

**Report for:**  
**ACTION**

**Item Number:**

<b>Contains Confidential or Exempt Information</b>	<b>NO</b>
<b>Title</b>	The Broadway Connection, Ealing Broadway W5 – potential CPO
<b>Responsible Officer(s)</b>	Sandra Fryer - Director of Growth & Sustainability
<b>Author(s)</b>	Eleanor Young, Strategic Regeneration Adviser
<b>Portfolio(s)</b>	Growth – Cllr Shital Manro
<b>For Consideration By</b>	Cabinet
<b>Date to be Considered</b>	15 June 2022
<b>Implementation Date if Not Called In</b>	28 June 2022
<b>Affected Wards</b>	Ealing Broadway
<b>Keywords/Index</b>	Compulsory purchase, redevelopment, indemnity agreement

**Purpose of Report:**

To seek Cabinet approval in principle to the making of a compulsory purchase order (CPO) to facilitate the redevelopment of this key Town Centre site in Ealing Broadway.

**1a Recommendations for decision. It is recommended that Cabinet**

- 1.1 Agrees, in principle, that the Council use its statutory powers, including its powers of compulsory purchase to support land assembly in respect of those properties within the Site that are not in the Developer's ownership, and to facilitate the comprehensive redevelopment of the Site, subject to the Council and the Developer entering into a CPO Indemnity Agreement (**CPOIA**).
- 1.2 Delegates authority to the Director of Growth and Sustainability to negotiate and agree the terms and authorise the Council to enter into a CPOIA with the Developer summarised at paragraph 5.3 below.
- 1.3 Agrees in principle to the disposal of Council land within the Site, shown on the plan in Appendix 1 subject to the disposal being for best consideration under section 123 of the Local Government Act.
- 1.4 Notes that the proposed development of the Site known as The Broadway Connection (the planning application for which is due to be submitted in August 2022) (the **Development**) would include the stopping up of the footpath at Haven Place, and agrees that Cabinet supports the preparation of an application to stop up Haven Place if required to facilitate the

redevelopment of the Site and for the application to be progressed under officer delegations at the appropriate time.

- 1.5 Delegates authority to the Director of Growth and Sustainability to take all steps necessary to enable a CPO to be made including but not limited to:
- (a) the carrying out of land referencing including without limitation the service of notices under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 and/or section 5A of the Acquisition of Land Act 1981
  - (b) the entry onto the Site and other land for the purpose of carrying out surveys pursuant to section 15 of the Local Government (Miscellaneous Provisions) Act 1976
  - (c) the preparation of a draft statement of reasons
  - (d) the preparation of a draft CPO plan and schedule
  - (e) the preparation of notices to owners, lessees and occupiers, site notices and any other notices required to be served and/or advertised in accordance with the Acquisition of Land Act 1981 should the Executive authorise the making of a CPO

**1b Recommendations for noting. It is recommended that Cabinet**

1.6 Notes the current position with regard to the Site as shown on the plan in Appendix 1 (the **Site**), noting in particular that the Site is currently incohesive and dated and British Land (the **Developer**) is proposing to submit a planning application for the comprehensive redevelopment of the Site and that regeneration of the Site can deliver a cohesive site with refreshed retail, significant improvements in public realm and connectivity, as well as, much needed quality office space, bringing social and environmental benefits to Ealing and contributing towards economic growth in the area.

1.7 Notes that the Developer has strong financial standing and an excellent reputation and track record in carrying out and managing retail and commercially led development sites, including the existing Broadway Shopping Centre in Ealing

**2. Reason for Decision and Options Considered**

2.1 The majority of the Site was originally assembled for comprehensive redevelopment by Glenkerrin Ltd and its directors well over 10 years ago (known at that time as the Arcadia development). When Glenkerrin

subsequently went into administration in December 2011 the part of the Site in its ownership was subsequently disposed of by the receivers.

- 2.2 Proposals for the Site were then brought forward in 2015 by London Newcastle for a mixed-use scheme focusing on retail and residential (the **2015 Scheme**). The 2015 Scheme was approved in principle by the Council but subject to a challenge and call-in for consideration on heritage grounds. Following this, the majority of the Site was sold to the Developer in 2017 and the 2015 Scheme was withdrawn.
- 2.3 The Developer now owns most, but not all, of the Site. The Developer has contacted the few remaining third party landowners and will attempt to acquire the remaining parts of the Site through negotiation. Although the Developer will continue to negotiate to acquire all necessary land interests and rights, given the size of the Site it is likely that this will not be possible and therefore a CPO will be required to assemble the Site to enable its comprehensive redevelopment.
- 2.4 The Developer proposes to submit a planning application for the Development in August 2022, the Development would provide replacement retail, restaurant and café uses at ground floor and significant new office provision on the upper floors, alongside new public realm, a music venue and leisure use, and enhanced permeability across the Site, in particular the creation of a more direct route from the train station to the existing shopping centre.
- 2.5 Learning lessons from earlier failed proposals for the development of the Site, notably the 2015 Scheme, the Development will retain some of the most important buildings to ensure a positive contribution to conservation and heritage.
- 2.6 Ealing Town Centre is the main shopping and food and beverage destination in the borough and ranks as one of London's 'Metropolitan Centres'. According to the recent Town Centre Health Check commissioned by the Council as part of the preparation of the new local plan, Ealing's footfall has held up relatively well since the Covid Pandemic. However, parts of it are slightly run down and in need of investment to protect the character and attraction of the area, which continues to suffer from lower business weekday footfall. The provision of new office space as well as providing jobs in itself would support the wider catchment area demand for shopping, leisure and services in the town centre. These two contributions would help support Ealing as a Metropolitan Centre and ensure it retains its competitive position compared to other centres across Greater London.
- 2.7 The Developer has ownership of a number of sites in the town centre, including the majority of the Site under consideration here, the Ealing Broadway Shopping Centre and International House. Considering the scale of

potential investment in the wider area and the genuine opportunity to create a 'critical mass' of office provision sufficient to be attractive to the wider office market and to support town centre retail, leisure and service activities, the Developer has approached the Council to ask if the Council would be willing to exercise its statutory powers to enable it to complete the land assembly and facilitate the redevelopment of the Site.

2.8 Provided that the Council is satisfied that a sustainable, commercially led, cohesive redevelopment of the Site which delivers significant improvements to public realm and connectivity is consistent with the Council's strategic planning policies for the area it is able to support the principle of a CPO for this type of redevelopment subject to the Developer indemnifying the Council in respect of its costs by means of a CPOIA. Officers are satisfied that the Scheme proposed for the Site meets this requirement for the purposes of this report.

2.9 The Council acting as planning authority will of course need to be satisfied that the specific Development proposals are consistent with its strategic policies for the future planning of Ealing Metropolitan Town Centre before granting planning permission for the Development, and it is noted that an approval in principle to make a CPO to support redevelopment of the Site as described above does not prejudice the Council's position as planning authority in the consideration and determination of specific planning application(s) for the Site (including the proposed Development) as such applications come forward. All planning applications related to the Site will be considered on their merits in the usual way.

2.10 The decision to make a CPO being sought at this stage is a decision in principle and it is proposed that a further report will be brought back to Cabinet for authority for confirmation of the making of a CPO in due course when the planning status of the Site is known, i.e., if/when both Ealing Council and the Mayor of London has resolved to approve a planning application for the proposed scheme for the Site following proper consideration of the planning merits.

2.11 The reason for requesting these 'in principle' decisions now is that this would give greater confidence to the Developer that a redevelopment scheme of the type described above would be deliverable in principle, as despite engaging in negotiations it may not be possible for the Developer to acquire all the remaining properties within the Site and rights required to redevelop the Site by agreement. Further, some of the work needed to prepare the CPO if required, needs to be started now and therefore the CPOIA needs to be put in place early to indemnify the Council against the cost of any work and officer time required to work with the project team to help prepare the CPO. This Developer confidence supports the Council's strategic objectives to promote good quality economic growth and local jobs for local people in its

largest and most economically significant Town Centre.

2.12 Officers have considered the option of delaying this report until later in the planning application process for the Development. However, this would not give any benefit to achieving the positive outcomes of the redevelopment of the Site and would delay the implementation of the Development consent (if granted) if indeed a CPO is later required. The planning process is separate from the Council's executive decision making through Cabinet and it is not a legal requirements for a specific planning permission to have been granted for a site to make a CPO, it is appropriate for the Council to take an 'in principle' view now, and for the avoidance of doubt, such a decision does not fetter the Council's discretion as a planning authority in determining planning applications related to the Site.. In the meantime, the Developer can continue to seek to acquire the remaining property interests and rights required for redevelopment of the Site by agreement thereby potentially avoiding the need for a CPO later.

### **3. Key Implications**

#### **Economic Context**

3.1 Ealing has been hard hit both by the Covid 19 pandemic, experiencing as a borough some of the highest rates of furlough in the Country, and by an ongoing trend of decline in local manufacturing employment that has affected London more widely. Added to this there is a national background of structural change in retail and High Streets which is putting many local jobs under further threat. The Council has established a High Streets Task Force to consider what action needs to be taken to support high streets across the borough and is taking the advice of this group in considering policy options to support each of its seven towns through the new Local Plan, 'Shaping Ealing'. The High Streets Task Force includes all three of Ealing's BIDs and has made £600,000 of investment to date with a further £1,000,000 planned over the next four years.

3.2 With an unemployment rate of 6.5% and many residents experiencing the uncertainty of insecure and low paid work, this trend needs to be reversed at the earliest opportunity. Ealing Broadway is the borough's largest local centre and the most significant in employment terms. Therefore, in order to support jobs growth in the borough, the Council needs to ensure that opportunities for investment at the heart of Ealing are supported and delivered in a timely way. Currently significantly more people commute out of Ealing to work than into Ealing and a large scale commercial led redevelopment of the Site as proposed by the Development would support Ealing's attraction as a viable in commuting location. Ealing Council commissioned a study 'Industrious Ealing (2022)' as part of its local plan evidence base. This study showed that Ealing had the second highest rate of furlough in London and the sixth highest number of jobs below the minimum wage in London.

3.3 The Council wishes to see 'Good Growth' in Ealing as a borough and to support local residents' aspirations for 'Decent Living Incomes' that they can access locally without commuting into central London. Ealing Council produced a plan for

good jobs in the Autumn of 2021 which seeks to promote higher paid, structured opportunities for Ealing residents to succeed locally. The investment planned by the Developer to create large scale quality office space provision in Ealing at the Site and at International House, would contribute directly to the provision of new, higher paid, jobs in the borough. The scale of investment planned by the Developer is therefore of strategic significance. As well as the provision of high GVA jobs, the planning authority is likely to seek commitments from the Developer to skills development, in work training opportunities, apprenticeships and meaningful work experience opportunities for students across the seven towns of the borough.

3.4 The Council believes that Good Growth is the result of a conversation between the Council, its residents, and those developers and employers wishing to invest in the borough. It is recognised that the Council and developers must work in partnership to achieve these kinds of outcomes.

3.5 If the redevelopment of the Site is achieved through the Development as currently envisaged it would contribute to meeting a range of the Council's goals. The most important of these are set out below:

- 3.5.1 By contributing approximately 2,800 new jobs to Ealing's local economy (permanent FTE) and a further estimated average of 252 FTE jobs each year during the 4 year construction phase to help meet the Council's overall target of 10,000 new jobs across the borough.
- 3.5.2 By offering the opportunity to support the Council's objectives to deliver 2,000 new apprenticeships subject to agreement in the s106 for the Development.
- 3.5.3 By offering the opportunity to support the provision of high quality in work training opportunities and potentially affordable work space for local SMEs and start-up businesses to flourish, subject to agreement in the s106 for the Development.
- 3.5.4 The Developer is a Living Wage Employer and is open to discussion about the Council's Good Business Charter as and when this emerges.
- 3.5.5 Enhancement of local heritage assets with the Development seeking to build upon, conserve and improve the existing character of Ealing Broadway.
- 3.5.6 Contributing high quality employment space for a range of businesses including local businesses and contributing to the rejuvenation of the High Street, the concept of the 20 minute neighbourhood thereby reducing the perception that people only sleep in the area and must travel to work within high quality spaces; and
- 3.5.7 significant improvements to public realm and connectivity of the area.

### **Planning Policy Context**

3.6 The Government's "Guidance on Compulsory Purchase Process and The Crichton Down Rules" dated July 2019, (the **CPO Guidance**), states that in considering whether or not to confirm a CPO, the Secretary of State will have regard to the extent to which the purpose for which the land is being acquired fits with the adopted Local Plan for the area or, where no such up to date Local Plan exists, with the draft Local Plan and National Planning Policy Framework (NPPF).

3.7 The London Plan was most recently adopted in 2021 and identifies Ealing as a Metropolitan Centre, alongside 10 others across Greater London. However, compared to other Metropolitan Centres, Ealing provides little office space and has a relatively low employment density. Ealing is also identified as a strategic Area for Regeneration due to parts of the borough appearing in the lowest 20% of super output areas in the Index of Multiple Deprivation. The London Plan recognises that attempts to support regeneration of areas will be complex and require a range of initiatives but at their heart, they should focus on tackling local inequalities. One such issue in Ealing is the difference between Ealing residents' average earnings and Ealing workers' average earnings, which in 2020 were around £3,500 lower. This is due to high levels of out commuting to better paid jobs than those available in borough.

3.8 The Elizabeth Line through Central London is due to commence operating services on 24 May 2022. TfL is committed to deliver the full service including the Western branch serving Ealing Broadway in later 2022 or the first half of 2023.

3.9 Ealing is shortly due to commence formal consultation on its new local plan. Ealing's adopted Development Strategy DPD dates back to April 2012. The adopted Development Strategy sets out the strategic policy direction for the revitalisation of Ealing Metropolitan Town Centre in Policy 2.5(a) which is

"To regenerate Ealing Town Centre and develop a vibrant and diverse range of new homes, shops, offices, sport and leisure and other public facilities leading to the provision of 2,580 additional mixed tenure homes up to 90,000 sqm increased office space providing up to 6,500 potential office jobs, and up to 50,000 sqm of gross retail floor space."

3.10 Ealing adopted its Development Sites DPD in December 2013 and this included the previous 'Arcadia' development of the Site as part of EAL3 providing for

"Mixed use development appropriate to the town centre, including additional retail, commercial, leisure/entertainment and residential. Specific guidance will be set out in the Arcadia Site Supplementary Planning Document."

3.11 Although at the time of adoption of the last local plan it was anticipated that an SPD would be prepared and adopted for the Site, this has not yet been concluded. While a draft SPD was prepared, it was not adopted due to the ongoing nature of the scheme development, and the reality of both the heritage challenge to the 2015 Scheme and the fact that some of the aspirations of the 2015 Scheme, such as bridging across the Great Western railway tracks and taking in land to the north of the railway were not viable and or deliverable. Now we have moved into a new local plan cycle it is likely that the Site will be included as an allocated development site and any specific site aspirations are expected to be set out in the Ealing Town Plan, which will form part of the adopted local plan.

3.12 Given the importance of Ealing as the borough's only Metropolitan centre, its excellent public transport links including the new Elizabeth Line and the need to create more demand in the town centre for shopping and leisure to thrive there, the role of Ealing in the London office market is of particular importance to the Council.

One of the key policies of the new local plan is likely to be the provision of affordable workspace for local SMEs. The Council may wish to explore the Site's potential for providing and or making an offsite contribution to the provision of affordable workspace in the borough to support local businesses and smaller scale new job growth in line with policies set out in the London Plan.

3.13 The Site has been subject to pre-application discussions with the local planning authority and an application is expected to be made in late Summer / Autumn 2022. The planning merits of the Development will be assessed in accordance with policies in the London Plan and the Local Development Plan.

#### **4. Financial**

4.1 The Developers will be responsible for all costs associated with promoting the redevelopment of the site, which would include all costs incurred by the Council associated with progressing compulsory purchase as necessary including any associated officer time.

4.2 The Council itself would receive a capital receipt from the disposal of its freehold interest in the Site as shown marked in yellow on the attached plan at Appendix 1. The Council will look to achieve best consideration for its land interest based on a whole scheme appraisal of the Site and valuation advice from the Council's Property Advisors Carter Jonas. The property value is not currently included in the Council's medium term financial plan.

#### **5. Legal**

5.1 The Council has powers under s226 of the Town & Country Planning Act 1990 to acquire compulsorily any land in their area if the Council considers that the acquisition will facilitate the carrying out of a development, re-development or improvement on, or in relation to, the land and also considers that this will help to promote or improve the economic, social or environmental well-being of the area.

5.2 The Council has the power to dispose of property under s123 of the Local Government Act 1972 or, where the land in question has been appropriated for planning purposes, under section 233 of the Town & Country Planning Act 1990. In each case this is subject to an obligation to obtain the best consideration that can reasonably be obtained.

5.3 The Council has taken external legal advice from Browne Jacobson LLP on the proposed CPOIA and the principles of this have been agreed between Council officers and the Developer. This report seeks authority to enter into the CPOIA and commence work required to prepare the case for a CPO, should one be required. Under the CPOIA, the Council will be reimbursed in full for its reasonable costs, legitimately incurred whether or not the CPO proceeds and whether or not it is successful, a summary of the key provisions to be covered within the CPOIA is set out below for Cabinet's consideration.

- The Council will be indemnified by the Developer for cost associated with the CPO process and associated processes including the Stopping Up Order.



- The Developer acknowledges that the Council cannot and will not fetter its discretion to make or exercise its CPO powers.
- The Developer will continue to seek to acquire relevant interests and rights through private treaty negotiation, if this is not possible and subject to the Council being satisfied that CPO is justified, the Council will promote a CPO to facilitate the redevelopment of the Site, and in due course, transfer any land acquired as part of the CPO process at the cost of the Developer to the Developer to facilitate the redevelopment of the Site.
- The parties will act in good faith and will cooperate in coordinating any CPO inquiry (if any) and stopping up inquiry (if any).

## **Human Rights**

5.4 The Human Rights Act 1998 places direct obligations on public bodies such as the Council to demonstrate that the use of compulsory purchase powers is in the public interest and that the use of such powers is proportionate.

5.5 When deciding to make a CPO, the Council needs to be satisfied that the purpose for which the land is required sufficiently justifies (or can be sufficiently justified in due course) interfering with the human rights of those with an interest in the land affected. It is acknowledged that the compulsory acquisition of the land within the Site may amount to an interference with the human rights of those with an interest in the land. These include rights under Article 1 of the First Protocol of the European Convention on Human Rights (ECHR) (which provides that every natural or legal person is entitled to peaceful enjoyment of his possessions) and Article 8 of the ECHR (which provides that everyone has the right to respect for his private and family life, his home and his correspondence).

5.6 When considering a CPO there is a need to balance the public interest and the individual's rights, and any interference with these rights would have to be necessary and proportionate i.e. no more than is necessary to achieve the identified legitimate aim. If Cabinet approve the making of a CPO in principle, investigations that will be undertaken ahead the next report to Cabinet (into the effect on owners and occupiers to be included in the CPO) will allow the Council to fully consider the impacts of the CPO on individual's rights and whether an appropriate balance has been struck before a final decision is made on whether or not to proceed with the CPO.

5.7 Based on the information that is available at this stage it is considered that in principle the Site is both suitable for and will facilitate the carrying out of development, redevelopment or improvement and will make a positive contribution to the promotion of the economic, social and environmental well-being of the area. It is also considered that there is likely to be a compelling case in the public interest for compulsory acquisition of various interests within the Site if they cannot be acquired by agreement. Therefore, the use of compulsory purchase powers in this case is likely to be proportionate. Without the use of these powers, the proposed redevelopment of the Site may not be achievable.

5.8 If a CPO is made appropriate compensation will be available to those entitled to claim it under the relevant statutory provisions.

## **6. Value For Money**

6.1 The Council will need to achieve best consideration for the disposal of its own property within the Site. To achieve this, the negotiation with the Developer on land value will be carried out by professional advisers from Carter Jonas, appointed to represent the Council's interests and to ensure best consideration is achieved.

6.2 Further the Council will need to act in accordance with its statutory duties when seeking to acquire third party properties by means of a CPO. How property values are determined in a CPO situation is set out within the Crichel Down guidance and the Council will take advice on appropriate values to support purchase under a CPO from CBRE, acting on behalf of the Developer, with a shared duty of care to the Council.

6.3 The Council will be reimbursed by the Developer for any costs incurred and compensation paid to third parties by means of the proposed CPOIA. Therefore, there will be no direct financial cost to the Council arising from the recommendations in this report.

## **7. Sustainability Impact Appraisal**

The sustainability of the proposed Development and any other scheme to facilitate the redevelopment of the Site will be considered as an integral part of the planning process.

## **8. Risk Management**

The key risk for the Council to consider is reputational should the CPO be successfully challenged. By putting in place working arrangements early including engaging with the Developer and seeking specialist legal advice, following the CPO Guidance and carefully considering the impacts and benefits of the CPO at all stages of the process, Council officers have sought to, and will continue to seek to, mitigate this risk, and will only continue to support a CPO to facilitate the redevelopment of the Site if it remains of the view that such redevelopment will promote or improve the economic, social or environmental well-being of the area. .

## **9. Community Safety**

The Council is seeking to promote improvements in the Town Centre and a redevelopment scheme would ensure that the community safety principles are secured by design of the scheme. These improvements include the re-provision of an existing public walkway with poor lighting and overlooking to a more suitable path across the redeveloped site. These improvements will be secured through any planning consent for the redevelopment of the Site.

## **10. Links to the 3 Key Priorities for the Borough**

Section 3.5 sets out how this proposal supports the priority political objectives of the Council. The council's administration has three key priorities for Ealing. They are:

- fighting inequality
- tackling the climate crisis
- creating good jobs.

This proposal contributes particularly to the creation of good jobs in the borough.

## **11. Equalities, Human Rights and Community Cohesion**

11.1 Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

11.2 In deciding whether to resolve to make a CPO, the Council must pay due regard to its Public Sector Equality Duty (PSED), as set out in section 149 of the Equalities Act 2010. Consideration must also be given to whether, if the decision is made to go ahead, it will be possible to mitigate any adverse impact on a protected group or to take steps to promote equality of opportunity by, for example, treating an affected group more favourably.

11.3 An initial Equalities Assessment Analysis (EAA) has been undertaken on the potential impact of the redevelopment of the Site and any necessary mitigation strategy, to ensure that due regard has been taken of the Council's duty. The EAA is attached as Appendix 2 to this report. It will be kept under review and the result of any update will be provided for consideration by the Cabinet when seeking final authorisation to make a CPO.

11.4 Full regard will be paid to the EAA in the development of any proposals and in negotiations with those with an interest in the Site.

## **12. Staffing/Workforce and Accommodation implications:**

There are no staffing or accommodation issues for the Council.

## **13. Property and Assets**

The Site includes a small parcel of Council owned land (see Appendix 1) subject to best consideration being met authority is sought through this report for

authorisation for an in principle disposal of this land. This disposal is not included in the Council's medium term financial plan.

**14. Any other implications:**

Cabinet should consider the Council's reputational risk and be satisfied that this proposal is a reasonable and proportionate way to support the achievement of its political objectives around jobs and economic growth in a way that enhances rather than damages, the heart of Ealing town centre and protects and conserves its historical assets.

**15. Consultation**

The Developer has carried out pre-application consultation on the Development as summarised below :

- Announcements on Facebook and Instagram first published on 22 February 2022
- Flyers to 8,604 business and residential addresses in the local area surrounding the Site
- In person public consultation events on Thursday 3 March, 4pm - 8pm, Saturday 5 March, 10am - 2pm, Tuesday 8 March, 4pm - 8pm
- Online webinar Wednesday 9 March 6.30 - 7.30pm

Specific notification and correspondence have also been sent to all land owners that may be impacted by the redevelopment of the Site, the Development and the proposed CPO, confirming that "*British Land intends to work with Ealing Council and affected parties to secure all the required interests to enable them to deliver this scheme and I will be in contact about this in due course*". This consultation has been led by CBRE, and the Developer and CBRE will continue to engage with the relevant landowners and will negotiate agreements for purchase and/or rights, as required, wherever possible.

## 16. Timetable for Implementation

The project timetable is broadly as follows:

Task		When
CPO	Draft and issue Requisition Notices	July 22 – Oct 22
	Landowner responses	Oct 22 – Feb 23
	Draft Order and Statement of Reasons	Feb 23 – March 23
	LBE second resolution re making of CPO	Jul 23
	Making of CPO	August 23
	Objection period	Aug 23 – Sept 23
	CPO Inquiry Period	Sept 23 – May 24
	Planning Inspector Report, SoS Decision	May 24 – Nov 24
	Confirmed CPO advertised by LBE	Nov 24
	JR period	Nov 24 – Jan 25
Planning	Planning Submitted	August 2022
	Planning Outcome	June 2023
	JR period	June/July 2023

## 17. Appendices

Appendix 1 Site Plan / indicative CPO map

Appendix 2 EAA

## 18. Background Information

Cabinet Report 24 January 2012

Development Strategy DPD 2026 Adopted April 2012

Development Sites DPD Adopted December 2013

Draft Arcadia SPD published June 2012

Ealing Town Centre Spatial Development Framework

Draft Ealing Town Centre Health Check (2022) final version due for publication

## Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
<b>Internal</b>				
Lucy Taylor	Executive Director, Place	06/5/22	09/5/22	throughout
Sandra Fryer	Interim Director, Growth and Sustainability	06/5/22		
Jackie Adams	Head of Legal, (Commercial)	29/04/22	3/05/22	Legal, recommendations throughout report
Shabana Kausar	Assistant Director Strategic Finance	12/5/22	18/5/22	Section 4
Russel Dyer	Assistant Director Accountancy	19/5/22	26/5/22	
Cllr Shital Manro	Cabinet Member for Good Growth	12/5/22		
Cllr Peter Mason	Leader of the Council	12/5/22		
Jess Tamayao	Assistant Director, Property	19/5/22		
<b>External</b>				

## Report History

<b>Decision type:</b> EITHER: Key decision OR Non-key decision OR For information (delete as applicable)	<b>Urgency item?</b> No
Report no.:	Report author and contact for queries: Eleanor Young, Strategic Regeneration Adviser