

**Cabinet Meeting: Monday, 12 January 2026**

**Question from: Cllr Blagbrough**

**Question to: Councillor Patient, Deputy Leader and Cabinet Member with responsibility for Climate Action and Housing**

### **QUESTION**

I would like to thank the Regeneration and Strategy Team for their comprehensive update on the acquisition of land for the Clifton Business Park project and for their comprehensive report for Item 14.

While it is unfortunate that negotiations with landowners were unsuccessful, I recognise that it is sometimes necessary for councils to pursue compulsory purchase action when all other options have been exhausted.

Could I ask:

- 1) at what point the Council reached the view that the window for negotiation with landowners had closed, leaving a compulsory purchase order as the only remaining option;
- 2) whether we might expect any additional unplanned costs in the form of solicitors' fees given the potential for complications down the line, for example; and finally
- 3) whether the Council anticipates any risks of delays to delivery at this stage?

I appreciate that some details will not be able to be confirmed until after the CPO is submitted or finalised but thank Members and Officers for their insight on these matters.

### **Response**

The Council only makes and implements CPOs as a last resort. If a land value can be agreed with the owner that delivers value to the public purse, the CPO can be dropped at any time.

The window for negotiation over the purchase of the land has therefore not closed. However, whilst the Council would prefer to acquire the site voluntarily, it is considered expedient to make a CPO now given the lack of progress on negotiations with the main landowner.

There are always uncertainties and risks with any CPO process; however, officers are taking expert ongoing legal advice from specialist CPO lawyers and are seeking to manage and contain the risks.