

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

**THE TOWN AND COUNTRY PLANNING ACT 1990 SECTION 226(1)(a)
HOUSING ACT 1985**

AND THE ACQUISITION OF LAND ACT 1981

1. Notice is hereby given that the Secretary of State for Levelling Up, Housing and Communities, in exercise of his powers under the above Acts, on 19th April 2023 confirmed without modification The London Borough of Ealing (The Green, Southall) Compulsory Purchase Order 2021 submitted by the Council of the London Borough of Ealing.
2. The order as confirmed provides for the purchase for the purposes of development, redevelopment and improvement of The Green Southall and its surrounding area for a comprehensive mixed-use redevelopment scheme of the land and the new rights described in Schedule 1 hereto.
3. A copy of the order as confirmed by the Secretary of State for Levelling Up, Housing and Communities and of the map referred to therein have been deposited at the offices of the Director of Legal and Democratic Services, London Borough of Ealing, 5th Floor, Perceval House, 14/16 Uxbridge Road, Ealing W5 2HL and may be seen at all reasonable hours by arrangement with LegalPlanning@ealing.gov.uk
4. The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under Section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
5. Once the order has become operative, the Council of the London Borough of Ealing may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Council at Legal Services, 5th floor Perceval House 14-16 Uxbridge Road Ealing W5 2HL about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

SCHEDULE 1

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

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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

SCHEDULE 2

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

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1. Once the Council of the London Borough of Ealing (The Green, Southall) Compulsory Purchase Order 2021 has become operative, the Council of the London Borough of Ealing (hereinafter called “the Council”) may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 (“the Act”). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Council execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The “vesting date” for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect of certain tenancies

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a “minor tenancy”, i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or “a long tenancy which is about to expire”. The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.
5. The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

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

To: The Council of the London Borough of Ealing

[I] [We] [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

1. Name and address of informant(s) (i)
2. Land in which an interest is held by informant(s) (ii)
3. Nature of interest (iii)

Signed

[on behalf of]

Date

- (i) In the case of a joint interest insert the names and addresses of all the informants
- (ii) The land should be described concisely
- (iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number

Dated the 24th May 2023



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

