**Central Ealing Neighbourhood Plan: Public Hearing 16th February 2017**

**Nelson Room, Ealing Town Hall**

**Agenda and participants**

Start 10.00 Examiners Opening

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| **Approx. times** | **Topic** | **Participants** | **Questions** |
| 10.10 | Admin |  |  |
| 10.15 | Housing | LBE  Forum | What is the locally assessed housing need?  How does the plan respond to the challenge of meeting local housing need (see plan para 2.9). |
| 10.20 | E1 New Retail Frontages | Forum  LBE  British Land  Make it Ealing  St George | How does this policy differ from development plan policy? [a comparative map would help me]  What is the evidence for “three or more”?  What is an “overconcentration”? |
| 10.35 | E2 Diversity of Retail Provision | Forum  LBE  BE Broadway | How does this policy achieve its objective; eg. if a food + beverage cluster was considered a positive addition?  What is the evidence for a blanket refusal of the listed uses? |
| 10.45 | E3 Mixed Use Development | Forum  LBE  British Land | How is the appropriate mix to be determined? |
| 10.50 | E4 Encouraging New Business | Forum | What is meant by “affordable”?  What are “suitable locations”?  How can space for start-up and incubator businesses be controlled? |
| 11.05 | HBE1  Quality of Design | Forum  LBE | What does “conforming to the provisions of the relevant CA” mean?  How is this policy to be operated in practice? |
| 11.15 | HBE2  Protecting the Townscape | Forum  LBE  CEG  British Land | How does this differ from the development plan?  What is the evidence for the viewpoints in ii and map 5 (which I presume it refers to)?  What is the evidence for iv?  What is the evidence for a Zone of Influence (plan para 5.2.13)?  [a copy of the CA Character Appraisal would help me] |
| 11.45 | **Break** |  |  |
| 12.00 | HBE3  Building Heights | Forum  LBE  BE Broadway  Muse  CEG | How is “tall” to be defined?  What is the evidence for a limit of 6 storeys? |
| 12.30 | HBE4  Public Open Space | Forum  LBE  TfL | What does “public open space” include; is there a definition?  What does encroach mean?  What is the evidence for designating Haven Green as Local Green Space (viz NPPF criteria: special, significant)?  What is the extent of the LGS designation (not mapped)?  What is the justification for the 6.6m zone?  What additional protection does the designation provide? |
| 13.00 | **Lunch break** |  |  |
| 14.00 | T1  Sustainable Transport | Forum  LBE | How might the application of this policy to development reduce the generation of traffic? |
| 14.10 | T2 Parking | Forum  LBE | What does a “balanced amount” mean?  Why does it have to be public?  Is this policy meant to apply to all development? |
| 14.20 | T3 Servicing | Forum  LBE | How does this differ from development plan policy? |
| 14.30 | T4 Cycle Paths | Forum  LBE | How can development “assist” such cycle paths? |
| 14.40 | CC3 Cultural Quarter | Form  LBE | Is the extent of the Cultural Quarter sufficiently clearly defined and mapped for development control purposes? |
| 14.45 | **Site specific polices** | Forum | Are these site allocations or policy aspirations?  If allocations, has their viability and deliverability been tested? |
| 15.00 | CENP1 | Forum  LBE | Are the constraints in this policy – and the preferred uses – reasonably and robustly evidenced? |
| 15.30 | CENP2 | Forum  LBE  Ealing Ltd  Make it Ealing | Are the constraints in this policy – and the preferred uses – reasonably and robustly evidenced? |
| 16.00 | CENP3 | Forum  LBE  Muse  PBA | Are the constraints in this policy – and the preferred uses – reasonably and robustly evidenced? |
| 16.30 | Absence of a site specific policy | Forum  BE Broadway | Does the plan need to include proposals for the Arcadia site? |
| 16.45 | Possible break |  |  |
| 17.00 | **Referendum Area** | Forum  LBE  Walpole Residents Association  Ealing Civic Society  Save Ealing Centre | What area should be chosen and why? Suggested options include:   1. The plan area; 2. The 2013 consultation area; 3. A wider area (Eg. 1.5km or 2 mile radius); or 4. The whole borough? |

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Examiner

11 January 2017