

## Issues & Options Summary

ISSUES	OPTIONS (NP)	PROJECTS
<b>Arts Provision</b>		
<p>1. Insufficient facilities for arts and cultural activities, particularly performance arts (including rehearsal space).</p> <p>“The town centre suffers from a number of perceived weaknesses in relation to: ... the range and quality of retail, leisure, arts and community facilities.” (Tibbalds report)</p> <p>2. Isolation of Questors Theatre from town centre/Uxbridge Road.</p>	<p>1. Incorporate improved arts facilities into any Town Hall redevelopment.</p> <p>2. Identify development sites within the town centre which could include arts facilities. Time frame: 2014 – 17.</p> <p>3. Identify 67-69 Uxbridge Road (present police station) as a possible mixed use site to provide link to Questors Mattock Lane. Time frame: 2014 – 17.</p>	<p>Work with Land Securities, as the Council’s preferred developer for the cinema site part of the cultural quarter, to establish whether they could provide space suitable for performance and arts facilities. (This to be determined through a feasibility study.) Time frame: 2014-16</p>
<b>Healthcare</b>		
<p>Need for primary health care facilities within the neighbourhood area to serve the current and future population</p>	<p>1. Designate existing site(s) in Town Centre for improvement/ expansion</p> <p>2. With owners/developers, identify and designate new Town Centre site(s) for conversion/new build</p> <p>3. Do nothing - decide this provision is not appropriate in Town Centre, or confirm no expanded provision is needed</p>	
<b>Schools</b>		
<p>Need to provide sufficient primary and high school places in Ealing town centre for the growing child population.</p>	<p><b>Early years</b></p> <p>1. Identify sites where childcare and/or pre-school facilities could be provided.</p> <p>2. Require plans for new residential development of 100+ units to include space for equivalent of</p>	

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	<p>one pre-school form of entry, either separately or linked to new primary school provision.</p> <p><b>Primary</b></p> <ol style="list-style-type: none"> <li>1. Expand the only existing primary school within the area –Christ the Saviour. However there is no more room on the existing site.</li> <li>2. Identify possible site(s) for a new school, for possible occupation by a Free School provider. The police station (67 – 69 Uxbridge Road) or Perceval House car park could become available in 2015 - 17.</li> </ol> <p><b>Secondary</b></p> <p>Recognise that no suitable sites for new schools exist within the town centre, but require developers to make appropriate contribution to expansion of existing high schools, preferably those nearest to new housing development.</p>	
<b>Police</b>		
<p>Need for suitable facilities in Town Centre, serving both residents and needs of the Metropolitan Police, in knowledge of already implemented closure of 24/7 front counter and plans to dispose of Ealing Police Station at 67-69 Uxbridge Road Probable implementation of closure and disposal is 2016 - 2017.</p>	<ol style="list-style-type: none"> <li>1. Transfer of front counter to LBE offices in Perceval House.</li> <li>2. Alternative location to be sought within Ealing Broadway area (in or close to Ealing Broadway station), for up to 24/7 opening. Possible joint operation with British Transport Police and for base for local ward SNTs.</li> <li>3. Retain present sui generis use class of 67 – 69 Uxbridge Road &amp; seek further community uses, particularly in furtherance of LBE Plan policy 2.5(g) “(to make improvements to the Questors</li> </ol>	

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	<p>Theatre (in conjunction with development of a neighbouring site with an Uxbridge Road frontage))” (eg arts centre linked to Questors theatre on Mattock Lane behind the site) to supplement retention of police counter alongside these uses.</p> <p>4. If necessary seek to protect use through designation as asset of community value.</p>	
<p><b>Facilities for Older People</b></p>		
<p>Need to provide facilities so that older, disabled and vulnerable people may continue to live and socialise as integrated members of the Town Centre community</p> <ul style="list-style-type: none"> <li>Suitable housing eg supported accommodation</li> <li>Affordable, accessible community sites and activities</li> </ul>	<ol style="list-style-type: none"> <li>Require all new developments within the area to include affordable and supported accommodation.</li> <li>Build into all new developments facilities for disabled users, to facilitate economic, cultural etc. engagement of older and vulnerable adults living in supported situations.</li> <li>Encourage development of multi-purpose, flexible community use options within faith-based and secular redevelopments.</li> <li>Encourage full implementation of existing planning policy with regard to change of use applications, especially where these would remove publicly accessible meeting, performance, or other community space.</li> </ol>	<p>Require developers to engage with churches, faith and other central Ealing based groups, to:</p> <ol style="list-style-type: none"> <li>effectively serve diverse communities and encourage engagement with wider economic and cultural life of the area</li> <li>encourage coordination of service provision and social outreach to vulnerable groups</li> </ol>
<p><b>Licensing and Gambling</b></p>		
<p>Licensing</p> <ul style="list-style-type: none"> <li>Need to provide and apply workable policy regarding the provision of new licensed premises, to maintain a balance between positive effects on local economy and perceived problems of inappropriate provision</li> </ul>	<ol style="list-style-type: none"> <li>Encourage food based licensed offerings rather than alcohol only/takeaway premises in Town Centre to improve offer.</li> <li>Investigate use of Article 4 Directions to curb proliferation/clustering of off-licence and</li> </ol>	<ol style="list-style-type: none"> <li>Ensure licensing committee members aware of issues raised so that powers available to sub-committees are fully and appropriately used to address concerns.</li> <li>Support/lobby central government planning reforms giving local authorities greater powers</li> </ol>

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<ul style="list-style-type: none"> <li>Provide mechanisms for controlling over-proliferation of licensed premises, opening hours and types of premises</li> </ul> <p>Gambling</p> <ul style="list-style-type: none"> <li>Limitation of 'clustered' premises and control over over-proliferation</li> </ul>	<p>gambling premises in Town Centre.</p> <ol style="list-style-type: none"> <li>3. Consider supplementary guidance to current Local Plan in order to replace previous UDP provisions for protection in relation to over-concentration of licensed premises.</li> </ol>	<p>to regulate gambling premises, including introduction of specific use class for betting offices and restriction of permitted change of use.</p>
<b>Information and Advice Services</b>		
<p>Need for:</p> <ol style="list-style-type: none"> <li>visitor information to promote/ enhance the experience of visitors to Ealing</li> <li>other forms of advice service</li> </ol>	<ol style="list-style-type: none"> <li>1. Incorporation of 'Visitor Information Centre' in Town Hall redevelopment (or elsewhere) offering information about local shops, attractions, hotels etc. together with public toilet facilities</li> <li>2. Provision of advice centre either within Town Hall redevelopment or community hub within other development or as meanwhile use of empty retail units; run by voluntary sector groups</li> </ol>	<p>Enhanced wayfinding around Town Centre (addressed by transport topic group)</p>
<b>Public Art, Galleries and Museums</b>		
<p>Creation of local landmarks and positive identity for the Central Ealing area</p> <p>Need for spaces for galleries and museums particularly showcasing Ealing heritage and talent</p>	<p>Public Art</p> <ol style="list-style-type: none"> <li>1. Require S106 contributions from new developments to fund public art</li> </ol> <p>Gallery Space</p> <p>Museums</p>	<p>Public Art</p> <ol style="list-style-type: none"> <li>1. Incorporate public art into new development to enhance visual quality</li> <li>2. Encourage a wide variety of creative forms e.g. light, film, mosaic as well as traditional 'monuments' and statuary</li> <li>3. Encourage competitions/ sponsorship</li> <li>4. Involve schools and media colleges</li> </ol> <p>Gallery Space</p> <ol style="list-style-type: none"> <li>1. Ensure community gallery space included in</li> </ol>

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		<p>outline proposals for Film Quarter development is delivered</p> <p>Museums</p> <ol style="list-style-type: none"> <li>1. Ealing Studios have existing S106 undertaking to incorporate film museum into their development; ensure this is delivered</li> <li>2. Seek permanent homes for Ealing Music and Film Festival Ealing Club 'History of Rock' and BFI/Ealing Studios exhibitions</li> </ol>
<p><b>Physical Recreation</b></p>		
<p>Need for accessible, affordable indoor and outdoor sporting facilities for all ages and groups within the community</p>	<ol style="list-style-type: none"> <li>1. Determine that permanent outdoor courts/pitches/MUGAs probably not appropriate in Town Centre area</li> <li>2. Retain and expand indoor facilities including gyms, swimming pools, spas run by private health clubs</li> <li>3. Provide permanent indoor facilities for e.g. squash, snooker run by community groups or private clubs – squash already exists</li> <li>4. Identify locations for inclusion of new facilities in future developments e.g. Arcadia</li> </ol>	<ol style="list-style-type: none"> <li>1. Make provision for temporary set-up activities within community halls run by voluntary groups</li> <li>2. Develop local interest 'walking trails' around Town Centre</li> </ol>