

**THE LONDON BOROUGH OF EALING
(SOUTHALL THE GREEN UB2)
COMPULSORY PURCHASE ORDER 2021**

Ref: APP/PCU/CPOH/A5270/3289084 - ENV/3298294

**SUMMARY OF WITNESS STATEMENT ON BEHALF OF THE
ACQUIRING AUTHORITY**

**ELEANOR YOUNG
STRATEGIC REGENERATION ADVISER
EALING COUNCIL**

1. Qualifications and Experience

1.1. My statement sets out my qualifications and experience and my role in the project and Ealing Council.

2. Background and scope of evidence

2.1. The Council has made The London Borough of Ealing (The Green Southall) Compulsory Purchase Order 2021 (**the CPO**) (CDA.1) as a last resort, to bring forward comprehensive development of the land at the Green, Southall (**the Site**) which is a critical part of delivering the planning policy and objectives for Southall King Street / The Green Town Centre (known as '**the Green Town Centre**').

2.2. My witness statement sets out how the Council intends to achieve its regeneration objectives for the Site by working with Peabody Developments Limited ('**Peabody**') to deliver proposals (known as '**the Scheme**') which have received planning permission.

2.3. My statement sets out why the Council considers such a regeneration approach is required in the area of Southall the Green and how these proposals have been developed carefully over a number of years.

2.4. My statement explains the current state of the Green Town Centre and what local and community needs the Scheme wishes to respond to. It also details the major capital investment that the Council has already undertaken as part of its efforts to regenerate the Green.

2.5. In my statement I outline the importance of the Scheme to the development and improvement of the Green Town Centre, and the ways in which the Scheme contributes to achieving the promotion and improvement of the economic and social wellbeing of the Green Town Centre, and therefore why the Council has made this CPO.

2.6. The Council is seeking to acquire the Order Land under the powers set out in S226 (1)(a) of the Town and Country Planning Act 1990 to facilitate the carrying out of development on the land to be acquired. In my evidence I will demonstrate that the factors identified in paragraphs 14 and 15 of the Guidance on Compulsory purchase process and The Crichel Down Rule (last revised in July 2019) (the Guidance) (CDB.1) are satisfied, and will conclude that there is a compelling case in the public interest for the Order to be confirmed.

3. Southall the Green Town Centre

3.1. About the Green

3.1.1. My statement includes a brief history of Southall as a place, its current challenges and how it has evolved over time. It considers in detail the locality of the proposed Scheme at the Green in the context of current and recent activities and developments nearby.

3.1.2. My statement reviews the Council's main community consultation, regeneration programmes and planning policy development over the past decade which have shaped the current proposals for the Green including the CPO and the Scheme.

3.2. The Council's approach to regeneration in Southall

My statement explains some of the major capital projects, which total around £4.5m investment, in the immediate locale of the Site how these have helped to regenerate Southall and why they are not sufficient to create the scale of change that the local community has told the Council it wants to see.

3.3. The Planning Policy Framework

My statement explains how the local planning policy framework has developed over time and the main objectives of planning policy for the Site.

3.4. Options for Development at SOU8 and the Council's preferred approach

My statement explains in detail why the current comprehensive approach to development has been developed and why the Site was promoted for major redevelopment by Ealing Council. It also sets out why the Council believes that no development of this scale and magnitude would happen without proactive leadership from the Council and this Compulsory Purchase Order with reference to the Site's planning history. It reviews the options considered by Ealing Council prior to the decision to seek a development partner for the Scheme.

4. The Order Land and history of the sites within the Order Land

4.1. My statement includes a brief description of the Order Land and its relationship to the locally listed Grade 2* Manor House and the impacts of the Scheme upon this important

heritage asset.

5. Peabody as the Council’s Development Partner

5.1. My statement explains how the Council’s Development Partner (Peabody) was selected and what agreements are in place to secure a successful Scheme at the Site.

6. The Green Redevelopment Scheme

6.1. My statement considers the consultation that was undertaken with the planning departments at Ealing Council and the GLA in developing the scheme and further consultation with statutory bodies and the local community. It also describes how the scheme evolved with particular reference to the consultation with the local community. Where the scheme evolved due to other factors such as comments from statutory bodies or for example the Design Review Panel this is covered in the evidence of Mark Baines and Sam Stackhouse.

6.2. My statement covers the impact on local community facilities including the Tudor Rose, St Anselm’s Church, the access road for the local high street shopping parade and replacement community facilities for the groups currently occupying the Resource Centre.

6.3. My statement explains that at the heart of the Scheme and its community benefit is the provision of 564 new flats of which 51% by habitable room will be affordable homes. The flats will range from one bed to four-bedroom apartments. 157 will be for affordable rent and 112 for shared ownership. These homes, particularly those affordable rented homes will directly contribute to social wellbeing by providing families on Ealing Council’s waiting list with somewhere decent and affordable to live.

7. Justification for Compulsory Purchase Order

7.1. The Council’s power to promote economic, social and environmental wellbeing

7.1.1. My statement sets out in detail how the Scheme promotes the economic, social and environmental wellbeing of Southall and its residents.

7.1.2. It explains with reference to legislation why this is relevant to the justification for making the Order.

7.2. The Council’s CPO Powers

7.2.1. The statement sets out in detail under what powers the Council is making the CPO and how these powers are justified and how the legislative tests set out in the relevant statutory Guidance are addressed.

7.3. Human Rights Act

7.3.1. My statement addresses how the Council has considered the issue of Human Rights and how, insofar as human rights are affected by the Scheme that this is proportionate and justified in the wider public interest.

7.4. The Council’s Equalities duty

7.4.1. My statement sets out in detail how the Council has considered the issues relating to equalities and those with protected characteristics in the context of its statutory duties to promote equality and mitigate any potential harms. My statement explains what Equality Assessment Analyses have been carried out and when, and how these have informed the Scheme as it developed.

8. Negotiations to acquire interests and rights.

8.1. My statement refers to the negotiations underway to acquire interests and rights and how these meet the tests set out in statutory guidance to the best of my knowledge.

9. Objections to the CPO

9.1. My statement includes a response on behalf of the Council to those objections – both statutory and non statutory – which fall within the scope of my statement. I have focused on those themes not covered elsewhere or not covered from the Council’s perspective, to avoid duplication. Where necessary cross references are made to the evidence of other expert witnesses in the Council’s team. My statement covers responses to objections on the following themes:

9.2. **Over Development**

9.3. **Infrastructure Concerns**

9.4. **Cultural and/or religious impacts**

9.5. **CPO defective and/or flawed**

9.6. **Car Parking impacts / Concerns**

9.7. Scheme neglects local needs and will negatively impact local community

9.8. Object to Entire Scheme

9.9. Subject land has alternative development opportunity

9.10. Concerns about the impact on existing economy

9.11. Developer and/or Council Credibility

9.12. Existing regeneration strategy sufficient

9.13. Environmental Concerns

9.14. Consultation

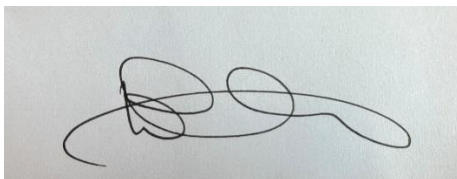
10. Conclusion

10.1. My statement explains why I believe that the acquisition of the Order land is fundamental to securing the comprehensive redevelopment of the site which, in turn, has such an important role to play in enhancing the town centre consistent with its status as a district hub. The Green Redevelopment Scheme is consistent with national planning policy, the London Plan, the adopted Local Development Plan and the adopted Southall the Green SPD. The Scheme will contribute to the social, economic and environmental well being of Southall.

10.2. My evidence should be read alongside the evidence provided by the following expert witnesses in support of Ealing Council's case for the CPO:

- a. Mr Mark Baines, Hunters Architects;
- b. Mr Phil Church, Peabody;
- c. Mr Sam Stackhouse, Montague Evans; and
- d. Ms. Virginia Blackman, Avison Young.

10.3. My statement is truthful and so, to the best of my knowledge, is the evidence given by other members of the Council's expert team.

A photograph of a handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read 'Eleanor Young'.

10.4. Signed by Eleanor Young on 16 September 2022