



Coventry City Council

4

Public report

Report to

Cabinet

29th January 2008

Report of

Director of City Development

Title

Paragon Park Redevelopment and Proposed Relocation of EMR

1 Purpose of the Report

- 1.1 Paragon Park is a £250 million, major regeneration project in the north south regeneration corridor. It is a sustainable mixed use project on a 56 acre brownfield site, providing around 1000 homes, 2000 jobs and a community park. In order to move the project forward, the developers are seeking to acquire and relocate European Metals Recycling Ltd (EMR) from within the development site on commercially viable terms. The EMR site is a key part of the Paragon Park development, occupying approximately 10% of the development site and the nature of the operation is not compatible with the proposed redevelopment. Consequently the Council have been asked by the developers of Paragon Park, to assist this project by confirming that it will use compulsory purchase powers to complete site assembly for development and by agreeing to release a site in its ownership for the relocation of EMR, subject to the grant of planning permission on the relocation site.
- 1.2 The report has direct implications for Foleshill and Longford wards, and regenerative impacts for wards north of the city centre.

2 Recommendations

Cabinet are asked to:

- 2.1 Authorise the making of the City of Coventry (Paragon Park) Compulsory Purchase Order 2008 ("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 (Paragon Park) Compulsory Purchase Order 2008" displayed at your meeting.
- 2.2 In accordance with the requirements of the Planning & Compulsory Purchase Act 2004, continue to seek to acquire the land interests by agreement.
- 2.3 Authorise the Director of City Development to negotiate the freehold disposal of the Oban Road site to European Metals Recycling Ltd, subject to terms being agreed and planning permission being obtained and report back to Members on the negotiations.

- 2.4 Authorise the Director of Finance and Legal Services to complete an indemnity agreement with Paragon which underwrites any costs incurred by the Council as a result of making and implementing the CPO, and a conditional sale agreement for the transfer of the EMR holdings following confirmation of the CPO.

3 Information/Background

Paragon Development

- 3.1 Planning Committee at their meeting on 13th July 2006 agreed to grant outline planning permission for the Paragon Park development subject to the completion of a legal agreement (application number 51610 / A).
- 3.2 The Paragon Park development is a major mixed use regeneration project in the north south regeneration corridor on 22.7 hectares (56 acres) of brownfield land, being the site of the former Courtaulds Engineering, Websters Brickworks and EMR. It is located between Foleshill Road, Stoney Stanton Road, the Coventry Canal and St Pauls Road.
- 3.3 Outline planning permission has been granted for the Paragon Park illustrive masterplan which provides a framework for the development of the site (see plan A). This framework provides for:
- ⇒ The demolition of existing buildings
 - ⇒ The reclamation of the site, and
- The redevelopment of the site for:
- ⇒ Employment uses (research and development, light and general industrial use)
 - ⇒ Housing (a minimum of 450 family houses, including 'affordable' and 'aspirational' housing)
 - ⇒ A central mixed use area (offices, not less that 500 apartments, other employment generating uses)
 - ⇒ A community park
 - ⇒ New highway accesses (Foleshill and Stoney Stanton Road)
 - ⇒ Relocation of the existing Hindu Temple to new premises on Stoney Stanton Road.
- 3.4 Planning obligations, by way of a legal agreement with Paragon UK Ltd, have been secured for shared equity and affordable social housing, contribution towards a leisure facility, maintenance of the park created, a contribution towards enhanced school provision, land for the expansion of Broad Heath School, contribution towards equipped play area and public art, a new bus service to the city centre, highway infrastructure upgrade and job training contributions. Planning permission has been issued.
- 3.5 In all, the report to Planning Committee estimated that around 1000 homes and up to 2000 jobs would be created by the development. The report indicated that the development proposals represented real prospects for the achievement of transformational regeneration of this north south corridor site consistent with the development plan policies that has for many years identified the corridor as a priority area.
- 3.6 Paragon, (Paragon UK Ltd, Paragon (One) Ltd and Paragon (Two) Ltd), the developer of the site has obtained ownership of the entirety of the site (22.7ha, 56 acres) with the exception of 2.14 hectares (5.9 acres) currently owned and controlled by EMR. In addition EMR are believed to occupy a further 0.6 hectares (1.5 acres) of land owned by Paragon. Paragon and EMR have been negotiating for the transfer of the EMR land but they have been unable to reach agreement on the purchase of the site on commercially viable terms.

A copy of the Paragon site indicating the EMR ownership (coloured black) is attached as plan B.

- 3.7 In order to resolve this issue Paragon have requested that the Council make a CPO under Town and Country Planning legislation to facilitate the site assembly and regeneration of the site. Legislation enables the Council to publish an Order, if it is satisfied that the redevelopment is likely to contribute to the achievement of one or more of the social economic or environmental wellbeings of the area. The Council would be indemnified from all costs of the Order by Paragon and all resulting compensation so that a CPO is cost neutral to the Council. Paragon would contract to acquire the land comprised in the Order in the most tax efficient way from the Council, and in addition, would contract to procure a housing developer within 6 months of a confirmed Order to implement the housing element of the scheme.
- 3.8 EMR want to retain their business in Coventry and Paragon have, after a search for alternative sites, identified a relocation site that meets EMR's identified needs, that is in Council ownership at Oban Road. This site, which is shown edged black on Plan C, is a former landfill site and currently used for vehicle storage and transportation.

EMR

- 3.9 EMR is the largest metal recycling business in the UK as well as the largest metal recycling business in Coventry. Its Coventry site, which employs 12 people, recycles metal from within the community, servicing manufacturing businesses, local authorities, demolition contractors, local trades' people and the general public. It is also one of EMR's 40 authorised treatment facilities in the UK for the environmentally sound disposal of vehicles that have reached the end of their life.
- 3.10 Activities involve the receiving, sorting and cutting of material either for direct sale or preparation for further processing at other specialist sites. For example car shells are sent to a site with shredding capability where 85% by weight of the component materials (metal, glass, plastic etc) can be recovered for reuse in accordance with the European directive on end of life vehicles.
- 3.11 The current Coventry site has a waste management license to process 130,000 tonnes of metal waste.
- 3.12 EMR recognise that whilst recycling provides benefits for society it can also create impacts and the need to manage these impacts responsibly. Information about the companies environmental and community policies can be found on its website (www.emrltd.com).

Oban Road

- 3.13 The Oban Road site has been in the ownership of the Council since 1970, when it was acquired for the construction of Oban Road. It was formerly a brickworks manufacturing site, and the former clay pits have been filled as a landfill site by the Council. The site is still compacting and landfill gases are vented to the atmosphere through a controlled venting system. Due to this, the site, since 1965, has been used as open storage for vehicles. The current planning permission permits 24 hour use of the site, 7 days a week, with limitations on use of the land nearest Bedworth Road between 10 pm and 6 am. It is currently let to the Secland Group until 2008. The company do not enjoy security of tenure and the Council do not have a relocation site for this company. Secland Group employ 12 staff at the site, primarily providing around the clock security cover. The Group has 2 other operational sites in Nuneaton and Ansley Common.
- 3.14 The site, which measures (5 acres, 2 hectares) is bounded by Oban Road, the Coventry Nuneaton railway, existing industrial and car businesses and 7 residential dwellings.

Planning permission will be required for a change of use to recycling. Any planning application will have to demonstrate how the processes proposed can be carried out in a manner compatible with adjoining uses. Indicative layouts prepared by Paragon, propose the construction of bunded and landscaped buffer zones around the site, and acoustic screening of the site. A copy of the proposed site treatment that would form the basis of a planning application is shown as plan D, which would be submitted, following consideration of this report. Planning obligations could control the routing of EMR's vehicles. Subject to planning permission being obtained, EMR propose to use the Oban Road site for a smaller scale operation than the one currently operated from Paragon Park (75,000 tonnes) and operate it for 5 ½ days per week.

4 Proposal and Other Option(s) to be Considered

4.1 The proposal in this report is for the Council to help bring the Paragon Park regeneration project forward through the use of its compulsory purchase powers to complete the land assembly of the site and to assist the relocation of EMR from the site onto land presently owned by the Council at Oban Road, subject to the grant of planning permission.

4.2 Alternatives to the proposals put forward in para 4.1 are:

4.2.1 The Council does nothing to assist the assembly of the Paragon Park site or the relocation of EMR. The regeneration of the Paragon site would therefore rest entirely with the developer being able to acquire the EMR site and relocate them voluntarily. EMR have indicated to Paragon that they would not voluntarily dispose of their 'Paragon' site without a relocation site being available, and Paragon have not been able to find any other sites that they consider suitable in Coventry. If this option was pursued it is unlikely that the regeneration benefits of the Paragon scheme would materialise in the near future to the continued detriment to this area of Coventry and thwarting regeneration objectives for the north of Coventry.

4.2.2 The Council only supports the assembly of the Paragon site through the use of CPO powers, but not by offering a relocation site. Pursuing this option would increase the risk of challenge to the Order by EMR at every stage of the process. It would also significantly reduce the amount of recycling of waste generated in the city.

5 Other specific implications

5.1

	Implications (See below)	No Implications
Best Value		×
Children and Young People		×
Climate Change & Sustainable Development	✓	
Comparable Benchmark Data		×
Corporate Parenting		×
Coventry Community Plan	✓	
Crime and Disorder		×
Equal Opportunities		×
Finance	✓	
Health and Safety		×
Human Resources		×

	Implications (See below)	No Implications
Human Rights Act	✓	
Impact on Partner Organisations		×
Information and Communications Technology		×
Legal Implications	✓	
Neighbourhood Management	✓	
Property Implications	✓	
Race Equality Scheme		×
Risk Management	✓	
Trade Union Consultation		×
Voluntary Sector – The Coventry Compact		×

5.2 Climate Change & Sustainable Development

5.2.1 The Paragon development is a sustainable mixed use development on a previously used brownfield site. EMR's operation is also fundamentally a recycling process. The environmental benefits of metal recycling are substantial when compared with the CO₂ produced from metal production from virgin ores. The proposed recycling capacity of Oban Road at 75,000 tonnes will save the equivalent CO₂ (when compared with production from virgin ores) of a ¼ of CO₂ generated by Coventry houses, or 40,000 cars. Coventry is currently a net waste exporter, having less treatment capacity than the waste it creates.

5.3 Coventry Community Plan Implications

5.3.1 The development of Paragon Park and the relocation of EMR will facilitate a major mixed use regeneration project which matches with several of the plans strategic themes i.e. housing, environment, jobs and economy.

5.4 Financial Implications

5.4.1 There are no financial implications of pursuing the Order as Paragon have agreed to indemnify the Council against all costs incurred in establishing, implementing and administering the Order and the payment of compensation to EMR.

5.4.2 The disposal of the Oban Road site will involve the loss of rent but will generate a corporate capital receipt.

5.5 Human Rights Act Implications

5.5.1 It can be demonstrated that there is a compelling need in the public interest for the land. As the compulsory purchase order relates to a business interest which is to be relocated there are no human rights issues in this transaction.

5.6 Legal Implications

- 5.6.1 The Order will be made under Section 226 (1) (a) of the Town and Country Planning Act 1990 and will follow the statutory procedure set out in the Acquisition of Land Act 1981 as amended by the Planning and Compulsory Purchase Act 2004. Paragon will indemnify the Council against all costs with making and implementing the CPO, and all compensation arising.
- 5.6.2 The Order will be advertised and submitted 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. A draft Order is annexed to this report as Appendix B.
- 5.6.3 The statement of reason annexed as appendix A will set out the reasons for the need for this Order to be made.
- 5.6.4 The disposal of the site at Oban Road is likely to result in an on going environmental liability for the Council as the former owner.

5.7 Neighbourhood Management Implications

- 5.7.1 Following your consideration of this report, it is proposed to present to the next Longford and Foleshill Ward Forums, to inform them of the decisions made and the impending submission of a planning application for Oban Road. Due to the sensitive nature of this proposal, residents and businesses, immediately bordering the Oban Road site, have been informed, at the same time as this report became public, of the proposals before you today. In addition, the developer proposes to hold a pre planning consultation with the local community shortly after your meeting.

5.8 Property Implications

- 5.8.1 Oban Road is occupied on a tenancy that confers no security of tenure, by Secland Group Ltd. The tenancy expires in September 2008. The Council does not have an alternative site for this tenant and although there is no legal obligation to do so, it will assist with site identification where possible.
- 5.8.2 The Oban Road site will be disposed of on a freehold basis, at open market value, subject to terms being agreed.
- 5.8.3 The Council and Paragon will enter into the sale agreement which will become unconditional upon the confirmation of the Order.

5.9 Risk Management Implications

- 5.9.1 There are 2 principle risks to the proposal recommended. The first is the failure of the Government office to confirm a Compulsory Purchase Order. The second is the failure of Planning Committee to grant planning permission for the Oban Road site. Both of these decisions will be determined by the appropriate bodies following prescribed processes. Subject to a Compulsory Purchase Order being confirmed, the basis and amount of compensation payable to EMR is determined in accordance with the Statutory Code of Compensation.

6 Monitoring

- 6.1 Officers of City Development Directorate will monitor the progress of the Compulsory Purchase Order and the planning application.

7 Timescale and Expected Outcomes

- 7.1 It is anticipated that Paragon will submit a planning application for Oban Road, in February, following the Longford Ward Forum.
- 7.2 The making of a CPO can take 18 – 24 months if contested and a public inquiry held, and less 6 – 12 months if not contested.

	Yes	No
Key Decision	✓	
Scrutiny Consideration (if yes, which Scrutiny meeting and date)		✓
Council Consideration (if yes, date of Council meeting)		✓

List of background papers

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Papers open to Public Inspection

Description of paper

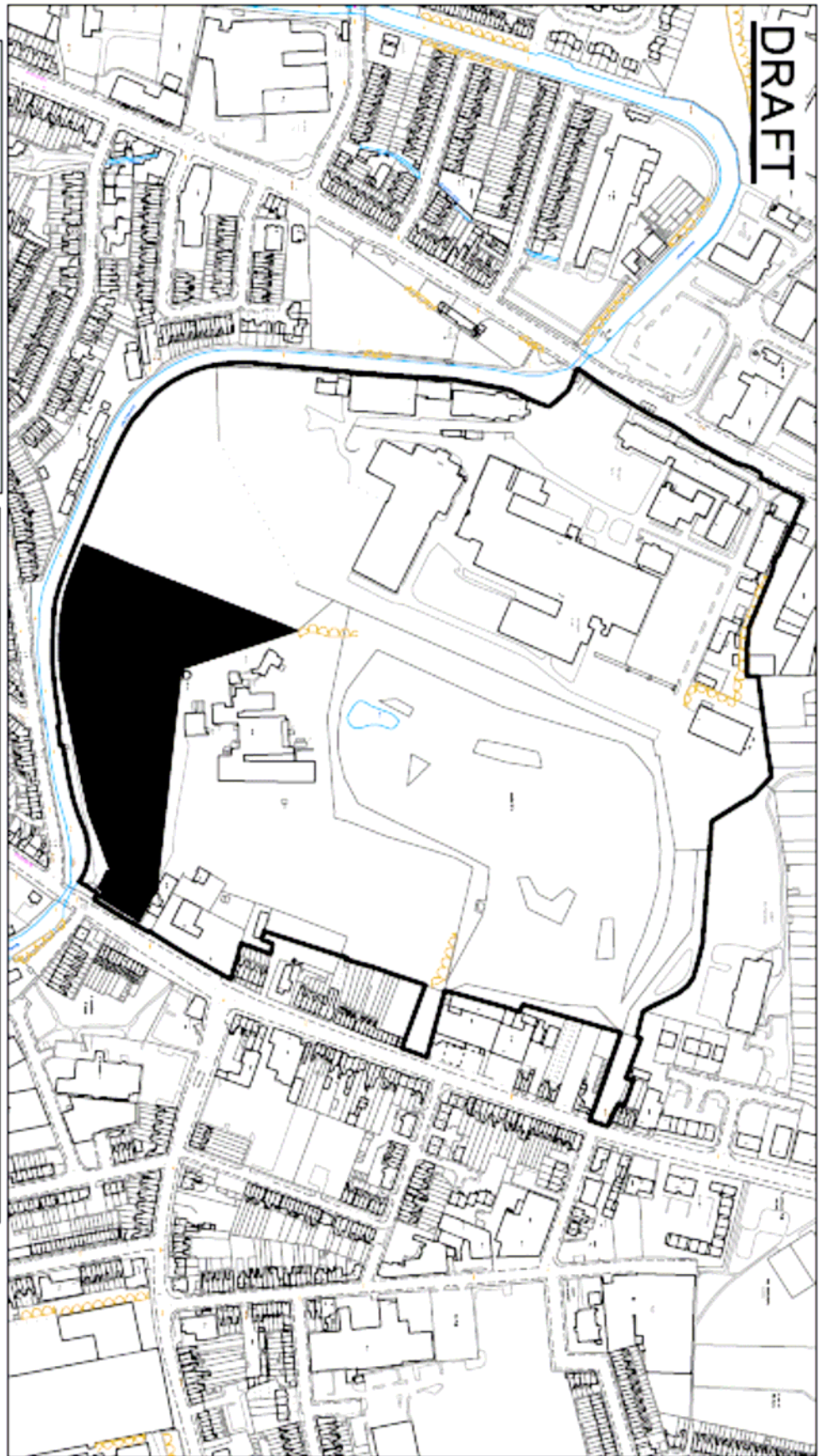
Location



	COMMUNITY PARK		TREE-LINED FOOTPATHS
	LANDSCAPED EDGE TO ROAD		PEDESTRIAN ROUTES
	DEVELOPMENT		CARPARKING
	NEW WATER MAIN		FOOTPATHS
	SQUARE		TREE-LINED FOOTPATHS WITH XEROBASE
	LOCAL		EXISTING
	PEDESTRIAN		EXISTING TREE LINE RETAINED
	PEDESTRIAN		SSSI
	RESIDENTIAL		FUTURE DEVELOPMENT
	RESIDENTIAL		RETAINED EDGE TO ROAD
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION
	RESIDENTIAL		NEW ACCESSION

PARAGON UK

PARAGON PARK
ILLUSTRATIVE MASTERPLAN



CITY DEVELOPMENT DIRECTORATE
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9TH FLOOR, CIVIC CENTRE 4
MUCH PARK STREET
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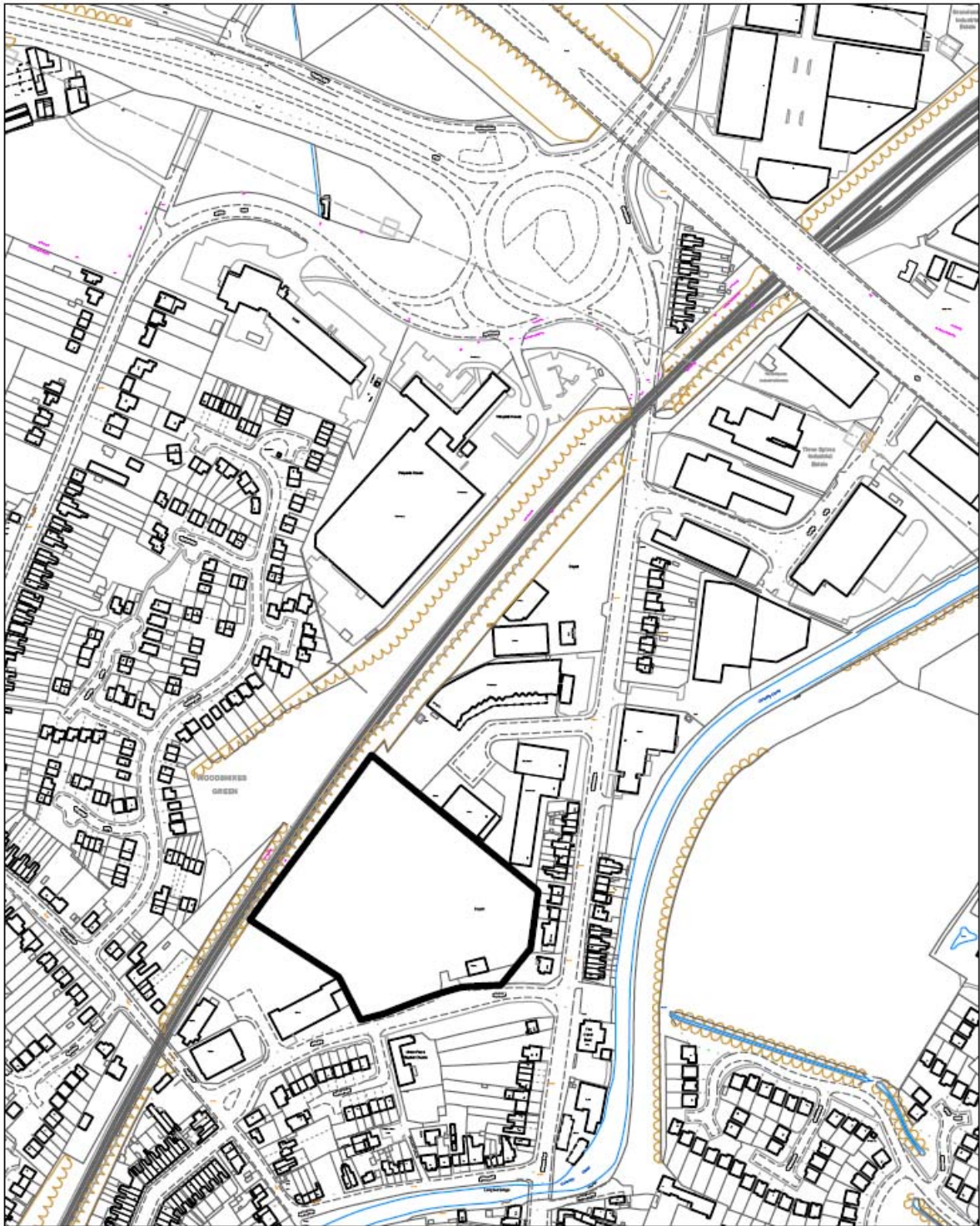
John McGulgan - Director of City Development
Nigel Clews - Head of Property Management Division

PLAN B PARAGON SITE - EMR OWNERSHIP

Scale: NTS

Date 03/01/2008
LPR: 473 - 2008

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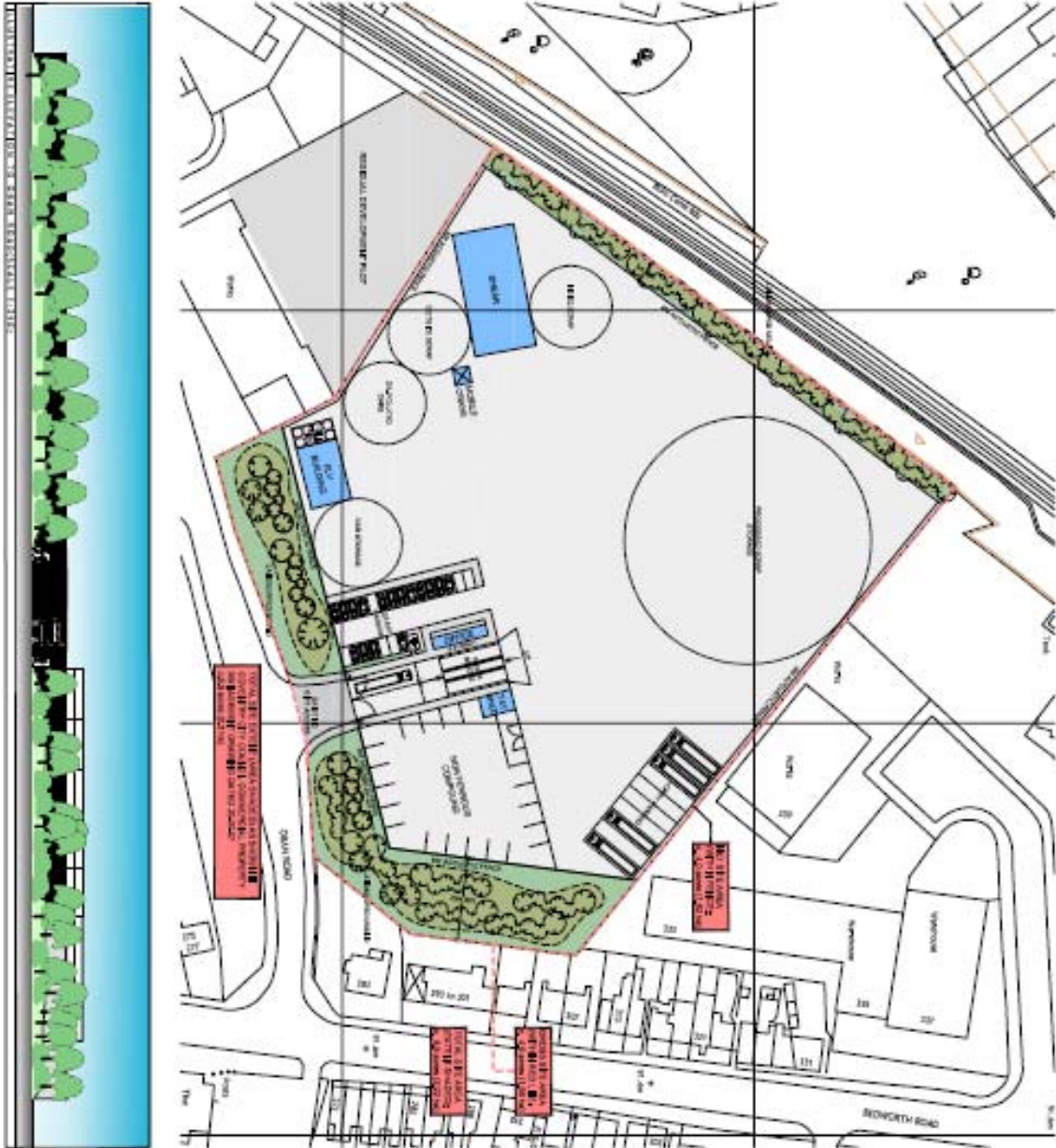


OBAN ROAD SITE **PLAN C**

Scale 1: NTS	Drawn by :LPL	Date
O.S. Ref. No:	LPR- 476- 2008	09/01/2008
1:500		

John McGuigan - Director of City Development
 Nigel Clews - Property Management Division

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City of Coventry (Paragon Park) Compulsory Purchase Order 2008

Statement of Reasons for Making the Order

1.0 Description of the Order Lands, Location and Present Use

- 1.1 The Order Lands are located north of Coventry Canal at Stoney Stanton Road.
- 1.2 The Order Lands comprise of 7.39 acres (2.99 hectares) and form part of a much larger development site of 56 acres (22.7 hectares). This site has been largely assembled by the developer without the use of compulsory powers for a significant mixed use regeneration scheme on brownfield land. In all, the report to Planning Committee envisaged that 1000 homes and up to 2000 jobs would be created by the development. The report indicated that the development proposals represented real prospects for achievement of transformational regeneration of this north south corridor site consistent with the development plan policies that has for many years identified the corridor as a priority area.
- 1.3 The Order Lands are presently used for the recycling of metals and cars, which have come to the end of their economic life. The site was previously used for industrial and brick making.
- 1.4 The Order Lands are situated approximately 1 mile north east of the city centre and access is from Stoney Stanton Road which is a main arterial road in this area of the city.
- 1.5 The immediate local area is mainly residential with primarily residential use to the south of the Order Lands and on the far side of Stoney Stanton Road and to the north of the scheme lands. In addition, there are some local shops and community uses.

2.0 The Use of the Enabling Power

- 2.1 Compulsory purchase powers are sought under S226 (1) (a) of the Town and Country Planning Act 1990 as amended by S99 of the Planning and Compulsory Purchase Act 2004. This is to promote the social, economical and environmental well being of this area. Clearly the larger site is of significant size and will have a considerable impact on this part of the city.
- 2.2 Compulsory purchase powers are considered necessary as, whilst the developer has assembled much of the larger site, he is unable to acquire the final interest which is occupying the Order Lands. The S106 agreement attached to the planning permission prevents any work starting on any residential development on the larger site until the current occupier of the Order Lands has vacated. This effectively sterilises the whole regeneration project to the detriment of this part of the city.
- 2.3 The proposals seek to regenerate a significant brownfield site in accordance with the outline planning permission which has been granted and in accordance with an agreed indicative masterplan.

3.0 The Authority's Purpose in Seeking to Acquire the Land

- 3.1 The Order Lands are required to enable the proposed development to proceed in accordance with the masterplan and for regeneration to occur for the benefit of the wider community. The Order Lands are allocated for residential development with a range of sizes and types to broaden the offer in the area and, if the Order Lands are not acquired

and included within the scheme, then in accordance with the S106 agreement obligations, the development of this significant regeneration opportunity will not proceed. In addition, the Order Lands are an allocated mixed use site in the Coventry Development Plan and the scheme is supported by the main policies H8 and H9 (Principal Housing Sites and Windfall Housing Sites) and E6 and E8(Principal Employment Sites and Retention of existing employment sites) together with others listed in section 7 below.

- 3.2 The acquisition of the Order Lands will complete the assembly of the whole development site and will enable the regeneration objectives of the scheme (including the re-use of brownfield land) to be realised in accordance with the outline planning permission.

4.0 *The Authority's Justification for Compulsory Purchase*

- 4.1 This outstanding interest means that the area cannot be comprehensively regenerated in accordance with the Coventry Development Plan and the outline planning permission, which is frustrated. Past negotiations with the owner of the Order Lands have failed to reach agreement on the commercially viable acquisition of the site and hence no progress is being made.
- 4.2 A suitable alternative Council owned site has been identified to which the existing owner could relocate, subject to planning permission. Further, the developer is prepared to undertake accommodation works to facilitate the relocation.
- 4.3 Notwithstanding the above, in accordance with circular 06/2004, negotiations to acquire this outstanding interest by agreement will continue. However, with the benefit of compulsory purchase powers, the scheme will have certainty in its programming and will be successfully completed within a reasonable timescale.
- 4.4 In the event that the Order is confirmed, compulsory purchase powers would be immediately exercised to start the regeneration project.
- 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 this interest as this will bring benefits to the area that could not be achieved by agreement and that this outweighs the loss that will be suffered by the existing owner. 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 The proposed development is a high density mixed use regeneration on brownfield land. The outline planning permission grants the following:
- 5.1.1 The demolition of the existing buildings and the reclamation and decontamination of the site.
- 5.1.2 Development of a mix of uses in a range of buildings from 2 to 7 storeys high.
- 5.1.3 5 hectares (12.35 acres) of land for employment use (B1, B2) being adjacent Foleshill Road and providing not less than 25,000 sq.m.(269,100 sq.ft.) of floorspace.
- 5.1.4 8.5 hectares (21 acres) of housing land fronting the canal and located adjacent to Stoney Stanton Road and the retained Websters Park providing about 450 houses of which not

less than 65% will be 3 bed or more family dwellings, 15% aspirational housing and 20% affordable housing. In accordance with the indicative masterplan, it is to this part of the larger scheme that the Order Lands contribute by providing 107 houses and 96 flats, in total 203 dwellings.

- 5.1.5 4 hectares (10 acres) of open space, which will be available for public use.
- 5.1.6 5 hectares of mixed development, known as the village core and including 10,000 sq. m. (107,640 sq.ft.) of B1 uses, approximately 500 high density apartments, live/work units and up to 4,000 sq.m. (43,000 sq.ft.) of other employment generating uses including:

Up to 2,500 sq.m. (27,000 sq.ft.) of A1 retail, A2 Financial Services, A3 Cafes, A4 public houses, A5 hot food takeaways.

1,500 sq. m. (16,000 sq.ft) of B1 offices, D1 health services and D2 leisure uses.
- 5.1.7 The scheme will also create a through route for buses via a new principal access from Foleshill Road and a secondary access from Stoney Stanton Road and there will be pedestrian and cycle routes through the scheme.
- 5.1.8 The scheme will also have a landscape strategy including structural and decorative planting and management of the existing woodland on the site.
- 5.1.9 The scheme will also have a canal extension spur.
- 5.2 Therefore, it can be seen that the development is a scheme of great significance and that the Order Lands are an integral part of it, comprising approximately 13% of the total site.

6.0 *Planning Position of the Order Lands*

- 6.1 Members of the Planning Committee resolved to grant outline planning permission on 13 July 2006 subject to the completion of a S106 agreement. The S106 agreement was subsequently signed and the permission was granted on 20 December 2007. The planning application was supported by a Transport Assessment, an Environmental Statement, a Retail Statement and a Development Framework.

7.0 *Planning Policies affecting the Order Lands*

- 7.1 The Acquiring Authority believes that the following Regional Spatial Strategy policies support the scheme:

UR1: Implementing Urban Renaissance – the major urban areas.
CF1: Housing within Major Urban Areas.
CF4: The reuse of land and buildings for housing.
QE1: Conserving and Enhancing the Environment.
QE2: Restoring degraded areas and managing and creating high quality new environments.
QE3: Providing a high quality built environment for all.
QE4: Greenery, Urban Greenspace and Public Spaces.
QE 5: Protection and Enhancement of the Historic Environment.
UR4: Social infrastructure.
CF3: Levels and distribution of housing development.
CF5: Delivering affordable housing and mixed communities.
PA1: Prosperity for all.
PA2: Urban regeneration zones.

PA3: High technology corridors.
PA6: Portfolio of employment land.

7.2 The submission of the phase 2 revision of the RSS does not make any significant difference to the position.

7.3 The acquiring authority considers that the following policies of the Coventry Development Plan support the proposed scheme:

Policy H8: Principal Housing Sites.
Policy H10: Affordable Housing.
Policy E6: Principal Employment Sites.
Policy OS1: Promotion of Economic Regeneration, Social Equity and Environmental Quality.
Policy OS3: Local Area Regeneration Initiatives.
Policy OS4: Creating a More Sustainable City.
Policy OS5: Achieving a High Quality City.
Policy OS6: Change of Land Use.
Policy OS7: Mixed Land Use.
Policy OS9: Access by disabled people.
Policy OS10: Planning obligations.
Policy AM2: Public Transport.
Policy AM3: Bus provision in major new developments.
Policy AM8: Improving pedestrian routes.
Policy AM9: Pedestrians in new developments.
Policy AM11: Improving cycling facilities.
Policy AM12: Cycling in new developments.
Policy AM17: Car Parking.
Policy AM22: Road safety in new developments.
Policy H9: Windfall additions to housing supply.
Policy H10: Affordable housing.
Policy H12: Design and density of housing development.
Policy E5: Office Development.
Policy E8: Redevelopment of existing employment sites.
Policy BE2: The principles of urban design.
Policy BE3: Design statements as part of major planning applications.
Policy BE4: Road corridors.
Policy BE5: The canal corridor.
Policy BE18: Public art.
Policy BE19: Lighting.
Policy BE20: Landscape design and development.
Policy BE21: Safety and security.
Policy EM2: Air quality.
Policy EM4: Flood risk and development.
Policy EM6: Contaminated land.
Policy GE3: Green space corridors.
Policy GE11: Protection of Sites of Special Scientific interest etc.
Policy GE13: Species protection.
Policy GE14: Protection of Landscape.
Policy SCL2: Large social, community, leisure and indoor sports facilities.
Policy SCL13: Enhanced facilities.
Policy S1: Shopping strategy.
Policy S9: Local shops.
Policy S10: Catering outlets.
Policy S11: Edge of centre and out of centre retailing.

7.3.1 Clearly, the proposed scheme is well supported by the policies of the adopted Coventry Development Plan.

7.2 In addition, the following Supplemental Planning Guidance is relevant:
Affordable Housing Supplemental Planning Guidance.

8.0 Government Policy Relating to the Order Lands

8.1 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 Acquiring Authority believes that the proposed scheme satisfies all of these criteria, because:

8.1.1 The mixed tenure housing proposals deliver social cohesion and the provision of affordable housing aims to provide social inclusion.

8.1.2 The scheme clearly enhances the whole development site through the removal of a waste metal recycling operation and, therefore, enhances the environment.

8.1.3 The reclamation and decontamination of this site is a prudent use of natural resources as it recycles brownfield land and also enhances the environment

8.1.4 The mixed use proposals and the reduced need for commuting by either on site living and working or the use of pedestrian and cycle routes produce a sustainable project.

8.2 In addition, the Acquiring Authority believes the following national policies support the scheme:

PPS3: Housing.

PPG4: Industrial, commercial development and small firms. In addition a new PPS4: Planning for Sustainable Economic Development has recently been issued for consultation.

PPS6: Planning for town centres.

PPS9: Biodiversity and Geological Conservation.

PPG13: Transport.

PPG17: Planning for Open Space, Sport and Recreation.

PPS23: Planning and Pollution Control.

PPG24: Planning and Noise.

9.0 Special Considerations affecting the Order Lands

9.1 There are no special categories of land or consecrated land as defined in part three of the Acquisition of Land Act 1981.

10.0 Known Obstacles to the Redevelopment

10.1 The scheme has outline planning permission, developer funding and the developer has assembled all of the site except the Order Lands. Hence, there are no obstacles to redevelopment.

11.0 *The Views of Government Departments*

- 11.1 The scheme proposals align well with Government planning policy but no views have been expressed, specifically relating to the scheme the subject of the permission.

12.0 *Relocation of Occupiers*

- 12.1 An alternative site has been offered to the current occupier, which is approximately 2.5 miles away. It is presently used for vehicle storage and would require planning permission for change of use to metal recycling. The site becomes vacant in September of this year. In the Acquiring Authority's view, the site would seem suitable for the relocation of the affected interest providing that appropriate safeguarding conditions can be imposed relating to hours of use and the routing of vehicles to the main highway network through the planning process.

13.0 *Related Orders*

- 13.1 As a result of the scheme, certain highway alterations are proposed but it is not expected that there will be any highway closures. If there is a need, then any objections to a highway closure order will be heard concurrently with any public inquiry into this compulsory purchase order.

14.0 *Documents, Maps or Plans for the Public Inquiry*

- 14.1 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 the Order Map.

The planning application and decision notice.

The masterplan.

The Coventry Development Plan.

The Regional Spatial Strategy.

The Affordable Housing Supplementary Planning Guidance.

15.0 *List of Contacts*

Details of Regeneration Proposals

Roger Sporle, Director, Parkridge Holdings Limited, Solihull
Tel: 0121 745 0700

Compulsory Purchase and Compensation

Paul Todd, Group Leader (Acquisitions and Disposals), Commercial Property Management, City Development Directorate
Tel: 024 7683 2763.

Legal Enquiries

Clarissa Evans, Commercial Team Leader, Director of Finance and Legal Services
Tel: 024 7683 3093.

Planning Policy Enquiries

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

Planning Enquiries

Claire Tucker, Team Leader, Major Projects, City Development Directorate.
Tel: 024 7683 1239

16.0 Statutory Obligations

- 16.1 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.

Schedule of Interests

Table 1

No. on map (1)	Extent, description and situation of land (2)	Qualifying persons under Section 12(2)(a) of the Acquisition of Land Act 1981 – name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	1.09 acres part of scrap yard Webster Sidings Stoney Stanton Road Coventry CV6 5DJ.	Paragon (One) Limited c/o Ladders Number Ten Elm Court Arden Street Stratford upon Avon Warwickshire CV37 6PA	-	-	EMR Midland Shredders Limited Sirius House Delta Crescent Westbrook Warrington WA5 7NS European Metals Recycling Limited Sirius House Delta Crescent Westbrook Warrington WA5 7NS
2	5.87 acres part of scrap yard Websters Sidings Stoney Stanton Road Coventry CV6 5DJ together with part half width of Stoney Stanton Road	EMR Midland Shredders Limited As plot 1	-	-	Owners European Metals Recycling Limited As plot 1

3	0.43 acres part of scrap yard Websters Sidings Stoney Stanton Road Coventry CV6 5DJ	Paragon (Two) Limited c/o Ladders Number Ten Elm Court Arden Street Stratford upon Avon Warwickshire CV37 6PA	-	-	EMR Midland Shredders Limited As plot 1 European Metals Recycling Limited As plot 1
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Table 2

Number on Map	Other qualifying persons under S12 (2a) of the Acquisition of Land Act 1981	Description of Interest to be acquired
2	Corporate Banking UK, Merchant and Private Banking. Fortis Bank S.A/N.V UK Branch, 5 Aldermanbury Square, London, EC2V 7HR.	Mortgagee

Comm\paragon schedule-cje



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