

Title of proposed EIA	EA for the Proposed Compulsory Purchase Order –53-68 Princip Street.
Reference No	EQUA775
EA is in support of	New Function
Review Frequency	Annually
Date of first review	16/11/2022
Directorate	Inclusive Growth
Division	Planning and Development
Service Area	City Centre Planning Area Team
Responsible Officer(s)	 Lawrence Munyuki
Quality Control Officer(s)	 Richard Woodland
Accountable Officer(s)	 Simon Delahunty-Forrest
Purpose of proposal	To obtain authority to proceed with a Compulsory Purchase Order. This will enable the securing of vacant possession of land to facilitate the ongoing regeneration and development of this major city centre site in accordance with approved development propo
Data sources	Consultation Results; relevant reports/strategies
Please include any other sources of data	
ASSESS THE IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Service Users / Stakeholders; Wider Community
Age details:	<p>The Princip Street development will create a vibrant development, offering high quality living across three buildings. The development will cater for all people of all age groups, including providing student accommodation in this area close to City's Universities.</p> <p>The Princip Street development has the potential to create a new landmark building along a key arterial route into the City and will bring significant economic, social and environmental benefits to the local area and the City as a whole. will achieve a flagship development that will bring about the physical regeneration of a derelict site</p>

and secure substantial benefits for not only the site but the wider area. Whilst there will be some businesses which will be relocated due to the development taking place, employment opportunities will be created in the local area because of the construction going on.

Protected characteristic: Disability

Service Users / Stakeholders; Wider Community

Disability details:

The two properties affected by the CPO process may have been used by disabled people. The future Princip Street development will be able to meet the needs of disabled population and those who have declining mobility in later life by making use of the Birmingham Council's policies like the Access for People with Disabilities SPD. The proposals have undergone detailed design to ensure they meet the aspiration of Places for All SPD and Places for Living SPD. The building has been designed to comply with Part M of the Building Regulations which has to do with access to and use of buildings.

Protected characteristic: Sex

Not Applicable

Gender details:

N/A

Protected characteristics: Gender Reassignment

Not Applicable

Gender reassignment details:

N/A

Protected characteristics: Marriage and Civil Partnership

Not Applicable

Marriage and civil partnership details:

N/A

Protected characteristics: Pregnancy and Maternity

Not Applicable

Pregnancy and maternity details:

N/A

Protected characteristics: Race

Service Users / Stakeholders; Wider Community

Race details:

The Princip Street quarter development will create business space and new residential communities for all people of all age groups and diverse communities.

	The proposed development will provide a net increase in employment including for everyone including for the BAME people.
Protected characteristics: Religion or Beliefs	Not Applicable
Religion or beliefs details:	N/A
Protected characteristics: Sexual Orientation	Not Applicable
Sexual orientation details:	N/A
Socio-economic impacts	
Please indicate any actions arising from completing this screening exercise.	The equality assessment considers how implementation of the CPO would contribute to the realisation of equality effects associated with the regeneration of the Princip Street Development. The assessment will then help inform its implementation.
Please indicate whether a full impact assessment is recommended	NO
What data has been collected to facilitate the assessment of this policy/proposal?	As part of the planning application process, a series of baseline and technical studies covering many areas were carried out including highways, arboricultural impact assessment, ecological appraisal, sustainability design and construction statement, air quality assessments.
Consultation analysis	<p>Statutory public consultation took place on the planning application that underpin the CPO and the planning policies that set out the framework for development and regeneration – including the Birmingham Development Plan and Big City Plan. Taylor Grange Group of Companies have also been in discussion, with those whose interests are required for the development.</p> <p>During the development design, planning and management process there will be regular review to ensure that the interests of the local community are reflected including interests of those with protected characteristics. All groups with</p>

protected characteristics should indirectly benefit from this Princip Street development.

Adverse impact on any people with protected characteristics.

Could the policy/proposal be modified to reduce or eliminate any adverse impact? No

How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future?

None

Are there any adverse impacts on any particular group(s)

No

If yes, please explain your reasons for going ahead.

No - there will be no significant adverse impacts from this proposal. The CPO will not disproportionately affect one protected group over another and it will contribute to equality of opportunity by providing a framework for growth and investment.

Initial equality impact assessment of your proposal

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

The Birmingham Development Plan identifies the Gun Quarter as an area of regeneration. The Princip Street development proposal outlined in the planning permission offers significant benefits: 337 apartments with ancillary communal facilities, natural surveillance of the area reducing fear of crime, creation of part time and full time jobs with the management of the Build to Rent development, approximately £53.725 million investment in the city and area during construction phase, encouraging regeneration of the wider Gun Quarter and increasing the spending power of the local economy. There is provision of 16 low cost market rental dwellings in perpetuity. There will also be environmental benefits in public realm improvements, providing buildings designed to reduce energy use and carbon including use of water efficiency measures, sustainable materials and PV panels. There will be opportunities for ecological

enhancements through amenity planting and green roofs. The making of a CPO will assist in facilitating the delivery of this proposal, which is considered as making a positive and deliverable improvement to the City Centre.

The CPO will contribute to creating equality for all by regenerating the area thereby improving the quality of the City centre. It is considered that any negative impacts are outweighed by positives, and there is a compelling case in the public interest for making the CPO.

On the basis of this screening, there are no direct implications for equalities for the 'in principle' authorisation of the CPO, in addition to those identified in existing statutory procedures.

The finding of the inequality analysis is that there is no potential to disproportionately disadvantage any protected group and that the CPO will contribute to equality of opportunity for all.

On this basis, no detailed assessment is required.

QUALITY CONTORL SECTION

Submit to the Quality Control Officer for reviewing?

No

Quality Control Officer comments

Decision by Quality Control Officer

Proceed for final approval

Submit draft to Accountable Officer?

No

Decision by Accountable Officer

Approve

Date approved / rejected by the Accountable Officer

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

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