



## **SHEFFIELD CITY COUNCIL** **Cabinet Report**

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**Report of:** Executive Director, Place

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**Date:** 22<sup>nd</sup> July 2015

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**Subject:** Proposed Sheffield City Council (Fox Valley, Stocksbridge)  
Compulsory Purchase Order

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**Author of Report:** David Ambrose, City Regeneration Division

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### **Summary:**

This report is to seek authority to make a Compulsory Purchase Order (CPO) to acquire the leasehold interest required in the land at Fox Valley Stocksbridge to enable the completion of the comprehensive regeneration of the site with a mixed use development scheme.

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### **Reasons for recommendations:**

The use of a CPO to acquire the Order Land required for the Scheme is possible under section 226 (1) (a) of the 1990 Town and Country Planning Act, and would be justified in light of the compelling case in the public interest for the acquisition of the Order Land to enable the completion of the Fox Valley development

Where the Council propose to make a CPO under these statutory provisions, the Council must be satisfied that the development is likely to contribute to the achievement of one or more of the following objects, namely the promotion or improvement of the economic, social or environmental well-being of their area.

It is considered that there is a compelling case in the public interest to justify the Council using its compulsory purchase powers to acquire the Order Land because of the important regeneration benefits the Scheme and the wider development of the Fox Valley site will deliver to Stocksbridge and the surrounding area,

If the Order Land is left undeveloped it will constrain both the viability and success of the Fox Valley development, as the appeal and trading environment to both shoppers and retailers would be undermined.

There would be commensurate harm to the contribution of the overall Fox Valley development to the health of the existing centre, promotion of sustainable shopping patterns, and provision of a wider range of facilities for local people.

For these reasons it is suggested that Cabinet adopt the recommendations described below.

**Recommendations:**

- That authority be given for the Council to make a Compulsory Purchase Order under the powers conferred by Section 226 (1) (a) of the Town and Country Planning Act 1990 Act to acquire the land shown on the Order Map displayed at the meeting of Cabinet on 22nd July 2015 and marked Map referred to in the Sheffield City Council (Fox Valley, Stocksbridge) Compulsory Purchase Order 2015.
- That authority be given to the Executive Director Place in consultation with the Director of Legal & Governance and Monitoring Officer and the Acting Executive Director of Resources to agree and enter into all necessary legal documentation with the Stocksbridge Regeneration Company
- That the Director of Legal & Governance and Monitoring Officer be authorised to make the CPO, to take all necessary procedural steps prior to and after the making of the CPO, to enable the CPO to be submitted to the Secretary of State for confirmation including:
  - (a) finalising the attached draft Statement of Reasons;
  - (b) finalising the Schedule of Interests
  - (c) serving notices of the making of the CPO on all persons entitled to such notice and placing necessary press notices;and to submit the CPO to the Secretary of State for confirmation.
- That the Director of Legal & Governance and Monitoring Officer be authorised to sign and serve any notices or documents necessary to give effect to these recommendations and to take all other actions necessary to give effect to these recommendations.
- As soon as the Order is confirmed by the Secretary of State to advertise the confirmation of the CPO and serve all necessary notices of confirmation and once the CPO becomes operative, the Director of Legal & Governance and Monitoring Officer in consultation with the Acting Executive Director of Resources be authorised to execute General Vesting Declarations under the Compulsory Purchase (Vesting Declarations) Act 1981, at the earliest opportunity.
- That the Executive Director Place, in consultation with the Director of Legal & Governance and Monitoring Officer and the Acting Executive Director of Resources be authorised to manage the compulsory purchase process in accordance with the terms of the CPO Indemnity Agreement.

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**Background Papers:** Previous Cabinet Reports of the 23<sup>rd</sup> March 2011, 29<sup>th</sup> February 2012 and 26<sup>th</sup> September 2012

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**Category of Report: OPEN**

## Statutory and Council Policy Checklist

<b>Financial Implications</b>
YES Cleared by: Eugene Walker
<b>Legal Implications</b>
YES Cleared by: Gillian Duckworth
<b>Equality of Opportunity Implications</b>
YES Cleared by: Ian Oldershaw
<b>Tackling Health Inequalities Implications</b>
NO
<b>Human rights Implications</b>
YES
<b>Environmental and Sustainability implications</b>
YES
<b>Economic impact</b>
YES
<b>Community safety implications</b>
NO
<b>Human resources implications</b>
NO
<b>Property implications</b>
YES
<b>Area(s) affected</b>
North Sheffield
<b>Relevant Cabinet Portfolio Leader</b>
Leigh Bramall
<b>Relevant Scrutiny Committee if decision called in</b>
Economic and Environmental Wellbeing
<b>Is the item a matter which is reserved for approval by the City Council?</b>
NO
<b>Press release</b>
NO

## REPORT OF EXECUTIVE DIRECTOR, PLACE

REPORT TO CABINET  
22<sup>nd</sup> July 2015

### PROPOSED SHEFFIELD CITY COUNCIL (FOX HILL, STOCKSBRIDGE) – COMPULSORY PURCHASE ORDER.

#### 1.0 SUMMARY, OUTCOMES AND SUSTAINABILITY

- 1.1 **Summary:** This report is to seek authority to make a Compulsory Purchase Order (CPO) to acquire the leasehold interest required in the land at Fox Valley Stocksbridge to enable the completion of the comprehensive regeneration of the site with a mixed use development scheme.
- 1.2 **Outcomes:** By the Council using its Compulsory Purchase Order powers this will facilitate the completion of the Fox Valley development by the developer the Stocksbridge Regeneration Company (SRC).

The Fox Valley development will deliver the comprehensive regeneration of this currently under-used site at the bottom of the Stocksbridge valley and the resulting uses will be of substantial benefit to the area.

- 1.3 **Sustainability:** The Fox Valley development is on Brownfield land. It comprises in the main the footprint of a former steelworks which has been demolished.
- 1.4 The Fox Valley development will be served by existing public transport links and is accessible by foot and non car modes of transport for many people. Journeys to and from the new jobs created, retail and leisure units, healthcare facilities and homes which will be delivered as part of the redevelopment of the site will therefore result in lower carbon emissions as a significant proportion of these additional journeys are likely to be on foot or using public transport.

#### 2.0 BACKGROUND

- 2.1 On 26<sup>th</sup> September 2012 Cabinet granted authority to make a CPO to acquire land and rights overland at the Former Steelworks in Stocksbridge to enable the comprehensive regeneration of the site with a mixed use scheme for retail, office and leisure with associated infrastructure and car parking and land prepared for residential development.
- 2.2 The development was promoted by Stocksbridge Regeneration Company Limited (SRC) a company now owned entirely by Dransfield Properties Limited

Please note that since the report to Cabinet in September 2012, SRC is now a wholly owned company of Dransfield Properties Ltd and JJ Gallagher Ltd no longer have any shareholding in the company.

- 2.3 The Fox Valley development scheme for the Former Steelworks site, for which planning permission was obtained, comprised of
- A retail and office led element, also including catering and leisure uses, incorporating a Tesco food superstore of approximately 5,820 sq m (GIA) within a total of 20,377 sq m (GIA) of commercial development, served by around 680 car parking spaces, with additional employee parking
  - The provision of land for up to 140 residential units with a mixture of 2, 3 and 4 bedroom dwellings anticipated, which will also accommodate landscaping, the enhancement of the river corridor, and the provision of public open space including children's play space
  - Junction and other improvements to enhance vehicular and pedestrian access from Manchester Road.
  - The improvement of the existing private link road from the steelworks to the A616 Stocksbridge bypass and its opening up as a public highway open to all traffic, with the provision of a new roundabout junction with the bypass
  - The realignment and rationalisation of vehicular and non-vehicular routes across the site, including the closure of Ford Lane and the stopping up of public rights of way, and the provision of new rights of way to enhance wider accessibility.
- 2.4 On the back of the Council granting the CPO SRC were able to acquire, by agreement, all of the proposed development site apart from that held by unknown land owners.
- 2.5 The Sheffield City Council (Former Steelworks, Stocksbridge) Compulsory Purchase Order 2012 was therefore confirmed on an unopposed basis by the Secretary of State for Communities and Local Government on 22nd April 2013.

That Order was duly implemented by the Council who acquired all outstanding interests from the unknown owners and transferred them to SRC in accordance with the terms of the CPO Indemnity Agreement.

- 2.6 In January 2014 SRC granted Tesco Stores Ltd ("Tesco") a 200 year lease on part of the site.

The lease did not require Tesco to build the permitted food store, although at the time that was clearly Tesco's commercial objective in entering into the lease (for which it paid a substantial premium to SRC).

- 2.7 The agreement with Tesco was pivotal as it brought the country's most successful food retailer to the Fox Valley development in a full range store and thus provided the essential anchor tenant that would provide the guaranteed footfall around which the remaining retailer units would secure their trade.
- 2.8 SRC successfully secured European Regional Development Fund (ERDF) funding for the Scheme and Henry Boot Construction were subsequently appointed as main contractor for this £42m development.

### **3.0 CURRENT SITUATION.**

- 3.1 SRC commenced work on site in February 2014 in accordance with the planning permissions obtained, with the first phase being the replacement of the existing Tata Speciality Steels outside storage and handling yard with a new purpose built enclosed facility at the western end of their works with new road and rail links.

This new facility was completed in December 2014 which allowed works to then commence in earnest on the main retail/office development site which are targeted for completion in spring 2016.

- 3.2 A new roundabout on the A616 Stocksbridge bypass has been built to facilitate better access to the Fox Valley site, and a residential house builder Stonebridge Homes has been secured by SRC to deliver the residential element of the Fox Valley scheme.

Substantial ground works have been undertaken by SRC to prepare the housing site for them.

Work on the main retail/office development site is well progressed and is on programme.

- 3.3 On 8th January 2015 Tesco announced that after a strategic property review it had decided not to proceed with some 49 new store projects across the UK.

One of those projects that decided not to proceed with was the food store at Stocksbridge on the Fox Valley development.

- 3.4 The land leased to Tesco sits comprises 1.95 hectares of the Fox Valley site (the "Order Land") and is shown coloured pink in the attached reduced size draft Order Map
- 3.5 Tesco has not come forward with any alternative plans/proposals for development of the Order Land

It is presumably that Tesco will hoard off the Order Land and just keep it vacant.

- 3.6 The decision by Tesco not to proceed with the construction of a new store leaves a sizeable physical gap on the Fox Valley site.
- 3.7 The vacant hoarded off site would be an unsightly space between the retail and office led development to the west, and the housing development to the east, and so represents a wasted resource in terms of the contribution this land could make to providing enhanced services and facilities for local people.
- 3.8 The hoarded off site would also diminish significantly the physical regeneration benefits and improvement to the character and appearance of the Fox Valley site that would otherwise be delivered
- 3.9 The loss of Tesco from the development means that the food anchor store which would have generated shopping trips in high numbers and on a daily basis will no longer be provided. The Tesco store was to be important in generating footfall and hence supporting the appeal and commerciality of the Fox Valley development as a whole.

It thus affects the viability of the overall Fox Valley development and its attractiveness to other retailers and shoppers.

- 3.10 In order to address the loss of Tesco and provide an alternative anchor attraction that will drive footfall and activity levels to help underpin the wider Fox Valley development ,and to fill and make productive use of the gap left by Tesco's abandonment of Stocksbridge, SRC has produced an alternative development proposal ("the Scheme") for the Order Land
- 3.11 The Scheme replaces the proposed Tesco store with a mixed use block comprising retail, leisure, and healthcare with associated infrastructure and car parking. Together the quantum and mix of uses anticipated by the Scheme will act as a major draw, generating interest and activity to support other businesses in the wider development.
- 3.12 Planning permission for the Scheme has been submitted by SRC and permission granted ref 15/00904/FUL
- 3.13 The Scheme is a single block made up of five units:
  - 3.13.1 Unit 1 – a retail unit extending to 1,740 sq m gross internal area (GIA).

This unit will be occupied by Aldi in their new format supermarket

The inclusion of an Aldi supermarket goes some way to compensate for the loss of Tesco, by providing a main food shopping function to



enhance choice in Stocksbridge and will perform as a more modest anchor role for the overall Fox Valley development.

The Council has confirmation that Aldi has been secured by SRC on an occupational lease

#### 3.13.2 Unit 2 – retail unit extending to 929 sq m GIA.

This unit will be occupied by Poundland Limited.

The Council has confirmation that agreements have been entered into with Poundland Limited a fixed price point retailer not represented in the Stocksbridge area

#### 3.13.3 Unit 3 – retail unit extending to 1,858 sq m GIA.

The Council is informed that terms have been agreed to let this unit to TJ Morris Ltd trading as Home Bargains who have already committed to the Fox Valley development but wish to relocate to a much larger format unit within the Scheme.

#### 3.13.4 Unit 4 – a pharmacy which will operate once the letting of unit 5, the Medical Centre is finalised.

#### 3.13.5 Unit 5 – a Medical Centre extending over two floors, which will include a link through to Unit 4, the pharmacy.

It is anticipated that the new medical centre will accommodate The Valley Medical Practice, which has been looking to relocate for some time in Stocksbridge.

SRC is in advanced negotiations with the NHS for this unit and are confident a lease can be agreed.

#### 3.14 SRC needs to have the Scheme developed for the completion of the Fox Valley development which is programmed for spring 2016

They therefore need to have acquired the Order Land in a timely manner to be able to start construction of the Scheme and deliver the supermarket to Aldi in accordance with the terms agreed.

### **4.0 PROPOSED COMPULSORY PURCHASE ORDER.**

4.1 It is proposed to make a Compulsory Purchase Order (CPO) under section 226 (1) (a) of the 1990 Town and Country Planning Act 1990.

4.2 The Council can make a CPO under section 226(1) (a) where it "thinks that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land", and it thinks (required by section 226(1A)) that, "the development will promote the

improvement of the economic, social or environmental well-being of their area”.

- 4.3 The Office of the Deputy Prime Minister ("ODPM") (now the Department for Communities and Local Government) Circular 06/04 states that, “a compulsory purchase order should only be made where there is a compelling case in the public interest”. The Circular also recommends that, “Before embarking on compulsory purchase and throughout the preparation and procedural stages, acquiring authorities should seek to acquire land by negotiations wherever practicable. The compulsory purchase of land is intended as a last resort in the event that attempts to acquire by agreement fail.
- 4.4 SRC has sought to acquire the Order Land by negotiation and been in extensive negotiations with the existing leaseholder Tesco and their agents.
- 4.5 They have made a formal offer to purchase the Order Land and offered to either go to independent third party arbitration to fix the value of the Order Land, or, to pay a premium now and then enter into an Overage Agreement whereby once the Scheme is completed the real costs and values are used to calculate the value of the land and should this revaluation produce a land price higher than the premium already paid an additional top up payment is made by SRC.
- 4.6 Unfortunately terms have not yet been agreed and Officers do not consider that agreement is going to be reached in the timescales required and so believe that there is no alternative but to proceed with a CPO.

Notwithstanding the making of the CPO to acquire the land efforts to acquire the Order Land by agreement will continue in parallel to the compulsory purchase process.

- 4.7 The Council considers that there is a compelling case in the public interest to justify using its compulsory purchase powers to acquire the Order Land because of the important regeneration benefits the Scheme and the wider development of the Fox Valley site will deliver to Stocksbridge and the surrounding area, as it will make a significant contribution to the promotion of the economic, social and environmental well-being of the area.
- 4.8 To date very significant resources have been invested by both SRC and the public sector in the pursuit of and then the implementation of the development of Fox Valley on what was an under-used former steelworks site at the bottom of the Stocksbridge valley.

This would be left incomplete if the Order Land is left undeveloped.

- 4.9 If the Order Land is left undeveloped this will constrain both the viability and success of the Fox Valley development, as the appeal and trading environment to both shoppers and retailers would be undermined if placed alongside a vacant hoarded plot
- 4.10 There would be commensurate harm to the contribution of the overall development to the health of the existing centre, promotion of sustainable shopping patterns, and provision of a wider range of facilities for local people.
- 4.11 In addition the Scheme will also deliver benefits in its own right as it will include a supermarket, which will anchor the Fox Valley development, thus enhancing the choice of food shopping within Stocksbridge.

It will also provide further accommodation for retail and leisure uses, again broadening the range of facilities available to local people.

This will promote sustainability and inclusion by encouraging more residents to meet their needs within the town rather than travelling to competing destinations elsewhere.

- 4.12 The healthcare element of the Scheme will provide a building consistent with meeting the current needs in a primary care led NHS and will provide residents with greater access to a wider range of functions and services in a local setting.

It will be supported by an adjacent pharmacy, so that patients can meet all of their needs on a single trip.

- 4.13 The decision to authorise compulsory purchase will bring certainty that the Scheme will be delivered in a timely fashion to complement and complete the Fox Valley development which is being undertaken by SRC

- 4.14 The draft Statement of Reasons, included as an appendix to this report, sets out more fully the reasons why a CPO is considered necessary.

- 4.15 There will be no job losses or relocations arising from the promotion of the CPO, and there are no occupied dwellings on the land to be acquired.

- 4.16 The Order Land required for the completion of the Fox Valley development is shown coloured pink in the attached reduced size draft Order Map.

- 4.17 As stated, the Statement of Reasons, Order Map and Order Schedule are currently in draft form. All documents will be available for inspection by the public once the Order has been made.

## **5.0 FINANCIAL IMPLICATIONS**

- 5.1 SRC will enter into an Indemnity Agreement with the Council whereby it will indemnify the Council in respect of all the costs and expenses incurred in preparing and making the CPO and in acquiring the interests required (including the payment of all proper CPO compensation) for the delivery of the Scheme.

For the avoidance of doubt this arrangement will not require the Council to provide for a cash-flowing of SRC costs for anything other than the timescale required to make immediate defrayment to the Council.

- 5.2 The terms of this CPO Indemnity Agreement with SRC will be underwritten/guaranteed by Dransfield Properties Limited.
- 5.3 The Acting Executive Director of Resources has undertaken a financial check on both SRC and Dransfield Properties Limited and is satisfied that they are together of sufficient financial standing to underwrite their obligations to the Council contained in the CPO Indemnity Agreement.
- 5.4 All of the Council's costs will, when the CPO Indemnity Agreement is signed, be recoverable, and the financial risk to the Council of using its CPO powers is deemed to be minimal
- 5.5 The Council will not make the CPO until the CPO Indemnity Agreement is completed
- 5.6 Under the terms of the CPO Indemnity Agreement SRC will also be responsible for paying the Council's costs for negotiating and agreeing the terms of the CPO Indemnity Agreement
- 5.7 The cost of the acquisition and development of the Scheme will be funded by SRC via a mixture of balance sheet and bank financing.
- 5.8 As at the date of this report the Acting Executive Director of Resources is satisfied that based on the financial information provided bank SRC and/or its guarantor, Dransfield Properties Limited possesses sufficient balance sheet and bank funding to fund the acquisition of the Order Land and the development of the Scheme.
- 5.9 Prior to the execution of the execution of the General Vesting Declaration (GVD) (the point at which the CPO becomes legally binding with the title of the land transferring to the Council and compensation becoming due/payable) the Acting Executive Director of Resources may, acting reasonably, in order to ensure that there is minimal financial risk to the Council in using its CPO powers, require from SRC and or its guarantor Dransfield Properties Limited, such additional security as the Council should reasonably require for the payment of all the costs for the purchase of the Order Land.

## **6.0 LEGAL IMPLICATIONS.**

- 6.1 It is the view of the Director of Legal & Governance and Monitoring Officer that the CPO of the Order Land is required in order to complete the regeneration of the Former Steelworks area of Stocksbridge is likely to achieve the promotion or improvement of the economic and environmental well-being of the area and its inhabitants, and consequently their social well-being as well.
- 6.2 For reasons set out in paragraph 6.1 above the Director of Legal & Governance and Monitoring Officer confirms that under Section 226 of the Town and Country Planning Act 1990 the Council can make a CPO to acquire the land required for the Scheme, or under Section 227 of the Town and Country Planning Act 1990 the Council may acquire the land by agreement
- 6.3 The CPO Indemnity Agreement, as mentioned in paragraphs 5.1 to 5.6 above provides for SRC and Dransfield Properties Limited as guarantor to indemnify the Council in respect of all of the costs and expenses incurred in acquiring the Order Land for the Scheme.
- 6.4 It is the view of the Director of Legal & Governance and Monitoring Officer that the transfer of the land to SRC under the terms of the CPO Indemnity Agreement conforms with section 233 of the Town and Country Planning Act 1990
- 6.5 Circular 06/04 notes that, “compulsory purchase proposals will inevitably lead to a period of uncertainty and anxiety for the owners and occupiers of the affected land”, and states that, “it is essential that the acquiring authority keeps any delays to a minimum by completing the statutory process as quickly as possible”.

In recognition of this advice the CPO Indemnity Agreement provides for the making of the CPO within 2 months of seeking the Resolution, and to seek confirmation of the CPO from the Secretary of State as soon as possible.

## **7.0 EQUALITY OF OPPORTUNITY**

- 7.1 The redevelopment of the site will be of universal positive benefit for all local people regardless of age, sex, race, faith, disability, sexuality, etc.

Local people will benefit from the creation of a significant number of new full and part time jobs. The socio economic and community cohesion impacts locally will be particularly positive.

- 7.2 No negative equality impacts have been identified, and it is not considered necessary that a full Equality Impact Assessment needs to be undertaken.

## **8.0 ENVIRONMENTAL SUSTAINABILITY**

- 8.1 The redevelopment of the Order Land will bring back into use brownfield land that is currently unused. The site is a former steel works which was demolished a couple of years ago.
- 8.2 The retail/leisure space and healthcare facilities to be developed by SRC will be highly accessible to the people of Stocksbridge and will reduce the distance local residents have to travel to work, shop and help make the healthcare facilities more accessible.

## **9.0 HUMAN RIGHTS ISSUES**

- 9.1 The Human Rights Act 1998 incorporated into domestic law the European Convention on Human Rights (“the Convention”). The specific rights protected by the Convention include, amongst others:
- The right of everyone to the peaceful enjoyment of their possessions, which can only be impinged upon in the public interest and subject to relevant national and international laws;
  - The right to a fair and public hearing for those affected by the Scheme; and
  - The right to a private and family life, home and correspondence, which again can only be impinged upon in accordance with law and where such encroachment is necessary in the interest of national security, public safety or the economic well being of the country
- 9.2 The above rights would be engaged by the use of a CPO to acquire land for the Scheme. However, the European Court has recognised that “regard must be had to the fair balance that has to be struck between competing interests of the individual and the community as a whole”. Any interference with a convention right must be necessary and proportionate.
- 9.3 In the light of the significant public benefit which would arise from the completion of the Fox Valley development and also from the implementation of the Scheme itself, and the fact that the known leasehold owner has been contacted regarding the Scheme and will, should their land be compulsorily acquired, qualify for compensation under the Compensation Code, the Council has concluded that there is a compelling case in the public interest to make the Order.
- 9.4 The Council does not regard the proposed Order as constituting any unlawful interference with any individual’s rights under the Convention, including in particular any property rights.

## **10.0 CONSULTATION**

- 10.1 Consultation has been undertaken as part of the planning process for the planning permission that has been granted for the Scheme.
- 10.2 The Sheffield City Council (Fox Valley, Stocksbridge) Compulsory Purchase Order 2015 will be advertised both nationally and locally in the press, notices will be placed on site and all the CPO documentation will be made available for public inspection both in Stocksbridge and the City Centre.

Representations can be made in the context of any public enquiry that the Secretary of State decides to hold in connection with this CPO.

## **11.0 REASONS FOR RECOMMENDATIONS**

- 11.1 The use of a CPO to acquire the Order Land required for the Scheme is possible under section 226 (1) (a) of the 1990 Town and Country Planning Act, and would be justified in light of the compelling case in the public interest for the acquisition of the Order Land to enable the completion of the Fox Valley development
- 11.2 Where the Council propose to make a CPO under these statutory provisions, the Council must be satisfied that the development is likely to contribute to the achievement of one or more of the following objects, namely the promotion or improvement of the economic, social or environmental well-being of their area.
- 11.3 It is considered that there is a compelling case in the public interest to justify the Council using its compulsory purchase powers to acquire the Order Land because of the important regeneration benefits the Scheme and the wider development of the Fox Valley site will deliver to Stocksbridge and the surrounding area,
- 11.4 If the Order Land is left undeveloped it will constrain both the viability and success of the Fox Valley development, as the appeal and trading environment to both shoppers and retailers would be undermined.
- 11.5 There would be commensurate harm to the contribution of the overall Fox Valley development to the health of the existing centre, promotion of sustainable shopping patterns, and provision of a wider range of facilities for local people.
- 11.6 For these reasons it is suggested that Cabinet adopt the recommendations described below.

## **12.0 RECOMMENDATIONS**

- 12.1 That authority be given for the Council to make a Compulsory Purchase Order under the powers conferred by Section 226 (1) (a) of

the Town and Country Planning Act 1990 Act to acquire the land shown on the Order Map displayed at the meeting of Cabinet on 22nd July 2015 and marked Map referred to in the Sheffield City Council (Fox Valley, Stocksbridge) Compulsory Purchase Order 2015.

- 12.2 That authority be given to the Executive Director Place in consultation with the Director of Legal & Governance and Monitoring Officer and the Acting Executive Director of Resources to agree and enter into all necessary legal documentation with the Stocksbridge Regeneration Company
- 12.3 That the Director of Legal & Governance and Monitoring Officer be authorised to make the CPO, to take all necessary procedural steps prior to and after the making of the CPO, to enable the CPO to be submitted to the Secretary of State for confirmation including:
- (a) finalising the attached draft Statement of Reasons;
  - (b) finalising the Schedule of Interests
  - (c) serving notices of the making of the CPO on all persons entitled to such notice and placing necessary press notices;
- and to submit the CPO to the Secretary of State for confirmation.
- 12.4 That the Director of Legal & Governance and Monitoring Officer be authorised to sign and serve any notices or documents necessary to give effect to these recommendations and to take all other actions necessary to give effect to these recommendations.
- 12.5 As soon as the Order is confirmed by the Secretary of State to advertise the confirmation of the CPO and serve all necessary notices of confirmation and once the CPO becomes operative, the Director of Legal & Governance and Monitoring Officer in consultation with the Acting Executive Director of Resources be authorised to execute General Vesting Declarations under the Compulsory Purchase (Vesting Declarations) Act 1981, at the earliest opportunity.
- 12.6 That the Executive Director Place, in consultation with the Director of Legal & Governance and Monitoring Officer and the Acting Executive Director of Resources be authorised to manage the compulsory purchase process in accordance with the terms of the CPO Indemnity Agreement.

Simon Green  
Executive Director Place.