

**THE ROTHERHAM METROPOLITAN BOROUGH COUNCIL (DINNINGTON MARKET PLACE)
COMPULSORY PURCHASE ORDER 2025**

**The Town and Country Planning Act 1990, the Local Government (Miscellaneous Provisions)
Act 1976 and the Acquisition of Land Act 1981**

- 1 The Rotherham Metropolitan Borough Council made on the 7th January 2025 The Rotherham Metropolitan Borough Council (Dinnington Market Place) Compulsory Purchase Order 2025 under section 226(1)(a) of the Town and Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation and, if confirmed, the order will authorise Rotherham Metropolitan Borough Council to purchase compulsorily the land and the new rights described below for the purpose of facilitating the demolition or refurbishment of disused, derelict aging and declining town centre buildings to facilitate a town centre redevelopment which comprises modern commercial space, landscaped town square including a demountable market offer, with associated storage unit, car parking, and servicing capable of meeting the demands of a 21st Century local retail environment.
- 2 A copy of the order and of the map referred to therein have been deposited at Riverside House, Main Street, Rotherham, S60 1AE (8.30am-5pm Monday to Friday or 9am-4pm on Saturday) or Dinnington Community Library, Laughton Road, S25 2PS (9am-5pm Monday to Friday or 9am-1pm on Saturday). A copy of the order and of the map may be viewed online at www.rotherham.gov.uk/local-economy-1/dinnington-high-street-market.
- 3 If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order, the confirming authority may confirm the order with or without modifications.
- 4 In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the order either:
 - (i) to cause a public local inquiry to be held; or
 - (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or
 - (iii) with the consent of the objector to follow a written representations procedure.
- 5 The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order.
- 6 Any objection to the order must be made in writing to the Secretary of State for Housing, Communities and Local Government at the Ministry of Housing, Communities and Local Government, Planning Casework Unit, 23 Stephenson Street, Birmingham, B2 4BH or sent by email to PCU@communities.gov.uk before **6 February 2025** and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF LAND AND THE NEW RIGHTS

The land to be acquired

In Dinnington all interests other than those owned by the Rotherham Metropolitan Borough Council in approximately: 4,798 square metres of commercial premises known as 32a to 56 (evens) Laughton Road; Band Hall and surrounding hardstanding; Dinnington Outdoor Market; and surrounding pedestrian thoroughfare and alleyways between Laughton Road and Constable Lane.