

SUMMARY
OF
PROOF OF EVIDENCE

Evidence of:

MR ALAN HOLLAND

On behalf of:

SEGRO (PERIVALE PARK) LIMITED

In relation to:

**THE MAYOR'S OFFICE FOR POLICING AND CRIME (PERIVALE) COMPULSORY PURCHASE
ORDER 2020**

Date:

20 April 2021

1 DETAILS OF WITNESS

- 1.1 My name is Alan Holland. I am a Director of SEGRO (Perivale Park) Limited ("**SEGRO Perivale Park**").
- 1.2 In my current role as Managing Director for Greater London, I focus on SEGRO'S industrial and urban logistics property across the Greater London area.

2 PERIVALE PARK INDUSTRIAL ESTATE

- 2.1 Perivale Park Industrial Estate ("**Perivale Park**") is used for a variety of industrial, storage and distribution uses and is in a strategically important location for SEGRO and complementary to existing properties in SEGRO's Greater London portfolio, Greenford Park and Park Royal, which sit either side of Perivale Park.

3 PLANNING CONTEXT

- 3.1 Perivale Park is allocated in LB Ealing's Development Strategy 2026 – Development Plan Document (adopted 3 April 2012) (the "**Local Plan**") as a "Strategic Industrial Location" and as such is a "*primary focus for general industrial and warehousing uses*" (page 15).
- 3.2 LB Ealing's planning policy relevant to Perivale is "*to retain and attract new business development along the A40 Corridor by maintaining a sufficient supply of industrial land, and encouraging sustainable, commercial development*" (policy 3.2).
- 3.3 The Mayor of London's London Plan (March 2021) (the "**London Plan**") identifies Northolt-Greenford-Perivale as a Strategic Industrial Location ("**SIL**"). SILs are to "*be managed proactively through a plan-led process to sustain them as London's largest concentrations of industrial, logistics and related capacity for uses that support the functioning of London's economy*".
- 3.4 Paragraph 6.5.2 of the London Plan, states "*To ensure that London can retain an efficient logistics function it is particularly important to secure and enhance strategic provision in SILs in west London, especially at Park Royal and around Heathrow*".
- 3.5 The Order Land is not safeguarded for use by MOPAC for the purposes of delivering MOPAC's Vehicle Recovery and Examination Service ("**VRES**") or any other purpose and neither the Local Plan, nor the London Plan, make reference to the importance of the Order Land or the VRES to MOPAC and the wider borough and city.

4 SEGRO'S BUSINESS PLAN AND DEVELOPMENT OPPORTUNITIES

Business Plan

- 4.1 SEGRO was attracted to Perivale Park because it is a large unbroken site and presented a number of opportunities for SEGRO to bring its skills to bear in order to further improve the site.
- 4.2 SEGRO acquired Perivale Park on the basis of a ten-year business plan and associated financial appraisal that assumed SEGRO would be able to bring forward an early

redevelopment of the 7.8 acre MOPAC compound/car park site (known as the Bilton Centre) within approximately three years after the current MOPAC lease expiry date.

Redevelopment Proposals

- 4.3 Having undertaken a high-level development viability appraisal, SEGRO considers that it would be able to redevelop the Order Land to provide approximately 200,000 sq ft of high-quality, modern, sustainable (carbon neutral), single-storey industrial/warehousing space and provide a significant number of employment opportunities for the area - this would support local economic development and regeneration. There would be potential opportunities to intensify the use of the land in future with additional storeys being developed on top of the single-storey building. SEGRO has completed pre-application discussions with planning officers at the London Borough of Ealing.

Benefits of Redevelopment

- 4.4 SEGRO's redevelopment of the Order Land would meet the demands of planning policy and a variety of modern businesses and occupiers, and it would have a transformational impact on the regeneration of Perivale Park, as well as the local area.
- 4.5 SEGRO's master planning analysis of the Order Land will demonstrate its redevelopment potential in terms of land use and quantum of development as well as its impact on the London Borough of Ealing as a whole. This analysis will clearly demonstrate the minimal economic contribution that the acquisition of the Order Land for MOPAC's purposes would make to the local area, when compared to a comprehensive redevelopment of the Order Land for uses appropriate to the local area.

Wider Community Benefits and Social Responsibility

- 4.6 SEGRO builds relationships with the communities where it has a presence – it does this by working with local government and directly with local residents, charities and community groups. In addition to its community investment programmes, SEGRO focuses its efforts on helping unemployed local residents back into the workforce through skills training and increased exposure to the occupiers of our portfolio estates.

5 CONCLUSIONS

- 5.1 The discharge of MOPAC's statutory functions is a matter of public benefit.
- 5.2 Public benefits will arise from SEGRO's proposed use of the Order Land, the inevitable loss of which that would follow from the CPO means that MOPAC's case in the public interest is less than compelling (quite apart the further negative effect of other matters such as a failure to properly explore alternatives to CPO on the case for compulsory acquisition).