Compulsory Purchase Orders Interim Cover Note

Version no	**1.1**
Date of last update/review	**January 2025 – last review** **January 2026 – updated Legislation section**
Responsibility of	**Subject Lead for CPO**

Legislation	• Acquisition of Land Act 1981 (as amended by the Housing and Planning Act 2016) • Planning and Compulsory Purchase Act 2004 • Compulsory Purchase (Inquiries Procedure) (Wales) Rules 2010 • Compulsory Purchase of Land (Written Representations Procedure) (National Assembly for Wales) Regulations 2004 • Planning and Infrastructure Act 2025
Key national policy and guidance	• Planning Policy Wales para 3.57 • WG Compulsory Purchase Order Manual • WG Circular 003/2019 'Compulsory Purchase in Wales and 'The Crichel Down Rules (Wales Version 2020)'

1. This summary chapter should be read alongside the PINS ITM 'Compulsory Purchase and other Orders' chapter.

2. Compulsory Purchase Order (CPO) legislation in England and Wales is similar but there are some differences due to devolved powers and different policies. The PINS ITM chapter includes common legal and technical information upon which Inspectors may generally rely. The purpose of this chapter is to signpost differences in current Welsh legislation and policy.

3. Like in England, CPOs in Wales are primarily governed by the Acquisition of Land Act 1981 and the Planning and Compulsory Purchase Act 2004. These laws allow certain bodies, known as acquiring authorities, to acquire land without the owner's consent for public benefit projects such as infrastructure, regeneration, and development. The process involves several stages, including preparation, submission, objection, decision, possession, and compensation.

4. The Welsh Government has published a detailed **Compulsory Purchase Order Manual** to guide local authorities and other stakeholders through the process. This manual emphasises compliance with Wales-specific policies, such as **Planning Policy Wales** and the **WG Circular 003/2019**.

5. The Wales Act 2017 grants Welsh Ministers legislative competence over CPO powers related to devolved matters. The **Infrastructure Consent (Compulsory Acquisition) (Wales) Regulations** are expected to be published by the WG in 2025. These regulations will apply to an application for an infrastructure consent order under the **Infrastructure (Wales) Act 2024** that includes a provision for compulsory acquisition of land. When operative, these regulations will need to be read alongside other regulations/orders relating to the infrastructure regime.