

Contains Confidential or Exempt Information	YES (Part) Confidential Appendix 2 is exempt from disclosure by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972
Title	The Green Southall update
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Author(s)	Eleanor Young, Regeneration Adviser
Portfolio(s)	Cllr Peter Mason, Leader of the Council, Cllr Shital Manro, Lead Member for Good Growth
For Consideration By	Cabinet
Date to be Considered	16 June 2021
Implementation Date if Not Called In	29 June 2021
Affected Wards	Southall Green
Keywords/Index	Southall Big Plan, The Green

Purpose of Report:

This report is to update members on the Green, Southall Regeneration proposals and to seek authority to vary the CPO red line boundary in the light of public consultation responses and to seek authority to enter into consequential amendments to the Development Agreement with Peabody to support the changes proposed to the scheme.

1. Recommendations

1.1 Cabinet is recommended to:

- 1) Note points raised in the public consultation upon the original scheme and updates on discussions since then with various groups and landholders
- 2) Agree the proposed revisions to the scheme as summarised in paragraphs 2.3-2.9 below and in Appendix 1.
- 3) Note the financial implications contained within Confidential Appendix 2, which identify a contingent liability flowing from the changes to be approved in this report, which may give rise to an unbudgeted cost, should the liability crystallise in due course
- 4) Note and support as landowner the scheme proposed to be submitted in July 2021 for consideration by the Planning Committee later this year.
- 5) Approve the maximum CPO red line boundary area (in Appendix 1) for a future CPO and authorise officers to commence preparations for the making of the CPO

- 6) Delegate authority to the Lead Member for Good Growth, following consultation with the Executive Director, Place and the Director of Legal and Democratic Services, to approve the making of CPO in due course including any minor changes to the CPO area as may be necessary
- 7) Agree proposed changes to the Development Agreement with the Council's developer partner (Peabody) consequential on the scheme revisions
- 8) Delegate authority to the Executive Director, Place, following consultation with the Director of Legal and Democratic Services, to enter into the Deed of Variation to the Development Agreement
- 9) Note and agree in principle the potential inclusion of land at Featherstone Terrace as part of the scheme and delegate to the Director of Growth and Sustainability the authority to enter into a licence agreement with Peabody in respect of this land and to
- 10) Authorise the Executive Director, Place, following consultation with the cabinet member for Good Growth and subject to the agreement of Peabody, to establish a Development Charter with existing voluntary, charitable and community organisation tenants at Featherstone Terrace with a view to ensuring, so far as reasonably practicable, that any existing tenants will be offered the opportunity to take up occupation of premises within the new development, on broadly equivalent terms to those they currently enjoy to guarantee a Right to Return to the development.

Background

- 1.2 Cabinet has previously considered two reports on this scheme. The first, in March 2017, gave approval to seek a development partner for a scheme in Old Southall town centre involving a mixture of council owned and private land. The proposal was to advertise the scheme via the OJEU under procurement legislation applicable at the time and the procurement process commenced in July 2017.
- 1.3 In July 2018 a further report reported the outcome of the the procurement process and recommended the appointment of Peabody as the Council's preferred partner. This was approved by Cabinet and a Development Agreement with Peabody was signed in April 2019.
- 1.4 Links to these previous reports can be found at the end of this report.

2. Reason for Decision and Options Considered

- 2.1 In March 2017, Cabinet agreed to seek a development partner for Council owned land (namely Featherstone Car Park) and adjoining land in the Green, Southall. In July 2018, Cabinet approved the selection of Peabody as the Council's development partner and a Development Agreement was entered into in April 2019. Since then, Peabody has consulted on a proposed planning application, which was due to be submitted for approval in early 2020 and Peabody and the Council engaged with local residents and landowners affected by the proposed CPO required to deliver the scheme. However, the Covid pandemic and the need for the Council to respond to that by providing a range of new public services,

meant that senior officers and members were not able to consider the response to this consultation, along with Peabody, until Summer 2020.

- 2.2 As a result of the consideration of public responses a slightly amended scheme has been developed which Peabody would like to consult on now. The scheme comprises a cluster of buildings ranging from 2-19 storeys in height and offers a placemaking quality mixed use scheme at the heart of Southall, which includes 50% affordable housing provision. The scheme was generally supported at the public exhibitions although few written comments were received.
- 2.3 The main objection to the original scheme related to the proposal to include the Tudor Rose within the red line boundary of the CPO scheme and to demolish the existing building. The objections to the demolition of the Tudor Rose, related mainly to the loss of what is clearly considered to be an important cultural and community asset. Peabody and officers have carefully considered the impact of removing the Tudor Rose from the scheme and Council officers representing the Council's interests as landowner are now recommending that the building be retained, although some improvements to disabled persons access, its setting and façade would be welcome, if feasible, to enhance the success of the future scheme.
- 2.4 As part of the redesign of that element of the scheme to exclude the Tudor Rose from the CPO, it is now recommended that other properties, not included in the current red line area, in particular a substation located on Dilloway Yard access road and a small part of the car park of St Anselm's Church, be included. This report seeks Cabinet's approval to the revision to the red line boundary for the planning application and CPO to reflect that.
- 2.5 Since Summer 2020, Peabody has been working hard to revise the planning application to take account of public concerns about the original scheme and to develop a suitable alternative proposal. As part of this work, a dialogue has taken place with representatives of St Anselm's Church, and Peabody will be carrying out a further public consultation with affected landowners and provide an online based update to the wider public on a revised draft scheme commencing in late June 2021. Dialogue with the Church is due to resume ahead of this date.
- 2.6 Further pre-application discussions have taken place with the Council and the scheme as now proposed is expected to fulfil the policy requirements as set out in the local plan.
- 2.7 The key metrics of the proposed redesigned scheme are a total number of residential units of 564 of which 269 will be Affordable Housing (50% by habitable room) of which 157 will be for London Affordable Rent and 112 shared ownership. There will now be 2923 m2 non-residential provision (flexible uses class commercial and community space). The commercial space allows for a range of different businesses including light industrial, office, retail and food and beverage. Importantly, the spaces have been designed so that they can be amalgamated and sub-divided providing opportunities for existing businesses currently on the Site as well as for start-ups and small businesses. There is no overall loss of housing units arising from the changes although the scheme

changes have in-part meant a reduction in the non -residential uses due to the removal of the proposed units fronting onto the Green and on the western edge fronting Featherstone Terrace.

2.8 The time between the original proposal and the redesign has allowed Peabody to review the quantum of commercial proposed in-light of the COVID-19 pandemic. This is ensure that the quantum and potential uses accurately reflect the likely demand. There is still considered to be strong demand for employment in this location which is appropriate as part of a mixed use town centre scheme and to replace jobs currently on site which will be lost. The scheme offers a significant quantum of employment floorspace but due to the changing type of employment on site is expected to offer higher density job:floorspace ratios than the existing uses which include two banqueting suites, which have low job:floorspace ratios and irregular employment patterns.

2.9 From a job creation perspective and based on the current anticipated demand focused towards Class E(g) (ii) and (iii) uses, the estimated minimum employment demand is for 90 jobs (FTE). This is based on 2,502 sq.m. of the 2,923 sqm of flexible commercial floorspace being Class E(g) (ii) and (iii) uses at an employment density of one employee per 30 sq.m. and 421 sq.m. being a nursery (Class E(f)) at a density of one employee per 60 sqm. As a flexible approach is sought to allow the commercial floorspace to interchange between uses subject to demand, the job creation will continue to change over time. However, the calculation used assumes a 'worst case' scenario of lower employment density uses rather than higher density uses (e.g. retail or office) that could potentially operate from the site within the use classes sought. As such, the creation of 90 jobs is considered to be a cautious estimate and may well likely increase. Alongside jobs created once the development is completed, there would also be a significant number of jobs created through the construction period for which there would be opportunities for apprenticeships.

2.10 The slight reduction of commercial space has been offset to some extent by reconfiguring the parking proposed. This reconfiguration also allows for slightly more cycle parking and for the cycle parking to be lifted up from the ground floor allowing for active uses throughout. To achieve this, Peabody is also considering securing some at grade parking on Council land at Featherstone Terrace. If approved by Cabinet it is proposed that this would operate outside the CPO process and would be made available under a licence agreement). To enable this, the existing tenants of that site, which consist of a number of Somali led community groups, which serve a wide client base mostly comprised of recent immigrants, including GOSAD the umbrella organisation, would need to be relocated. A temporary location could be found nearby or within an undeveloped part of the site, with the potential opportunity for permanent accommodation within the development. This proposal would also simplify in the longer term consequent leaseback arrangements with the Council for parking spaces as it would put all Council controlled car parking spaces outside the buildings and in publicly accessible land. The proposal is that the tenants should enjoy a guarantee of a tenancy on equivalent conditions to those they currently enjoy at Featherstone Terrace through a guaranteed 'Right to Return'. They would be relocated into one of the flexible commercial / community units in phase 1 or in

the allocated 'community centre' in phase 3 depending on detailed discussion with the groups and their needs.

2.11 A meeting took place in late February with two of the groups involved to discuss the principle of this move, which was positive. A number of next steps were agreed, including that the groups would receive a timeline for the development implementation; individual meetings would be held with the four groups involved to discuss their requirements and that there should be continuity of service provision for users from a temporary location during the construction period. It was agreed these outcomes can be secured via the s106 agreement and a licence agreement entered into between Peabody and the Council. These 1-1 meetings have been delayed due to the delay in Cabinet's consideration of this report from March 2021 to June 2021 however these meetings have now been rescheduled to take place in early June.

2.12 If Cabinet approves the principle of using Featherstone Terrace for provide parking on the basis outlined above authority is sought to agree a Development Charter with existing tenants with a view to ensuring, so far as reasonably practicable, that any existing tenants will be offered the opportunity to take up occupation of premises within the new development, on broadly equivalent terms to those they currently enjoy to guarantee a Right to Return to the development.

2.13 With regard to the CPO generally Peabody and their agent commenced discussions with all affected property owners in 2019 and these negotiations continued throughout 2019 and into 2020, although these discussions have been impacted by Covid restrictions.

2.14 Whilst a number of property owners have been happy to enter into discussions to sell their property and progress has been made in understanding details of properties and their use and occupation, it has not been possible to reach agreement on terms to acquire on any site at this stage. Other property owners have stated that they are not willing to sell their property to Peabody or the Council. Therefore, in order to ensure all necessary property and rights can be assembled for development to commence in line with the current programme, a compulsory purchase order remains necessary to facilitate the scheme delivery.

2.15 Negotiations will continue throughout this process.

Appendix 1 shows the new development boundary proposed and the new maximum red line boundary for the CPO which reflects this proposal.

2.16 Although no formal responses to the planning consultation were received from landowners and occupiers apart from Tudor Rose, other landowners within the site have contacted the Council directly to discuss the proposed scheme. This is in addition to the discussions undertaken by Peabody's agents.

2.17 In particular, the owners of the Medina Dairy and the Milan Palace / Monsoon Banqueting suite and a third owner of a property in Dilloway Yard have informed the Council that they wish to propose an alternative development

over part of the site. The Council has previously been concerned to ensure other previous proposals which affect only part of the site are not 'piecemeal' and has not supported these. No recent plans have been submitted or considered by planning officers although regeneration officers are in discussions about the scope of and potential for an alternative scheme proposal. While correspondence between these representatives and the Council demonstrates that the principle of redevelopment is supported by these land owners, none has yet agreed to sell their land parcels to the Council, although they have expressed a willingness to seek to reach a voluntary agreement to sell. While the Council is keen to avoid a CPO for these interests, as the intention of all parties is to reach agreement under a voluntary basis, it is considered that a CPO may still be required to assemble the full site within the timescale required. These parties are currently in discussion with the Council about the sale of their site and a series of meetings has taken place from early March 2021 onwards, with formal offers and counter offers being exchanged. These discussions are ongoing and are unlikely to be resolved within the timeframe ahead of Cabinet but it is hoped it will be possible to conclude discussions by later in Summer 2021.

- 2.18 Further discussions have taken place with affected landowners including the IWA but due to delays in the scheme no formal offers have yet been made. This is expected to happen soon.
- 2.19 The need to consider revisions to the planning application and CPO boundary has added around 6-9 months to the original programme on top of a 6 month delay incurred in the first half of 2020 due to Covid which means that revisions are required to the Development Agreement including the amendment of longstop dates to reflect the shared position of the Council and the Developer. There are also some implications to costs as additional funding has been spent developing a revised application which are reflected in the proposed revisions. Lastly there are some new risks to the affordable housing delivery as the scheme now needs to progress quickly to meet the funding criteria for the GLA affordable homes programme which requires starts on site by March 2023. The details of the proposed amendments to the Development Agreement, by way of a Deed of Variation are set out for members' consideration in **Confidential Appendix 2**.
- 2.20 Ward Councillors have raised concerns about the impact of the proposed development on local infrastructure in particular traffic impacts, impacts on health and education services. These impacts will properly be considered thoroughly as part of the planning process. However officers have considered the following issues in developing the scheme with Peabody and are able to report the following:
- **Traffic impacts:** there is a substantial amount of parking provided in the proposed scheme mainly as replacement to the existing public car parking. This new provision (90 public parking spaces and 60 spaces for the residential properties) is roughly equivalent to the public parking provision currently on site and, taking account of informal parking around the existing businesses, would represent a reduction in overall parking provision on site.

Therefore it is not considered that the traffic impacts will be worse from this scheme. Further, servicing impacts from the shops along the Green will be ameliorated by the provision of improved service access to the rear of those properties and away from the main road which is a requirement of the planning policy and should reduce congestion. The scheme also provides opportunities for alternative travel options like cycling and walking. There is significant new cycle parking for residential properties as well as 40 secure cycle parking spaces for businesses. Further, it will include 44 public on street cycle parking spaces which will enhance opportunities for local people to travel to the shops and facilities in the town centre by cycle. It would also include new walking and cycling routes through the site which will enhance opportunities for sustainable travel between neighbouring residential streets and North Southall away from the main road. This ties in with proposals by 'Let's Go Southall' to upgrade significantly opportunities for existing local residents to get healthy and take advantage of better walking and cycling facilities locally. To address the local issue of traffic congestion the Council could consider reducing further the amount of public car parking proposed to be reprovided on the site. Reduced car travel and a reduction in congestion arising from servicing will also help to reduce airborne vehicle pollution.

- **Educational impacts:** the scheme is expected to generate a child yield of approximately 58 primary school aged children and 42 of secondary school age. Of these, many will be existing Ealing residents moving out of temporary or overcrowded accommodation who also have a school place. Some will be net new to the area. The scheme will be expected to make a s106 contribution to education to support provision of additional school places as required. Currently Southall has a net surplus of 14% primary school places and south of the railway, where this scheme is located, the surplus is currently 18% so there should be no undue pressure on primary places generated by this scheme. However at present Southall has a 0% surplus of places at Secondary level and need is currently being met by the provision of 1 FE 'bulge class' to accommodate year 7 and 8. The Education department would prefer to meet secondary needs arising through the expansion of existing schools to ensure they retain viable ongoing futures and bearing in mind the bulge would be expected to reduce in future given the surplus at primary level. However any s106 contribution agreed from this scheme could contribute to the provision of appropriate additional places at secondary level.

- **Health impacts:** the impact on health would be calculated using the HUDU model and then discounted to have regard to the fact that many incoming residents would be relocating from other areas in Ealing. There is a nearby community health centre at Featherstone Road and initial discussions between officers and the CCG indicate that it is unlikely that the CCG would want to utilise any of the proposed commercial space in the development to meet needs for GPs. However the GP and primary care provision in Southall is currently being reviewed as part of a borough wide study to support the emerging local plan and this will result in a clear view from the CCG and the Council about the need for and location of new GP provision. This is likely to result in the reconfiguration of existing GP provision across the area to support expansion. The scheme will generate a s106 contribution towards

health provision. Initial discussions with the CCG indicate it is possible that it would wish to negotiate an allocation of affordable homes towards health workers as housing pressures are significant for health workers in the area; if this is not agreed then it is likely the CCG would expect a capital payment towards the provision of health services in Southall. The scheme may be suitable for providers such as dentists and opticians to locate into and Peabody will explore these possibilities with local practices as part of the ongoing community consultation process.

- Urban greening and amenity: In addition, the scheme provides new communal public open space, planting, trees and child play space, which will positively contribute to healthy living objectives and the greening of the area.

3. Key Implications

4. Financial

4.1 Financial implications are set out in detail for consideration in **Confidential Appendix 2**. Due to changes to the Development Agreement proposed by way of a Deed of Variation, the Council will need to disclose a contingent liability in the accounts with regard to this matter. Should the liability crystallise, then a fully funded provision would need to be set aside in the accounts. At present there is no budget set aside to fund this provision in the event that the liability arises.

5. Legal

5.1 The most appropriate enabling powers for compulsory purchase of any of the sites within the proposed redevelopment area that that cannot be acquired by agreement are those contained in section 226(1)(a) of the Town & Country Planning Act 1990. Section 226 enables the Council to acquire compulsorily any land in their area if it considers that the acquisition will facilitate the carrying out of a development, re-development or improvement on, or in relation to, the land. The Council must also consider that the proposal will help to promote or improve the economic, social or environmental well-being of the area. The CPO may also seek to acquire new rights in order to facilitate the construction or operation of the development.

5.2 Guidance on the exercise of CPO powers confirms that compulsory purchase orders should only be made where there is a compelling case in the public interest. Members will need to be satisfied that this case outweighs the impact of compulsory acquisition on existing owner and occupiers and to have regard to the effect of a CPO on their human rights. In particular members will need to be satisfied that the proposed interference with those rights is lawful, proportionate and in the public interest. Those affected by any Order will have an opportunity to object and to have their objection considered. Compensation is also available under a compensation code and any disputes over compensation are determined by a statutory tribunal.

5.3 Human Rights

The United Kingdom is a signatory to the European Convention on Human Rights (ECHR) which came into force as an international treaty in 1953. The Convention comprises a statement of rights, which signatory states guarantee, and incorporates machinery and procedures for their enforcement through the European Commission of Human Rights and the European Court of Human Rights in Strasbourg.

5.4 The provisions of the ECHR which are of most relevance to compulsory purchase and the exercise of powers under the stated sections of the Highways Act 1980 in this context are as follows.

- Article 6 - "In the determination of his civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law...."
- Article 8 - "Everyone has the right to respect for his private and family life, his home and his correspondence. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country. For the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others."
- Article 1 of the First Protocol - "Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and the general principles of international law. The preceding provisions shall not, however, in any way impair the right of the state to enforce such laws as it deems necessary to control the use of property in accordance with the general interest...."

5.5 The Human Rights Act 1998 came fully into force on 2 October 2000, incorporating the provisions of the ECHR into domestic law. Although the ECHR guarantees the right to peaceful enjoyment of property, it is clear from Article 1 of the First Protocol that compulsory acquisition of land does not involve an infringement of the ECHR so long as it is done in the public interest and subject to the law laid down by statute. Similar considerations apply to Article 8. States are given a "margin of appreciation" in deciding for themselves what constitutes sufficient public interest to justify a compulsory acquisition.

5.6. The procedure for compulsory purchase in England and Wales enables a landowner who objects to a compulsory purchase to be heard at a public inquiry before the order is confirmed. There is a right to challenge a decision to confirm an order on two statutory grounds - that the authorisation of the order is not empowered to be granted under the Acquisition of Land Act 1981 or that a "relevant requirement" has not been complied with - and it is considered that these procedures comply with Article 6, which provides a right to a fair trial in relation to civil rights and obligations.

5.7 The Courts have considered the concept of "proportionality" in relation to compulsory purchase and the weight of authority supports the proposition that

the test of proportionality is satisfied provided that the order strikes a fair balance between the public benefit sought and the interference with the rights in question. Officers are satisfied that there is clear evidence that the public benefit of the proposed redevelopment will outweigh the private loss of the sites concerned.

5.8 This and previous reports provide information to show that there is a compelling case for a CPO in the public interest. In particular the reports confirm how the Council intends to use the land affected by the CPO. In addition they demonstrate that the necessary resources are available and the basis on which it is considered that if a CPO is made there will be no planning impediments to the proposed redevelopment and that the assumption of compulsory powers at the appropriate time will not be premature.

5.9 Legal implications have also been considered throughout the report and in **Confidential Appendix 2.**

6. Value For Money

6.1 The original disposal of the land was considered to represent good value for money for the Council following advice from the Council's external surveyors, Lambert Smith Hampton. Going forward, Avison Young is appointed by the project team, with a shared duty of care to the Council and Peabody to negotiate and agree land acquisitions on behalf of both the parties. All land acquired, whether by agreement or via a CPO, will be acquired at market value reflecting the statutory requirements and case law of the Compensation Code, and the MHCLG Guidance (July 2019) on Compulsory Purchase Compensation and the Crichel Down Rules. In addition, owners of sites acquired by CPO will be entitled to non market value compensation including statutory loss payments, disturbance and reinvestment costs as well as reimbursement of the costs of taking professional advice. These rules are intended to protect the interests of land owners and in following these rules, the Council and Peabody are not able, lawfully, to exploit or take advantage of land owners in the CPO area, who must get fair compensation for their land. Equally, the Council has a fiduciary duty to the local tax payers which means that it is not allowed, legally, to purchase land parcels for more than the market value as recommended by its appointed surveyor. This check ensures that the transaction must be fair to both parties – the buyer and the seller – and neither one is able to benefit unfairly from the transaction. The Development Agreement itself contains provision for a viability check to ensure that both the Council and Peabody are receiving fair value from the land and the development prior to commencement.

7. Sustainability Impact Appraisal

7.1 Sustainability issues will be considered as part of the planning process.

8. Risk Management

8.1 Risks with not proceeding as recommended are that the scheme will stall and the Council will risk being in breach of the Development Agreement. Beyond that the main risks are:

- Failure to achieve planning permission. This has been mitigated through pre-application advice and responding to points raised in public consultation
- Failure to acquire land required. This is being mitigated by getting ready to make a CPO order.
- Failure to deliver affordable housing in timetable. This is being mitigated by progressing with planning and the making of the CPO order.
- Market Failure / delay. This will be monitored and managed on an ongoing basis. The viability check in the DA allows for flex to the scheme outputs and our some delays in delivery to accommodate financial / market risks.

9. Community Safety

9.1 The new scheme would significantly improve the quality of the public realm and built form in Southall the Green and would enhance community safety.

10. Links to the 3 Key Priorities for the Borough

10.1 The council's administration has three key priorities for Ealing. They are:

- Good, genuinely affordable homes
- Opportunities and living incomes
- A healthy and great place

This scheme would contribute to all three but particularly the first one. The provision of new genuinely affordable homes will support families and contribute towards tackling the poverty and inequality that blights too many lives and disproportionately holds back all too many people from achieving their dreams and aspirations.

Further, through the provision of new, flexible employment space the scheme would help to contribute to the second objective and support the rebuilding of Southall's economy, returning good well-paid jobs to our borough.

Lastly, through the provision of sustainable travel options and urban greening the scheme would also contribute to the greening of our borough by tackling the climate crisis, cleaning our air and ensuring the borough we build is sustainable.

11. Equalities, Human Rights and Community Cohesion

11.1 A full EAA has been carried out for the scheme and this has been updated (attached as Appendix 3)

12. Staffing/Workforce and Accommodation implications:

12.1 None

13. Property and Assets

13.1 This report affects property identified for disposal at Featherstone Terrace Car Park.

14. Any other implications:

14.1 None

15. Consultation

- 15.1 Peabody and the Council took a two stage approach to the community engagement, with Avison Young taking a lead on communication with the affected land owners as part of the on-going Land Assembly discussions.
- 15.2 The two stages were –
- An initial public exhibition to introduce the proposals inviting feedback in June 2019
 - A second exhibition to feedback how the detailed proposals had changed, responded to the initial feedback and a second invitation for feedback in September 2019.
- 15.3 Invitations to both exhibitions were sent the local community through adverts and articles in local newspapers alongside the distribution of leaflets almost 2,500 properties surrounding the site. A consultation website was also launched to provide further information on the proposals, supported by a consultation office contactable by email and phone.
- 15.4 Invitations were also sent to all key elected representatives including all councillors at the Council, Mr Virenda Sharma (MP for Ealing Southall) and Dr Onkar Sahota (London Assembly Member for Ealing and Hillingdon). In addition invitations were also sent to 50 community groups, clubs and organisations including Ealing Civic Society and Southall Community Alliance.
- 15.5 64 people attended the first exhibition and 56 people attended the second exhibition. Attendees of both exhibition included local residents, business owners, local police and community groups including Ealing Civic Society, St Anslems Church, Ealing Friends of the Earth, Southall Faith Forum and the Tudor Rose. Detailed bilateral discussion took place with the Tudor Rose and supporters of retaining the building during later 2019 and 2020.
- 15.6 No feedback forms were submitted during the first exhibition and four were submitted during the second exhibition. Two enquiries were sent to the consultation email address throughout both whole consultation period.
- 15.7 All comments received were generally very positive with comments being made regarding volume of traffic in Southall and specifically The Green itself as well recognising the opportunity for sustainable travel. Positive comments have also been received from community groups affected suggesting that this would be a ‘fantastic’ scheme for the local area.
- 15.8 As referenced earlier in the report, to conclude the consultation process a further online consultation update will be held in late June 2021 to provide an

opportunity for local residents to view and comment on the final proposals. A newsletter will be distributed to all affected landowners (again via Avison Young) and c400 of the surrounding properties in addition to all key elected representatives and the 50 community groups previously identified.

16. Timetable for Implementation

Task	Timeline
Planning Application preparation	To date
Planning Application submission	July 2021
CPO preparation	July - Sept 2021
Make CPO	Sept / Oct 2021
Target Planning Committee Date	Oct 2021
CPO Inquiry if required	May 2022
CPO decision	August 2022
VP and start on site	Autumn 2022

17. Appendices

Appendix 1 – map showing development / CPO boundary

Confidential Appendix 2 – changes to Development Agreement and financial implications

Appendix 3 - EAA

18. Background Information

[March 2017 Cabinet Report](#)

[July 2018 Cabinet Report](#)

Development consultation website - <https://www.thegreensouthall.co.uk>

[Compulsory purchase process and the Criche Down Rules - GOV.UK \(www.gov.uk\)](#)

Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
Internal				
Gary Alderson	Executive Director, Place	17 May 2021	1 June 2021	Throughout report and appendices
Lucy Taylor	Director, Growth and Sustainability	17 May 2021		Throughout report and appendices
Jackie Adams	Head of Legal (Commercial)	17 May 2021	28 May 2021	Throughout the report and appendices
Russell Dyer	Assistant Director Accountancy	17 May 2021		Confidential Appendix 2
Cllr Peter Mason	Leader of the Council	17 May 2021	1 June 2021	
Cllr Shital Manro	Lead Member for Good Growth	17 May 2021	24 May 2021	Background section and recommendations
External				
Chris Lyons	Development Manager, Peabody	4/2/21 26/5/21	28 May 2021	Background, Consultation process, Appendix 1
Virginia Blackman	CPO adviser, Avison Young	4/2/21 26/5/21	10/2/21	Background, CPO process, Appendix 1
Nick Hurley	Browne Jacobson LLP	4/2/21	18/2/21	Confidential Appendix 2

Report History

Decision type:	Urgency item?
Key Decision	No
Report no.:	Report author and contact for queries: Eleanor Young, Strategic Regeneration Adviser