

**2024 No. 473**

**ACQUISITION OF LAND, ENGLAND AND WALES**

**The Compulsory Purchase of Land (Prescribed Forms) (Ministers)  
(Amendment) Regulations 2024**

*Made* - - - - *5th April 2024*  
*Coming into force* - - *30th April 2024*

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 7(2), 10(2), 11(1)(a) and (b), 11(3), 12(1), 15(4)(e) and (f), 15(5) and 22 of, and paragraphs 2(1)(a) and (b), 2(3), 3(1), 6(4)(e) and (f), and 6(5) of Schedule 1 and paragraph 9 of Schedule 3 to, the Acquisition of Land Act 1981(a).

**Citation, commencement and extent**

- 1.—(1) These Regulations may be cited as the Compulsory Purchase of Land (Prescribed Forms) (Ministers) (Amendment) Regulations 2024 and come into force on 30th April 2024.
- (2) These Regulations extend to England and Wales.

**Amendments to the Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004**

- 2.—(1) The Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004(b) are amended as follows.
- (2) In regulation 3 (prescribed forms in connection with compulsory purchase orders), in paragraph (c)—
- (a) in sub-paragraph (i)—
- (i) for “section 11(1) and paragraph 2(1)” substitute “section 11(1)(a) and paragraph 2(1)(a)”;

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(a) 1981 c. 67. Section 11(1) was amended by section 181(3) of the Levelling-up and Regeneration Act 2023 (c. 55) (“the 2023 Act”). Section 11(3) was inserted by section 100(4) of the Planning and Compulsory Purchase Act 2004 (c. 5) (“the 2004 Act”). Section 12(1) was amended by section 100(5) of the 2004 Act and by section 181(4) of the 2023 Act. Section 15 was substituted by section 100(7) of the 2004 Act and paragraphs (4)(e) and (f) were inserted by paragraph 2(2) of Schedule 15 to the Housing and Planning Act 2016 (c. 22) (“the 2016 Act”). Section 15(5) is prospectively amended by section 183(3) of the 2023 Act from a date and time to be appointed. Section 22 was amended by section 181(7) of the 2023 Act. Paragraph 2(1) of Schedule 1 was amended by paragraph 1(3) of Schedule 19 to the 2023 Act. Paragraph 2(3) of Schedule 1 was inserted by section 101(2) of the 2004 Act. Paragraph 3(1) of Schedule 1 was amended by section 101(3) of the 2004 Act and by paragraph 1(4) of Schedule 19 to the 2023 Act. Paragraph 6 of Schedule 1 was inserted by section 101(5) of the 2004 Act and sub-paragraphs (4)(e) and (f) were inserted by paragraph 3(2) of Schedule 15 to the 2016 Act. Paragraph 6(5) of Schedule 1 is prospectively amended by paragraph 3(3) of Schedule 19 to the 2023 Act from a date and time to be appointed. Paragraph 9 of Schedule 3 was amended by section 181(8) of the 2023 Act. Section 7(4) of the Acquisition of Land Act 1981 is prospectively amended by paragraph 3(2) of Schedule 18 to the 2023 Act from a date and time to be appointed to clarify the function of Welsh Ministers and the Senedd Cymru in relation to anything required or authorised to be prescribed.

(b) S.I. 2004/2595. Relevant amending instruments are S.I. 2009/1307 and S.I. 2017/2.

- (ii) omit the “and” at the end;
- (b) after sub-paragraph (i) insert—
  - “(ia) section 11(1)(b) and paragraph 2(1)(b) of Schedule 1, the form of an appropriate website(a) notice; and”.
- (3) Omit regulation 3A (review).
- (4) After regulation 4 (additional provisions with respect to listed buildings) insert—

**“Additional provisions with respect to directions where prospect of planning permission to be ignored**

**4A—**(1) Where, in accordance with section 15A of the Act(b), an acquiring authority makes a compulsory purchase order which includes a direction that compensation is to be assessed in accordance with section 14A of the Land Compensation Act 1961(c) (cases where prospect of planning permission to be ignored), the relevant form must include the additional text set out in that form under the heading “Additional paragraph for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961”, along with the relevant accompanying notes.

(2) Where a compulsory purchase order is confirmed with such a direction, the relevant form must include the additional text set out in that form under the heading “Additional paragraphs for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961”, along with the relevant accompanying notes.”.

- (5) In the Schedule—
  - (a) in the contents list—
    - (i) in the entry for Form 7, for “and display” substitute “, online publication and affixing”;
    - (ii) in the entry for Form 12, for “Newspaper notice” substitute “Notice”;
  - (b) for each of Forms 1 to 6 substitute the corresponding new form in the Schedule to these Regulations;
  - (c) for each of Forms 7 to 9 substitute the corresponding new form in the Schedule to these Regulations;
  - (d) for Form 9A substitute the corresponding new form in the Schedule to these Regulations;
  - (e) for each of Forms 10 to 12 substitute the corresponding new form in the Schedule to these Regulations.

**Transitional provisions**

**3.** The amendments made by regulations 2(2) and (5)(a), (c) and (e) do not apply in relation to a compulsory purchase order where the date on which either—

- (a) notice of the making of the compulsory purchase order pursuant to section 11(1) of the Acquisition of Land Act 1981, or
- (b) notice of the preparation in draft of the order pursuant to paragraph 2(1) of Schedule 1 to the Acquisition of Land Act 1981,

is first published is before 30th April 2024.

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(a) See section 7(1) of the Acquisition of Land Act 1981 (c. 67) for the meaning of “appropriate website”.  
 (b) Section 15A of the Act was inserted by section 190(1) of the Levelling-up and Regeneration Act 2023 (c. 55).  
 (c) 1961 c. 33. Section 14A of the Land Compensation Act 1961 was inserted by section 190(2) of the Levelling-up and Regeneration Act 2023 (c. 55).

Signed by authority of the Secretary of State for Levelling Up, Housing and Communities

5th April 2024

*Jacob Young*  
Parliamentary Under Secretary of State  
Department for Levelling Up, Housing and Communities

## SCHEDULE

Regulation 2(5)

### SUBSTITUTED FORMS

#### PART 1

Form 1: Compulsory purchase order (other than a clearance compulsory purchase order)

##### FORM 1

##### *FORM OF COMPULSORY PURCHASE ORDER*

Regulation 3(a)(i)

[THE ( ) COMPULSORY PURCHASE ORDER ] (a)

The [ ] Act (b)  
and the Acquisition of Land Act 1981

[The [ ] Act(s) (b)]

The [ (c)] (in this order called “the acquiring authority”) makes the following order—

**1.** Subject to the provisions of this order, the acquiring authority is under [section of][and] [paragraph of Schedule to][the Act (b)] hereby authorised to purchase compulsorily [on behalf of the council (d)][the land][and][the new rights over land] (e) described in paragraph 2 for the purpose of [ (f)].

**2.** [(1) The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown [ (g)] on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “Map referred to in [ (a)]”.]

[(2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown [ (g)] on the said map .] (e)

**3.** [Part[s] 2 [and 3] of Schedule 2 to the Acquisition of Land Act 1981 [is][are] hereby incorporated with this order subject to the modifications that .] (h)

**4.** The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

SCHEDULE

**Table 1**

Number on map (i)	Extent, description and situation of the land (j)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (k) (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				

**Table 2**

Number on map (i)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (l) (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (m) (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
(4)				

**Table 3**

Number on map (i) (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address (n) (8)

[(o) This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely—

Number on map	Special category (p)

]

Date (q)

[Attestation Clause]

## NOTES ON THE USE OF FORM 1

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) *Insert the title and date of the Act authorising compulsory purchase. If the statutory grounds and purpose for acquisition as stated in paragraph 1 of the order are contained in some other Act, the title of the Act (or collective title) should be added as a sub-heading and in the order as an enabling power. In the case of orders under section 226(1) of the Town and Country Planning Act 1990 specify whichever of the paragraphs (a) or (b) is relied on and section 226(3)(a) or (b) must also be mentioned in a similar manner, if relied on. If new rights are being acquired under different powers from those being used in relation to the land, specify the powers.*
- (c) *Insert the name of the acquiring authority.*
- (d) *If the acquiring authority is acquiring on behalf of a county, district or parish council insert the full name of that council.*
- (e) *Delete material which is inapplicable.*
- (f) *Describe the purpose in precise terms. Where practicable the relevant words in the enabling Act should be inserted at the end of paragraph 1 of the order, followed by a description of the purpose in the particular circumstances.*
- (g) *Describe the colour or other method used to identify the land on the map. The boundaries of each parcel of land separately numbered in the Schedule to the order should be clearly shown on the map. The map should contain sufficient detail to enable the situation of the land to be readily identified by reference to the description given in the Schedule. Maps should normally be on the scale of 1/500, 1/1250 or 1/2500 as appropriate. If new rights are to be acquired, specify these by description in the Schedule. If new rights are being acquired, the land over which they are being acquired should be identified on the map in a different colour or format to land being compulsorily acquired.*
- (h) *This paragraph may be omitted, or may be inserted with or without reference to Part 3 of Schedule 2 to the Acquisition of Land Act 1981. Schedule 2 permits modifications of references to “the undertaking” in that Schedule. Insert any such modifications which are required—for example, “references in the said Part[s] 2 [and 3] to the undertaking shall be construed as references to the buildings or works constructed or to be constructed on that part of the land authorised to be purchased hatched black on the said map”.*
- (i) *Columns (1),(4) and (7) need not be included where the order relates only to one parcel of land. Where there are two or more parcels they should be numbered 1, 2, etc, on the map and referred to accordingly in columns (1), (4) and (7).*
- (j) *This column must contain sufficient detail to identify the land without reference to the map. If land in which the authority has an interest is shown, then insert “All interests in ... except those owned by the acquiring authority”, except in the case of orders made under the Highways Act 1980 in reliance on section 260 of that Act (clearance of title to land acquired for statutory purposes) where the authority has already acquired the interest by agreement.*

*If land in which the Crown has an interest is included and the relevant Crown authority has agreed to the inclusion of the non-Crown interests under the appropriate statutory power, for example, section 296 of the Town and Country Planning Act 1990, insert in this column "All interests in ... except those held by or on behalf of the Crown". Insert details of the relevant Crown interest in the appropriate column. If the Crown has agreed under section 327 of the Highways Act 1980 to its interests being compulsorily purchased, this special wording is not required.*

- (k) In the case of any land for which the acquiring authority intends to serve notice on an owner, lessee, tenant or occupier under section 6(4) of the Acquisition of Land Act 1981, enter "unknown" in the appropriate sub-columns of column (3). Tenants who are lessees (with leases of three years or more) should be listed in the lessees' sub-column rather than the tenants' sub-column.*
- (l) Insert in this column the name of any person who has an interest, not already included in column (3), to whom the acquiring authority would be required to give a notice to treat if purchasing under section 5(1) of the Compulsory Purchase Act 1965. An example might be the inclusion in the order for the purchase under the particular provisions of the enabling Act of an easement over the land in the order. A description of the interest to be acquired should also be included. Where there are no interests to be inserted in this column, insert "None".*
- (m) Insert in this column the name of any person whom the acquiring authority thinks is likely to be able to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection) in respect of any interest that person may have if the compulsory purchase takes place. An example might be the interference with a private right of access across the land included in the order, as a result of implementing the acquiring authority's proposals. A description of the interest should be included. Where there are no interests to be inserted in this column, insert "None".*
- (n) Insert in this column the name of any person, not already included in columns (3), (5) and (6), who is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land. Where there are no interests to be inserted in this column, insert "None".*
- (o) The compulsory acquisition of land or new rights over land—
  - (i) which is the property of a local authority but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the Acquisition of Land Act 1981;*
  - (ii) which has been acquired by statutory undertakers for the purposes of their undertaking but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the 1981 Act;*
  - (iii) which is held inalienably by the National Trust; or*
  - (iv) forming part of a common or open space, or of a fuel or field garden allotment,**

*is subject to special provisions in sections 17 to 19 of, and Part 3 of Schedule 3 to, the 1981 Act and consequently may be subject to special parliamentary procedure in certain circumstances. (Section 17 will rarely apply as the class of excepted person in section 17(3) is very wide and includes local authorities.)*



- (p) *In the column “Special Category”, state which section of the Acquisition of Land Act 1981 applies, and the description of special category land.*
- (q) *The order must be made under seal, duly authenticated and dated.*

**Additional paragraph for a compulsory purchase order made under section 47 of the Listed Building Act (r)**

[5. Under section 50 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”), the acquiring authority makes the following direction, being satisfied that the listed building[s] authorised to be purchased compulsorily under this order (“the building[s]”) [has][have] (e) been deliberately allowed to fall into disrepair for the purpose of justifying [its][their] (e) demolition and the development or redevelopment of the site or any adjoining site: for the purpose of assessing compensation and notwithstanding anything to the contrary in the Land Compensation Act 1961, the Town and Country Planning Act 1990 or the Listed Buildings Act—

It is hereby directed that it shall be assumed that planning permission would not be granted for the development or redevelopment of the site of the building[s] and that listed building consent would not be granted for any works for the demolition, alteration or extension of the building[s], other than development or works necessary for restoring [it][them] to and maintaining [it][them] (e) in a proper state of repair.]

**NOTES ON USE OF ADDITIONAL PARAGRAPH FOR A COMPULSORY PURCHASE ORDER MADE UNDER SECTION 47 OF THE LISTED BUILDING ACT**

- (r) *Insert this paragraph where an order is made under this section.*

**Additional paragraph for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961 (s)**

[6. Under section 15A of the Acquisition of Land Act 1981 (“the 1981 Act”) the acquiring authority makes the following direction, being satisfied that the authorising enactment is listed in Schedule 2A to the 1981 Act: for the purpose of assessing compensation and notwithstanding anything to the contrary in the Land Compensation Act 1961—

It is hereby directed that compensation is to be assessed in accordance with section 14A of the Land Compensation Act 1961.]

**NOTES ON THE USE OF ADDITIONAL PARAGRAPH FOR A COMPULSORY PURCHASE ORDER WHICH INCLUDES A DIRECTION THAT APPLIES SECTION 14A OF THE LAND COMPENSATION ACT 1961**

- (s) *Insert this paragraph where the acquiring authority wishes to make such a direction.*

## PART 2

Form 2: Compulsory purchase order (other than a clearance compulsory purchase order) providing for the vesting of exchange land

FORM 2  
FORM OF COMPULSORY PURCHASE ORDER PROVIDING FOR THE VESTING OF  
EXCHANGE LAND

Regulation 3(a)(ii)

[THE ( ) COMPULSORY PURCHASE ORDER ] (a)

The [ ] Act (b)  
and the Acquisition of Land Act 1981

[The [ ] Act(s) (b) ]

The [ (c) ] (in this order called “the acquiring authority”) makes the following order—

1. Subject to the provisions of this order, the acquiring authority is under [section of][and] [paragraph of Schedule to][the Act (b)] hereby authorised to purchase compulsorily [on behalf of the council (d)][the land][and][the new rights over land] (e) described in paragraph 2.
  2. The [land][and][new rights] authorised to be purchased compulsorily under this order [is][are]—  
(e)
    - (i) for the purpose of [ (f) ] the [land][and][new rights] described in the Schedule 1 and which [is][are] delineated and shown [ (g) ] on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “Map referred to in [ (a) ]”.
    - (ii) for the purpose of giving in [part] exchange for [the new rights] [and] [the land] referred to in sub-paragraph (i) above the land described in Schedule 2 and delineated and shown [ (g) ] on the said map.
  3. Part[s] 2 [and 3] of Schedule 2 to the Acquisition of Land Act 1981 [is][are] hereby incorporated with this order subject to the modifications that [ ] (h)
  4. (1) In this paragraph “the order land” means the land [numbered ] [described] in Schedule 1 and “the exchange land” means the land described in Schedule[s] [2][and] [3]. (i)
    - (2) As from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the exchange land shall vest in the person[s] in whom the order land was vested immediately before it was vested in the acquiring authority, subject to the like rights, trusts and incidents as attached to the order land; and the order land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject.] (j)
- or
4. (1)(a) In this paragraph “the order land” means the land [numbered ] [described] in Schedule 1 and “the exchange land” means the land described in Schedule[s] [2][and] [3]. (i)
    - (b) For a plot of the exchange land, its corresponding plot of the order land for the purposes of this paragraph is indicated in the last column of Table 2 in Schedule[s] [2][and] [3]. (i)

(2) In relation to each plot of the order land and the corresponding plot of the exchange land, as from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the corresponding plot of the exchange land shall vest in the person[s] in whom that plot of the order land was vested immediately before it was vested in the acquiring authority, subject to the like rights, trusts and incidents as attached to that plot of the order land, and that plot of the order land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject.] (j)

[(3) The dates referred to in sub-paragraph (2) of this paragraph are—

- (i) the date on which this order becomes operative;
- (ii) the date on which the plot of the order land is vested in the acquiring authority;
- (iii) the date on which the corresponding plot of the exchange land is vested in the acquiring authority.] (j)

5. [(1) In this paragraph “the rights” means the new rights described [at number ] in Schedule 1 hereto, “the rights land” means the land over which those rights are to be acquired, and “the additional land” means the land described in Schedule[s][2][and][3]. (i)]

[(2) As from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the additional land shall vest in the person[s] in whom the rights land is vested and subject to the like rights, trusts and incidents as attach to the rights land apart from this order; and the rights land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject to the extent that their continuance would be inconsistent with the exercise of the rights.] (j)

or

[(2)(a) This sub-paragraph applies where different parts of the rights land are vested in different persons, and for the purposes of this paragraph a plot of the rights land corresponds to the plot of the additional land next to the description of which in Schedule[s][2][and][3] (i) the number of that plot is placed.

(b) In relation to each plot of the rights land and the corresponding plot of the additional land, as from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the corresponding plot of the additional land shall vest in the person[s] in whom the plot of the rights land was vested immediately before that date, subject to the like rights, trusts and incidents as attached to that plot of the rights land, and that plot of the rights land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject to the extent that their continuance would be inconsistent with the exercise of the rights.] (j)

[(3) The dates referred to in sub-paragraph (2) of this paragraph are—

- (i) the date on which this order becomes operative;
- (ii) the date on which the right or rights (if more than one) in the plot of the rights land is or are vested in the acquiring authority;
- (iii) the date on which the corresponding plot of the additional land is vested in the acquiring authority.] (j)

6. The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

SCHEDULE 1

[LAND TO BE PURCHASED (EXCEPT EXCHANGE LAND OR ADDITIONAL LAND)]  
[AND] [NEW RIGHTS] (i)

**Table 1**

Number on map (k)	Extent, description and situation of the land (l)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (m)			
		(3)			
(1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers

**Table 2**

Number on map (k)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (n)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (o)	
	(5)		(6)	
(4)	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim

**Table 3**

Number on map (k)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address (p)
(7)	(8)

[SCHEDULE 2]

THE [EXCHANGE] [AND] [ADDITIONAL] LAND TO BE PURCHASED AND VESTED

**Table 1**

Number on map (k)	Extent, description and situation of the land (l)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (m)			
		Owners or reputed owners (3)	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				

**Table 2**

Number on map (k)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (n)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (o)		In exchange for— (q)
	(5)		(6)		
(4)	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim	

**Table 3**

Number on map (k)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address (p)
(7)	(8)

[SCHEDULE 3]  
 THE [EXCHANGE] [AND] [ADDITIONAL] LAND TO BE VESTED

Number on map ( <i>k</i> ) (1)	Extent, description and situation of land ( <i>l</i> ) (2)	In exchange for— ( <i>q</i> ) (3)

[*r*] This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely—

Number on map	Special category ( <i>s</i> )

]

Date (*t*)

[Attestation Clause]

## NOTES ON THE USE OF FORM 2

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) *Insert the title and date of the Act authorising compulsory purchase. If the statutory grounds and purpose for acquisition as stated in paragraph 1 of the order are contained in some other Act, the title of the Act (or collective title) should be added as a sub-heading and in the order as an enabling power. In the case of orders under section 226(1) of the Town and Country Planning Act 1990 specify whichever of the paragraphs (a) or (b) is relied on and section 226(3)(a) or (b) must also be mentioned in a similar manner, if relied on. If new rights are being acquired under different powers from those being used in relation to the land, specify the powers.*
- (c) *Insert the name of the acquiring authority.*
- (d) *If the acquiring authority is acquiring on behalf of a county, district or parish council insert the full name of that council.*
- (e) *Delete material which is inapplicable.*
- (f) *Describe the purpose in precise terms. Where practicable the relevant words in the enabling Act should be inserted at the end of paragraph 1 of the order, followed by a description of the purpose in the particular circumstances.*
- (g) *Describe the colour or other method used to identify the land on the map. The boundaries of each parcel of land separately numbered in the Schedule to the order should be clearly shown on the map. The map should contain sufficient detail to enable the situation of the land to be readily identified by reference to the description given in the Schedule. Maps should normally be on the scale of 1/500, 1/1250 or 1/2500 as appropriate. If new rights are to be acquired, specify these by description in the Schedule. If new rights are being acquired, the land over which they are being acquired should be identified on the map in a different colour or format to land being compulsorily acquired or exchanged.*
- (h) *This paragraph may be omitted, or may be inserted with or without reference to Part 3 of Schedule 2 to the Acquisition of Land Act 1981. Schedule 2 permits modifications of references to “the undertaking” in that Schedule. Insert any such modifications which are required—for example, “references in the said Part[s] 2 [and 3] to the undertaking shall be construed as references to the buildings or works constructed or to be constructed on that part of the land authorised to be purchased hatched black on the said map”.*
- (i) *Insert or delete as appropriate.*
- (j) *Insert paragraph 4 if land subject to common or other protected rights is being acquired for which exchange land is to be vested and/or paragraph 5 if new rights are being acquired and exchange land is to be vested for these (the first alternative paragraph 4 or 5(2) to be used where only one exchange will take place and the second alternative should be used if there is more than one exchange). If the order also provides for the discharge of rights, trusts or incidents, include paragraph 4 of Form 3 adapted as appropriate.*

- (k) Columns (1),(4) and (7) need not be included where the order relates only to one parcel of land. Where there are two or more parcels they should be numbered 1, 2, etc, on the map and referred to accordingly in columns (1), (4) and (7).
- (l) This column must contain sufficient detail to identify the land without reference to the map. In Schedule's 1 and/or 2, if land in which the authority has an interest is shown, then insert "All interests in ... except those owned by the acquiring authority", except in the case of orders made under the Highways Act 1980 in reliance on section 260 of that Act (clearance of title to land acquired for statutory purposes) where the authority has already acquired the interest by agreement. If land in which the Crown has an interest is included and the relevant Crown authority has agreed to the inclusion of the non-Crown interests under the appropriate statutory power, for example, section 296 of the Town and Country Planning Act 1990, insert in this column "All interests in ... except those held by or on behalf of the Crown". Insert details of the relevant Crown interest in the appropriate column. If the Crown has agreed under section 327 of the Highways Act 1980 to its interests being compulsorily purchased, this special wording is not required.
- (m) In the case of any land for which the acquiring authority intends to serve notice on an owner, lessee, tenant or occupier under section 6(4) of the Acquisition of Land Act 1981, enter "unknown" in the appropriate sub-columns of column (3). Tenants who are lessees (with leases of three years or more) should be listed in the lessees' sub-column rather than the tenants' sub-column.
- (n) Insert in this column the name of any person who has an interest, not already included in column (3), to whom the acquiring authority would be required to give a notice to treat if purchasing under section 5(1) of the Compulsory Purchase Act 1965. An example might be the inclusion in the order for the purchase under the particular provisions of the enabling Act of an easement over the land in the order. A description of the interest to be acquired should also be included. Where there are no interests to be inserted in this column, insert "None".
- (o) Insert in this column the name of any person whom the acquiring authority thinks is likely to be able to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection) in respect of any interest that person may have if the compulsory purchase takes place. An example might be the interference with a private right of access across the land included in the order, as a result of implementing the acquiring authority's proposals. A description of the interest should be included. Where there are no interests to be inserted in this column, insert "None".
- (p) Insert in this column the name of any person, not already included in columns (3), (5) and (6), who is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land. Where there are no interests to be inserted in this column, insert "None".
- (q) Insert the relevant plot number, as shown in column (1) of Schedule 1, of land in respect of which each plot of exchange land is given. If the order relates to only one parcel of land, insert "the order land".



- (r) *The compulsory acquisition of land or new rights over land—*
  - (i) *which is the property of a local authority but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the Acquisition of Land Act 1981;*
  - (ii) *which has been acquired by statutory undertakers for the purposes of their undertaking but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the 1981 Act;*
  - (iii) *which is held inalienably by the National Trust; or*
  - (iv) *forming part of a common or open space, or of a fuel or field garden allotment, is subject to special provisions in sections 17 to 19 of, and Part 3 of Schedule 3 to, the 1981 Act and consequently may be subject to special parliamentary procedure in certain circumstances. (Section 17 will rarely apply as the class of excepted person in section 17(3) is very wide and includes local authorities.)*
- (s) *In the column “Special Category”, state which section of the Acquisition of Land Act 1981 applies, and the description of special category land.*
- (t) *The order must be made under seal, duly authenticated and dated.*

**Additional paragraph for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961 (u)**

[7. Under section 15A of the Acquisition of Land Act 1981 (“the 1981 Act”) the acquiring authority makes the following direction, being satisfied that the authorising enactment is listed in Schedule 2A to the 1981 Act: for the purpose of assessing compensation and notwithstanding anything to the contrary in the Land Compensation Act 1961-

It is hereby directed that compensation is to be assessed in accordance with section 14A of the Land Compensation Act 1961.]

**NOTES ON THE USE OF ADDITIONAL PARAGRAPH FOR A COMPULSORY PURCHASE ORDER WHICH INCLUDES A DIRECTION THAT APPLIES SECTION 14A OF THE LAND COMPENSATION ACT 1961**

- (u) *Insert this paragraph where the acquiring authority wishes to make such a direction.*

### PART 3

Form 3: Compulsory purchase order (other than a clearance compulsory purchase order) not providing for the vesting of exchange land but providing for the discharge of rights, trusts and incidents

FORM 3  
FORM OF COMPULSORY PURCHASE ORDER PROVIDING FOR THE DISCHARGE OF  
RIGHTS, TRUSTS AND INCIDENTS

Regulation 3(a)(iii)

[THE ( ) COMPULSORY PURCHASE ORDER ] (a)

The [ ] Act (b)  
and the Acquisition of Land Act 1981

[The [ ] Act(s) (b)]

The [ (c)] (in this order called “the acquiring authority”) makes the following order—

1. Subject to the provisions of this order, the acquiring authority is under [section of][and] [paragraph of Schedule to][the Act (b)] hereby authorised to purchase compulsorily [on behalf of the council (d)][the land][and][the new rights over land] (e) described in paragraph 2 for the purpose of [ (f)].
2. [(1) The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown [ (g)] on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “Map referred to in [ (a)]”.]  
[(2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown [ (g)] on the said map.]
3. Part[s] 2 [and 3] of Schedule 2 to the Acquisition of Land Act 1981 [is][are] hereby incorporated with this order subject to the modifications that .] (h)
4. [(1) In this paragraph “the order land” means [the land referred to in paragraph 2][the land numbered in the Schedule]. (i)  
[(2) As from the date on which this order becomes operative or the date on which the order land, or any part of it, is vested in the acquiring authority whichever is the later, that land or that part of it which is vested (as the case may be) shall be discharged from all rights, trusts and incidents to which it was previously subject.] (j)  
[(3) As from the date on which this order becomes operative or the date on which any new right is vested in the acquiring authority, whichever is the later, the land over which the new rights is acquired shall be discharged from all rights, trusts and incidents to which it was previously subject so far as their continuance would be inconsistent with the exercise of that new right.] (j)
5. The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

SCHEDULE  
[LAND TO BE PURCHASED][AND][NEW RIGHTS] (i)

**Table 1**

Number on map (k)	Extent, description and situation of the land (l)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (m) (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				

**Table 2**

Number on map (k)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (n) (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (o) (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
(4)				

**Table 3**

Number on map (k) (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address (p) (8)

[(q) This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely—

Number on map	Special category (r)

]

Date (s)

[Attestation Clause]

### NOTES ON THE USE OF FORM 3

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) *Insert the title and date of the Act authorising compulsory purchase. If the statutory grounds and purpose for acquisition as stated in paragraph 1 of the order are contained in some other Act, the title of the Act (or collective title) should be added as a sub-heading and in the order as an enabling power. In the case of orders under section 226(1) of the Town and Country Planning Act 1990 specify whichever of the paragraphs (a) or (b) is relied on and section 226(3)(a) or (b) must also be mentioned in a similar manner, if relied on. If new rights are being acquired under different powers from those being used in relation to the land, specify the powers.*
- (c) *Insert the name of the acquiring authority.*
- (d) *If the acquiring authority is acquiring on behalf of a county, district or parish council insert the full name of that council.*
- (e) *Delete material which is inapplicable.*
- (f) *Describe the purpose in precise terms. Where practicable the relevant words in the enabling Act should be inserted at the end of paragraph 1 of the order, followed by a description of the purpose in the particular circumstances.*
- (g) *Describe the colour or other method used to identify the land on the map. The boundaries of each parcel of land separately numbered in the Schedule to the order should be clearly shown on the map. The map should contain sufficient detail to enable the situation of the land to be readily identified by reference to the description given in the Schedule. Maps should normally be on the scale of 1/500, 1/1250 or 1/2500 as appropriate. If new rights are to be acquired, specify these by description in the Schedule. If new rights are being acquired, the land over which they are being acquired should be identified on the map in a different colour or format to land being compulsorily acquired.*
- (h) *This paragraph may be omitted, or may be inserted with or without reference to Part 3 of Schedule 2 to the Acquisition of Land Act 1981. Schedule 2 permits modifications of references to “the undertaking” in that Schedule. Insert any such modifications which are required—for example, “references in the said Part[s] 2 [and 3] to the undertaking shall be construed as references to the buildings or works constructed or to be constructed on that part of the land authorised to be purchased hatched black on the said map”.*
- (i) *Insert or delete as appropriate.*
- (j) *Insert sub-paragraph (3) of paragraph 4 instead of, or in addition to, sub-paragraph (2) of paragraph (4) (as appropriate) if new rights are being acquired instead of or in addition to land subject to protected rights and the protected rights are to be discharged without any land being vested in exchange.*
- (k) *Columns (1), (4) and (7) need not be included where the order relates only to one parcel of land. Where there are two or more parcels they should be numbered 1, 2, etc, on the map and referred to accordingly in columns (1), (4) and (7).*

- (l) *This column must contain sufficient detail to identify the land without reference to the map. If land in which the authority has an interest is shown, then insert "All interests in ... except those owned by the acquiring authority", except in the case of orders made under the Highways Act 1980 in reliance on section 260 of that Act (clearance of title to land acquired for statutory purposes) where the authority has already acquired the interest by agreement. If land in which the Crown has an interest is included and the relevant Crown authority has agreed to the inclusion of the non-Crown interests under the appropriate statutory power, for example, section 296 of the Town and Country Planning Act 1990, insert in this column "All interests in ... except those held by or on behalf of the Crown". Insert details of the relevant Crown interest in the appropriate column. If the Crown has agreed under section 327 of the Highways Act 1980 to its interests being compulsorily purchased, this special wording is not required.*
- (m) *In the case of any land for which the acquiring authority intends to serve notice on an owner, lessee, tenant or occupier under section 6(4) of the Acquisition of Land Act 1981, enter "unknown" in the appropriate sub-columns of column (3). Tenants who are lessees (with leases of three years or more) should be listed in the lessees' sub-column rather than the tenants' sub-column.*
- (n) *Insert in this column the name of any person who has an interest, not already included in column (3), to whom the acquiring authority would be required to give a notice to treat if purchasing under section 5(1) of the Compulsory Purchase Act 1965. An example might be the inclusion in the order for the purchase under the particular provisions of the enabling Act of an easement over the land in the order. A description of the interest to be acquired should also be included. Where there are no interests to be inserted in this column, insert "None".*
- (o) *Insert in this column the name of any person whom the acquiring authority thinks is likely to be able to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection) in respect of any interest that person may have if the compulsory purchase takes place. An example might be the interference with a private right of access across the land included in the order, as a result of implementing the acquiring authority's proposals. A description of the interest should be included. Where there are no interests to be inserted in this column, insert "None".*
- (p) *Insert in this column the name of any person, not already included in columns (3), (5) and (6), who is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land. Where there are no interests to be inserted in this column, insert "None".*

- (q) *The compulsory acquisition of land or new rights over land—*
- (i) *which is the property of a local authority but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the Acquisition of Land Act 1981;*
  - (ii) *which has been acquired by statutory undertakers for the purposes of their undertaking but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the 1981 Act;*
  - (iii) *which is held inalienably by the National Trust; or*
  - (iv) *forming part of a common or open space, or of a fuel or field garden allotment, is subject to special provisions in sections 17 to 19 of, and Part 3 of Schedule 3 to, the 1981 Act and consequently may be subject to special parliamentary procedure in certain circumstances. (Section 17 will rarely apply as the class of excepted person in section 17(3) is very wide and includes local authorities.)*
- (r) *In the column “Special Category”, state which section of the Acquisition of Land Act 1981 applies, and the description of special category land.*
- (s) *The order must be made under seal, duly authenticated and dated.*

**Additional paragraph for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961 (u)**

[6. Under section 15A of the Acquisition of Land Act 1981 (“the 1981 Act”) the acquiring authority makes the following direction, being satisfied that the authorising enactment is listed in Schedule 2A to the 1981 Act: for the purpose of assessing compensation and notwithstanding anything to the contrary in the Land Compensation Act 1961-

It is hereby directed that compensation is to be assessed in accordance with section 14A of the Land Compensation Act 1961.]

NOTES ON THE USE OF ADDITIONAL PARAGRAPH FOR A COMPULSORY PURCHASE ORDER WHICH INCLUDES A DIRECTION THAT APPLIES SECTION 14A OF THE LAND COMPENSATION ACT 1961

- (u) *Insert this paragraph where the acquiring authority wishes to include such a direction in the order.*

## PART 4

### Form 4: Clearance compulsory purchase order

FORM 4  
FORM OF CLEARANCE COMPULSORY PURCHASE ORDER

Regulation 3(b)(i)

[THE ( ) (CLEARANCE AREA) COMPULSORY PURCHASE ORDER ] (a)

The Housing Act 1985 and The Acquisition of Land Act 1981

[and the [ ] Act(s) (b)]

The [ (c)] (in this order called “the acquiring authority”) makes the following order—

**1.** Subject to the provisions of this order, the acquiring authority is, under section 290 of the Housing Act 1985 [and [section of][and] [paragraph of Schedule to][the Act ] (b)], hereby authorised to purchase compulsorily for the purpose[s] of undertaking or otherwise securing the demolition of buildings in a clearance area [and][securing a cleared area of convenient shape and dimensions][and][the satisfactory development or use of the cleared area] (d) the land [and the new rights over land] (d) described in paragraph 2.

**2.** (1) The land authorised to be purchased compulsorily under this order is—

- (i) the land which is described in Part 1 of the Table[s] in the Schedule and is delineated and shown coloured pink (e) on the map prepared in duplicate, and marked “Map referred to in [ (a)]” which land was included in the [ (f)] clearance area pursuant to a resolution of the acquiring authority passed on [ (g)]; and
- (ii) the land which is described in Part 2 of the Table[s] in the Schedule and is delineated and shown coloured grey on the said map, which land is situated outside the [ (f)] clearance area.

[(2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown [ (h)] on the said map.] (d)

**[3.** Part[s] 2 [and 3] of Schedule 2 to the Acquisition of Land Act 1981 [is][are] hereby incorporated with this order subject to the modifications that (i).]

**4.** The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.



SCHEDULE  
LAND TO BE PURCHASED

**Table 1**

Number on map (j)	Extent, description and situation of the land (k)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (l) (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				
<b>PART 1—LANDS WITHIN THE CLEARANCE AREA</b>					
<b>PART 2—LANDS OUTSIDE THE CLEARANCE AREA</b>					

**Table 2**

Number on map (j)  (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (m) (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (n) (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
PART 1—LANDS WITHIN THE CLEARANCE AREA				
PART 2—LANDS OUTSIDE THE CLEARANCE AREA				

**Table 3**

Number on map (j) (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address (o) (8)
PART 1—LANDS WITHIN THE CLEARANCE AREA	
PART 2—LANDS OUTSIDE THE CLEARANCE AREA	

[(p) This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely—

Number on map (q)	Special category

Date (r)

[Attestation Clause]

]

#### NOTES ON THE USE OF FORM 4

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “(Clearance Area) Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) *If new rights are being acquired under different powers contained in some other Act from those being used in relation to the land, insert a sub-heading using the title and date of the Act and specify the enabling power in paragraph 1 e.g. ‘Section 13 of the Local Government (Miscellaneous Provisions) Act 1976’.*
- (c) *Insert the name of the acquiring authority.*
- (d) *Delete material which is inapplicable, depending on whether as well as section 290(1), section 290(2)(a) or (b) or both are applicable, and whether new rights are also being acquired.*
- (e) *The boundaries of each parcel of land separately numbered in the Schedule to the order should be clearly delineated. Further, the map itself should contain sufficient detail to enable the situation of the land to be readily identified by reference to the description given in the Schedule. Maps should normally be on the scale of 1/500, 1/1250 or 1/2500 as appropriate.*
- (f) *State name of clearance area.*
- (g) *Give date of relevant resolution.*
- (h) *If new rights are to be acquired, specify these by description in the Schedule. If new rights are being acquired, the land over which they are being acquired should be identified on the map in a different colour or format to land being compulsorily acquired.*
- (i) *This paragraph may be omitted, or may be inserted with or without reference to Part 3 of Schedule 2 to the Acquisition of Land Act 1981. Schedule 2 permits modifications of references to “the undertaking” in that Schedule. Insert any such modifications which are required—for example, “references in the said Part[s] 2 [and 3] to the undertaking shall be construed as references to the buildings or works constructed or to be constructed on that part of the land authorised to be purchased hatched black on the said map”.*
- (j) *Columns (1), (4) and (7) need not be included where the order relates only to one parcel of land. Where there are two or more parcels they should be numbered 1, 2, etc, on the map and referred to accordingly in columns (1), (4) and (7).*
- (k) *This column must contain sufficient detail to identify the land without reference to the map. If land in which the authority has an interest is shown, then insert “All interests in ... except those owned by the acquiring authority”. Insert details of the relevant Crown interest in the appropriate column.*
- (l) *In the case of any land for which the acquiring authority intends to serve notice on an owner, lessee, tenant or occupier under section 6(4) of the Acquisition of Land Act 1981, enter “unknown” in the appropriate columns. Tenants who are lessees (with leases of three years or more) should be listed in the lessees’ sub-column rather than the tenants’ sub-column.*

- (m) *Insert in this column the name of any person who has an interest, not already included in column (3), to whom the acquiring authority would be required to give a notice to treat if purchasing under section 5(1) of the Compulsory Purchase Act 1965. An example might be the inclusion in the order for the purchase under the particular provisions of the enabling Act of an easement over the land in the order. A description of the interest to be acquired should also be included. Where there are no interests to be inserted in this column, insert "None".*
- (n) *Insert in this column the name of any person whom the acquiring authority thinks is likely to be able to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection) in respect of any interest that person may have if the compulsory purchase takes place. An example might be the interference with a private right of access across the land included in the order, as a result of implementing the acquiring authority's proposals. A description of the interest should be included. Where there are no interests to be inserted in this column, insert "None".*
- (o) *Insert in this column the name of any person, not already included in columns (3), (5) and (6), who is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land. Where there are no interests to be inserted in this column, insert "None".*
- (p) *The compulsory acquisition of land or new rights over land—*
  - (i) *which is the property of a local authority but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the Acquisition of Land Act 1981;*
  - (ii) *which has been acquired by statutory undertakers for the purposes of their undertaking but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the 1981 Act;*
  - (iii) *which is held inalienably by the National Trust; or*
  - (iv) *forming part of a common or open space, or of a fuel or field garden allotment, is subject to special provisions in sections 17 to 19 of, and Part 3 of Schedule 3 to, the 1981 Act and consequently may be subject to special parliamentary procedure in certain circumstances. (Section 17 will rarely apply as the class of excepted person in section 17(3) is very wide and includes local authorities and housing action trusts.)*
- (q) *In the column "Special Category", state which section of the 1981 Act applies, and the description of special category land.*
- (r) *The order must be made under seal, duly authenticated and dated.*

## PART 5

Form 5: Clearance compulsory purchase order providing for the vesting of exchange land

FORM 5

FORM OF CLEARANCE COMPULSORY PURCHASE ORDER PROVIDING FOR THE VESTING  
OF EXCHANGE LAND

Regulation 3(b)(ii)

[THE ( ) (CLEARANCE AREA) COMPULSORY PURCHASE ORDER ] (a)

The Housing Act 1985 and the Acquisition of Land Act 1981

[and the[ ] Act(s) (b)]

The [ (c)] (in this order called “the acquiring authority”) makes the following order—

1. Subject to the provisions of this order, the acquiring authority is, under section 290 of the Housing Act 1985 [and [section of][and] [paragraph of Schedule to][the Act ] (b)], hereby authorised to purchase compulsorily for the purpose[s] of undertaking or otherwise securing the demolition of buildings in a clearance area [and][securing a cleared area of convenient shape and dimensions][and][the satisfactory development or use of the cleared area] (d) the land [and the new rights over land] (d) described in paragraph 2.

2. (1) The land authorised to be purchased compulsorily under this order is—

- (i) the land which is described in Part 1 of the Table[s] in Schedule 1 and is delineated and shown coloured pink (e) on the map prepared in duplicate, and marked “Map referred to in [ (a)]” which land was included in the [ (f)] clearance area pursuant to a resolution of the acquiring authority passed on [ (g)]; and
- (ii) the land which is described in Part 2 of the Table[s] in Schedule 1 and is delineated and shown coloured grey on the said map, which land is situated outside the [ (f)] clearance area; and
- (iii) for the purpose of giving in exchange, the land which is described in Schedule 2 and is delineated and shown [ (h)] on the said map.

[(2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown [ (i)] on the said map.] (d)

[3. Part[s] 2 [and 3] of Schedule 2 to the Acquisition of Land Act 1981 [is][are] hereby incorporated with this order subject to the modifications that (j).]

[4. (1) In this paragraph “the order land” means the land [numbered] [described] in Schedule 1 and “the exchange land” means the land described in Schedule[s] [2][and][3]. (k)

(2) As from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the exchange land shall vest in the person[s] in whom the order land was vested immediately before it was vested in the acquiring authority, subject to the like rights, trusts and incidents as attached to the order land; and the order land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject.] (l)

*or*

[4. (1)(a) In this paragraph “the order land” means the land [numbered] [described] in Schedule 1 and “the exchange land” means the land described in Schedule[s] [2][and][3]. (k)

(b) For a plot of the exchange land, its corresponding plot of the order land for the purposes of this paragraph is indicated in the last column of Table 2 in Schedule[s] [2] [and] [3]. (k)

(2) In relation to each plot of the order land and the corresponding plot of the exchange land, as from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the corresponding plot of the exchange land shall vest in the person[s] in whom that plot of the order land was vested immediately before it was vested in the acquiring authority, subject to the like rights, trusts and incidents as attached to that plot of the order land, and that plot of the order land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject.]

[(3) The dates referred to in sub-paragraph (2) of this paragraph are—

- (i) the date on which this order becomes operative;
- (ii) the date on which the plot of the order land is vested in the acquiring authority;
- (iii) the date on which the corresponding plot of the exchange land is vested in the acquiring authority.] (l)

5. [(1) In this paragraph “the rights” means the new rights described [at number ] in Schedule 1 hereto, “the rights land” means the land over which those rights are to be acquired, and “the additional land” means the land described in Schedule[s][2][and][3]. (k)

[(2) As from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the additional land shall vest in the person[s] in whom the rights land is vested and subject to the like rights, trusts and incidents as attach to the rights land apart from this order; and the rights land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject to the extent that their continuance would be inconsistent with the exercise of the rights.] (l)

*or*

[(2)(a) This sub-paragraph applies where different parts of the rights land are vested in different persons, and for the purposes of this paragraph a plot of the rights land corresponds to the plot of the additional land next to the description of which in Schedule[s][2][and][3] (k) the number of that plot is placed.

(b) In relation to each plot of the rights land and the corresponding plot of the additional land, as from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the corresponding plot of the additional land shall vest in the person[s] in whom the plot of the rights land was vested immediately before that date, subject to the like rights, trusts and incidents as attached to that plot of the rights land, and that plot of the rights land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject to the extent that their continuance would be inconsistent with the exercise of the rights.] (l)

[(3) The dates referred to in sub-paragraph (2) of this paragraph are—

- (i) the date on which this order becomes operative;
- (ii) the date on which the right or rights (if more than one) in the plot of the rights land is or are vested in the acquiring authority;
- (iii) the date on which the corresponding plot of the additional land is vesting in the acquiring authority.] (l)

6. The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

## SCHEDULE 1

### LAND TO BE PURCHASED (EXCEPT EXCHANGE LAND)

**Table 1**

Number on map (m)	Extent, description and situation of the land (n)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (o) (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				
<b>PART 1—LANDS WITHIN THE CLEARANCE AREA</b>					
<b>PART 2—LANDS OUTSIDE THE CLEARANCE AREA</b>					

**Table 2**

Number on map ( <i>m</i> )  (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 ( <i>p</i> ) (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 ( <i>q</i> ) (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
<b>PART 1—LANDS WITHIN THE CLEARANCE AREA</b>				
<b>PART 2—LANDS OUTSIDE THE CLEARANCE AREA</b>				

**Table 3**

Number on map ( <i>m</i> ) (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address ( <i>r</i> ) (8)
<b>PART 1—LANDS WITHIN THE CLEARANCE AREA</b>	
<b>PART 2—LANDS OUTSIDE THE CLEARANCE AREA</b>	



SCHEDULE 2

THE EXCHANGE LAND TO BE PURCHASED AND VESTED

**Table 1**

Number on map ( <i>m</i> )	Extent, description and situation of the land ( <i>n</i> )	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address ( <i>o</i> ) (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				

**Table 2**

Number on map ( <i>m</i> )	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 ( <i>p</i> ) (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 ( <i>q</i> ) (6)		In exchange for— ( <i>s</i> ) (7)
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim	
(4)					

**Table 3**

Number on map <i>(m)</i> (8)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address <i>(r)</i> (9)	In exchange for— <i>(s)</i> (10)

[SCHEDULE 3]

THE EXCHANGE LAND TO BE VESTED

Number on map <i>(m)</i> (1)	Extent, description and situation of land <i>(n)</i> (2)	In exchange for— <i>(s)</i> (3)

[(*t*) This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely—

Number on map	Special category <i>(u)</i>

Date (*v*)

]

[Attestation Clause]

## NOTES ON THE USE OF FORM 5

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “(Clearance Area) Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) *If new rights are being acquired under different powers contained in some other Act from those being used in relation to the land, insert a sub-heading using the title and date of the Act and specify the enabling power in paragraph 1 e.g. ‘Section 13 of the Local Government (Miscellaneous Provisions) Act 1976’.*
- (c) *Insert the name of the acquiring authority.*
- (d) *Delete material which is inapplicable, depending on whether as well as section 290(1), section 290(2)(a) or (b) or both are applicable, and whether new rights are also being acquired.*
- (e) *The boundaries of each parcel of land separately numbered in the Schedule to the order should be clearly delineated. Further, the map itself should contain sufficient detail to enable the situation of the land to be readily identified by reference to the description given in the Schedule. Maps should normally be on the scale of 1/500, 1/1250 or 1/2500 as appropriate.*
- (f) *State name of clearance area.*
- (g) *Give date of relevant resolution.*
- (h) *Describe the colouring or other method to identify the relevant land on the map.*
- (i) *If new rights are to be acquired, specify these by description in the Schedule. If new rights are being acquired, the land over which they are being acquired should be identified on the map in a different colour or format to land being compulsorily acquired.*
- (j) *This paragraph may be omitted, or may be inserted with or without reference to Part 3 of Schedule 2 to the Acquisition of Land Act 1981. Schedule 2 permits modifications of references to “the undertaking” in that Schedule. Insert any such modifications which are required—for example, “references in the said Part[s] 2 [and 3] to the undertaking shall be construed as references to the buildings or works constructed or to be constructed on that part of the land authorised to be purchased hatched black on the said map”.*
- (k) *Insert or delete as appropriate.*
- (l) *Insert paragraph 4 if land subject to common or other protected rights is being acquired for which exchange land is to be vested and/or paragraph 5 if new rights are being acquired and exchange land is to be vested for these (the first alternative paragraph 4 or 5(2) to be used where only one exchange will take place and the second alternative should be used if there is more than one exchange). If the order also provides for the discharge of rights, trusts or incidents, include paragraph 4 of Form 6 adapted as appropriate.*
- (m) *Columns (1) and (4) in all Schedules and (7) in Schedule 1 and (8) in Schedule 3 need not be included where the order relates only to one parcel of land. Where there are two or more parcels they should be numbered 1, 2, etc, on the map and referred to accordingly in the relevant columns noted above.*

- (n) *This column must contain sufficient detail to identify the land without reference to the map. If land in which the authority has an interest is shown, then insert "All interests in ... except those owned by the acquiring authority". Insert details of the relevant Crown interest in the appropriate column.*
- (o) *In the case of any land for which the acquiring authority intends to serve notice on an owner, lessee, tenant or occupier under section 6(4) of the Acquisition of Land Act 1981, enter "unknown" in the appropriate columns. Tenants who are lessees (with leases of three years or more) should be listed in the lessees' sub-column rather than the tenants'.*
- (p) *Insert in this column the name of any person who has an interest, not already included in column (3), to whom the acquiring authority would be required to give a notice to treat if purchasing under section 5(1) of the Compulsory Purchase Act 1965. An example might be the inclusion in the order for the purchase under the particular provisions of the enabling Act of an easement over the land in the order. A description of the interest to be acquired should also be included. Where there are no interests to be inserted in this column, insert "None".*
- (q) *Insert in this column the name of any person whom the acquiring authority thinks is likely to be able to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection) in respect of any interest that person may have if the compulsory purchase takes place. An example might be the interference with a private right of access across the land included in the order, as a result of implementing the acquiring authority's proposals. A description of the interest should be included. Where there are no interests to be inserted in this column, insert "None".*
- (r) *Insert in this column the name of any person, not already included in columns (3), (5) and (6), who is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land. Where there are no interests to be inserted in this column, insert "None".*
- (s) *Insert the relevant plot number, as shown in columns (1) and (4) of Schedule 1, of the land in respect of which each plot of exchange land is given. If the order relates to only one plot of land, insert "the order land".*
- (t) *The compulsory acquisition of land or new rights over land—*
  - (i) *which is the property of a local authority but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the Acquisition of Land Act 1981;*
  - (ii) *which has been acquired by statutory undertakers for the purposes of their undertaking but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the 1981 Act;*
  - (iii) *which is held inalienably by the National Trust; or*
  - (iv) *forming part of a common or open space, or of a fuel or field garden allotment,**is subject to special provisions in sections 17 to 19 of, and Part 3 of Schedule 3 to, the 1981 Act and consequently may be subject to special parliamentary procedure in certain circumstances. (Section 17 will rarely apply as the class of excepted person in section 17(3) is very wide and includes local authorities and housing action trusts.)*

- (u) *In the column "Special Category", state which section of the 1981 Act applies, and the description of special category land.*
- (v) *The order must be made under seal, duly authenticated and dated.*

## PART 6

Form 6: Clearance compulsory purchase order not providing for the vesting of exchange land but providing for the discharge of rights, trusts and incidents

FORM 6

FORM OF CLEARANCE COMPULSORY PURCHASE ORDER PROVIDING FOR THE  
DISCHARGE OF RIGHTS, TRUSTS AND INCIDENTS

Regulation 3(b)(iii)

[The ( ) (CLEARANCE AREA) COMPULSORY PURCHASE ORDER ] (a)

The Housing Act 1985 and the Acquisition of Land Act 1981

[and the [ ] Act(s) (b)]

The [ (c)] (in this order called “the acquiring authority”) makes the following order—

**1.** Subject to the provisions of this order, the acquiring authority is, under section 290 of the Housing Act 1985 [and [section of][and] [paragraph of Schedule to][the Act ] (b)], hereby authorised to purchase compulsorily for the purpose[s] of undertaking or otherwise securing the demolition of buildings in a clearance area [and][securing a cleared area of convenient shape and dimensions][and][the satisfactory development or use of the cleared area] (d) the land [and the new rights over land] (d) described in paragraph 2.

**2.** (1) The land authorised to be purchased compulsorily under this order is—

- (i) the land which is described in Part 1 of the Schedule and is delineated and shown coloured pink (e) on the map prepared in duplicate, and marked “Map referred to in [ (a)]” which land was included in the [ (f)] clearance area pursuant to a resolution of the acquiring authority passed on [ (g)]; and
- (ii) the land which is described in Part 2 of the Schedule and is delineated and shown coloured grey on the said map, which land is situated outside the [ (f)] clearance area.

[(2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown [ (h)] on the said map.]

**3.** Part[s] 2 [and 3] of Schedule 2 to the Acquisition of Land Act 1981 [is][are] hereby incorporated with this order subject to the modifications that (i).]

**4.** (1) In this paragraph “the order land” means [the land referred to in paragraph 2(i) and (ii)][the land numbered in the Schedule]. (j)

[(2) As from the date on which this order becomes operative or from the date on which the order land, or any part of it, is vested in the acquiring authority whichever is the later, the order land shall be discharged from all rights, trusts and incidents to which it was previously subject.] (k)

[(3) As from the date on which this order becomes operative or the date on which any new right is vested in the acquiring authority, whichever is the later, the land over which the new rights is acquired shall be discharged from all rights, trusts and incidents to which it was previously subject so far as their continuance would be inconsistent with the exercise of that new right.] (k)

5. The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

SCHEDULE

LAND TO BE PURCHASED

**Table 1**

Number on map (l)	Extent, description and situation of the land (m)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981—name and address (n) (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
(1)	(2)				
PART 1—LANDS WITHIN THE CLEARANCE AREA					
PART 2—LANDS OUTSIDE THE CLEARANCE AREA					

**Table 2**

Number on map (l)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (o) (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981—not otherwise shown in Tables 1 & 2 (p) (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
(4)				
PART 1—LANDS WITHIN THE CLEARANCE AREA				
PART 2—LANDS OUTSIDE THE CLEARANCE AREA				

**Table 3**

Number on map (l) (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981—name and address (q) (8)
PART 1—LANDS WITHIN THE CLEARANCE AREA	
PART 2—LANDS OUTSIDE THE CLEARANCE AREA	

[(r) This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely—

Number on map	Special category (s)

]

Date (t)

[Attestation Clause]



## NOTES ON THE USE OF FORM 6

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “(Clearance Area) Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) *If new rights are being acquired under different powers contained in some other Act from those being used in relation to the land, insert a sub-heading using the title and date of the Act and specify the enabling power in paragraph 1 e.g. ‘Section 13 of the Local Government (Miscellaneous Provisions) Act 1976’.*
- (c) *Insert the name of the acquiring authority.*
- (d) *Delete material which is inapplicable, depending on whether as well as section 290(1), section 290(2)(a) or (b) or both are applicable, and whether new rights are also being acquired.*
- (e) *The boundaries of each parcel of land separately numbered in the Schedule to the order should be clearly delineated. Further, the map itself should contain sufficient detail to enable the situation of the land to be readily identified by reference to the description given in the Schedule. Maps should normally be on the scale of 1/500, 1/1250 or 1/2500 as appropriate.*
- (f) *State name of clearance area.*
- (g) *Give date of relevant resolution.*
- (h) *If new rights are to be acquired, specify these by description in the Schedule. If new rights are being acquired, the land over which they are being acquired should be identified on the map in a different colour or format to land being compulsorily acquired.*
- (i) *This paragraph may be omitted, or may be inserted with or without reference to Part 3 of Schedule 2 to the Acquisition of Land Act 1981. Schedule 2 permits modifications of references to “the undertaking” in that Schedule. Insert any such modifications which are required—for example, “references in the said Part[s] 2 [and 3] to the undertaking shall be construed as references to the buildings or works constructed or to be constructed on that part of the land authorised to be purchased hatched black on the said map”.*
- (j) *Insert or delete as appropriate.*
- (k) *Insert sub-paragraph (3) of paragraph 4 instead of, or in addition to, sub-paragraph (2) of paragraph (4) (as appropriate) if new rights are being acquired instead of or in addition to land subject to protected rights and the protected rights are to be discharged without any land being vested in exchange.*
- (l) *Columns (1), (4) and (7) need not be included where the order relates only to one parcel of land. Where there are two or more parcels they should be numbered 1, 2, etc, on the map and referred to accordingly in columns (1), (4) and (7).*
- (m) *This column must contain sufficient detail to identify the land without reference to the map. If land in which the authority has an interest is shown, then insert “All interests in ... except those owned by the acquiring authority”. Insert details of the relevant Crown interest in the appropriate column.*

- (n) *In the case of any land for which the acquiring authority intends to serve notice on an owner, lessee, tenant or occupier under section 6(4) of the Acquisition of Land Act 1981, enter “unknown” in the appropriate columns. Tenants who are lessees (with leases of three years or more) should be listed in the lessees’ sub-column rather than the tenants’ sub-column.*
- (o) *Insert in this column the name of any person who has an interest, not already included in column (3), to whom the acquiring authority would be required to give a notice to treat if purchasing under section 5(1) of the Compulsory Purchase Act 1965. An example might be the inclusion in the order for the purchase under the particular provisions of the enabling Act of an easement over the land in the order. A description of the interest to be acquired should also be included. Where there are no interests to be inserted in this column, insert “None”.*
- (p) *Insert in this column the name of any person whom the acquiring authority thinks is likely to be able to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection) in respect of any interest that person may have if the compulsory purchase takes place. An example might be the interference with a private right of access across the land included in the order, as a result of implementing the acquiring authority's proposals. A description of the interest should be included. Where there are no interests to be inserted in this column, insert “None”.*
- (q) *Insert in this column the name of any person, not already included in columns (3), (5) and (6), who is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land. Where there are no interests to be inserted in this column, insert “None”.*
- (r) *The compulsory acquisition of land or new rights over land—*
  - (i) *which is the property of a local authority but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the Acquisition of Land Act 1981;*
  - (ii) *which has been acquired by statutory undertakers for the purposes of their undertaking but is proposed to be acquired by a person other than a person mentioned in section 17(3) of the 1981 Act;*
  - (iii) *which is held inalienably by the National Trust; or*
  - (iv) *forming part of a common or open space, or of a fuel or field garden allotment, is subject to special provisions in sections 17 to 19 of, and Part 3 of Schedule 3 to, the 1981 Act and consequently may be subject to special parliamentary procedure in certain circumstances. (Section 17 will rarely apply as the class of excepted person in section 17(3) is very wide and includes local authorities and housing action trusts.)*
- (s) *In the column “Special Category”, state which section of the 1981 Act applies, and the description of special category land.*
- (t) *The order must be made under seal, duly authenticated and dated.*

## PART 7

Form 7: Notice concerning a compulsory purchase order for newspaper publication, online publication and affixing on or near the land subject to the order

FORM 7

FORM OF NOTICE CONCERNING A COMPULSORY PURCHASE ORDER FOR NEWSPAPER PUBLICATION, ONLINE PUBLICATION AND AFFIXING ON OR NEAR THE LAND SUBJECT TO THE ORDER

Regulation 3(c)

THE ( ) COMPULSORY PURCHASE ORDER ] (a)

COMPULSORY PURCHASE OF [LAND][AND][NEW RIGHTS] (b) IN [ ] (c)

1. Notice is hereby given that [ (d)] has [prepared in draft] [made] (e) the [ (a)] under [section of ] [and] [paragraph of Schedule to] [the Act] (f). [They] [It] is about to [make] [submit] this order [to (g) for confirmation], and if [made] [confirmed], the order will authorise [ (d)] to purchase compulsorily [on behalf of the council of (h)] [the land] [and] [the new rights] described below for the purpose of [ (i)].

2. A copy of the order and of the accompanying map may be seen at all reasonable hours at [ (j)].(k)

3. A copy of the order and of the accompanying map may be viewed online at [ (l)].

4. Any objection to the order must be made in writing to [ (m)] before [ (n)] and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF [LAND][AND][THE NEW RIGHTS] (b)

(o)

[Date and signature]

## NOTES ON THE USE OF FORM 7

- (a) Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “Compulsory Purchase Order” and the year in which it is made should then follow.*
- (b) Delete material which is inapplicable.*
- (c) Insert the name of the area in which the land and/or rights concerned is situated.*
- (d) Insert the name of the acquiring authority or title of the minister who will make the order.*
- (e) For an order to be made by a Minister use the first alternative wording brackets in each case and for an order made by a non-Ministerial authority use the second alternative wording.*
- (f) Insert the section of or paragraph of the Schedule to and title of the Act authorising compulsory purchase. The Acquisition of Land Act 1981 need not be mentioned.*
- (g) Insert the name of the confirming authority, and omit the words concerning confirmation in brackets in the case of a Ministerial order.*
- (h) Insert the name of the council (if any) on behalf of which the order has been made.*
- (i) Insert the purpose of the acquisition as stated in the order.*
- (j) The place of deposit must be “within the locality” (see section 11(2)(c) of the Acquisition of Land Act 1981). It should be within reasonably easy reach of persons living in the area affected.*
- (k) Delete this line if directed by the confirming authority that the requirement to make the documents available in an appropriate place does not apply (see section 11(2A) of the Acquisition of Land Act 1981).*
- (l) Insert the website address where the relevant documents can be viewed.*
- (m) Insert the name and address of the confirming authority in the case of a non-Ministerial order and the name and address of the Minister in the case of a Ministerial order.*
- (n) Insert the final date for making objections in accordance with section 12A of the Acquisition of Land Act 1981.*
- (o) Insert a description of all the land and/or new rights described in the order. This need not repeat the Schedule to the order, but must be in terms which enable the reader to appreciate what is included. If the details of the new rights are lengthy, a summary may be included.*

## PART 8

Form 8: Notice to a qualifying person of land (or of land subject to new rights) comprised in a compulsory purchase order

FORM 8  
FORM OF NOTICE TO A QUALIFYING PERSON IN RESPECT OF LAND (OR OF LAND TO BE  
SUBJECT TO NEW RIGHTS) COMPRISED IN A COMPULSORY PURCHASE ORDER

Regulation 3(d)

[THE ( ) COMPULSORY PURCHASE ORDER ] (a)

The [ ] Act (b)  
and the Acquisition of Land Act 1981

[The [ ] Act(s) (b)]

1. The [ (c) ] [has prepared in draft] [made on the [ (d)]] (e) [ (a) ] under the [ (f) ] Act. [They][It] (e) is about to [make] [submit] (e) this order [to (g) for confirmation], and if [made][confirmed] (e), the order will authorise [ (c) ] to purchase compulsorily [on behalf of the council of (h)][the land][and][the new rights] (e) described below for the purpose of [ (i)].
2. [A copy of the order and of the map referred to therein have been deposited at [ (j)] and may be seen at all reasonable hours.(k)] A copy of the order and of the map may be viewed online at [ (l)].
3. If no relevant objection as defined in [section 13(6) of ][paragraph 4(6) of Schedule 1 to] (e) the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the [Minister][confirming authority] (e) is satisfied that every objection made [either] relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal [or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order][or amounts in substance to an objection to the [ ] Scheme/Order 20[ ]] (m), the [Minister][confirming authority] (e) may [make][confirm] (e) the order with or without modifications.
4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the [Minister][confirming authority] (e) is required, before [making][confirming] (e) the order either—
  - (i) to cause a public local inquiry to be held; or
  - (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the [Minister][confirming authority] (e) for the purpose; or
  - (iii)with the consent of the objector to follow a written representations procedure.
5. The [Minister][confirming authority] (e) may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, [make] [confirm] (e) the order with or without modifications. [In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order. (n)]

6. Any objection to the order must be made in writing to [ (o)] before [ (p)] and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF [LAND][AND][THE NEW RIGHTS] (e)

(q)

[Date and signature]

NOTES ON THE USE OF FORM 8

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words "Compulsory Purchase Order" and the year in which it is made should then follow.*
- (b) *Insert the title of the Act(s) authorising the compulsory purchase.*
- (c) *Insert the name of the acquiring authority which made the order or title of the Minister who prepared the order in draft.*
- (d) *Insert the date the order was made by the acquiring authority or prepared in draft by the Minister.*
- (e) *Delete material which is inapplicable.*
- (f) *Insert the section of or paragraph of the Schedule to and title of the Act authorising the compulsory purchase. The Acquisition of Land Act 1981 need not be mentioned.*
- (g) *Insert the name of the confirming authority, and omit the words concerning confirmation in brackets in the case of a Ministerial order.*
- (h) *Insert the name of the council (if any) on behalf of which the order has been made.*
- (i) *Insert the purpose of the acquisition as stated in the order.*
- (j) *The place of deposit must be "within the locality" (see section 11(2)(c) of the Acquisition of Land Act 1981). It should be within reasonably easy reach of persons living in the area affected.*
- (k) *Delete this line if directed by the confirming authority that the requirement to make the documents available in an appropriate place does not apply (see section 11(2A) of the Acquisition of Land Act 1981).*
- (l) *Insert the website address where the relevant documents can be viewed.*
- (m) *The words in square brackets containing the reference to the development plan are required only where the order is made under section 226 or 228 of the Town and Country Planning Act 1990. The words in square brackets containing the reference to "the Scheme/Order 20[ ]" are required only when the order is made under the highway land acquisition powers (as defined in section 250(1) of the Highways Act 1980) and the circumstances specified in section 258(1) of the Highways Act 1980 apply. In all other cases the bracketed words should be omitted.*
- (n) *Only applicable if the order is subject to confirmation. The relevant provision is section 14A of the Acquisition of Land Act 1981.*
- (o) *Insert the name and address of the confirming authority in the case of a non-Ministerial order and the name and address of the Minister in the case of a Ministerial order.*
- (p) *Insert the final date for making objections in accordance with section 12A of the Acquisition of Land Act 1981.*
- (q) *Insert a description of all the land and/or new rights described in the order. This need not repeat the Schedule to the order, but must be in terms which enable the reader to appreciate what is included. If the details of the new rights are lengthy, a summary may be included.*

**Additional provisions for a compulsory purchase order made under section 47 of the Listed Buildings Act (r)**

[3. Under section 47 of the Planning (Listed Buildings and Conservation Areas) Act 1990, any person having an interest in a listed building which [ (s)] is proposing to acquire compulsorily under that section may, within 28 days after the service of this notice, apply to the magistrates' court for an order staying further proceedings on the compulsory purchase order; and if the court is satisfied that reasonable steps have been taken for properly preserving the building, the court must make an order accordingly.

4. The [ (t)] has included in the order a direction for minimum compensation (the meaning of which is explained in paragraph 5 below). Under section 50 of the Planning (Listed Buildings and Conservation Areas) Act 1990, any person having an interest in the building may, within 28 days after the service of this notice, apply to the magistrates' court for an order that the direction be not included in the order as [confirmed][made] (u); and if the court is satisfied that the building has not been deliberately allowed to fall into disrepair for the purpose of justifying its demolition and the development or redevelopment of the site or any adjoining site, the court must make the order applied for.

5. Subject to any action taken under the Planning (Listed Buildings and Conservation Areas) Act 1990 (which also provides for appeals against decisions of the court), if the order is [confirmed][made] (u) with inclusion of a direction for minimum compensation, the compensation in respect of the compulsory acquisition shall be assessed in accordance with the direction. This means when assessing the compensation, it is to be assumed, notwithstanding anything to the contrary in the Land Compensation Act 1961, the Town and Country Planning Act 1990, or the Planning (Listed Buildings and Conservation Areas) Act 1990 —

- (a) that planning permission would not be granted for any development or re-development of the site of the building; and
- (b) that listed building consent would not be granted for any works for the demolition, alteration or extension of the building other than development or works necessary for restoring it to and maintaining it in a proper state of repair.]

**NOTES ON THE USE OF ADDITIONAL PROVISIONS FOR A COMPULSORY PURCHASE ORDER MADE UNDER SECTION 47 OF THE LISTED BUILDINGS ACT**

- (r) *SEE REGULATION 4.*
- (s) *Insert the name of the acquiring authority or title of the Minister who has made or prepared in draft the order under section 47 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*
- (t) *Insert the name of the acquiring authority. If the acquiring authority is a Minister, the paragraph should begin "The [Title of the Minister] has included in the draft order".*
- (u) *Delete as appropriate.*

**Additional provisions for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961 (v)**

[7. The [ (w)] have included in the order a direction for compensation to be assessed in accordance with section 14A of the Land Compensation Act 1961. This means if the order is confirmed with the direction, when assessing the value of land in accordance with rule (2) in section 5 of the Land Compensation Act 1961, it is to be assumed that no planning permission would be granted for development on the relevant land (whether alone or together with other land). Whilst this does not prevent account being taken of planning permission which has already been granted, it does prevent account being taken of the value associated with:

- (a) “appropriate alternative development” certified under section 17 of the Land Compensation Act 1961; or
- (b) the prospect of planning permission being granted for other development on or after the relevant valuation date.]

NOTES ON THE USE OF THE ADDITIONAL PROVISION FOR A COMPULSORY  
PURCHASE ORDER WHICH INCLUDES A DIRECTION THAT APPLIES SECTION 14A  
OF THE LAND COMPENSATION ACT 1961

- (v) *Insert this paragraph where the acquiring authority wishes to include such a direction in the order.*
- (w) *Insert the name of the acquiring authority. If the acquiring authority is a Minister, the paragraph should begin “The [Title of the Minister] has included in the draft order”.*

## PART 9

Form 9: Notice to a qualifying person of land (or of land subject to new rights)  
comprised in a compulsory purchase order made on behalf of a council



FORM 9

FORM OF NOTICE TO A QUALIFYING PERSON IN RESPECT OF LAND (OR OF LAND TO BE SUBJECT TO NEW RIGHTS) COMPRISED IN A COMPULSORY PURCHASE ORDER MADE ON BEHALF OF A COUNCIL(a)

Regulation 3(d)

[THE ( ) COMPULSORY PURCHASE ORDER ] (b)

[The Local Government Act 1972] [The Highways Act 1980] (c)  
and the Acquisition of Land Act 1981

[The [ ] Act(s) (d)] (c)

1. The [ (e)] [has prepared in draft] [made on the [ (f)] [ (g)] (c) under [ the Act] (h). [They][It] [are] [is] (c) about to [make][submit] (c) this order [to (i) for confirmation], and if [made][confirmed] (c), the order will authorise [ (e)] to purchase compulsorily [on behalf of the council ] (j) [the land][and][the new rights] (c) described below for the purpose of [ (k)].

2. [A copy of the order and of the map referred to therein have been deposited at [ (l)] and may be seen at all reasonable hours.(m)] A copy of the order and of the map may be viewed online at [ (n)].

3. If no relevant objection as defined in [section 13(6) of][paragraph 4(6) of Schedule 1 to] (c) the Acquisition of Land Act 1981 is made, or if all objections so made are withdrawn, or if the [Minister][confirming authority] (c) is satisfied that every objection made [either] relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal and disregards the objection the [Minister][confirming authority] (c) may [make][confirm] (c) the order with or without modifications.

4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the [Minister][confirming authority] (c) is required, before [making][confirming] (c) the order, either to cause a public local inquiry to be held or to afford to the objector an opportunity of appearing before and being heard by a person appointed by the [Minister][confirming authority] (c) for the purpose or with the consent of the objector to follow a written representations procedure, and may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, [make][confirm] (c) the order with or without modifications. [In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order. (o)]

5. Any objection to the order must be made in writing to [ (p)] before [ (q)] and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF [LAND][AND][THE NEW RIGHTS] (c)

(r)

[Date and signature]

## NOTES ON THE USE OF FORM 9

- (a) This power can only be exercised under sections 121 or 125 of the Local Government Act 1972 by a council on behalf of another council or a parish council and by a local highway authority on behalf of another under section 8 of the Highways Act 1980.*
- (b) Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words “Compulsory Purchase Order” and the year in which it is made should then follow.*
- (c) Delete material which is inapplicable.*
- (d) Insert the title of the Act(s) authorising the compulsory purchase.*
- (e) Insert the name of the acquiring authority which made the order or title of the Minister who prepared the order in draft.*
- (f) Insert the date of the making of the order.*
- (g) Insert the title of the order.*
- (h) Insert the section of or paragraph of the Schedule to and title of the Act authorising compulsory purchase. The Acquisition of Land Act 1981 need not be mentioned.*
- (i) Insert the name of the confirming authority (in the case of a non-Ministerial order).*
- (j) Insert the name of the council (if any) on behalf of which the order has been made.*
- (k) Insert the purpose as stated in the order.*
- (l) The place of deposit must be “within the locality” (see section 11(2)(c) of the Acquisition of Land Act 1981). It should be within reasonably easy reach of persons living in the area affected.*
- (m) Delete this line if directed by the confirming authority that the requirement to make the documents available in an appropriate place does not apply (see section 11(2A) of the Acquisition of Land Act 1981).*
- (n) Insert the website address where the relevant documents can be viewed.*
- (o) Insert if this is relevant—see section 14A of the Acquisition of Land Act 1981.*
- (p) Insert the name and address of the confirming authority in the case of a non-Ministerial order and the name and address of the Minister in the case of a Ministerial order.*
- (q) Insert the final date for making objections in accordance with section 12A of the Acquisition of Land Act 1981.*
- (r) Insert a description of all the land and/or new rights described in the order. This need not repeat the Schedule to the order, but must be in terms which enable the reader to appreciate what is included. If the details of the new rights are lengthy, a summary may be included.*

## PART 10

Form 9A: Form of statement of effect of Parts 2 and 3 of the Compulsory Purchase (Vesting Declarations) Act 1981 and for giving information to the authority

FORM 9A

*FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE  
(VESTING DECLARATIONS) ACT 1981 AND FOR GIVING INFORMATION TO THE  
AUTHORITY*

Regulation 3(da), (db)

**PART 1(a)**

**FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE  
COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981**

**Power to execute a general vesting declaration**

- 1 Once [ ](b) has become operative, the (hereinafter called) (c) may acquire any of the land described in Schedule 1 above (d) by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the (c) at the end of the period mentioned in paragraph 2 below.

**Notices concerning general vesting declaration**

- 2 As soon as may be after the (c) execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the [confirmation] [making] (e) notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the (c) together with the right to enter on the land and take possession of it. Every person on whom the (c) could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
- 3 The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

**Modifications with respect to certain tenancies**

- 4 In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a “minor tenancy”, i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or “a long tenancy which is about to expire”. The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.
- 5 The modifications are that the (c) may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

**PART 2(a)**  
**FORM FOR GIVING INFORMATION**  
**The Compulsory Purchase Order 20**

To: (c)

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1 to, the Acquisition of Land Act 1981.

- 1 Name and address of informant(s) (i)  
.....
  - 2 Land in which an interest is held by informant(s) (ii)  
.....
  - 3 Nature of interest (iii)  
.....
- Signed  
.....  
[on behalf of]  
.....  
Date  
.....

- (i) In the case of a joint interest insert the names and addresses of all the informants.
- (ii) The land should be described concisely.
- (iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.

#### NOTES ON THE USE OF FORM 9A

- (a) *A confirmation notice of a compulsory purchase order under section 15 of the Acquisition of Land Act 1981 (or, in the case of a Ministerial order, a making notice under paragraph 6 of Schedule 1 to that Act) must:--*
  - (i) *contain a prescribed statement about the effect of Parts 2 and 3 of the Compulsory Purchase (Vesting Declarations) Act 1981 (i.e. Part 1 of this Form); and*
  - (ii) *invite any person who, if a general vesting declaration were executed under section 4 of that Act, would be entitled to claim compensation to give the acquiring authority information about the person's name, address and interest in land, using a prescribed form (i.e. Part 2 of this Form).*
- (b) *Insert the title of the order as made or confirmed, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words "Compulsory Purchase Order" and the year in which it is made should then follow.*
- (c) *Insert the name of the acquiring authority, and define them by an appropriate term. Thereafter rely on the definition wherever "(c)" appears in the text.*
- (d) *Schedule 1 to the confirmation notice (or, in the case of a Ministerial order, the making notice) of a compulsory purchase order will contain a description of all the land (and/or new rights (if any)) comprised in the order. Part 1 of this Form should be inserted as a subsequent Schedule to the confirmation notice (or, in the case of a Ministerial order, the making notice).*
- (e) *Delete material which is inapplicable.*

#### PART 11

Form 10: Notice of making or confirmation (other than by the acquiring authority) of a compulsory purchase order

FORM 10  
FORM OF NOTICE OF MAKING OR CONFIRMATION (OTHER THAN BY AN ACQUIRING  
AUTHORITY) OF A COMPULSORY PURCHASE ORDER

Regulation 3(e)

[THE ( ) COMPULSORY PURCHASE ORDER] (a)

The [ ] Act (b)  
and the Acquisition of Land Act 1981

-----  
[The [ ] Act(s) (b)]

- 1 Notice is hereby given that the [(c)], in exercise of [their] [its] (d) powers under the above Acts, on [ (e)][made][confirmed][with modifications] (d) [ (f)] [submitted by the][on behalf of the council of] (d).
- 2 The order as [made][confirmed] (d) provides for the purchase for the purposes of [ (h)] of [the land][and][the new rights] (d) described in Schedule 1 hereto. [By a direction given under section (i) consideration of the order, so far as it relates to the land described in Schedule 2 hereto, has been postponed until [ (j)].] (d)
- 3 [A copy of the order as [made][confirmed] (d) by the [ (c)] and of the map referred to therein have been deposited at [ (k)] and may be seen at all reasonable hours.(l)] A copy of the order and of the map may be viewed online at [ (m)].
- 4 (n) [The order as [made][confirmed] (d) becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.]

*or*

- 4 [The order as [made][confirmed] (d) is subject to special parliamentary procedure and will become operative as provided by the Statutory Orders (Special Procedure) Act 1945. Unless the order is confirmed by Act of Parliament under section 6 of that Act, a person aggrieved by the order may, by application to the High Court within 6 weeks from the operative date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.]

- 5 Once the order has become operative, [(g)] may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule [2] / [3] (d) below.
- 6 Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the [(g)] at [(o)] about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule [3] / [4] (d) below.
- 7 [(g)] has a period of [ (p)] years beginning with the date the order becomes operative to serve a notice to treat or execute a general vesting declaration. The order will become operative on the date on which this notice is first published or, if the order is subject to special parliamentary procedure, the date on which the order becomes operative under the Statutory Orders (Special Procedure) Act 1945.

SCHEDULE 1

[LAND][AND][THE NEW EIGHTS] (d) COMPRISED IN THE ORDER AS [MADE]  
[CONFIRMED] (d)

(q)

[SCHEDULE 2

LAND IN RESPECT OF WHICH CONSIDERATION HAS BEEN POSTPONED] (d)

(r)

SCHEDULE [2] / [3] (d)

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY  
PURCHASE (VESTING DECLARATIONS) ACT 1981 (s)

SCHEDULE [3] / [4] (d)

FORM FOR GIVING INFORMATION (t)

[Date and signature]

#### NOTES ON THE USE OF FORM 10

- (a) *Insert the title of the order as made or confirmed, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words "Compulsory Purchase Order" and the year in which it is made should then follow.*
- (b) *Insert the title of the Act(s) authorising the compulsory purchase.*
- (c) *Insert the name of the confirming authority (or authorities) or if the order has been made by a Minister, the title of that Minister.*
- (d) *Delete material which is inapplicable.*
- (e) *Insert the date of the making (for a Ministerial order) or confirmation (in other cases) of the order.*
- (f) *Insert the title of the order.*
- (g) *Insert the name of the acquiring authority.*
- (h) *Insert the purpose as stated in the order.*
- (i) *Insert details of the relevant provision under which the direction postponing consideration has been given.*
- (j) *Insert the date until which consideration has been given.*
- (k) *The place of deposit must be "within the locality" (see section 11(2)(c) of the Acquisition of Land Act 1981). It should be within reasonably easy reach of persons living in the area affected.*
- (l) *Delete this line if directed by the confirming authority that the requirement to make the documents available in an appropriate place does not apply (see section 15(4A) of the Acquisition of Land Act 1981).*
- (m) *Insert the website address where the relevant documents can be viewed.*
- (n) *Use whichever alternative is appropriate.*
- (o) *Insert the address of the acquiring authority where the information should be sent.*
- (p) *Insert the time period in years within which a notice to treat must be served or a general vesting declaration executed. This will be 3 years beginning on the date the order becomes operative unless the confirming authority has exercised its powers under section 13D of the Acquisition of Land Act 1981 to extend that period.*
- (q) *Insert a description of all the land (and/or new rights (if any)) comprised in the order. This need not repeat the Schedule to the order, but must be in terms from which persons interested can readily see how their land is affected. If the details of the new rights are lengthy a suitable summary can be included.*
- (r) *Insert a description of the land (and/or new rights (if any)) comprised in the order in respect of which consideration has been postponed.*
- (s) *Insert Part 1 of Form 9A.*
- (t) *Insert Part 2 of Form 9A.*



**Additional paragraphs for a compulsory purchase order which includes a direction that applies section 14A of the Land Compensation Act 1961 (u)**

8. [The order as [made] [confirmed] (d) provides a direction for compensation to be assessed in accordance with section 14A of the Land Compensation Act 1961. When assessing the value of land in accordance with rule (2) in section 5 of the Land Compensation Act 1961, it is to be assumed that no planning permission would be granted for development on the relevant land (whether alone or together with other land). Whilst this does not prevent account being taken of planning permission which has already been granted, it does prevent account being taken of the value associated with:
  - (a) “appropriate alternative development” certified under section 17 of the Land Compensation Act 1961; or
  - (b) the prospect of planning permission being granted for other development on or after the relevant valuation date.
9. A copy of the statement of commitments submitted in connection with the order as [made] [confirmed] (d), or if the statement was amended after its submission the statement as amended, has been deposited at [ (k)] and may be seen at all reasonable hours (l).] A copy of the statement of commitments submitted in connection with the order as [made] [confirmed] (d) or if the statement was amended after its submission the statement as amended may be viewed online at [ (m)].
10. If the statement of commitments submitted in connection with the order as [made] [confirmed] (d), or if the statement was amended after its submission the statement as amended, is not fulfilled by (g), in accordance with paragraph 1 of Schedule 2A to the Land Compensation Act 1961, additional compensation may become payable.]

**NOTES ON THE USE OF ADDITIONAL PARAGRAPHS FOR A COMPULSORY PURCHASE ORDER WHICH INCLUDES A DIRECTION THAT APPLIES SECTION 14A OF THE LAND COMPENSATION ACT 1961**

- (u) *Insert these paragraphs where the acquiring authority has included such a direction in a compulsory purchase order.*

**PART 12**

Form 11: Notice of confirmation by an acquiring authority of a compulsory purchase order

FORM 11  
FORM OF NOTICE OF CONFIRMATION BY AN ACQUIRING AUTHORITY OF A  
COMPULSORY PURCHASE ORDER

Regulation 3(e)

[THE ( ) COMPULSORY PURCHASE ORDER] (a)

The [ ] Act (b)  
and the Acquisition of Land Act 1981

---

[The [ ] Act(s) (b)]

- 1 Notice is hereby given that the [(c)], in exercise of the powers of the confirming authority under the above Acts, on [(d)] confirmed [(e)] made by it [on behalf of the council of (f)]. No objections to the order were received within the permitted period and consequently notification was given by [(g)] that the power to confirm the order may be exercised by the acquiring authority in accordance with section 14A of the Acquisition of Land Act 1981.
- 2 The order as confirmed provides for the purchase for the purposes of [(h)] of [the land][and][the new rights] (i) described in Schedule 1.
- 3 [A copy of the order as confirmed by the [(c)] and of the map referred to therein have been deposited at [(j)] and may be seen at all reasonable hours.(k)] A copy of the order and of the map may be viewed online at [ (l)].
- 4 The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
- 5 Once the order has become operative, [(c)] may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.

- 6 Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the [(c)] at [(m)] about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.
- 7 [(c)] has a period of three years beginning with the date the order becomes operative to serve a notice to treat or execute a general vesting declaration. The order will become operative on the date on which this notice is first published.

SCHEDULE 1

[(LAND)][AND][THE NEW RIGHTS] (i) COMPRISED IN THE ORDER AS CONFIRMED  
(n)

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY  
PURCHASE (VESTING DECLARATIONS) ACT 1981 (o)

SCHEDULE 3

FORM FOR GIVING INFORMATION (p)

[Date and signature]

#### NOTES ON THE USE OF FORM 11

- (a) *Insert the title of the order as made or confirmed, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words "Compulsory Purchase Order" and the year in which it is made should then follow.*
- (b) *Insert the title of the Act(s) authorising the compulsory purchase.*
- (c) *Insert the name of the acquiring authority.*
- (d) *Insert the date of the confirmation of the order.*
- (e) *Insert the title of the order.*
- (f) *If the acquisition is on behalf of another council, insert the name of that council. If not so acquiring, delete this material.*
- (g) *Insert the title of the Minister notifying the acquiring authority that it may exercise the power of confirmation.*
- (h) *Insert the purpose as stated in the order.*
- (i) *Delete the material which is inapplicable.*
- (j) *The place of deposit must be "within the locality" (see section 11(2)(c) of the Acquisition of Land Act 1981). It should be within reasonably easy reach of persons living in the area affected.*
- (k) *Delete this line if directed by the confirming authority that the requirement to make the documents available in an appropriate place does not apply (see section 15(4A) of the Acquisition of Land Act 1981).*
- (l) *Insert the website address where relevant documents can be viewed.*
- (m) *Insert the address of the acquiring authority where the information should be sent.*
- (n) *Insert a description of all the land (and/or new rights (if any)) comprised in the order. This need not repeat the Schedule to the order, but must be in terms from which persons interested can readily see how their land is affected. If the details of the new rights are lengthy a suitable summary can be included.*
- (o) *Insert Part 1 of Form 9A.*
- (p) *Insert Part 2 of Form 9A.*

#### PART 13

Form 12: Newspaper notice of the giving of a certificate under section 16 or 19 of, or paragraph 3 or 6 of Schedule 3 to, the Acquisition of Land Act 1981

FORM 12  
FORM OF NOTICE OF THE GIVING OF A CERTIFICATE UNDER SECTION 16 OR 19 OF, OR  
PARAGRAPH 3 OR 6 OF SCHEDULE 3 TO, THE ACQUISITION OF LAND ACT 1981

Regulation 3(f)

[THE ( ) COMPULSORY PURCHASE ORDER ] (a)

The Acquisition of Land Act 1981

1. The [ (a) ], which has been [submitted by (b) to the (c) for confirmation] [prepared in draft by (d)] (e), includes [the land][and][the new rights] (e) described in the Schedule.

2. [This land][The land over which the new rights are to be acquired] (e) was acquired by [ (f)] for the purposes of their undertaking and the Secretary of State is satisfied that [it is used] [an interest in it] (g) for the purposes of the carrying out of their undertaking.

or

[This land][The land over which the new rights are to be acquired][is][forms part of][a common][an open space][a fuel or field garden allotment]. (g)

3. Notice is hereby given that the Secretary of State in exercise of his powers under [section [16][19] of][paragraph [3][6] of Schedule 3 to] (g) the Acquisition of Land Act 1981 has certified [ (h)].

4. A map showing the land to which the certificate relates [and the land proposed to be given in exchange] (e) may be inspected at [ (i)] at all reasonable hours. A copy of the map may also be viewed online at [ (j)].

5. The certificate becomes operative on the date on which this notice is first published. A person aggrieved by the certificate may, by application to the High Court within 6 weeks from that date, challenge its validity on the ground that there has been a failure to comply with any relevant statutory requirement relating to the certificate.

SCHEDULE

(k)

[Date and signature]

#### NOTES ON THE USE OF FORM 12

- (a) *Insert the title of the order, beginning with the name of the acquiring authority followed in brackets by the location where the land to be acquired is situated. The words "Compulsory Purchase Order" and the year in which it is made should then follow.*
- (b) *Insert the name of the acquiring authority.*
- (c) *Insert the title of the confirming authority.*
- (d) *Insert the name of the authority by whom the draft has been prepared.*
- (e) *Delete material which is inapplicable.*
- (f) *Insert the name of the relevant undertaker.*
- (g) *Use whichever alternative is appropriate.*
- (h) *Insert the terms of the certificate.*
- (i) *The place of deposit should be within reasonably easy reach of persons living in the area affected.*
- (j) *Insert the website address where the map can be viewed.*
- (k) *Insert a description of the land (and/or new rights if any) to which the certificate relates. If the details of new rights are lengthy a suitable summary may be included.*

## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations amend the Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004 (“the 2004 Regulations”) (S.I. 2004/2595).

Regulation 2(2) amends regulation 3(c) of the 2004 Regulations, which prescribes forms for notices given under the Acquisition of Land Act 1981 (c. 67). The amendment provides that Form 7 is the form of the newspaper notice and appropriate website notice for the purposes of section 11(1) of, and paragraph 2(1) of Schedule 1 to, that Act.

Regulation 2(3) omits regulation 3A of the 2004 Regulations, which required the Secretary of State to review the operation and effect of regulation 3(da), (db) and (e) (and the associated forms) in the 2004 Regulations and to publish a report setting out the conclusions of that review within five years of 3rd February 2017 and within every five years after that.

Regulation 2(4) inserts new regulation 4A into the 2004 Regulations. It requires the acquiring authority to include additional text in certain prescribed forms where a compulsory purchase order is made or confirmed with a direction made under section 15A of the Acquisition of Land Act 1981 (c. 67) that compensation is to be assessed in accordance with section 14A of the Land Compensation Act 1961 (c. 33).

Regulation 2(5)(a) amends the titles of Form 7 and Form 12 in the contents of the Schedule in the 2004 Regulations.

Regulations 2(5)(b) to (e) replace Forms 1 to 9, 9A, and 10 to 12 in the 2004 Regulations with new versions of those forms contained in the Schedule to these Regulations.

The amendments made by regulation 2(2) and (5)(a), (c), and (e) do not apply to compulsory purchase orders where notice of the making or preparation in draft of the order pursuant to section 11(1) or paragraph 2(1) of Schedule 1 to the Act has been published before the day on which these Regulations come into force.

An impact assessment has not been produced for this instrument as no impact on the private or voluntary sectors is foreseen.

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