

Cabinet
Council

12th January 2016
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Name of Cabinet Member:

Cabinet Member for Business, Enterprise and Employment – Councillor K Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Primarily St. Michaels although there is some overlap into Foleshill, Radford and Sherbourne. The future development proposals for the City Centre are also expected to have an impact on the City as a whole.

Title:

Coventry City Centre Area Action Plan (AAP) - Publication Draft

Is this a key decision?

Yes -The proposals have a direct impact on more than 2 wards, whilst the future prosperity of the City Centre will have a direct impact upon the City as a whole.

Executive Summary:

The development of a successful City Centre is an essential component of promoting the growth and prosperity of Coventry. For many visitors, investors, business and local people the City Centre is a gateway to Coventry that represents their principal location for work, learning, leisure and shopping. It offers a fantastic opportunity to exploit our historic assets, our rich 20th century heritage and showpiece innovative 21st century buildings and public realm, which together will create a unique city centre environment. The City Centre Area Action Plan (at Appendix 1) sets out how this can be promoted and achieved.

At a time when Coventry's population continues to grow, its city centre will continue to be a focal point, but must respond in order to stop a period of decline, primarily within its retail offer. This is placed in context through the Council's Shopping and Centres Study (2014), which identifies Coventry as the country's 13th biggest city but with a retail centre ranked 58th. As such, there is a clear disparity between the city's population and the quality of its retail offer.

In recent years however, significant investment in city centre public realm improvements have complemented substantial investments in job creation such as the new Severn Trent head offices and hi-tech business at the University Technology Park. Likewise,

more people are now living in the city centre following delivery of new homes over the last 10 years. Coventry University also continues to grow, not only in terms of its student numbers, but also its national and global reputation and the size and quality of its campus.

This Area Action Plan looks to build upon these recent successes and provides a platform for the future to help guide and deliver new developments and investment. It includes well known and established proposals such as Friargate, City Centre South and the completion of Belgrade Plaza, but also introduces new ideas and aspirations. For example, new residential led regeneration around the area north of Corporation Street and Fairfax Street, continued growth of the Technology Park, new approaches to city centre parking provision and longer term aspirations for the regeneration of the northern half of the city's retail area.

In addition to new buildings, the Area Action Plan provides a fundamental focus on urban and landscape design, environmental quality, protection of historic assets, green infrastructure, water courses and new routes and linkages helping people move around the city centre and its adjoining areas in an easier and more coherent way. These aspects will all be fundamental in continuing to improve the overall feel and safety of the city centre and the quality of its built environment.

The development of an Area Action Plan is therefore essential to help provide a clear overview of how all these different aspects can work together to improve the city centre whilst shaping and directing future development. It is important to note that the AAP cannot however define exactly how specific sites will be developed, but it can set clear markers and provide a firm steer as to how development could be brought forward. This provides a blueprint for the city centre, allowing it to respond to the rapid change that it is expected to face in the coming years.

In this context, the Area Action Plan has been developed in two specific sections. The first will consider overarching policy guidance focused around four key areas:

- city centre heritage;
- the built environment;
- the natural environment; and
- accessibility.

The second section will provide a more detailed overview of:

- Nine Principal Areas that have been identified around specific characteristics and include:
 - i. The Business Area – Friargate;
 - ii. Cathedrals and Cultural Area;
 - iii. The Civic Area;
 - iv. Far Gosford Street Area;
 - v. Health and Learning Area – Swanswell;
 - vi. Leisure and Entertainment Area – Sky Dome and Belgrade Plaza;
 - vii. Primary Shopping Area – the Retail Core;
 - viii. Technology Park Area – Parkside; and
 - ix. University and Enterprise Area
- Two further regeneration areas to the north of the city centre, focused around Bishop Street and Fairfax Street; and

- An area of planned stability with small infill opportunities to the south of the city, focused around Warwick Row.

Both sections follow on from an introductory section which explains where the city centre currently sits and where it looks to go in the future. This section also includes a new policy which clarifies the city centre development strategy and creates a primary link between the Area Action Plan and the Local Plan.

The version of the AAP included at Appendix 1 is the Publication Draft, which means it's the version of the plan the Council believes is suitable to submit for public examination. It has been developed over a number of years and has had full regard to a wide range of consultation responses, a robust evidence base and the Council's responsibilities under the statutory Duty to Cooperate.

The Plan has been prepared in accordance with relevant National Legislation and Planning Regulations, which means prior to submission the plan must be published for a statutory period of 6 weeks public engagement (referred to as a period of representations) which focuses on the Plans "soundness" and "legal compliance". This will commence on 18th January 2016.

It will however be necessary to consider all representations to the plan and potentially propose minor amendments prior to its submission to the Secretary of State for Public Examination. In order to avoid the need for a further report to full Council and the delay to the process that would result, it is intended that the Council delegate responsibility for this to the Executive Director of Place, in consultation with the Cabinet Member for Business, Enterprise and Employment, the Chair of the Business, Enterprise and Economy Scrutiny Board (3) [Scrutiny Board 3] and the Chair of Planning Committee. This delegated power would also include a special meeting of Scrutiny Board 3 and the Planning Committee in March 2016. In the event that significant issues are highlighted with the AAP that would affect its legal compliance or overarching soundness and result in the need for major amendments, a further report will be brought to Cabinet and Council for its consideration.

Recommendations:

The Cabinet is requested to recommend that the Council:

- 1) Consider the responses received to the City Centre Area Action Plan – The Preferred Approach, which are referenced in Para 3.1 and 3.2, summarised in Appendix 2 and contained in full on the Council's website;
- 2) Approves the "City Centre Area Action Plan – Publication Draft (2011-2031)" document;
- 3) Authorises a period of six weeks statutory public engagement beginning on 18th January 2016 and ending on 29th February 2016; and
- 4) Delegate to the Executive Director of Place, in consultation with the Cabinet Member for Business, Enterprise and Employment, the Chair of Scrutiny Board 3 and the Chair of Planning Committee, to take full account of the responses received to the statutory period of public engagement, propose minor amendments to the Area Action Plan (where this is necessary to correct any errors and aid clarity) and submit the plan to the Secretary of State for a period of Public Examination.

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List of Appendices included:

- Appendix 1 – Coventry City Centre Area Action Plan – Publication Draft
- Appendix 2 – Summary of responses received to the City Centre Area Action Plan - The Preferred Approach – period of public engagement February – April 2015

Other useful background papers:

A copy of all responses in their entirety have been made available on the Council's website via the following link www.coventry.gov.uk/localplan. These have not been provided in paper format as they represent a significant number of pages, with printing resulting in an inefficient use of Council resources.

Has it been or will it be considered by Scrutiny?

The Area Action Plan itself has not been considered by scrutiny. The responses received to this period of statutory public engagement, will however be presented to a special meeting of Scrutiny Board 3 and the Planning Committee in March 2016 prior to submission to the Secretary of State. This will help to inform the delegated process referred to in recommendation 4 to Cabinet and Council.

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

The Coventry Local Plan Advisory Panel has informed preparation of the Area Action Plan.

Will this report go to Council?

Yes – 12th January 2016

Report title: Coventry City Centre Area Action Plan (AAP) – Publication Draft

1. Context (or background)

1.1 Moving Forward with the AAP

This version of the AAP is the Publication Draft, which means it is the version of the plan the Council believes is suitable to submit for public examination. It has been developed over a number of years and has had full regard to a wide range of consultation responses, a robust evidence base and the Council's responsibilities under the statutory Duty to Cooperate.

1.2 The AAP has been prepared under the Planning and Compulsory Purchase Act (2004) (as amended) meaning the Council must now seek representations on the "soundness" and "legal compliance" of the AAP proposals under regulations 19 and 20 of the Town and Country Planning Regulations (2012). This will take the form of a statutory 6 week period of public engagement commencing on 18th January 2016. It is different from a normal period of consultation in that it reflects the needs of planning law and must focus on the specific issues outlined above as opposed to general commentary.

1.3 It may however be necessary to propose minor amendments to the AAP prior to its submission to the Secretary of State for public examination. In order to avoid the need for a further report to full Council and the delay to the process that would result, it is intended that the Council delegates responsibility for this to the Executive Director of Place, in consultation with the Cabinet Member for Business, Enterprise and Employment, the Chair of Scrutiny Board 3 and the Chair of Planning Committee. This delegated power would also include a special meeting of Scrutiny Board 3 and the Planning Committee in March 2016, at which all representations received to the period of statutory public engagement will be presented and considered. In the event that significant issues are highlighted with the AAP that would affect its legal compliance or overarching soundness and result in the need for major amendments, a further report will be brought to Cabinet and Council for its consideration.

1.4 Assuming there are no significant concerns raised, and following the consideration of responses by Scrutiny Board 3 and Planning Committee, the AAP (alongside all responses and evidence) would then be submitted to the Secretary of State. An independent Inspector will then be appointed, who will conduct an Examination in Public. This is similar to a Public Inquiry, and following the close of the examinations the inspector will issue a report to the Council. At this point, the Council may proceed to adopt the AAP meaning it will then replace the relevant 2001 Coventry Development Plan "saved" policies. The AAP will then be used to shape development and to determine planning applications up to 2031.

1.5 In order to robustly progress an AAP, it is important to have a higher level policy document in place in advance, or at least being developed in parallel. As such, the AAP is being presented alongside the Local Plan Publication Draft with the view to both documents being examined together.

- 1.6 Coventry's population is now in excess of 317,000 people and is continuing to grow. Indeed, the city is experiencing a sustained period of population growth for the first time since the 1960's and as a result population projections now identify Coventry as having one of the fastest growing populations in the country. This represents a game changer for the city and requires significant attention in order to provide adequate homes, job opportunities, retail floor space and social and community provisions.
- 1.7 Coventry is the country's 13th largest city, but the influence of the city centre reaches wider than the city's boundary and covers a population in excess of half a million people. The spend power within this catchment is also significant at in excess of £1,200 million; however, only a third of this spend is currently drawn to the city centre. This is also emphasised by the city centre's current national ranking, which currently sees the city centre sit 58th in the nation's retail rankings according to spend, lagging behind other similar centres in terms of the quality and range of shops. With this in mind there is a clear disparity between the size of city's population and the standard of its city centre retail offer. With the Council's aspirations to grow and become a top 10 city again and this level of spend power expected to increase significantly, it is clear that improvements in both quantity and quality of floor space are required to help increase the market share exerted by the city centre.
- 1.8 The principal aim of this AAP (See Appendix 1) is therefore to provide the platform from which to regenerate the city centre. This not only involves new retail provision, but more new homes, employment space and leisure, social and community provisions. It will also provide a strategic overview of accessibility issues including parking, pedestrian movement and associated infrastructure. This is to be managed through the development of two specific sections within the AAP. The first includes four strategic policy areas, whilst the second covers nine principal areas reflective of different uses and characteristics and three further areas of regeneration. These can be outlined as follows:

1.9 Four Strategic Policy Areas

- City centre heritage – This section provides an overarching policy basis for any development that may relate to the city's heritage assets. This primarily includes statutory and locally listed buildings, conservation areas and scheduled ancient monuments. The policy also considers how development will assess and record archaeological findings and where appropriate preserve and protect them.
- The built environment – This section provides an overarching basis for promoting excellent urban design through new developments, architectural lighting, public art and materials and locally distinctive architecture. The section also considers how tall buildings could work in the city centre and manages their relationship with the most important views of the city's three spires.
- The natural environment - This section provides an overarching basis for incorporating green infrastructure across the city centre and promotes an idea of a green spine running from the extended Greyfriars Green in the south to Swanswell Pool in the north, with the greening of the Ring Road to provide a green corridor around the city centre. The section also considers water courses

(blue infrastructure) and explores opportunities for deculverting. Other drainage and flood risk issues are considered as well as looking at minimising the impacts of pollutants through the city centre.

- **Accessibility** - This section provides an overarching basis for managing and enhancing how people and vehicles move around the city centre in an easier and more coherent way. The chapter has evolved since the previous consultation to provide greater emphasis on all forms of transport and accessibility into the city centre. It retains proposals relating to car parking and the future of the city centres car parks and considers how and where people park and how existing provision relates to city centre attractions. As part of this, the AAP seeks to maintain an appropriate level of public car parking which supports the regeneration and growth of the city centre. The overall parking stock is likely to remain at similar levels, but from fewer locations, highlighting a number of surface level car parks as development opportunities. The Salt Lane and Cheysemore car parks are specifically identified for becoming multi-storey provisions, whilst the redevelopment of Barracks is to be linked to City Centre South. Other multi storey opportunities would also be considered around Friargate, Fairfax Street and Parkside. The Chapter also incorporates the Railway Station Masterplan, integrated bus provision, coach parking and active travel. It highlights Pool Meadow as a hub for bus travel but recognises that its longer term future may change over the course of the plan period to reflect changing needs, demand and connectivity. It proposes enhancements to key routes and linkages to improve movement around the city centre and promotes the importance of the on-going public realm initiatives. Ring Road junctions, 1, 2, 4, 5 and 9 are identified for on-going enhancement to help reduce the impact of the Ring Road as a barrier to travel into the city centre allowing people to move under/over and across the Ring Road in a safer, easier and more attractive way. Lastly, the section continues to promote cycling as an integral part of new developments and builds upon the concept of Intelligent Mobility including driverless vehicle technology.

1.10 The Principal Areas (see Figure 11 in Appendix 1)

- **The Business Area – Friargate:** Friargate is identified as the principal location for new office provision across the city centre. A minimum of 185,000sq.m of office floor space is to be allocated, with an allowance for supporting retail and commercial uses at ground floors to create active frontages. At least 400 homes are also proposed for allocation, whilst the improvements to connectivity across the Ring Road are highlighted. The enhancement of the Railway Station in accordance with the Station Masterplan is also included in the policy.
- **Cathedrals and Cultural Area:** Enhancing Coventry's heritage and cultural offer is an essential element of attracting investment to the city and promoting its image. As part of this area the site at the junction of Hale Street and Trinity Street is proposed for the allocation of 60 homes with opportunities to enhance the setting of the exposed River Sherbourne.
- **The Civic Area:** This section focuses on an area of expected redevelopment, with a number of buildings to be vacated in the coming years. The policy offers a flexible approach to future developments but seeks to retain some of the area's

historical character of public service. The existing site of Spire House / Christchurch House is allocated for the new leisure facility, whilst Cheylesmore Car Park is allocated for multi-storey provision.

- Far Gosford Street Area: This area focuses on the recent activity to enhance the historic buildings and public realm around Far Gosford Street, including the creation of Far Go Village. The provision of new hot food takeaways in this area will no longer be supported. Improvements to the exposed River Sherbourne are supported, especially as part of heritage links towards Charterhouse.
- Health and Learning Area – Swanswell: Improving links to this area with its recent health and education developments is a priority. The former Coventry and Warwickshire Hospital site in particular provides opportunities for a new school provision to help serve the increase in new homes across the city centre. The remaining listed buildings, which also form part of the former Hospital site will be promoted for conversion to new residential provision.
- Leisure and Entertainment Area – Sky Dome and Belgrade Plaza: The completion of the Belgrade Plaza for a mix of uses is a priority. The Area also identifies redevelopment opportunities around Watch Close, the former Evening Telegraph Offices and at Ringway House. In relation to Spon Street any further hot food takeaways will not be supported.
- Primary Shopping Area – the Retail Core: The Primary Shopping Area responds to national guidance and is established as the focal point for new retail uses in Coventry City Centre. New primary frontages are also established and reflect the original shopping precincts as well as West Orchards. A minimum of 40,000sq.m of new retail floor space is proposed for the plan period, with at least a quarter of this expected to be delivered as part of City Centre South. Indeed this scheme is identified as a key priority for improving the city centres retail offer in the next 5-10 years. Longer term aspirations are then identified around the northern half of the precincts, which could include an expansion of West Orchards. A new city centre supermarket is promoted whilst the on-going conversion of Cathedral Lanes to a predominantly restaurant based establishment is supported. Opportunities to remove the Nationwide building and the Upper Precinct escalators in order to improve connectivity and reinstate the historic city centre setting are also identified.
- Technology Park Area – Parkside: This area focuses around the University led Technology Park and hi-tech job creation. The policies look to promote the expansion of the park and propose allocating around 30,000sq.m of new floor space and around 400 new homes. Part of the area is also identified as the London Road Gateway, which looks to enhance the frontage of this area to the Ring Road and London Road. As part of this, opportunities to improve connectivity to the inner city centre at Junctions 4 and 5 will be supported.
- University and Enterprise Area: This area focuses upon the continued growth of the university. As such, land at Gulson Road is proposed for a second phase of the Engineering building. The site of Priory Halls is proposed for redevelopment, whilst opportunities to enhance connectivity through the area and improve its integration with the wider city centre are encouraged. Opportunities to enhance

the setting of the Cathedrals and other listed buildings are of particular importance in this area.

1.11 Regeneration Areas

- The Bishop Street regeneration area is expected to be a primarily residential led redevelopment of what is largely a vacant and under used part of the city centre. A range of other uses will also be supported to help create active frontages, whilst the connectivity along Bishop Street to the canal Basin is highlighted as a priority.
- The Fairfax Street regeneration area is again identified as a primarily residential led redevelopment opportunity. Of particular importance is the opportunity to remove the slip roads at Junction 2 of the Ring Road and utilise this space to create significant enhancements to the built and natural environment and links between the cathedrals and Swanswell Pool.
- The Warwick Row area is expected to remain largely unchanged over the plan period. There may however be opportunities for small infill developments or appropriate changes of use, which will be supported in principle. The one opportunity of note is the vacant land at Friars Road, which is proposed to be allocated for at least 65 new homes.

2 Options considered and recommended proposal

- 2.1 Two realistic options have been considered as part of this process. The first of these is to do nothing and not progress an Area Action Plan for the city centre. This option has been discounted as without a specific policy basis for guiding city centre development there is a real risk of piecemeal developments that fail to reflect the character of the city centre and which amplify the existing issues around connectivity and quality.
- 2.2 The second option is presented within this Report and the Paper at Appendix 1. This involves engaging key stakeholders and the local community in relation to future proposals for Coventry City Centre. These proposals have been informed by previous engagement, evidence and development needs, as well as the opportunities that exist throughout the city centre. With support from the Sustainability Appraisal process, this considers all reasonable alternatives and seeks to engage local people and key stakeholders in the development of the new City Centre Area Action Plan.

3. Results of consultation undertaken

- 3.1 The development of the City Centre Area Action Plan has had regard to a wide range of detailed consultation events that have taken place across the city centre in recent years. This culminated in the period of public engagement in February-April 2015 where an initial version of the plan was presented for public opinion and comment. Approximately 200 responses were received from local communities, local business, professional organisations and key stakeholders, with additions views and opinions expressed and recorded at Ward Forums and drop in sessions. All responses have been considered as part of the summary in Appendix 2 and

show that the vast majority of responses were in support for the Council's plans and proposals for its city centre.

- 3.2 It is proposed that this version of the City Centre Area Action Plan will be subject to a further period of public engagement between 18th January and 29th February 2016 in accordance with the Council's Statement of Community Involvement. The responses received during this period are scheduled to be presented to a special meeting of Scrutiny Board 3 and Planning Committee in March 2016 in advance of being submitted to the Secretary of State as part of the Plan's public examination.

4. Timetable for implementing this decision

- 4.1 Subject to approval by Cabinet and Council, the new City Centre Area Action Plan – The Publication Draft, will be published for a period of 6 weeks statutory engagement (referred to at paragraph 3.2 above) prior to its submission to the Secretary of State for public examination.

5. Comments from Executive Director of Resources

5.1 Financial implications

There are two sets of costs associated with this report.

The first is associated with the publication of the documents for representations and the costs of public engagement. These are considered to be minimal and will be funded from existing budget provisions.

The second is the substantial costs of the Examination in Public of the City Centre Area Action Plan. Once submitted to the Secretary of State, he will appoint an Inspector to conduct the Hearings, and the Council is required to appoint a Programme Officer who works for the Inspector to make sure the Hearings run smoothly. Both the Inspector and Programme Officer are at the Council's expense.

The AAP has been brought forward in parallel with the Local Plan with the intention of saving costs associated with the public examination, as a number of issues, services and evidence overlap. It is anticipated that the costs of submission and examination will be met through existing Council reserves earmarked specifically for this purpose.

5.2 Legal implications

The proposed engagement period and development of this plan reflects the statutory requirements set out in the Planning and Compulsory Purchase Act (2004), the Localism Act (2011) and other associated regulations, the National Planning Policy Framework (2012), and Planning Policy Guidance (2014). This also reflects the Council's adopted Statement of Community Involvement.

The period of publication for representations will ensure that the Council can demonstrate that the CC AAP is fully legally compliant. An AAP that is not fully legally compliant cannot proceed to Public Examination. The provisions of the

Planning & Compulsory Purchase Act 2004 and Localism Act (2011) set out the relevant provisions governing the matters raised in this report.

The proposed engagement period will help to ensure that the Council can demonstrate that it has considered all reasonable alternatives when considering its approach to developing the city centre, and that it has continued to involve the local community and others with an interest in the process.

The Council can be confident that the work undertaken in recent year's means its statutory responsibilities associated with the Duty to Cooperate have been discharged. Indeed, once the plan is submitted to the Secretary of State no further work relating to this Plan and the Duty to Cooperate can be undertaken.

Through this period of engagement though the Council will continue to engage constructively and actively with its neighbouring authorities as part of the Duty to Cooperate, as set out in Section 33A of the Planning and Compulsory Purchase Act (2004) (as introduced by the Localism Act (2011)), where it is considered appropriate and necessary to do so.

Once adopted by the Council the AAP will be a material consideration in relation to any planning application that are located within the wider city centre boundary set out in the Plan.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

- A prosperous Coventry: The growth and regeneration of the city centre will support the creation of new homes, jobs, retail floor space and leisure, social and community provisions. These will help support a more prosperous Coventry.
- Citizens living longer, healthier, independent lives: The Area Action Plan promotes new green and blue infrastructure within the city centre, which will help promote active travel and improve mental health. Improvements to accessibility through new routes, linkages and transport options will support aspirations to be an 'Age Friendly City'. The AAP also seeks to minimise pollutants and try and reduce existing levels by supporting more active travel and low emission vehicles.
- Making Coventry an attractive and enjoyable place to be: The growth and regeneration of the city centre will support the creation of new homes, jobs, retail floor space and leisure, social and community provisions. The Area Action Plan will also promote new green and blue infrastructure within the city centre. Together this will help make Coventry a more attractive and enjoyable place to be
- Providing a good choice of housing: The Area Action Plan identifies a number of opportunities for new homes within the city centre. There is also a clear commitment to create a suitable balance between the provisions of new student accommodation, older persons housing and market homes.

- Making places and services easily accessible: The Area Action Plan is committed to promoting sustainable development with adequate provision of infrastructure and improved accessibility to key services and facilities. The document also highlights the importance of connectivity and accessibility within and around the city centre to help create more coherent routes and linkages and maximise gateway opportunities.
- Encouraging a creative, active and vibrant city: The Area Action Plan clearly establishes the city centre as the hub for new retail, office, leisure and community investment. The provision of new housing across the city centre, in a range of types and tenures, will also help to promote the centres vibrancy and vitality.
- Improving the environment and tackling climate change: The Area Action Plan contains a section on the natural environment. This specifically looks at improving environmental quality and minimising the impact of pollutants on the urban environment. Examples such as developing more energy efficient buildings, opportunities around the electric city concept and promotion of low emission vehicles will all help the city centre to reduce its carbon emissions.

6.2 How is risk being managed?

By virtue of its nature, this version of the City Centre Area Action Plan has been revised to reflect the most up to date evidence and engagement responses with a view to minimising the risks that may arise at the next stage by engagement and subsequent public examination.

6.3 What is the impact on the organisation?

No direct impact.

6.4 Equalities / EIA

A full Equality and Consultation Analysis (ECA) was undertaken as part of the City Centre Area Action Plan – The Preferred Approach. Where appropriate an update of this ECA is to be completed alongside this stage of the engagement process. This is due to start in January and will inform this update and enable the impact of the Action Plan on key protected groups in the city to be fully understood and considered.

As part of that analysis, the Council will have due regard to its public sector equality duty under section 149 of the Equality Act (2010). The Council's responsibilities under this act will be met through the development of the updated ECA and through the consultation activity that has taken place previously and will take place in support of this draft of the plan

Notwithstanding, through the development of new homes, employment opportunities, retail floor space and leisure, social and community provisions, there are likely to be significant economic and social benefits to the city centre and the city as a whole. This will be promoted by urban regeneration and the redevelopment of land currently sitting vacant and derelict as well as increased

opportunities for job creation, the delivery of new infrastructure and improvements to accessibility.

6.5 Implications for (or impact on) the environment

A detailed assessment of potential environmental implications and issues has been undertaken as part of the Sustainability Appraisal Report (SA/SEA) for the City centre Area Action Plan that will be made available as part of the engagement period. In summary this highlights potential increases in carbon emissions and air quality issues generated by increased trips into the city centre as a result of increased floor space and an enhanced city centre offer. There is a good chance these impacts can be mitigated though through improvements in technology, enhancements to city centre green infrastructure and increased energy efficiency of buildings.

6.6 Implications for partner organisations?

Partner organisations, notably neighbouring Councils and the Local Enterprise Partnership, will be impacted because they have a responsibility to formally engage with the Council with respect to strategic matters such as the City Centre Area Action Plan. This is to discharge the Duty to Cooperate, as described by the Localism Act and NPPF.

Report author(s):**Name and job title:**

Mark Andrews, Planning Policy Manager

Directorate:

Place

Tel and email contact:

02476 834295

mark.andrews@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Colin Knight	Assistant Director, Planning Transport and Highways	Place	23/11/15	02/12/15
Tracy Miller	Group Manager – Planning and Building Control	Place	23/11/15	03/12/15
Lara Knight	Governance Services Coordinator	Resources	23/11/15	27/11/15
Names of approvers for submission: (officers and Members)				
Phil Helm	Finance Manager	Resources	23/11/15	27/11/15
Stuart Evans	Head of Environment, Development & Planning Team Legal & Democratic Services	Birmingham City Council	23/11/15	01/12/15
Helen Lynch	Place & Regulatory Team Manager (Legal Services)	Resources	23/11/15	02/12/15
Jasbir Bilan	Human Resources Manager	Resources	23/11/15	27/11/15
Executive Director: Martin Yardley	Executive Director for Place	Place	03/12/15	04/12/15
Member: Councillor K Maton	Cabinet Member for Business, Enterprise and Employment	Place	03/12/15	08/12/15

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