

**CERTIFICATE UNDER SECTION 19(1)(a) OF THE ACQUISITION OF LAND ACT 1981**

**ACQUISITION OF LAND ACT 1981**

**THE COUNCIL OF THE CITY OF COVENTRY (CITY CENTRE SOUTH) COMPULSORY PURCHASE ORDER 2022**

**LAND AT CITY CENTRE SOUTH COVENTRY (AREA 1 TOP OF HERTFORD STREET, AREA 2 SHELTON SQUARE, AREA 3 BEAUCHAMP HOUSE, AREA 4 AND 5 BULL YARD)**

The Secretary of State, in exercise of his powers under section 19(1)(a) of the Acquisition of Land Act 1981, hereby certifies that he is satisfied:

a) that there has been or will be given in exchange for the land described in the First Schedule hereto, being parts of open space within the meaning of the said Act, the land described in the Second Schedule hereto, which is not less in area and is equally advantageous to the persons, if any, entitled to rights of common or other rights, and to the public, and that the land given in exchange has been or will be vested in the persons in whom the said open spaces were vested, and subject to the like rights, trusts and incidents as attach to the said open spaces; and

b) that the land described in the Second Schedule hereto, being parts of open spaces within the meaning of the said Act, when burdened with the rights described in that Schedule, will be no less advantageous to those persons in whom it is vested and other persons, if any, entitled to rights of common or other rights, and to the public, than it was before.

**FIRST SCHEDULE**

**Open Space Land**

**Approximately 4,039 square metres of open space as detailed below and shown coloured yellow on the Open Space Plan referred to in the above named Compulsory Purchase Order:**

**Area 1 – Hertford Street**

<b>Plot Number on Order Plans</b>	<b>Extent and description of land (shown coloured yellow on the open space plan)</b>	<b>Plot area (m2)</b>
220	Paved area of open space to the top of Hertford Street, Coventry	8

221	Paved area of open space to the top of Hertford Street, Coventry	36
223	Paved area of open space to the top of Hertford Street, Coventry	1050
224	Paved area of open space to the top of Hertford Street, Coventry	15
225	Paved area of open space to the top of Hertford Street, Coventry	11
226	Paved area of open space to the top of Hertford Street, Coventry	296
<b>Total Area 1</b>		<b>1416</b>

### Area 2 – Shelton Square

Plot Number on Order Plans	Extent and description of land (shown coloured yellow on the open space plan)	Plot area (m2)
58	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	64
59	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	30
87	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	19
88	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	27
89	Paved area of open space forming part of Shelton Square, Coventry	759
90	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	57
91	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	13
<b>Total Area 2</b>		<b>969</b>

### Area 3 – Beauchamp House

Plot Number on Order Plans	Extent and description of land (shown coloured yellow on the open space plan)	Plot area (m2)
101	Area of grass covered open space to the north west of Beauchamp House, Coventry	45

102	Area of grass covered open space to the north west of Beauchamp House, Coventry	130
103	Area of grass covered open space to the north west of Beauchamp House, Coventry	46
<b>Total Area 3</b>		<b>221</b>

#### Area 4 – Bull Yard (A)

Plot Number on Order Plans	Extent and description of land (shown coloured yellow on the open space plan)	Plot area (m2)
195	Paved area of open space forming part of Bull Yard, Coventry	1
196	Paved area of open space forming part of Bull Yard, Coventry	8
<b>Total Area 4</b>		<b>9</b>

#### Area 5 – Bull Yard (B)

Plot Number on Order Plans	Extent and description of land (shown coloured yellow on the open space plan)	Plot area (m2)
189	Paved area of open space (beneath first floor canopy) forming part of Bull Yard, Coventry	20
190	Paved area of open space (beneath first floor canopy) forming part of Bull Yard, Coventry	33
191	Paved area of open space (beneath first floor canopy) forming part of Bull Yard, Coventry	71
192	Paved area of open space forming part of Bull Yard, Coventry	598
207	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	34
208	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	79
209	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	556
210	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	25
211	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	8

<b>Total Area 5</b>	<b>1424</b>
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## **SECOND SCHEDULE**

### **Exchange Land**

**Approximately 4,047 square metres of land as detailed below and shown coloured green on the Exchange Land Plans referred to in the above named Compulsory Purchase Order:**

#### **Area 1 – Herford Street**

<b>Plot Number on Order Plans</b>	<b>Extent and description of land (shown coloured green on the exchange land plan)</b>	<b>Plot area (m2)</b>
218	Covered walkway and first floor canopy at top of Hertford Street, Coventry	239
219	Covered walkway and first floor canopy at top of Hertford Street, Coventry	155
220	Paved area of open space to the top of Hertford Street, Coventry	8
221	Paved area of open space to the top of Hertford Street, Coventry	36
223	Paved area of open space to the top of Hertford Street, Coventry	1050
224	Paved area of open space to the top of Hertford Street, Coventry	15
225	Paved area of open space to the top of Hertford Street, Coventry	11
226	Paved area of open space to the top of Hertford Street, Coventry	296
<b>Total Area 1</b>		<b>1810</b>

#### **Area 2 – Coventry Market**

<b>Plot Number on Order Plans</b>	<b>Extent and description of land (shown coloured green on the exchange land plan)</b>	<b>Plot area (m2)</b>
36	Commercial premises known as 4-6 Shelton Square below Upper Level Car Park situated to the west of Shelton Square	244

37	Commercial premises known as 2 and 2a Shelton Square and Upper Level Car Park situated to the north west of Shelton Square	180
38	Car park and service area known as Service Area 4, market entrances and walkways situated to the south of Coventry Retail Market	437
40	Covered walkway, stairs leading to 2a Market Chambers and Upper Level Car Park situated to the east of Coventry Retail Market	142
41	Walkway and commercial premises at Shelton Square situated to the east of Coventry Retail Market	46
42	Pedestrianised area leading to Shelton Square with commercial premises on first floor known as 30 Market Way, post box and Upper Level Car Park situated to the south east of Coventry Retail Market	102
58	Paved area of open space (beneath first floor canopy) forming part of Shelton Square, Coventry	64
<b>Total Area 2</b>		<b>1215</b>

### Area 3 – Bottom of Hertford Street

Plot Number on Order Plans	Extent and description of land (shown coloured green on the exchange land plan)	Plot area (m2)
205	Area of adopted public highway (subject to separate stopping up order application)	270
206	Area of adopted public highway (subject to separate stopping up order application)	43
207	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	34
208	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	79
209	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	556
210	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	25
211	Paved area of open space situated to the front of Bull Yard and the bottom of Hertford Street, Coventry	8
212	Land consisting of kiosk container situated between Hertford Street and Warwick Lane	7
<b>Total Area 3</b>		<b>1022</b>

*M Hale*

**Date: 10 January 2023**

**Mike Hale – Decision Officer  
Team Leader  
Planning Casework Unit**

*This decision was made by officials on behalf of the Secretary of State, and signed on his behalf*