
Report to

18th October 2005

Cabinet

Report of

Director of City Development

Title

City of Coventry (Swanswell No 1) Compulsory Purchase Order 2005

St Michaels Ward

1 Purpose of the Report

This report seeks your approval for the compulsory acquisition of property and interests to facilitate the delivery of the Swanswell Initiative Learning Quarter.

2 Recommendations

The Cabinet are asked to refer the matter for consideration at full Council on 1 November 2005 with the following recommendations:

Full Council are asked to:

- 2.1 Authorise the making of the City of Coventry (Swanswell No 1) Compulsory Purchase Order 2005 ("the Order") under Section 226 (1) (a) of the Town and Country Planning Act 1990 as amended by Section 99 of the Planning and Compulsory Purchase Act 2004 in respect of the lands coloured pink on the plan marked " Map referred to in the City of Coventry (Swanswell No1) Compulsory Purchase Order 2005" displayed at your meeting.
- 2.2 Authorise the Director of City Development and the Director of Legal and Democratic Services to advertise the Order and submit it to the First Secretary of State in accordance with the Acquisition of Land Act 1981 and to take all necessary steps to secure the confirmation and implementation of the Order, including, if necessary, presentation of the Council's case at public inquiry.
- 2.3 Agree that, notwithstanding the previous recommendations, attempts continue to be made to acquire the land interests by agreement in accordance with government circular 06/2004.

2.4 Agree the Statement of Reason For Making the Order, appendix B, and note the schedule of interests to be acquired as set out in Appendix A.

3.0 Information/Background

3.1 At its meeting on the 17th August 2005, Cabinet agreed to support and facilitate the availability of land in order for the new City College to be built as a key element of the Swanswell Initiative.

3.2 The Planning position of the Order Land is set out in detail in the Statement of Reasons, Appendix B

Briefly this document includes: -

- A description of the CPO ' Order Land' site
- A justification of the need for the CPO powers
- A description of the Swanswell Initiative proposal
- The Authority's purpose in seeking to Acquire the Order Lands
- Human Rights Act consideration
- The planning context, and current planning position. This makes reference to Government statements and policies within the Coventry Development Plan 2001 (CDP), which support these proposals. Principally, these consist of PPS 1 and CDP policies SCL6 and SCL7 as well as more general CDP policies, which relate to various detailed aspects of the development.
- Related Highway Closure Orders

3.3 Before the Order can be formally confirmed, outline planning permission for Phase 2 City College, to include a Multi Storey Car Park, needs to be granted and this will be pursued by City College. Their application was valid from 20 September 2005. On 21 July 2005, Planning Committee granted planning permission for Phase 1, subject to conditions and a S106 Agreement being concluded.

4.0 Proposal and Other Option(s) to be Considered

4.1 The Scheme is described in Section 5 of the attached Statement of Reasons.

4.2 Compulsory Purchase powers are sought under:

Section 226(1) (a) of the Town and Country Planning Act 1990 for authority to compulsorily purchase land which is required to secure the carrying out of redevelopment in accordance with the scheme detailed in the attached Statement of Reasons.

4.3 A Compulsory Purchase Order is needed to ensure that the site can be assembled and vacant possession of the required areas delivered at market value, by the due date, to permit the College development to proceed on programme and to give it certainty, in order that the College can secure funding. The Order includes all outstanding private sector property interests within the development area.

4.4 Purchases by agreement in advance of the Order will continue to be undertaken, where possible.

4.5 All parties affected by the proposals have been formally referenced and are aware of the scheme.

4.6 If Cabinet do not resolve to make the Order under the enabling power, then the scheme will not have certainty in its programming. This would mean that either that the scheme may not proceed at all or that it may be protracted to an unacceptable degree and/or ransom values may be sought by the owners of the affected parties.

5.0 Other specific implications

	Implications (See below)	No Implications
Area Co-ordination		➡
Best Value		➡
Children and Young People		➡
Comparable Benchmark Data		➡
Corporate Parenting		➡
Coventry Community Plan	➡	
Crime and Disorder		➡
Equal Opportunities		➡
Finance	➡	
Health and Safety		➡
Human Resources		➡
Human Rights Act		➡
Impact on Partner Organisations		➡
Information and Communications Technology		➡
Legal Implications	➡	
Property Implications	➡	
Race Equality Scheme		➡
Risk Management	➡	
Sustainable Development	➡	
Trade Union Consultation		➡
Voluntary Sector – The Coventry Compact		➡

5.1 Coventry Community Plan

5.1.1 The Order will assist with implementing the scheme which will support Theme 2 of the plan (Learning and Training, developing people and their skills).

5.2 Financial Implications

5.2.1 The site assembly costs will be borne by the Council as the Acquiring Authority. These will be met from within the existing funding already committed to the scheme.

5.3 Legal Implications

5.3.1 The making of this Order follows the statutory process set down in the Acquisition of Land Act 1981, as amended by the Planning and Compulsory Purchase Act 2004.

5.3.2 The enabling power in S226 (1) (a) Town and Country Planning Act 1990 (as amended) is being used as, by resolving to make this Order, the Acquiring Authority thinks the scheme will improve the economic and environmental well being of the Swanswell area. Accordingly, the Acquiring Authority believes that there is a compelling case in the public interest to make the Order, which outweighs the loss of the private sector landholdings. In this case, the Acquiring Authority considers that the resolution to make the Order does not breach the Human Rights Act.

5.3.3 The timescale is very tight for Coventry College to secure its funding and meet the opening date for the September term start and for the Council to secure the Order and acquire the properties, so there can be no slippage in the timescale.

5.4 Property Implications.

5.4.1 The Order Lands contain a diverse range of property uses, which need to be acquired. Several business and residential occupiers will need to be relocated and Council officers will work with the relevant parties to try to find suitable alternative accommodation for them.

5.4.2 If the Council, as acquiring authority, purchases Orbit's interest in plot 5, subject to tenancies, then the Council will have a duty to rehouse the occupiers under S39, Land Compensation Act 1973 before possession of their properties can be taken. This applies equally if the Council were to acquire Orbit's interest by agreement or under a confirmed Order.

5.4.3 In the interim, the Council and Orbit are working together to rehouse the tenants by agreement within Orbit's existing stock literally over the road. Four of the tenants are in purpose built disabled accommodation and the Council is seeking to identify alternative accommodation within a new development close by which can be adapted to meet the affected parties needs. Such adaptations will be funded by the Acquiring Authority in accordance with S45, Land Compensation Act 1973.

5.4.4 In accordance with statute and case law, appropriate compensation will be agreed and paid to the affected parties.

5.5 Risk Management

5.5.1 It is possible that the occupiers of plots 1,2 and 3 could serve a statutory Blight Notice, which would compel the Council, as local planning authority, to acquire their respective interests. This would occur after the Order has been submitted to the ODPM for confirmation. Therefore, there is the risk that the Council could be compelled to acquire any or all of the qualifying properties and either the CPO is not confirmed or the scheme does not proceed. In this case, under the Crichel Down Rules, the industrial units and the Medical Centre would be offered back to the original freeholders and the ground lessee and, if they did not wish to repurchase, the properties could be relet or sold.

5.5.2 It is also government guidance that the Council, whilst running the CPO process, should seek to acquire by agreement wherever possible. Hence, the aforementioned risk equally applies under this scenario.

5.5 Sustainable development

5.5.1 The scheme proposals are over a large parcel of brownfield land, which would be regenerated, bringing environmental improvements and improving the economic vitality of the area.

6.0 Monitoring

6.1 The project will managed by the Project Champion for the Swanswell Initiative to ensure all procedures and deadlines are met.

7.0 Timescale and expected outcomes

7.1 Key dates for the successful delivery of the CPO are as follows:

- Serving of Notices by Jan 06
- Submission of the CPO to First Secretary of State Late Jan 06
- Possible Public Inquiry Procedure Mar 06 upto Oct 06
- Confirmation of CPO Nov 06
- Obtaining title under a General Vesting Declaration Jan 07
- Sale of land to City College Feb 07

Note the above timescales are largely dependant on the performance of the office of the First Secretary of State, but are based on past performance of other CPO's.

7.2 The expected outcome is the successful purchase of the required properties, either by negotiation or CPO to enable phase 2 of the City College to proceed.

	Yes	No
Key Decision	√	
Scrutiny Consideration (if yes, which Scrutiny meeting and date)		√
Council Consideration (if yes, date of Council meeting)	√ 1 November 2005	

List of background papers

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(Any enquiries should be directed to the above)

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Papers open to Public Inspection

Description of paper	Location
Draft Swanswell Masterplan	Floor 4 CC4
Previous Cabinet reports relating to Swanswell 10/12/02, 17/8/04 15/2/05	Floor4 CC4

**Swanswell No 1 CPO 2005
Schedule of Interests**

Table 1

Number on Map	Extent, Description and situation of the Land	Names and Owners or reputed owners	Addresses Lessees or reputed lessees	Tenants or reputed tenants	Occupiers
1	2,888 sqm, industrial unit, known as 32 Adelaide Street, Castle Place Industrial Estate, Coventry, CV1 5GT together with part half widths of Harnall Lane East and Adelaide Street	Jeoffrey Mohammed Shah 13 Bideford Road Wyken Coventry CV2 3LD	<u>Unit 1a & 1b</u> Ryona Engineering Limited 58 Woodland Road Coventry CV3 2BZ <u>Unit 1c</u> Edwin H Fryer Limited Lowther Street Coventry CV2 4GL <u>Unit 1d</u> Mr Norman Eaves 37 Lime Tree Avenue Coventry CV4 9EY Mr Gary Judge 12 Elm Tree Avenue Coventry CV4 9ET t/a G & N Tools	Owner t/a Alfa Trading 32 Adelaide Street Coventry CV1 5GT	Owner and Lessees
				-	

2	965 sqm, modern light industrial unit, known as Unit 5, Castle Place Industrial Estate, Harnall Lane East, Coventry, CV1 5GT	James O' Flanagan Limited 110 Broad Street Coventry CV6 5BG	Gomac Tools Limited Unit 5 Castle Place Industrial Estate Harnall Lane East Coventry CV1 5GT		Lessees
3	All interests in 1,376 sq m, Swanswell Medical Centre and surface car parking, Swanswell Street Coventry, CV1 5FT together with part half widths of Swanswell Street and Queen Street except those owned by the acquiring authority	Coventry City Council Council House Earl Street Coventry CV1 5RR	Dr Mariampillai Jayaratnam Dr Kamalambigai Jayaratnam Swanswell Medical Centre Swanswell Street Coventry CV1 5FT	-	Lessees
4	266 sqm, freestanding Church Hall, Queen Street, Coventry, CV1 5GF together with part half width of Queen Street	Hillfields Christian Fellowship <u>Trustees:</u> Paul Palmer 19 Cornwall Road Coventry CV1 2AD David Gray 36 Keppel Street Coventry CV1 5HP Reverend Dr Martin Robinson 147 Northfield Road Kings Norton Birmingham B30 1EA	-	-	Owners

5	All interests in 1,593 sqm, two three story blocks of flats known as Cygnet and Orwell Courts in Swanswell Street, Coventry, CV1 5FZ together with part half width of Swanswell Street other than those owned by the acquiring authority	Coventry City Council As plot 3	Orbit Housing Association Garden Court Harry Weston Road Binley Coventry CV3 2SU	Miss L Price 1 Cygnet Court Swanswell Street Coventry CV1 5FZ Mr Philip Jones 2 Cygnet Court Swanswell Street Coventry CV1 5FZ Mr Lee Haywood 3 Cygnet Court Swanswell Street Coventry CV1 5FZ Mr Thomas Stanford 4 Cygnet Court Swanswell Street Coventry CV1 5FZ Mr Philip King 5 Cygnet Court Swanswell Street Coventry CV1 5FZ Ms Sohaia Abbas 6 Cygnet Court Swanswell Street Coventry CV1 5FZ Mr Wayne Morgan 1 Orwell Court	Tenants
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				<p>Swanswell Street Coventry CV1 5FZ</p> <p>Mr George Maddox 2 Orwell Court Swanswell Street Coventry CV1 5FZ</p> <p>Mr Karl Muir 3 Orwell Court Swanswell Street Coventry CV1 5FZ</p> <p>4 Orwell Court Swanswell Street Coventry CV1 5FZ</p> <p>Mr Joseph O' Mealy 5 Orwell Court Swanswell Street Coventry CV1 5FZ</p> <p>Ms Elsa Haile 6 Orwell Court Swanswell Street Coventry CV1 5FZ</p>	<p>Unoccupied</p>
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Table 2

Number on Map	Other Qualifying persons under S12 (2a) of the Acquisition of Land Act 1981	
	Name and address	Description of Interest to be acquired
1	Nat West Bank Plc Coventry & Warwickshire Business Centre 1 st floor, Rowan House Westwood Business Park Westwood Way Coventry CV4 8LE	Mortgagee
2	Lloyds TSB Bank Plc Butt Dyke House 33 Park Row Nottingham NG1 6GY	Mortgagee
5	Nationwide Syndications Limited Kings Park Road Moulton Park Northampton NN3 6NW	Mortgagee

City of Coventry (Swanswell No 1) Compulsory Purchase Order 2005

Statement of Reasons

1.0 Description of the Order Lands, Location and Present Use

1.1 The Order Lands comprise five individual parcels in differing uses. All five are required to facilitate phases one and two of the proposed Learning Quarter development.

1.2 Full details appear in the Schedule of Interests annexed to the Order but in summary, the plots are as follows:

Plot 1: comprises a modern light industrial building as part of Castle Place Industrial Estate. The building is privately owned and let for light industrial B1 use.

Plot 2: comprises an industrial unit adjacent to Plot One on the Castle Place Industrial Estate, which is also let for class B1 use

Plot 3: comprises the whole of the Swanswell Medical Centre and associated car parking. The building is used for NHS health care.

Plot 4: comprises a single storey free standing Church Hall, within its own site.

Plot 5: comprises two modern three storey blocks, each of six housing association flats in their own grounds, known as Orwell Court and Cygnet Court.

1.3 All the plots are situated within the Hillfields district of Coventry, close to the North East section of the city's ring road, approximately 800 yards (732 metres) North East from the Council House in the City Centre. The Ordnance Survey Grid reference is 3379NE.

1.4 The Order Lands are situated within a mixed land use context with residential, retail, leisure and health car facilities all close by. Overall, the area is dominated by the presence of the Coventry & Warwickshire Hospital to the West of the Order Lands. However, this will change in the short to medium term as the Hospital is to relocate out of the area.

2.0 The Use of the Enabling Power

2.1 Compulsory Purchase powers are sought under s226 (1)(a), Town and Country Planning Act 1990 as amended by s99 Planning and Compulsory Purchase Act 2004 to promote the economic and environmental well being of the area. As set out below, the proposal is to redevelop the area for a Learning Quarter comprising of a new City College, which is to be built in two distinct phases.

2.2 The proposals seek to regenerate the area within the Swanswell district in accordance with the Swanswell Initiative masterplan, which is to be adopted as a Supplemental Planning Document.

3.0 *The Authority's Purpose in seeking to Acquire the Land*

- 3.1 The land is required to assemble a site for the development of the new City College, which will be the first major development in the Swanswell Initiative area.
- 3.2 The Swanswell Initiative is the largest single regeneration project in Coventry, covering an area of 60ha. It is a "once in a lifetime" opportunity to deliver enormous benefit for local people and others; new places to live; new education, health, leisure and community facilities; a wide variety of new job opportunities; new shops and places to eat and drink; new and improved parks; more trees and better access to water; new and improved access to public transport services; more attractive and safer streets high quality buildings; and reduction of the "barrier effect" of the ring road. The wider overall development programme is estimated at 10 – 15 years but the proposals for the Learning Quarter are immediate.
- 3.3 The Swanswell Initiative is guided by a Masterplan, which was developed through extensive consultation with local residents, local and city-wide community and business groups, health, education, housing and public transport service providers, major land-owners and city council members and officers. The Masterplan is to develop into a Supplementary Planning Document, which will inform and direct the potential for positive change in the area. The first key stage in the Masterplan process was the identification of the following top ten priorities for the regeneration of the area, to:
- Reflect and enhance the area's character and diversity,
 - Ensure a varied mix of land uses, tenures and densities,
 - Improve and introduce high quality building and public spaces,
 - Make it easier and safer to get around, especially on foot,
 - Bring more life and vitality to streets,
 - Deal with the negative impact of the Ringway,
 - Improve the area's image, identity and attractiveness,
 - Break up large development blocks and introduce greater permeability,
 - Maximise the potential of existing features,
 - Be clear about the vision for the future of Swanswell.
- 3.4 A significant part of the Masterplan deals with the intention to develop a Learning Quarter in the area formerly occupied by 9 high-rise blocks of flats, 7 of which have been demolished as the accommodation was sub-standard. The Learning Quarter is intended to comprise a new City College, new secondary school and better links with Coventry University. The City College will be the first of these, and in order to accommodate its space in accordance with the design principles of the Masterplan, additional land is required, as described in section 5 below.

4.0 *The Authority's Justification For Compulsory Purchase*

- 4.1 Whilst much of the overall development site is already within the Acquiring Authority's ownership, the third party private interests in the Order Lands mean that the Council is not in a position to ensure that it can obtain possession of all the land required to promote the development. However, only lands needed to accommodate the design of the City College in accordance with the masterplan have been included within the Order.

- 4.2 In accordance with circular 06/2004, negotiations to acquire the outstanding interests by agreement will continue with the individual owners and occupiers. However, compulsory purchase powers are sought to enable the scheme to be brought forward within a reasonable timescale and at reasonable cost. With the benefit of compulsory purchase powers, the scheme will have certainty in its programming.
- 4.3 A development agreement with City College, the developers of the site, has been signed and in principle funding is in place for them to proceed. In the event that the sought for Order is confirmed, compulsory purchase powers would be immediately exercised to complete the development.
- 4.4 The Acquiring Authority is using its power of compulsory purchase contained in section 226 (1) (a) of the Town and Country Planning Act 1990 (as amended) because it thinks that to acquire the land will facilitate the regeneration of this part of the Swanswell area and that this will promote the economic and environmental well being of the area. Mindful that it should not use a more general compulsory purchase power when a more specific one is available, the Council considers that the section 226 (1) (a) power is the most appropriate one.
- 4.5 The Council has considered whether the powers it seeks to exercise are compatible with the European Convention on Human Rights, in particular Article 1 of the First Protocol of the Convention. It has concluded that there is a compelling case in the public interest for the acquisition of the land, as this will bring benefits to residents and businesses in the area that could not be achieved by agreement, and that this outweighs the loss that will be suffered by the existing landowners. This compulsory purchase order follows existing legislative provisions in respect of the making and confirming of CPO's and the payment of compensation and, as such, the Council considers these to be compatible with the Convention.

5.0 Description of the Development Proposals

- 5.1 Within the parcel of land in the current Masterplan designated for the College elements of the Learning Quarter, the College wishes to develop (lease land, construct, own and operate) a single College of 27,096m² consisting broadly of the following:
- 14,637m² Advanced Construction & Technology Centre, (ACTC) to be built as Phase 1
 - Phase 2 comprising a 12,459m² General Further Education College building including a Performing Arts facility/300 seat Community Theatre, a sports facility and a multi-storey car park.
- 5.2 The form of the development will accord with the design principles in the Swanswell Masterplan in relation to scale, massing, active street frontages and associated public spaces. Detailed planning permission for Phase 1 was granted on 21st July 2005, subject to concluding a S106 Agreement, and an outline application for Phase 2 was submitted on 20 September 2005.
- 5.3 The Phase 1 ACTC will house Construction, General Engineering, Vehicle Engineering including PSV, Telecommunications, Computing, Music and Multi-Media, and a Construction Partnership Centre. The Phase 2 building will contain Humanities, English for Speakers of Other Languages, Performing Arts, Fashion, Art and Design, Graphic Design,

Students with Learning Difficulties and Disabilities, Hair and Beauty, Science, Business and Management, Health Care & Early Years.

- 5.4 A small Library, Learning Resources Centre and Student Services provision will be sited in the ACTC, but some of these facilities will be transferred to the Phase 2 building when that is completed. The vacated spaces will be designed in such a way so as to be converted into teaching and learning spaces thus accommodating some of the planned growth in the future.
- 5.5 Staff Car parking for Phase 1 will be satisfied by the use of the existing 90 space surface level car on the east side of Bath Street. Phase 2 will require additional College and further public car spaces. This can only be accommodated by building a multi-storey car park on this site and part of the adjoining land, currently occupied by industrial units.
- 5.6 The College is planning for the ACTC (Phase 1) to start on site in December 2005 and to be operational by September 2007. For the Phase 2 building construction is programmed to start on site in February 2007 and to be operational by September 2008.
- 5.7 Phase 1 of the development requires land currently occupied by the Swanswell Medical Centre and car park on Swanswell Street and the Church Hall on Queen Street, being plots 3, and 4 of the Order Lands.
- 5.8 Phase 2 will be built on land currently occupied by 2 three-storey blocks of flats comprising 12 separate units, known as Cygnet Court and Orwell Court in Swanswell Street, being plot 5 of the Order Lands. The Multi-Storey car park requires acquisition of land currently occupied by 2 industrial units on Castle Place Industrial Estate, being plots 1 and 2 of the Order Lands.
- 5.9 In principle funding for the project has been secured by City College. This has been achieved through the sale of three existing colleges within the City, funding allocated from the Learning Skills Council and through a commercial loan.

6.0 *Planning Position of the Order Lands*

- 6.1 Detailed planning consent for Phase 1 of the development has been obtained, subject to a S106 Agreement being concluded and work is to start in December 2005 with an anticipated completion date of September 2007.
- 6.2 Planning permission in respect of phase two of the development was submitted on 20 September 2005 and the decision is expected in November 2005.
- 6.3 Whilst the Learning Quarter proposals are a scheme within their own right, they form part of a wider plan to regenerate the Swanswell area as provided in the Swanswell Initiative masterplan. This plan is to be finalised and to go to public consultation with a view to it becoming adopted as a Supplemental Planning Document for the area.
- 6.4 The Coventry Development Plan 2001 is the current City Wide plan. This plan predates the current Swanswell Initiative although it includes some relevant area-specific policies for parts of it. Its policies SCL6 and SCL 7 offer support for the provision or improvement of

Colleges of Further Education subject to criteria, which, in this case and subject to conditions and details, are satisfied. The Swanswell Initiative Masterplan is being developed within the framework of Policy OS3 of the CDP but with the longer term intention of it becoming a Supplementary Planning Document relating to a policy within the City Council's emerging Core Strategy document. This process will continue to build on extensive public consultation and also include an Environmental Assessment. Other CDP policies deal with various detailed aspects of the design, layout and management of the building.

7.0 Government Policy Relating to the Order Lands

7.1 The Government's approach to delivering sustainable development, set out in PPS1, seeks social cohesion and inclusion, protection and enhancement of the environment, prudent use of natural resources and sustainable economic development. The relocation of the City College operation to a single central site, which can be accessed better by public transport, walking and cycling is more sustainable than its three current locations and is, therefore, in accordance with both PPS 1 and PPS 13 "Transport". The re-use of brownfield land is in accordance with the prudent use of natural resources.

8.0 Special Considerations affecting the Order Lands

8.1 There are no ancient monuments or listed buildings within the Order Land. The Order Land is not within a conservation area. There are no issues concerning special category land, consecrated land, renewal area etc.

9.0 Known Obstacles to the Redevelopment.

9.1 Planning permission in respect of phase 2 of the City College is anticipated in November 2005 and allocated funding from the Learning Skills Council will not be released until the Acquiring Authority resolves to make this Compulsory Purchase Order and agrees to dispose of the land required to City College.

9.2 Plots 1 and 2 of the Order Lands comprise employment land. The loss of this use on this land will breach policy E8 of the CDP. This obstacle will need to be resolved by the City College as part of their planning application for Phase 2 of their development.

10.0 The Views of Government Departments

10.1 None have been expressed about the proposed redevelopment.

11.0 Relocation of Occupiers.

11.1 Plots 1 and 2 are let to business tenancies, which will require relocating, if possible. The Council will assist tenants in identifying suitable alternative accommodation and appropriate compensation will also be paid.

11.2 Plot 3 is occupied by a Medical Centre and the Council is working with the Primary Care Trust to identify a suitable alternative site or building into which the medical practice can relocate.

11.3 Plot 5 contains a number of residential tenancies. The Council is working with the owner Housing Association to relocate these tenants into the Association's alternative stock in purpose built flats opposite the subject properties in Swanswell Street. Four of the tenancies are in respect of disabled people. The Council is prepared to meet the costs of adapting alternative flats to accommodate the disabled needs, within a new build scheme being developed in the Swanswell area.

12.0 Related Orders

12.1 As a result of the development proposals, part of Queen Street adjacent to plots 3 and 4 will require stopping up. If objections to the stopping up order are made and a public inquiry is to be held, then that Inquiry should be held concurrently with any Public Inquiry into this CPO.

12.2 It should be noted that part of Queen Street has already been successfully stopped up.

13.0 Documents, Maps or Plans for the Public Inquiry.

13.1 In the event of a public inquiry, the Council will rely on the following documents, which will be made available for public inspection:

- The Order and Order Map
- The Swanswell Initiative Masterplan
- The Learning Quarter Masterplan
- Phase 1 Learning Quarter planning permission and plans
- Phase 2 Learning Quarter planning application and plans
- Coventry Development Plan 2001

14.0 List of Contacts

14.1 Further Information may be obtained from the following:

- **CPO Procedure and Compensation**

Paul Todd, Group Leader (Acquisitions & Disposals), Portfolio Property Management, City Development Directorate; telephone: 024 7683 2763.

- **Legal Enquiries**

Clarissa Evans, Commercial Group Manager, Legal and Democratic Services Directorate; telephone: 024 7683 3093.

- **Planning Policy**

Martin Trewinnard, Senior Policy Planner, City Development Directorate, telephone: 024 7683 1315.

- **Details of the Scheme**

Duncan Elliott, Project Head, Swanswell Initiative, City Development Directorate, telephone: 024 7683 2639

- **City College Proposals**

Jim Edwards, Director of Estates, City College Coventry; telephone 024 7652 6700.

15.0 Statutory Obligations

- 15.1 This statement of reasons is not intended to discharge the City Council's statutory obligations under the Compulsory Purchase by Non- Ministerial Acquiring Authorities (Inquiries Procedure) Rules 1990.

***City Development Directorate
Coventry City Council
October 2005***