



Huncoat Garden Village including the residential relief road 'Huncoat Lane'

Compulsory Purchase Orders

Frequently Asked Questions

April 2026

This document sets out a list of frequently asked questions about the Compulsory Purchase Orders (CPOs) that may be required to assist in bringing forward the delivery of the regeneration/redevelopment of Huncoat including the residential relief road 'Huncoat Lane'.

This document will be regularly updated as the project progresses.

Further information is available at the following website and this will be regularly updated:

<https://www.hyndburnbc.gov.uk/huncoat-garden-village/>

The Use of Compulsory Purchase Orders to deliver the Huncoat Garden Village

1. What are the proposals for Huncoat Garden Village?

Hyndburn Council ("the Council") has identified Huncoat as a key location for growth, and plans to deliver additional housing, alongside new local amenities such as an expanded primary school, open space including new woodland, and infrastructure improvements.

In October 2021, Hyndburn Council's Cabinet approved The Huncoat Garden Village Masterplan Framework and Delivery Strategy (the "Masterplan Framework"). This Masterplan Framework is now a material consideration in both the Hyndburn Local Plan 2040, and planning applications coming forward in the area.

Part of the regeneration scheme will involve improvements being made to local infrastructure, including the delivery of a residential relief road to provide an additional point of access in order to facilitate approximately an additional circa (400) homes to be delivered adjacent to Huncoat Lane.

2. Why might Compulsory Purchase Orders (CPO) be required?

The delivery of the Huncoat Garden Village is a strategic priority for the Council, being taken forward in conjunction with Homes England. Homes England is providing funding support to enable delivery of key infrastructure and unlock housing development across the Masterplan area.

To ensure timely delivery of the wider Garden Village vision, the Council may need to acquire land or property that is currently in third party ownership. While the Council is committed to working constructively with landowners to reach voluntary agreements, it recognises that in some cases it may be necessary to use its statutory powers to compulsorily acquire land in order to facilitate delivery of essential infrastructure and development.

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

A Compulsory Purchase Order allows public bodies to acquire land and rights without the consent of the owner or occupier.

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

Hyndburn Council as a local authority has compulsory purchase powers. Further information about the CPO process is set out below.

4. What does the CPO process involve?

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

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

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

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

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

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

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

Throughout the CPO process the Council is required to continue negotiations to acquire third party property interests. Compensation should be paid for acquisition of any property and rights, in accordance with the statutory Compensation Code, to parties from whom land, property and interests are being acquired. Any potential claimants also have a duty to mitigate their losses and to take reasonable steps to eliminate or reduce their losses if a compensation claim arises.

Huncoat Lane relief road

Compulsory Purchase Powers for Huncoat Lane relief road

A key piece of infrastructure in the Huncoat Masterplan Framework is the Huncoat Lane relief road, which is essential to support future housing development and improve connectivity across the site. The new Huncoat Lane is proposed to connect Altham Lane in the north with the A679 Burnley Road / A56 Accrington Bypass roundabout in the south. The planning application for the new Huncoat Lane was submitted in March 2025. The planning application was determined by the Local Planning Authority on 11 March 2026 and a

resolution to grant planning permission has been secured, with delegated powers to the Head of Planning and Transportation to grant planning permission subject to conditions to their satisfaction.

The proposed alignment of the relief road affects a number of third-party landholdings and occupiers and the Council is seeking to acquire the required land by agreement where possible. However, in order to ensure that the Huncoat Lane relief road can be delivered and within a reasonable timeframe, the Council is now seeking to use its compulsory purchase powers if required. These powers will only be used as a last resort where negotiations to acquire land and rights by agreement within a reasonable timeframe have not been successful.

5. What stage of the CPO process are we now in and what happens next?

The Council is seeking to acquire all third-party interests within the site boundary for the relief road. If you hold a property interest in the site and have not yet begun negotiations with the Council, please contact the Council and its advisors on the contact details at question 7 of these FAQs.

The Council would like to acquire all the required property interests by agreement and would like to work with affected parties to seek to understand the impact of the relief road on the affected parties and whether any mitigation could be put in place.

The Council took a report to its Cabinet on 18 June 2025 to obtain approval to in principle use its compulsory purchase powers and to undertake all necessary steps to make a Compulsory Purchase Order (CPO). The report can be viewed at the web link below.

<https://democracy.hyndburnbc.gov.uk/ieListDocuments.aspx?CId=133&MId=3027&Ver=4>

The Council took a further report back to its Cabinet on 18 March 2026 to approve the making of the CPO for Huncoat Lane. Cabinet approved the recommendations in the report. The report can be viewed at the web link below.

<https://democracy.hyndburnbc.gov.uk/documents/s23660/Huncoat%20Garden%20Village%20Relief%20Road%20CPO%20-%20Main%20Report.pdf>

The Council will only exercise its CPO powers as a last resort.

An indicative timetable of events is set out below.

Event/action	Indicative timescale
Negotiations	Continuing throughout the CPO process.
Preparation for the CPO, including further due diligence and land referencing carried out by the Council.	Ongoing to March 2026
Cabinet approval to make the CPO	18 March 2026
CPO made	9 April 2026
CPO objection period	17 April to 18 May 2026
If objections are received, a public inquiry is likely to be held	Autumn 2026
Decision on a CPO inquiry	Winter 2026/2027
Take possession of land (if a CPO inquiry is required)	From June 2027

6. Will I be able to object to the CPO?

Yes. If your property interest is included within the Order Schedule, you are known as a qualifying objector. This gives you the right to object to a CPO, but your objection must be received by the deadline set for objections. If you do not appear on the Order Schedule, you are unlikely to be a qualifying objector and while you can still object this will carry less weight in the decision-making process of the CPO.

The objection period runs from 17 April to May 2026. If your property interest is included in the Order Schedule you will receive a notice in the post setting out how to submit an objection. Information is also available on the Council's website at the link below or you can contact the Council/its advisors on the details at section 7 of this document.

<https://www.hyndburnbc.gov.uk/huncoat-garden-village/>

7. Who do I contact to discuss the acquisition of my land and to find out more about the project and CPO?

Please contact the Council's advisors Avison Young on the contact details below.

Charles Trustram Eve
Director
Avison Young
Email: Charles.trustrameve@avisonyoung.com
Phone: 07900 405 568

If you have a general enquiry:
Mark Hoyle
Head of Regeneration and Housing
Hyndburn Borough Council
Email: mark.hoyle@hyndburnbc.gov.uk
Phone: 01254 380 662 or 0777 625 7370

8. If I am subject to a CPO, can I appoint my own surveyor to provide me with advice?

Affected parties may find it useful to seek professional advice and/or representation from a surveyor who specialises in compulsory purchase to ensure that they fully understand the CPO process and for the surveyor to either lead or assist them with negotiations with the Council and its development partners. The advisor may also provide advice to assist a landowner/occupier in understanding the impact of any CPO on their property interest and to under the compensation which may be payable to them.

The Council will reimburse your reasonably incurred professional fees. Please discuss this with Charles Trustram Eve or Mark Hoyle (details set out at question 7 of these FAQs) if you would like further information.

You can also search the Royal Institution of Chartered Surveyor's (RICS) website for firms at: <https://www.ricsfirms.com/helplines/compulsory-purchase/>

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

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

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

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

10. When will the Council acquire my property interest?

If there is a CPO inquiry, under the current indicative timetable, the Council would seek to take possession of land currently in third party ownership from June 2027.

However, if there are no objections to the CPO and an inquiry is not required, the Council's 'not before' date, the earliest at which the Council would take possession is August 2026.

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

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

The Ministry of Housing, Communities & Local Government *Guidance on Compulsory Purchase Process, January 2025*. This provides a full explanation of the CPO process and the Council will follow the process set out in this document in making any CPO:

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

The government's 2021 guidance on *Compulsory purchase and compensation: guide 1 – procedure*. This explains why compulsory purchase orders are made and what people's rights are to challenge them: <https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-1-procedure>

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

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

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

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

The Royal Institution of Chartered Surveyors' (RICS) professional statement on *Surveyors advising in respect of compulsory purchase and statutory compensation*, 2nd edition, September 2024, effective from December 2024. This sets out the guidelines in which RICS members must act in accordance with when advising on CPO.

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