenhall Framework Plan (Moat Street and Villiers Street, Willenhall) first. The Council obtained approval from its Cabinet to make a CPO for Phase 1 on 19 July 2023 and made the CPO on 29 August 2023.

This Cabinet report can be viewed at the following web link:

<https://cmispublic.walsall.gov.uk/cmis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/3785/Committee/488/Default.aspx>

Further detail on the timescales for Phase 1 is set out in section 11 of these FAQs.

If appropriate, the Council will need to obtain approval from its Cabinet to make CPOs for any further phases of delivery of the Willenhall Framework Plan.

3. What does the CPO process involve?

CPO powers can only be authorised by the relevant Secretary of State, with a decision on any CPO made either by an appointed planning inspector or the Secretary of State.

If the Council decides to make a CPO, the Council is required to carry out due diligence to ensure it identifies all affected property interests and rights to include in the CPO, alongside carrying out negotiations to acquire third party property interests by agreement if possible.

If the Council formally makes and publishes a CPO, it will include:

- an Order, which sets out the purpose of the CPO
- an Order Schedule, which sets out the details of the land and rights the Council wishes to acquire
- an Order Map, which shows the land and rights the Council wishes to acquire
- and the Statement of Reasons which would set out the Council's reasoning for making the CPO

From the date the Council publishes a CPO, any affected or interested party has a minimum of 21 days to make an objection to the CPO. Objections made by affected parties may result in a public inquiry. If there are no objections to the CPO, the Council is able to confirm the CPO itself.

At a public inquiry, an independent planning inspector would then consider the case for making the CPO, hearing from both the Council and from any objectors to the CPO. Either a planning inspector or Secretary of State would then make a decision whether to confirm (approve) the CPO, confirm the CPO with modifications or refuse the CPO.

If the CPO is confirmed the Council would then need to publish notice of its confirmation and there would be a six-week judicial review period. After confirmation of the CPO, the Council would be able to serve notice to compulsorily acquire the land or rights, giving at least three months' notice to any affected parties.

Throughout the CPO process the Council is required to continue negotiations to acquire third party property interests. Compensation would be paid for acquisition of any property and rights, in accordance with the statutory compensation code, to parties from whom land, property and interests are being acquired. Further information on compensation is set out at section 5 below.

4. Will I be able to object to a CPO?

Yes. Once the Council has made a CPO you will have at least 21 days to submit an objection. If your property interest is included within the Order Schedule, you are known as a qualifying objector. This gives you the right to object to a CPO, but your objection must be received by the deadline set for objections.

If you do not appear on the Order Schedule, you are unlikely to be a qualifying objector and while you can still object this will carry less weight.

Information on the objection period of Phase 1 of the Willenhall Framework Plan is set out in section 11 of these FAQs.

5. How much will the Council buy my interest for and will I be entitled to wider compensation?

You may be entitled to financial compensation if your property interest is included within a CPO. The extent of compensation depends on the type of property interest you hold and the impact of the scheme on your property interest.

Compensation will be paid based on the principle that the owner should be paid neither less nor more than their loss, in accordance with the statute and case law which govern compulsory purchase compensation. Compensation would usually include financial compensation to cover the following:

- Value of the interest in the land taken which is usually market value
- Disturbance payments for losses caused by reason of losing possession of the land and other losses not directly based on the value of land.
- Statutory loss payments for the distress and inconvenience of being required to sell and/or relocate from your property at a time not of your choosing.
- Reimbursement of reasonable professional fees.

6. How will the Council support my business and help me find a property to relocate to?

The Council understands that it can be unsettling and stressful for businesses potentially subject to a CPO and wants to support local businesses as far as possible. The Council has prepared a Business Charter which sets out the support it will provide. This can be viewed at the link below:

<https://go.walsall.gov.uk/business/regeneration-and-investment/willenhall-framework>

The Council is continuing to review and update the Business Charter as the schemes progress and as more information becomes available from affected businesses through negotiations. The Council maintains an up-to-date record of available sites for potential relocation which has been and will continue to be shared with businesses throughout negotiations where appropriate. This can be viewed at the following web link:

<https://go.walsall.gov.uk/sites/default/files/2023-07/List%20of%20available%20premises%20-%20July%202023.pdf>

The Council will also reimburse reasonable fees for appointed surveyors to assist affected businesses in finding suitable alternative premises.

The Council also has a dedicated Business Growth Manager who is available to discuss the impact of the CPO on your business and the support that the Council may be able to provide:

Daniel Turner

Business Growth Manager

Email: Daniel.Turner@walsall.gov.uk

Mobile: 07584443838

Website: <https://go.walsall.gov.uk/business/support-your-business/growing-your-business>

7. Where can I get more information about the CPO process?

National Government provides guidance on CPO in a number of documents. These include:

The Department for Levelling Up, Housing & Communities' (DLUHC) *Guidance on Compulsory Purchase Process 2024*. This provides a full explanation of the CPO process and the Council would follow the process set out in this document in making any CPO:

https://assets.publishing.service.gov.uk/media/66fd242fa31f45a9c765efbe/Compulsory_purchase_process_guidance_2024.pdf

The government's 2021 guidance on *Compulsory purchase and compensation: guide 1 – procedure*. This explains why compulsory purchase orders are made and what people's rights are to challenge them:

<https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-1-procedure>

The government's 2021 guidance on *Compulsory purchase and compensation: guide 2 – compensation to business owners and occupiers*. This provides guidance about compensation to owners and occupiers of business premises:

<https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-2-compensation-to-business-owners-and-occupiers>

The government's 2021 guidance on *Compulsory purchase and compensation: guide 4 – compensation to residential owners and occupiers*. This provides guidance about compensation to owners and occupiers of residential properties:

<https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers>

The Royal Institution of Chartered Surveyors' (RICS) professional statement on *Surveyors advising in respect of compulsory purchase and statutory compensation*, 2017. This sets out the guidelines in which RICS members must act in accordance with when advising on CPO. The professional statement has recently been updated and an updated version of the statement will be effective from 23 December 2024. Both the 2017 and 2024 versions of the professional statement can be viewed from the links below

2017 version

https://www.rics.org/content/dam/ricsglobal/documents/standards/April_2017_surveyors_advising_in_respect_of_compulsory_purchase_and_statutory_compensation_1st_edition_rics.pdf [2024 version](#)

https://www.rics.org/content/dam/ricsglobal/documents/standards/Surveyors-advising-in-respect-of-compulsory-purchase_sept2024.pdf

8. Is Walsall Council intending to make CPOs to enable redevelopment in Willenhall?

The Council is considering the use of its compulsory purchase powers to assist in the delivery of the Willenhall Framework Plan and ensure that its objectives can be delivered. The Council is first progressing with Phase 1 of the Willenhall Framework Plan and made the CPO for Phase 1 on 29 August 2023. Further information is set out below.

9. What is the Willenhall Framework Plan?

The Willenhall Framework Plan aims to deliver around 500 high quality homes throughout Willenhall over the next ten years, enhancing the town and acting as a catalyst for further growth.

The framework has identified four areas of opportunity within which the Council wish to redevelop. These are:

- Moat Street / Villiers Street
- Pinson Road
- Station Gateway – sites near the proposed new Train Station (please see Framework Plan – link below)
- North Willenhall – sites around Temple Bar and Wednesfield Road (please see Framework Plan – link below)

Due to the scale of the plan, a phased programme has been agreed with Phase 1 coming forward first which intends to redevelop the Moat Street/Villiers Street area.

More information about the framework plan and schemes can be found at:

<https://go.walsall.gov.uk/business/regeneration-and-investment/willenhall-framework>

As part of efforts to support the delivery of the Willenhall Framework Plan, the Council successfully secured £20m in funding from the Government's Levelling Up Fund Round 2 (LUF2) in January 2023. A copy of the Council's application can be viewed at: <https://go.walsall.gov.uk/sites/default/files/2023-03/Walsall%20North%20LUF%20Application%20data%20final.pdf>

10. Has the Council made a CPO for Phase 1?

The Council is seeking to acquire all the required third-party property interests by negotiation, to enable Phase 1 of the Willenhall Framework Plan to be delivered. Negotiations began in March 2021 when the Council and its advisors sought to make contact with everyone identified as having a property interest affected in Phase 1 of the scheme. A number of letters have already been sent to those affected providing information about the scheme and advising that the Council would like to acquire the property. There have been site visits, door knocks and meetings with most of the landowners and occupiers. Financial offers have also been made to all the freehold owners. Many of the owners are already in negotiations with the Council and its advisors.

If you think you are affected and have not received the correspondence sent to date, please contact:

Alison Squires
Director
Avison Young
St Catherine's Court
Berkeley Place
Bristol

BS8 1BQ

Email: alison.squires@avisonyoung.com

Mobile: 0777 499 5686

To date the Council has obtained approval from its Cabinet in February 2022 to bring forward the Willenhall Framework Plan including the following key recommendations in relation to the then proposed CPO:

- Support the Willenhall Framework Plan
- Commence the compulsory purchase preparatory works for the Moat Street/Villiers Street site (Phase 1) and to agree to in principle use of its compulsorily purchase powers if required
- Appoint land referencing agents to identify all owners, tenants, occupiers and others with a legal interest in the Moat Street/Villiers Street site (Phase 1)
- Make reasonable attempts to acquire land interests by agreement in the Moat Street/Villiers Street site (Phase 1)
- Endorse the draft Business Charter

For further information, the Cabinet report can be viewed at item 11 on:

<https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/3349/Committee/434/Default.aspx>

As set out in section 2 of these FAQs, the Council's Cabinet on 19 July 2023 approved to make a CPO for Phase 1 of the Willenhall Framework Plan (Moat Street and Villiers Street, Willenhall). This report can be viewed at the following web link:

<https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/3785/Committee/488/Default.aspx>

The CPO for Phase 1 was made on 29 August 2023 and the objection period closed on 6 October 2023.

11. What are the timescales for Phase 1 including the first CPO?

The Council's proposed indicative timetable for the delivery of Phase 1 is as follows.

- Outline planning application submitted on 22 March 2023 (please see Planning Portal – link below)
- Cabinet approved to make the CPO for Phase 1 on 19 July 2023
- The Council made the CPO on 29th August 2023
- The notification/objection period for the CPO commenced 7 September 2023 and ended on 6th October 2023.
- The Council's Cabinet confirmed appointment of its development partner on 18th October 2023
- A CPO public inquiry took place from 20th to 28th August 2024. See further information about the CPO public inquiry in section 12 of these FAQs.

- The Council is currently awaiting for the Inspector's decision letter on the CPO. This is expected in autumn 2024.

If your property interests are included in the CPO you would have received a letter notifying of the making of the Order and of the objection period. The objection period has now closed.

Whilst the Council is able to acquire your property now to provide certainty, it can confirm that it does not require acquisition before spring 2025.

12. What happens next for the Phase 1 CPO?

The Council received objections to the CPO. The Secretary of State has delegated the decision making for the CPO to the Planning Inspectorate. The Planning Inspectorate held an inquiry from Tuesday 20th to Friday 28th August 2024. The inquiry formally closed on 28th August 2024.

The Inspector is now considering the evidence before her and intends to make a decision on the CPO. The Council is awaiting this decision which is expected in autumn 2024.

The Council's website will be kept up to date on the progression of the CPO. This can be viewed at the link below:

<https://go.walsall.gov.uk/planning-and-building-control/search-track-and-comment-on-planning-applications/compulsory-purchase>

[In addition, there is a website dedicated to the inquiry which can be viewed at the link below. The Inspector's decision letter will also be published on this website.](#)

<https://www.hwa.uk.com/projects/Walsall-moat-street-and-villiers-street-cpo-inquiry/>

A Programme Officer has also been appointed, who is impartial and works under the direction of the appointed Inspector. Her details are set out below and can also be viewed on the above website. Please contact Helen Wilson if you have queries about the inquiry.

Helen Wilson

helen@programmeofficers.co.uk

01432 800 362 or 07879 443 035

13. What is the planning application for Phase 1 and has it been approved?

The Council submitted an outline planning application to the Local Planning Authority on 22 March 2023. Following the consultation on the submitted outline planning application, the Council as applicant amended the layout of the application and submitted revised planning documents to reflect the amended layout in August 2023.

The Planning Application is for:

"Outline planning application for the demolition of existing structures on land at Moat Street, Temple Bar, Cemetery Road, Villiers Street and New Hall Street, Willenhall and the development of up to 54 apartments, 53 houses and retention of local listed building for residential purposes, associated junction improvements and car parking, the creation of new Public Open Space and all associated ancillary works (access and layout to be considered) (adj to PROW Will61)." (Reference: planning application number 23/0338).

The planning application was considered by the Council's Planning Committee on 7th September 2023 who resolved to grant the planning application subject to the completion of a planning agreement and the imposition of planning conditions. Planning permission was subsequently granted on 16 July 2024.

More information about the planning application and background documents can be found by scanning the QR code below or searching the planning reference number 23/0338 on the Council's planning portal:

<http://planning.walsall.gov.uk/swift/apas/run/wphappdetail.DisplayURL?theApnID=23/0338>



13. Has the Council appointed a developer partner for the project?

The Council has appointed Keepmoat Homes Ltd as their developer partner and made the recommendation to the Cabinet on 18 October 2023 for the delivery of the Willenhall Framework Plan Phase 1 site. The Cabinet report can be viewed at:

<https://cmispublic.walsall.gov.uk/cmisis/Meetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/3787/Committee/488/Default.aspx>

14. When will the Council buy my property and when will I need to vacate my property?

The Council has the funds to buy your property now and if agreement can be reached is able to purchase your property as soon as possible. The Council will consider acquisition of your property at a date between now and the proposed construction date. We would be pleased to engage in further discussion with you on this matter.

15. Who do I contact to discuss selling my property and to find out more about the project and CPO?

Please contact the Council's property consultants, Avison Young, who lead on negotiations to acquire third party property interests on behalf of the Council.

Alison Squires

Director

Avison Young

St Catherine's Court

Berkeley Place

Bristol

BS8 1BQ

Email: alison.squires@avisonyoung.com

Mobile: 0777 499 5686

If you would like to discuss directly with the Council, please contact:

Kauser Agha

Regeneration Officer

Email: Kauser.Agha@walsall.gov.uk

Telephone: 01922 654498

16. Can I appoint my own surveyor to provide me with advice?

Affected parties may find it useful to seek professional advice and/or representation from a chartered surveyor who specialises in compulsory purchase to ensure that they fully understand the CPO process and for the surveyor to either lead or assist them with negotiations with the Council's consultants.

The Council has already written to everyone identified within Phase 1 (the site at Moat Street/Villiers Street) and has offered to reimburse reasonably incurred surveyor fees. Please contact the Council's property consultants directly to discuss this further if you would like to appoint a surveyor:

Alison Squires

Director

Avison Young

St Catherine's Court

Berkeley Place

Bristol

BS8 1BQ

Email: alison.squires@avisonyoung.com

Mobile: 0777 499 5686

You can also search the Royal Institution of Chartered Surveyor's (RICS) website for firms at:

<https://www.ricsfirms.com/helplines/compulsory-purchase/>

The RICS also offers a free telephone helpline (02476 868 555) which will connect you with someone to provide a 30-minute consultation.