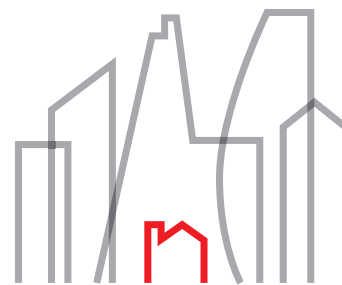


COMPULSORY PURCHASE ORDER PUBLIC INQUIRY

A Public Inquiry is where a Government appointed Inspector will consider arguments for and against granting Compulsory Purchase Powers.



SAWYER FIELDING
Compulsory Purchase Surveyors

SO, HOW DOES IT WORK?

PRE INQUIRY

Procedural issues such as order of witnesses, disability requirements and language difficulties can be discussed.

THE PUBLIC INQUIRY



WHERE & WHEN?

Normally announced a few weeks or months before the Inquiry and local to the borough.



HOW LONG?

Inquiries can vary from 1-2 days for small schemes to 2-3 weeks for large estates.



INEQUALITIES

Councils and Developers often have 10+ professional witnesses, a QC and a Barrister. Residents normally have nobody.



CAN I SPEAK?

As early as possible before the Public Inquiry, those who wish to present should submit a Statement of Case from which they read.



COURT RULES

A Public Inquiry is held under strict court rules with witness boxes and cross examination, normally by a QC.



SUCCESS RATE

Approx. 96% of CPOs are recommended for confirmation (powers granted). The 4% are normally small schemes failing on technicalities.



WHEN DO WE HEAR?

Once an Inquiry finishes, it typically takes 3-6 months before Government make their decision.



**CHARTERED
SURVEYORS**

FOR MORE
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