

Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Notice under Regulation 11: Key Decisions taken in cases of Special Urgency

Pursuant to Regulation 11 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 ('the Regulations'), **I hereby give Notice** that:-

The Leader intends to make a Key Decision on behalf of the Sheffield City Council for the approval of a revised scheme for the Sheffield New Retail Quarter, the approval of funding for the acquisition of all land interests required for the New Retail Quarter and the taking of all necessary steps to acquire those land including, but not limited to, the exercise of powers conferred on the Council by virtue of the Sheffield City Council (Pinstone Street and Trafalgar Street) (New Retail Quarter) Compulsory Purchase Order 2006 ("the CPO")

This decision is urgent and cannot reasonably be deferred. Consequently it has not been possible to give 5 clear days' notice of the intention to make the Key Decision, as required by Regulation 10 of the Regulations.

The reasons why the making of the decision is urgent and cannot reasonably be deferred are as follows:-

In order to deliver the New Retail Quarter development the Council needs to acquire all land interests within the proposed development site.

Some of those land interests are comprised in the CPO and the Council needs to protect its ability to use the CPO to acquire those interests. This is time critical as Notices to Treat in relation to the land comprised in the CPO were sent out on 4th July 2011.

These notices will lapse and the right to acquire the affected interests lost, unless a Notice of Entry is served and possession of the land interests is taken within 3 years of the date of service of the Notices to Treat, or the affected owners agree to extend the period for obtaining possession.

Consequently, if an extension cannot be agreed, possession would need to be taken by 4th July 2014. Before this can take place Notice of Entry would have to be served on the relevant land owners not less than 14 days before possession can be taken.

As a result of this notice requirement, a decision by the Executive Leader is necessary to approve the revised scheme for the New Retail Quarter, the funding for the acquisition of all land interests required to implement it and for authority to take all steps necessary to acquire those land interests..

If this authority is not obtained then the Council will lose the right to acquire compulsorily the land interests contained in the CPO.

Failure to secure those land interests would result in fragmented land ownership within the proposed New Retail Quarter site and could prejudice the delivery of the New Retail Quarter. This would, in all likelihood, result in continued blight, diminishing economic activity and output and further decline in the physical environment and environmental standards of this important area of the city centre.

Gillian Duckworth
Interim Director of Legal and Governance
Sheffield City Council

As required by Regulation 11 of the Regulations, the Chair of the Economic and Environmental Wellbeing Scrutiny Committee, Councillor Cate McDonald, has been informed of the matter about which the Key Decision is to be made by being given the above Notice, and has agreed that the making of the decision is urgent and cannot reasonably be deferred.

Pursuant to Regulation 11 (2) this Copy of the Notice was made available at Sheffield Town Hall for inspection by the public and published on the Council's website on 6 June 2014