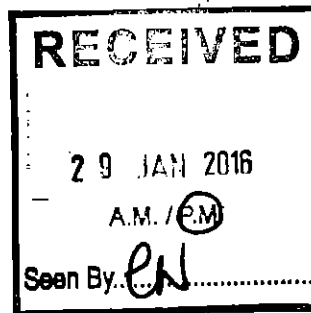




Department for  
Communities and  
Local Government



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Your ref:

Our ref: NPCU/CPO/T5910/74471

Date: 28 January 2016

Dear Ms Weston

**The Greater London Authority Act 1999 Section 333ZA  
Acquisition of Land Act 1981  
The Greater London Authority (Regeneration of Southall Gasworks)  
Compulsory Purchase Order 2014**

- 1 The report of the Inspector, Mr Philip J G Ware BSc DipTP MRTPI who held a public local inquiry into the above order for five days between 30 June and 10 July has been considered. A copy of the Inspector's report is enclosed. References in this letter to paragraphs in the Inspector's report are indicated by the abbreviation IR, followed by the relevant paragraph number. The inquiry also considered an application for a certificate pursuant to Section 19(1)(a) and Schedule 3, paragraph 6(1) of the Acquisition of Land Act 1981, which is the subject of a separate decision letter.
- 2 The order, if confirmed, would authorise the compulsory purchase of **land at Southall Gasworks** for the purpose of a residential led re-development and regeneration of the site, which may include retail, leisure, employment and healthcare facilities, together with open space and play areas.
- 3 Twenty two relevant objections to the order were received, twenty qualifying objections and two non-qualifying objectors. It is noted that seventeen qualifying objections and both non-qualifying objections have since been withdrawn. The main grounds of objection were concerns that the CPO was not a last resort, concerns that the land is being acquired on behalf of a development company, concerns regarding the level of affordable housing, concerns regarding access, highways impact, the environmental impacts of the development itself and concerns regarding the exchange of land.

- 4 The Inspector's report summarises the submissions made at the local inquiry. His conclusions are at paragraph (IR123) to (IR196) of the report. The Inspector's recommendation is set out in paragraph (IR196). He has recommended that the CPO should be confirmed without modification.
- 5 Following the public inquiry, the Acquiring Authority wrote to the Secretary of State to request that the CPO be confirmed with modifications to remove plots 83 to 102 inclusive, and the land shown in inset D of the order map. This is due to the fact that an option agreement has been entered into between TR Suterwalla and Sons Limited, TRS Asset Management Limited, TRS Wholesale Co Limited, TRS Cash and Carry Limited and St James West London Limited, providing the grant of rights for which the CPO has been made.
- 6 The Secretary of State wrote to the acquiring authority and the remaining objectors on 8 December to allow comments to be made in light of the publication of the Compulsory Purchase Guidance on 29 October 2015. The acquiring authority and Hillingdon Council both responded to state that they had no further comments to make. No comments have been received from other remaining objectors.
- 7 The Secretary of State for Communities and Local Government has carefully considered whether the purposes for which the compulsory purchase order was made sufficiently justify interfering with the human rights of the objectors under section 12(2A) of the Acquisition of Land Act 1981 and he is satisfied that such interference is justified. In particular he has considered the provisions of Article 1 of the First Protocol to the European Convention on Human Rights. In this respect the Secretary of State is satisfied that in confirming the compulsory purchase order as modified, a fair balance would be struck between the public interest and interests of the objectors.
- 8 The Secretary of State has also given careful consideration to the Inspector's report and the submissions of the parties. He accepts the Inspector's findings and agrees with his conclusions. He accepts that a compelling case in the public interest for confirming the order has been made. The Secretary of State has decided to accept the Inspector's recommendation and to confirm the order, but with modification following the Acquiring Authorities request to remove plots as outlined in paragraph 5. The Secretary of State has therefore decided to confirm the Greater London Authority (Regeneration of Southall Gasworks) Compulsory Purchase Order 2014 as modified.
- 9 I enclose the confirmed order and the map to which it refers. The modifications requested can be seen in red ink on the order. The modifications to the order map can be seen as being hatched green on the sealed map. Your attention is drawn to section 15 of the Acquisition of Land Act 1981 about publication and service of notices now that the order has been confirmed. Please inform us of the date on which notice of confirmation of the order is first published in the press.
- 10 Copies of this letter and the Inspector's report are being sent to remaining objectors for their information.

- 11 This letter does not convey any other consent or approval in respect of the land to which the order relates.

Yours sincerely

Signed by authority of the Secretary of State for Communities and Local Government

*Liz Hardy*

**Liz Hardy**  
**Senior Planning Manager**