

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

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

**ADDENDUM TO WITNESS STATEMENT ON BEHALF OF THE
ACQUIRING AUTHORITY**

**ELEANOR YOUNG
STRATEGIC REGENERATION ADVISER
EALING COUNCIL**

1. Purpose of this Addendum Statement

1.1. This statement is made in response to further objections received on 20/9/22 so as to provide a summary of the factual background on a number of matters the Inspector may wish to consider. These are:

- a) The Council's approach to consultation
- b) Procedural matters relating to the making of the CPO
- c) The Council's consideration of equalities issues and issues related to the prevailing high incidence of poverty and vulnerable people in the local population

2. The Council and the Developer's approach to consultation

2.1. A schedule setting out key dates in preparing local plan, concept of development scheme and consulting on the scheme itself is set out in Appendix 1 to this statement.

3. Procedural matters relating to the making of the CPO

3.1. Some objectors suggest that the CPO process itself is flawed. The Council refutes this as set out in my witness statement Section 9.5. It is further alleged that the Dominion Centre Library was shut for the period of consultation and the documents were not available for inspection. This is not true. In fact, not only was the library open as usual throughout the period, but every day, Library staff placed two A-Boards with information about the Library being open at the Library side entrance and the main road large gate entrance. Posters were displayed on all windows and a white opening times sign was visible on both the entrance walls. There was also a sign with an arrow on the main gates indicating that the Library was open and the direction of the entrance. This was confirmed to me on 18 January 2022 by email when I raised concerns about this which were raised by members of the local community and I told those who contacted me about it at the time.

4. Equalities and the prevailing high incidence of poverty and vulnerable people in the local population

4.1. My statement and documents referenced within it refer to the Council's understanding of the local population including high incidence of poverty, overcrowding, deprivation, and the associated vulnerability of these groups. These points are echoed robustly in the statements of various objectors. At the heart of the Scheme is the provision of new

family affordable housing via a reputable social housing provider, to help meet the needs of the Council’s housing waiting list. The Equalities Assessment Analyses referred to in my witness statement include data on the Council’s housing waiting list. However, to help the Inspector – and indeed the objectors to the Scheme – it is helpful to highlight this data, which is now updated as of September 2022. This demonstrates that in the context of Ealing’s population, where 54% of residents are from Black and Minority Ethnic backgrounds, the housing waiting list shows a disproportionately high impact upon those groups with up to 73% of people being from BAME backgrounds.

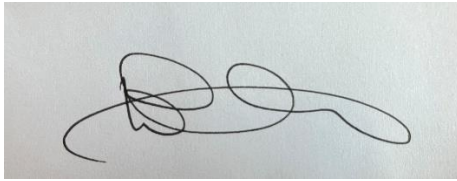
4.2. Ealing Council is seeking to build homes for people, many of whom are disengaged from the planning process, precisely to help in alleviating this poverty, disadvantage and discrimination. That fact underpins our contention that the Scheme is demonstrably in the Public Interest, as it seeks to help tackle some of the very problems identified in the objectors’ statements.

4.3. Table 3 Data from Ealing Council’s housing waiting list, September 2022

White		Total	Percentage
British	1830		
Irish	142		
Other	1429	3401	27%
Mixed			
White & black Caribbean	290		
White & black African	173		
White & Asian	123		
Mixed other	250	836	7%
Asian			
Asian British (Indian)	910		
Asian British (Pakistan)	672		
Asian British (Bangladesh)	212		
Asian British (other)	1049	2843	22%
Black			
Black British - Caribbean	990		
Black British - African	2200		
Black British - other	299	3489	28%
Gypsy/Romany/Traveller	12		
Chinese	25		
Other	1023		
Not stated	959	2019	16%
Total		12588	100%

5. Statement of Truth

5.1. My statement is truthful to the best of my knowledge and understanding.

A handwritten signature in black ink, appearing to be 'Eleanor Young', written on a light-colored background.

5.2. Signed by Eleanor Young on 5 October 2022

Appendix 1: Schedule of consultation and engagement Southall 2011-2021

Date	Consultation	Outcome/Plan produced
2011	Initial Consultation- Southall Big Conversation 100s of local residents and groups	Southall Charter & priorities for local plan and OAPF
13/12/2012	Southall Annual General Meeting*	Launch of 'Southall Charter' outcome of Southall Big Conversation, with key local priorities
11/12/2013	Southall Annual General Meeting*	Draft Southall OAPF published for consultation for 8-week stakeholder and public consultation period
December 2013	As set out in our Statement of Community Involvement 2011 and 2013	Ealing Local Plan Adopted following statutory consultation period
December 2013	As set out in our Statement of Community Involvement 2011 and 2013	Ealing Sites Development Plan Document adopted following statutory consultation period
15/07/2014	<p>A variety of consultation methods were used including: a press release; a mail-out to stakeholders; meetings with stakeholders; a launch event at the Southall Charter AGM and placing the consultation draft framework on both the GLA and LB Ealing's websites.</p> <p>18 representations were received from statutory bodies, landowners, community groups and residents and were mostly positive about the emerging plan and proposals</p>	Southall OAPF adopted by Ealing Council and Mayor of London and becomes non statutory part of local plan
10/12/2014	Southall Annual General Meeting*	Review of plans and priorities for Southall report back from Southall Big Plan activities and working groups
16/12/2015	Southall Annual General Meeting*	Review of plans and priorities for Southall report back from Southall Big Plan activities and working groups
10/03/2016	Public Meeting discussing potential comprehensive redevelopment at The Green	Affected landowners and businesses aware of and able to express views about principle of comprehensive development. positive meeting. LBE and GLA carried out high level massing options analysis in response

29/06/2016	Public Meeting discussing massing and phasing options for SOU8	GLA massing work presented to local landowners and businesses for feedback / response. LBE commitment to prepare draft SPD
October 2016 - 07/11/2016	Public consultation on The Green SPD 66 representations submitted by 8 organisations.	Southall SPD adopted by Ealing Council October 2017 after amendment following consultation responses.
12/06/2017	Public Meeting discussing proposed comprehensive redevelopment and procurement process for development partner	Procurement process launched July 2017
04/08/2017	Letter sent to 100 local addresses within and adjacent to site to discuss the commencement of the procurement process	Included addresses within and outside the proposed development site and email address for parties to contact council to discuss
15/12/2017	Southall Annual General Meeting*	Review of plans and priorities for Southall report back from Southall Big Plan activities and working groups
29/03/2018	Letter sent to provide update on the ongoing procurement process	Included addresses within and outside the proposed development site and email address for parties to contact council to discuss
27/07/2018	Letter sent to inform affected parties that Peabody had been selected as preferred development partner	Included addresses within and outside the proposed development site and email address for parties to contact council to discuss
17/01/2019	Letter sent to affected parties providing progress update on agreement with Peabody	Included addresses within and outside the proposed development site and email address for parties to contact council to discuss
13/02/2019	Letter sent from Avison Young to affected parties in provisional red line CPO area	Update on progress of scheme, introducing Avison Young and offering meeting dates
16/04/2019	Letter sent from Avison Young to affected parties in provisional red line CPO area	Included all addresses considered may be affected and provided contact details at Avison Young to discuss scheme.
12/06/2019	Letter sent from Avison Young to all affected parties in provisional red line CPO area	Invitation to consultation event on 27 and 29 June. Stating AY will be in attendance if they want to discuss impact on their property
12/06/2019	Public consultation invitation letters issued to 153 properties near or on the site.	Letters or email were issued to 50 community groups, including Ealing Civic Society and Southall Community Alliance

13/06/2019	Website launched with details about the proposed development– www.thegreensouthall.co.uk	Online advertising resulted in 110,000 views and click through rate of 0.1 (11,000 clicks)
14/06/2019	Public consultation flyers issued to almost 2,500 residential and commercial properties	Wide opportunity for in person consultation in the local area
18/06/2019	Press release issued in Ealing News Extra, Around Ealing, MyLondon, Ealing Gazette, Capital West London, Ealing Today and Ealing Times advising of forthcoming consultation	Coverage in Ealing Gazette
27 June 2019 Thursday and Saturday 29 June	Peabody public consultation events at Southall Manor House	Additional meetings with affected parties
09/2019	Letter sent from Avison Young to all affected parties in provisional red line CPO area	Invitation to consultation event on 19 and 21 September, stating AY will be in attendance if have queries, or offering discussion via telephone or email also.
05/09/2019	Public consultation flyers issued to almost 2,500 residential and commercial properties	Opportunity for wider public awareness
12/09/2019	Press release issued in Ealing News Extra, Around Ealing, MyLondon, Ealing Gazette, Capital West London, Ealing Today and Ealing Times advising of forthcoming consultation	Press coverage in Ealing Times, Hillingdon & Uxbridge Times, My London and This is Local London.
Thursday 19 September 2019	Peabody public consultation events at Southall Manor House	To seek public views on scheme
Saturday 21 September 2019	Peabody public consultation events at Southall Manor House	To seek public views on scheme
26/09/2019	Southall Ward Forum during Peabody pre-application consultation period	Council officers encouraged awareness and responses to Peabody consultation to wide range of Southall residents.
06/2021	Letter sent from Avison Young to all affected parties in provisional red line CPO area following refinements to the scheme and as planning application was submitted to Ealing Council	Informing affected parties of application and inviting negotiations to anyone not yet in discussion with AY
28 and 29 June 2021	Targeted communications to key stakeholders and several one-to-one meetings with community groups and political leaders	To raise awareness of scheme changes

28/06/2021	Website updated to advise of changes to scheme	To raise awareness of scheme changes
29/06/2021	Flyers issued to almost 240 neighbouring residential and commercial properties advising of changes to the scheme	To raise awareness of scheme changes
30/06/2021	Press release issued in MyLondon, Ealing Gazette, Capital West London, Ealing Today and Ealing Times advising of forthcoming consultation advising of changes to the scheme	To raise awareness of scheme changes
02/07/2021	Press release informing imminent submission in MyLondon, Ealing Today and Ealing Times	To raise awareness of scheme
14/07/2021	Public planning notice issued in Ealing Gazette as part of application submission	To raise awareness of scheme
23/07/2021	Application submission	
26/07/2021	Application validation	
August and September 2021	Statutory consultation undertaken by Ealing Local Planning Authority	To seek statutory authority and public views on scheme. 47 local community groups were emailed as part of the consultation process as well as usual site notices and statutory consultation.
06/09/2021	Press release confirming submission in MyLondon, Ealing Today and Ealing Times	To raise awareness of scheme

*Southall Annual General meetings were attended by in excess of 100 local residents, stakeholders and community groups. These have not taken place since 2017 due to lack of resources within the Council.