

THE LONDON BOROUGH OF EALING (THE GREEN, SOUTHALL) COMPULSORY

PURCHASE ORDER 2021

SECTION 226(1A) TOWN AND COUNTRY PLANNING ACT 1990, SECTION 13 OF THE

LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) 1976 AND

ACQUISITION OF LAND ACT 1981

1. The London Borough of Ealing has made on the 22nd November 2021 The London Borough of Ealing (The Green, Southall) Compulsory Purchase Order 2021 under s.226 (1) (a) Town and Country Planning Act 1990, s.13 of the Local Government (Miscellaneous Provisions) Act 1976 and Acquisition of Land Act 1981. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the order will authorise the Council to purchase compulsorily the land and new rights described below for the purpose of development, redevelopment and improvement of The Green Southall and its surrounding area for a comprehensive mixed-use redevelopment scheme.
2. A copy of the order, the accompanying map, the Statement of Reasons and appendices may be seen at all reasonable hours at the office of the Director of Legal and Democratic Services, London Borough of Ealing, Fifth Floor, Perceval House, 14-16 Uxbridge Road, Ealing W5 2HL of the London or alternatively at The Dominion Centre, 112 The Green, Southall, Middlesex UB2 4BQ.
3. If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made relates exclusively to matters of compensation which can be dealt with by the Lands Tribunal, the confirming authority may confirm the order with or without modifications.
4. In any case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the order either –
 - a. to cause a public local enquiry to be held;
 - b. to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or
 - c. with the consent of the objector to follow a written representations procedure.
5. The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order.

6. Any objection to the order must be made in writing to the Secretary of State for Housing, Communities and Local Government, National Planning Casework Unit, 5 St Philip's Place, Colmore Row, Birmingham B3 2PW before 22nd December 2021 and should state the title of the order, the grounds of objection and the objector's address and interests of the land.

DESCRIPTION OF LAND AND THE NEW RIGHTS

LAND TO BE ACQUIRED:

Plot Number	Description
1	838 square metres, or thereabouts, of building and premises (The Resource Centre, Featherstone Terrace) situated to the west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
2	763 square metres, or thereabouts, of public adopted highway (Featherstone Terrace) situated to the west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
3	9 square metres, or thereabouts, of public adopted highway (Featherstone Terrace) situated to the north west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
4	248 square metres, or thereabouts, of public adopted highway (Featherstone Terrace) situated to the north west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
5	407 square metres, or thereabouts, of premises appurtenant to Unit 17a, Dominion Industrial Estate situated to the north west of The Dominion Centre, Southall
6	488 square metres, or thereabouts, of public adopted highway (Dominion Road) situated to the north west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
7	4,095 square metres, or thereabouts, of car park situated to the north west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
8	1,452 square metres, or thereabouts, of car park and accessway situated to the north of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
9	14 square metres, or thereabouts, of public adopted highway (Dominion Road) situated to the north west of The Dominion Centre, Southall
10	15 square metres, or thereabouts, of accessway situated to the north west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
13	69 square metres, or thereabouts, of hard standing and accessway situated to the north west of The Dominion Centre, Southall

14	129 square metres, or thereabouts, of public adopted highway (Dominion Road) situated to the west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
15	520 square metres, or thereabouts, of public adopted highway (Dominion Road) situated to the south west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
16	110 square metres, or thereabouts, of hard standing and private access road (unnamed road) situated to the north east of The Dominion Centre, Southall
17	379 square metres, or thereabouts, of private access road (unnamed road) situated to the east of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
18	110 square metres, or thereabouts, of hard standing and building and premises (100 The Green) situated to the north east of The Dominion Centre, Southall
19	881 square metres, or thereabouts, of building and premises (100 The Green) situated to the north east of The Dominion Centre, Southall
20	97 square metres, or thereabouts, of building and premises (100 The Green) situated to the north east of The Dominion Centre, Southall
21	299 square metres, or thereabouts, of private access road (unnamed road) situated to the north east of The Dominion Centre and to the south west of St Anselms Catholic Church, Southall
22	11 square metres, or thereabouts, of hard standing and premises (92 and 94 The Green) situated to the east of The Dominion Centre, Southall
23	359 square metres, or thereabouts, of private access road (unnamed road) south west of St Anselms Catholic Church, Southall
24	14 square metres, or thereabouts, of hard standing situated to the south of St Anselms Catholic Church, Southall
25	117 square metres, or thereabouts, of hard standing and premises situated to the south of St Anselms Catholic Church, Southall
26	15 square metres, or thereabouts, of hard standing situated to the south of St Anselms Catholic Church, Southall
27	1,967 square metres, or thereabouts, of building and premises situated to the south east of St Anselms Catholic Church, Southall
28	294 square metres, or thereabouts, of building and premises (Unit 3b, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
29	2 square metres, or thereabouts, of building and premises situated to the south west of St Anselms Catholic Church, Southall
30	113 square metres, or thereabouts, of hard standing and building and premises (Unit 3c, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall

31	300 square metres, or thereabouts, of building and premises (Unit 3a, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
32	16 square metres, or thereabouts, of building and premises (Unit 3a, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
33	105 square metres, or thereabouts, of building and premises (Unit 4, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
34	252 square metres, or thereabouts, of hard standing and building and premises (Unit 2, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
35	8 square metres, or thereabouts, of hard standing and building and premises situated to the south west of St Anselms Catholic Church, Southall
36	89 square metres, or thereabouts, of hard standing and building and premises (Unit 2a, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
37	98 square metres, or thereabouts, of hard standing and building and premises (Unit 2b, Dilloway Estate) situated to the south west of St Anselms Catholic Church, Southall
38	1,265 square metres, or thereabouts, of building and premises, private footpath and Units 1a-1d Dilloway Yard situated to the south west of St Anselms Catholic Church, Southall
39	7 square metres, or thereabouts, of building and premises situated to the south west of St Anselms Catholic Church, Southall
40	13 square metres, or thereabouts, of building and premises situated to the south west of St Anselms Catholic Church, Southall
41	19 square metres, or thereabouts, of accessway and building and premises (68 The Green) situated to the south of St Anselms Catholic Church, Southall
46	445 square metres, or thereabouts, of private access road (Dilloway Lane) situated to the south west of St Anselms Catholic Church, Southall
47	30 square metres, or thereabouts, of electricity substation housed in former stable and coach house situated to the south of St Anselms Catholic Church, Southall
48	8 square metres, or thereabouts, of public adopted highway (The Green) and grassed area situated to the south of St Anselms Catholic Church, Southall
49	51 square metres, or thereabouts, of car park and grassed area situated to the south of St Anselms Catholic Church, Southall
50	490 square metres, or thereabouts, of hard standing, access road (Dilloway Yard) and building and premises (Unit 5, Dilloway Estate) situated to the west of St Anselms Catholic Church, Southall
51	699 square metres, or thereabouts, of hard standing and buildings and premises (Units 6, 6b and 7, Dilloway Estate) situated to the north west of St Anselms Catholic Church, Southall

52	31 square metres, or thereabouts, of hard standing and premises of Unit 6, 7 and 7a, Dilloway Estate situated to the north west of St Anselms Catholic Church, Southall
53	11 square metres, or thereabouts, of hard standing situated to the north west of St Anselms Catholic Church, Southall
54	5 square metres, or thereabouts, of hard standing situated to the north west of St Anselms Catholic Church, Southall
55	25 square metres, or thereabouts, of hard standing situated to the north west of St Anselms Catholic Church, Southall
56	424 square metres, or thereabouts, of hard standing and building and premises (Unit 7a, Dilloway Estate) situated to the north west of St Anselms Catholic Church, Southall
57	34 square metres, or thereabouts, of hard standing situated to the north west of St Anselms Catholic Church, Southall
58	69 square metres, or thereabouts, of hard standing situated to the west of St Anselms Catholic Church, Southall
59	74 square metres, or thereabouts, of building and premises (Unit 6a, Dilloway Estate) situated to the west of St Anselms Catholic Church, Southall
60	9 square metres, or thereabouts, of car parking space situated to the west of St Anselms Catholic Church, Southall
61	12 square metres, or thereabouts, of car parking space situated to the west of St Anselms Catholic Church, Southall
62	12 square metres, or thereabouts, of car parking space situated to the west of St Anselms Catholic Church, Southall
63	12 square metres, or thereabouts, of car parking space situated to the west of St Anselms Catholic Church, Southall
64	12 square metres, or thereabouts, of car parking space situated to the west of St Anselms Catholic Church, Southall
65	180 square metres, or thereabouts, of building and premises (Unit 5 and 5a, Dilloway Estate) situated to the west of St Anselms Catholic Church, Southall
66	27 square metres, or thereabouts, of hard standing and premises situated to the west of St Anselms Catholic Church, Southall
67	24 square metres, or thereabouts, of building and premises situated to the west of St Anselms Catholic Church, Southall
68	18 square metres, or thereabouts, of building and premises situated to the west of St Anselms Catholic Church, Southall
69	68 square metres, or thereabouts, of buildings and premises (Units 8a, Dilloway Estate) situated to the north west of St Anselms Catholic Church, Southall

70	289 square metres, or thereabouts, of building and premises (Unit 8, Dilloway Estate) situated to the north west of St Anselms Catholic Church, Southall
71	316 square metres, or thereabouts, of hard standing and building and premises (Unit 9, Dilloway Estate) situated to the north west of St Anselms Catholic Church, Southall

NEW RIGHTS TO BE ACQUIRED:

Plot Number	Plot Description
11	The right to carry out works on and to the land, including surfacing and landscaping works to enable construction of the scheme of 126 square metres, or thereabouts, of hard standing and premises situated to the north west of The Dominion Centre, Southall excluding interests held by London Borough of Ealing
12	The right to carry out works on and to the land, including surfacing and landscaping works to enable construction of the scheme of 13 square metres, or thereabouts, of hard standing and premises situated to the north west of The Dominion Centre, Southall
42	The right to carry out works to external areas, walls and fences including appearance, access and servicing, and access to carry out surveys and undertake works to enable demolition of adjacent buildings and construction of the scheme of 653 square metres, or thereabouts, of building and premises (Tudor Rose) situated to the south of St Anselms Catholic Church, Southall
43	The right to carry out works to external areas, walls and fences including appearance, access and servicing, and access to carry out surveys and undertake works to enable demolition of adjacent buildings and construction of the scheme of 24 square metres, or thereabouts, of premises (Tudor Rose) situated to the south of St Anselms Catholic Church, Southall
44	The right to carry out works to external areas, walls and fences including appearance, access and servicing, and access to carry out surveys and undertake works to enable demolition of adjacent buildings and construction of the scheme of 8 square metres, or thereabouts, of premises (Tudor Rose) situated to the south of St Anselms Catholic Church, Southall
45	The right to carry out works to external areas, walls and fences including appearance, access and servicing, and access to carry out surveys and undertake works to enable demolition of adjacent buildings and construction of the scheme of 35 square metres, or thereabouts, of premises (Tudor Rose) situated to the south of St Anselms Catholic Church, Southall

Dated 22nd November 2021

A handwritten signature in black ink, appearing to read 'H. Harris', is enclosed within a thin black rectangular border. The signature is fluid and cursive.

Helen Harris
Director of Legal and Democratic Services
London Borough of Ealing
Perceval House
14-16 Uxbridge Road
Ealing W5 2HL