**Identifying Issues & Options**

| **What is the issue?** | **Is it a matter for:** | | **Is there existing planning policy relevant to this issue?** | **What are the options? (Include possible implementation dates.)** | **How was the issue identified?** |
| --- | --- | --- | --- | --- | --- |
| **plan-ning policy?** | **other solution?** |
| Heritage and Built Environment issues relating to open spaces, scale, views and heritage matters in central Ealing. | Y | ?Y | **NPPF:** extensive, eg para 17, 65 in particular 126 & 128, 129.  **London Plan:** Policy 7.4-7.9 (policies affecting of designated and undesignated heritage assets)  **Local Plan:** Core Policy 1.2(g)  Development management DPD  Policy 7C and local policy 7.4 (local character) and 7B ) (design amenity)  Individual development sites for Ealing town centre. | **Open spaces**  •must be preserved and protected from encroachment by development;  •Potential overshadowing, bulk and height of any tall buildings in the vicinity must be carefully assessed and impact minimised;  •Avoid increased pressure from people using the spaces as a result of over-dense developments nearby;  •Enhance opportunities for wildlife to encourage biodiversity;  •There should be a planned enhancement/replacement programme for trees under stress or affected by disease.  **Scale**  •New developments must respect character and scale of the vicinity and not dominate existing buildings;  •They should generally be no more than 4-6 storeys on existing [major] street frontages.  •Any new taller buildings should avoid dramatic contrast in scale, massing and design with nearby buildings typical of the conservation areas and which make a positive contribution to the character of the area.  •Developments in the conservation areas must conform with the provisions of the relevant CA management plans.  **Views**  • Protect key views, e.g. Town Hall, Christchurch and Polish Church steeples, Pitzhanger Manor from Ealing Green etc;  • Retain and enhance tree-lined avenues, e.g. Uxbridge Road boulevard;  • Views from open spaces should not be dominated by tall or bulky buildings.  **[Cultural] Heritage**  •Exploit proposed cultural quarter by  expanding arts and culture facilities (for Culture etc Working Group);  •Build on existing heritage, e.g. Ealing  Studios (scope for film museum), Ealing Club, Questors, Dance Studios;  • street furniture and lighting, carriageways, footways, planting 'assets' may be in need of assessment/upgrading [possible overlap with Culture and Transport Groups] | **Evidence:**  Peter Hall presentation to ECS  Various CENF workshops  Arcadia public inquiry: inspector's report.  Planning applications that have been submitted  **Engagement:**  TBC |