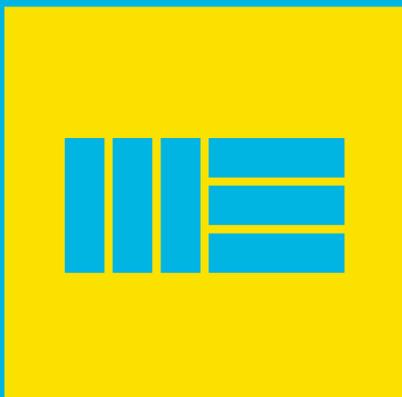


# **THE GREEN, SOUTHALL, UB2 - COMPULSORY PURCHASE ORDER**

## **SUMMARY OF EXPERT WITNESS STATEMENT – SAM STACKHOUSE MRTPI**

**SEPTEMBER 2022**



# CONTENTS

<b>1.0 INTRODUCTION .....</b>	<b>3</b>
<b>2.0 SITE CONTEXT AND PLANNING HISTORY .....</b>	<b>4</b>
<b>3.0 PLANNING POLICY FRAMEWORK.....</b>	<b>5</b>
<b>4.0 DEVELOPMENT BENEFITS.....</b>	<b>8</b>
<b>5.0 DEVELOPMENT DELIVERY .....</b>	<b>9</b>
<b>6.0 RESPONSES TO OBJECTIONS.....</b>	<b>10</b>
<b>7.0 CONCLUSION.....</b>	<b>11</b>

# 1.0 INTRODUCTION

1.1 I am a Chartered Member of the Royal Town Planning Institute.

1.2 I have over 10 years' experience in practising town planning and I have been advising on the redevelopment of the Site since 2018.

## 2.0 SITE CONTEXT AND PLANNING HISTORY

2.1 Planning permission was granted on 9 September 2022 for the following Development:

*“Demolition and mixed-use redevelopment (phased) to provide 3 urban blocks comprising residential units (Use Class C3), flexible commercial, employment and community floorspace (Use Classes E, F1 and F2), private and public car parking, servicing bays, public realm and associated landscaping, play and amenity space, plant and refuse areas, and access arrangements.”*

Condition 2 of the Permission controls the overall quantum of development by use class which includes:

1. 564 residential dwellings (Class C3);
2. 2502.1sqm of flexible Commercial/employment space (Use Class E);
3. 313.8sqm of Day Nursery (Use Class F1); and
4. 106.9sqm of Community space (Use Class F2).

2.2 There are a number of developments in Southall which have been approved by the Council over recent years. These permissions demonstrate the large degree of regeneration and transformation that is taking place within Southall in accordance with Southall's Opportunity Area designation and the wider planning policy framework.

## 3.0 PLANNING POLICY FRAMEWORK

3.1 The adopted planning policy framework at the time of the grant of the Permission consisted of the following:

1. London Plan (2021);
2. Ealing Core Strategy Development Plan Document (DPD) (2012);
3. Ealing Development Sites DPD (2013);
4. Ealing Development Management DPD (2013);
5. Ealing Policies Map (2016);
6. Joint West London Waste Plan (2015);
7. The National Planning Policy Framework (2021) (“NPPF”);
8. The Southall Green Supplementary Planning Document (2017); and
9. The Southall Opportunity Area Framework (2014).

### SITE DESIGNATIONS AND ALLOCATIONS

3.2 Southall is designated as an Opportunity Area in the London Plan.

3.3 The Site (as part of a wider site) also benefits from Site Allocation SOU8 which supports the following:

*“Mixed use development appropriate to the town centre, with continued protection of existing industrial uses on Featherstone, Dominion and Suterwalla estates as a Locally Significant Industrial Site (LSIS) and retention of the Dominion Arts Centre”.*

3.4 The eastern part of the Site is located within the King Street Neighbourhood Centre and the majority of the Site lies within an Area of Archaeological Interest

### THE PRINCIPLE OF DEVELOPMENT

3.5 The principle of the redevelopment of the Site would fully accord with Site Allocation SOU8 as it would deliver mixed use development appropriate to the town centre, would continue to protect the existing industrial uses on Featherstone, Dominion and Suterwalla estates as LSIS land and would retain the Dominion Arts Centre. The Development would also chime with objectives of the Southall Opportunity Area, Policy 2.8 of the Core Strategy and the Southall Green SPD to deliver new housing and jobs through regeneration.

3.6 The Development would provide 564 residential dwellings on previously developed land in a location that the Core Strategy identifies as being appropriate for new housing. The delivery of residential development on the Site would therefore comply with Policy H1 of the London Plan, Policy 1.1 of the Core Strategy as well as the Southall Green SPD and the NPPF.

3.7 The Development would deliver 2,502.1 sqm of flexible commercial, business and service uses (Use Class E). The Development would contribute positively to the local economy, provide jobs and meet the Council’s objectives of delivering new employment and retail floorspace as set out by Policy 1.1 and Policy 2.8 of the Core Strategy and Site Allocation SOU8.

3.8 The Development would deliver a day nursery (Class F1) and a community building (Class F2). These uses would contribute to the range of other community uses in the locality including the Tudor Rose, the Dominion Centre and the Manor House and therefore responds positively to Policy 2.8 of the Core Strategy.

## **HOUSING TENURE**

- 3.9 The proposed housing tenures which includes 50% affordable housing accords with Policy H4 of the London Plan and Policy 3A of the Development Management DPD.

## **HOUSING MIX**

- 3.10 The Development provides a mix of housing sizes which was considered appropriate in the Officer Report and the GLA Stage 2 Report.

## **HOUSING QUALITY**

- 3.11 The quality of the residential accommodation would be high and comply with Policy D6, Policy D7 and Policy S4 of the London Plan and Policy 7D of the Development Management DPD.

## **URBAN DESIGN**

- 3.12 The Development would create a block structure and street layout which would physically connect the Site and integrate it with the parade of shops along The Green and the Grade II\* listed Manor House and better connect the Site to Southall Railway station. It would be based around a central boulevard providing dedicated pedestrianised space, seating, opportunities for play and tree planting. This would assist in improving the quality of the local environment and the experience of pedestrians in accordance with the objectives of the SPD. The Development would assist in designing out crime through the design of active and overlooked streets and public realm with sensitive lighting to ensure that the scheme is inclusive and welcoming for users during day and night.
- 3.13 The urban design of the development would fully accord with the aspirations of the Southall Green SPD.

## **MASSING / TALL BUILDINGS**

- 3.14 The Development would contribute positively to the urban environment and would not cause harm to designated heritage assets. As such, it wholly accords with Policy 1.2 of the Core Strategy. Through the Application, it was also demonstrated that the Development would comply with the various tall building criteria of Policy D9 of the London Plan.

## **HERITAGE**

- 3.15 The Heritage and Townscape Assessment (CDC.1.13) which supported the Application identified that the Development would not cause any harm to any designated heritage assets. As such, the Development would comply with Policy HC1 of the London Plan, Policy 7C of the Development Management DPD and the NPPF.

## **DENSITY**

- 3.16 The Development has been design-led and its density ensures the optimal use of the Site's development potential in accordance with Policy D2 and Policy D3 of the London Plan and the NPPF.

## **IMPACT ON NEIGHBOURING DAYLIGHT AND SUNLIGHT**

- 3.17 The Application was supported by a Daylight and Sunlight Assessment which concluded that the level of daylight and sunlight amenity retained to neighbouring residential properties was considered to be reasonable for a development of this size in an urban context.

## **TRANSPORT**

- 3.18 The Development would accord with Policy T1 of the London Plan and the NPPF. It would not have a significant impact on the local transport network and it would promote sustainable travel by a combination of a predominantly car-free scheme for the new development, a reduced level of existing public car parking provision, cycle parking in accordance with policy standards, and a design and layout that enhances permeability and promotes pedestrian connectivity.

## **ENVIRONMENTAL CONSIDERATIONS**

- 3.19 The Application was also determined in the context of a number of environmental-related development plan policies. Planning conditions and S106 obligations have been imposed on the Permission to ensure that measures recommended in these assessments to demonstrate compliance with planning policy are secured.

## **SUMMARY**

- 3.20 The purpose for which the Order is required is fully endorsed by planning policy and complies with Paragraph 106 of the Guidance as fitting in with the adopted the planning policy framework.

# 4.0 DEVELOPMENT BENEFITS

4.1 The Development that would be implemented on the Order Land would deliver the following tangible benefits to the wellbeing of the area:

## ECONOMIC

1. Permanent job creation;
2. Flexible employment space;
3. Construction-related job creation;
4. Local expenditure;

## SOCIAL

1. New housing of a mix of tenures;
2. High quality housing;
3. Community uses;
4. Place-making;
5. Safety and well-being;
6. Permeability and connectivity;

## ENVIRONMENTAL

1. Urban Greening;
2. Bio-diversity net gain;
3. Reduction in flood risk;
4. Air quality neutrality;
5. Renewable energy;
6. Greater appreciation of heritage assets;
7. Sustainable Travel; and
8. Making best use of previously developed land.

## 5.0 DEVELOPMENT DELIVERY

- 5.1 The Permission contains a number of pre-commencement planning conditions and obligations.
- 5.2 These are typical for a major development and would be capable of being discharged in a timely manner to allow Development to lawfully commence within the time periods set by the Permission.
- 5.3 I do not consider there to be any planning condition or planning obligation-related impediments to the implementation of the Development.

# 6.0 RESPONSES TO OBJECTIONS

6.1 Section 6 set out my responses to the following planning-related objections made in respect of the Order:

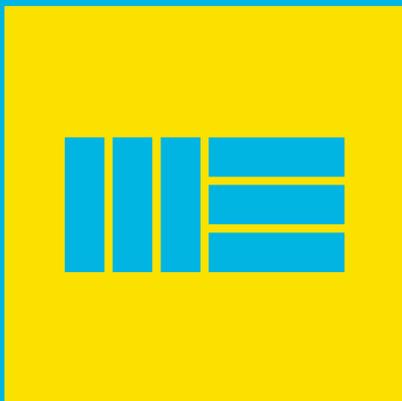
- (1) Overdevelopment;
- (2) Infrastructure Concerns;
- (3) Loss of Car Parking Concerns;
- (4) Congestion;
- (5) Subject land has alternative development opportunity;
- (6) Impact on access;
- (7) Height of the development; and
- (8) Inadequate consultation.

# 7.0 CONCLUSION

7.1 It is my opinion that:

1. The purpose for which the land is being acquired fits in with the planning policy framework for the area.
2. The confirmation of the CPO would facilitate the creation of a wide range of economic, social and environmental benefits that would improve the well-being of the area.
3. There are no planning impediments to the implementation of the Development.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.  
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.