



Ein cyf/Our ref – CPO Manual

24 March 2021

Heads of Planning, Local Planning Authorities
Regeneration Leads, Local Authorities,
Estates and Property heads, Local Authorities

Dear Colleague,

The Welsh Government supports the use of compulsory purchase powers by local authorities to facilitate the economic recovery from the Covid-19 pandemic and promote placemaking principles to deliver beneficial environmental, social and economic change in our communities.

To achieve this, the Welsh Government is committed to removing barriers to the use of compulsory purchase powers by improving confidence and understanding along with dispelling myths on the compulsory purchase process. Our approach is to support the 'up-skilling' of local authority colleagues to allow them to navigate the compulsory purchase order (CPO) process and effectively deliver public policy benefits. This includes the development of public land for social housing and the reuse of empty properties in our town centres.

As part of our commitment to strengthen the use of compulsory purchase powers by local authorities, today I have published the Welsh Government's Compulsory Purchase Order (CPO) Manual. The CPO Manual resource provides:

- technical guidance and best practice on:
 - (a) project management including an "end to end" overview of the CPO process,
 - (b) how to make a CPO including step-by-step advice,
 - (c) engaging and negotiating with affected parties, and
 - (d) making compensation payments;
- case studies on the successful use of compulsory purchase powers; and
- a suite of standard templates and examples of CPO documents.

The CPO Manual supplements the revised national planning policy on use of compulsory purchase powers and the high level guidance contained in Circular 003/2019: Compulsory Purchase in Wales and 'The Criche Down Rules (Wales Version 2020)' which I published last year. The CPO Manual can be access here:

<https://gov.wales/planning-policy-guidance-compulsory-purchase>

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

I am committed to improving the compulsory purchase process to make it fairer, more efficient and intelligible. The publication of the innovative CPO Manual provides a streamlined and consistent approach to navigating the compulsory purchase process which can help limit successful legal challenges to CPOs.

The Manual will be of interest to a wide range of local authority functions and I encourage you to share it with any part of your organisation who may be involved in the use of compulsory purchase powers.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

Julie James AS/MS
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government