

Current Challenges October 2022

- Economic uncertainty.
- Inflationary pressures increasing construction costs.
- Market demand for leisure uses has reduced / commercial operators are more risk adverse.
- Market predictions have changed and likely to continue to change over next 2 to 3 years - will make scheme viability more challenging.
- No immediate additional funding available to fund cost increases and or full budget costs of delivery.

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- Private land assembly and costs challenging - Compulsory Purchase Order (CPO) process required and proceeding. The CPO process could take between 12-18 months to complete.

Useful Info (Legal definition Compulsory Purchase Order)

Compulsory purchase is a legal mechanism by which certain bodies (known as 'acquiring authorities' in this case, Cannock Chase District Council) can acquire land without the consent of the owner. Compulsory purchase powers can support the delivery of a range of development, regeneration and infrastructure projects in the public interest. In doing so, they can help to bring about improvements to social, economic and environmental wellbeing.

A wide range of organisations have compulsory purchase powers, which can be used to help facilitate a variety of different projects. For example, local councils can use their powers to support housing and planning projects, transport bodies can use them for new or improved road and rail links and statutory undertakers can use them for utilities infrastructure.

Compulsory purchase is intended as a last resort and acquiring authorities are expected to try to acquire land by agreement before resorting to acquiring land compulsorily. They can seek to acquire the land or interests in land that they require before the compulsory purchase order is confirmed and should attempt to do so before and/or alongside taking steps to acquire land by compulsion.