

Kathryn Moran
Senior Planning Officer

Telephone: 020 7974 5709

From: Moran, Kathryn

Sent: 13 July 2015 16:50

To: 'Katy Walker'

Subject: FW: Planning proposal App Ref: 2015/1444/P - Mansfield Bowling Club

Hi Katy

Thanks for your response following the meeting about the above site.

The email below has been drafted by my colleagues in the Sport and Physical Activity Team. It may provide some additional useful information although we are not in a position to provide the actual report.

Please do let me know if you have any further questions, whether you wish to provide further comment or maintain the current objection.

Kind regards

Kathryn Moran
Senior Planning Officer

Telephone: 020 7974 5709

From: Beck, Xander

Sent: 10 July 2015 16:42

To: Moran, Kathryn

Cc: Robinson, Nigel

Subject: Planning proposal App Ref: 2015/1444/P - Mansfield Bowling Club

Dear Kathryn,

Re: Planning proposal App Ref: 2015/1444/P - Mansfield Bowling Club

Following conversations with both yourself and Kate Turner at Sport England, I am writing to further clarify our position and outline for Sport England the evidence base for our position.

As a service we commissioned consultants Knight Kavanagh Page to undertake an assessment of our Indoor Sport and Physical Activity Facilities in 2014. Following a clear strategic need being established to increase access to sports hall space, this work resulted in a number of specific recommendations relating to current sites and two additional sites that were deemed to represent a significant opportunity. We are currently not in a position to release this work into the public domain as we will require our Director and Portfolio Holder to endorse a strategy that we expect to result from the recommendations. This is an ongoing piece of work.

The Mansfield Bows Club site was considered as part of the assessment, but it was rejected on the basis that "MBC was an inappropriate use of the site in planning, (size and volume a standard four court sports hall is 20m x 34.5m x 7.5m) fiscal viability and sustainability terms

(no chance of breaking even as a stand-alone facility).” (Sharon Bayton, Principal Consultant, KKP)

On this basis, and noting particularly that the plot is not big enough to meet our core need for a new full size sports hall space, and that a smaller sports facility is not financially viable, our service took the view that increase in Tennis provision through 4 new courts and a pavilion would be an appropriate trade-off for the loss of D2 space.

The only possible alternative, it seems, for a sustainable facility is a fitness / gym based facility. This was part of the original plan for the site, and the demand for such a facility has been evidenced. However, with the capital investment needed the only reality feasible is a private members facility that would be expensive to access and therefore exclusive. Again, on this basis an opportunity for expansion of Tennis, a borough focus sport, and the further development of a community club, is considered preferential.

Our Authority has not, nor does it currently intend to, undertake a Playing Pitch Strategy or Outdoor Facilities Strategy. However, our view is in part informed by an independent report conducted by consultants Atkins as part of the development of the new Camden Local Plan. Atkins’ Camden Open Spaces report concluded that there is a need to increase the number of good quality Tennis courts in the borough by four courts and highlights the current provision as restrictive in terms of competitive Tennis in particular:

“At present there are 35 tennis courts in the Borough. 19 of these courts are hard surface courts which are inappropriate for competitive matches. At present there are 16 courts which have a grass, all weather or clay surface which is preferred for competitive play.” (Atkins Open Spaces report – Final Report, June 201

A combination of improved quality courts, an increase in the number of courts, and further development of the club set up, would therefore contribute significantly to the development of the sport in the borough.

Sport England have indicated that they would like to see evidence that we have a clearly identified list of sites that will meet perceived current and future demand. In the current climate this is, in our view, simply unrealistic and establishing a set of sites in this way was never part of the brief for consultants KKP. As an inner city London borough we clearly have significant challenges in land availability and the pace of change that results, and therefore the strategy will likely suggest that Camden takes advantages of opportunities for new sports provision as they arise, through for example school building programmes or regeneration schemes.

That said, we are clear from the work what our core strategic needs are for indoor facilities and that Mansfield Bowls Club has minimal potential to meet that need. On that basis, as outlined, we remain supportive of the current proposal.

Regards,

Xander

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