

From: Gimson, Sally (Councillor) [mailto:Sally.Gimson@camden.gov.uk]
Sent: 22 August 2016 11:33
To: TeampNI
Cc: Lewis, Oliver (Councillor)
Subject: ref: 3153454 Mansfield Bowling Club FAO James Bunten

Dear Mr Bunten

As the local councillor for Highgate Ward, Camden where the Mansfield Bowling club is situated I am against the appeal and argue that the land needs to be retained for leisure use, for which it is designated. Councillors on the planning committee rejected this application outright. Not one voted in favour. There is little support for this housing development within the community.

This site is a large site, designated as an asset of community value and is of great importance to the community. It should be retained as a leisure site and opened up to the whole community for public use. It is in my view the equivalent of a playing field and should not be lost

1. This is part of the Burdett Coutts estate and was always intended for leisure use for the community. It is designated as Leisure use in the local Plan and was never intended to have houses built on it. That use should be predominantly retained. What is proposed is a housing development with a gardens and tennis club attached
2. There is a lack of open space in the Dartmouth Park area, and this would deplete the open space even more
3. Camden's core strategy is to retain leisure use where possible. This application goes against the Camden strategy
4. There is a need for leisure use in the area but a reluctance of the developers to take that into account for instance in their report:
 - a. Brookfield Primary Schools lacks sports facilities and would welcome use of space like this if it were available
 - b. The other four large secondary schools within a mile of the bowling club (Parliament Hill, Acland Burghley, William Ellis and La Sainte Union) all lack sports facilities and green space. This was not considered by the report into leisure facilities, nor was the interest of any of the schools in this site followed up. They were not consulted about what their needs might be
 - c. No local consultation took place which considered a scenario where the whole site would be used for leisure facilities. It has been the unstinting work of one of my constituents, Amy Silverston, who has contacted leisure providers and local groups, like the fencing club, to determine there is much interest in leisure facilities on the site and that such a use would be likely very viable (if not as profitable for either the Bowling Club board or the developers).
5. If there really were adequate sporting facilities why would the developers agree to give £600,000 to sporting facilities. No clear account was given at the planning committee of how that money might be spent and what outcomes would result from it. There was also no guarantee it would be spent in the area and was likely only to be ploughed into the excellent, but crowded Talacre Sports centre, in Kentish Town

6. Like many of my constituents I have no confidence that the gardens and even tennis courts would be open to the public in the long term and believe they would be very soon gated off for the benefit of the residents in the luxury housing
7. I am concerned too, and made this point forcefully at the planning committee, that the main aim of this application is to establish the principle that this land, designated for leisure use, can be built on with impunity and that further applications on the site for more residential development will be impossible to oppose in the future so any leisure use at all will be lost for ever. No effort has been made over the last four or five years to encourage the public to use this site (apart from the tennis courts) and the bowling has been allowed to be overgrown and neglected..

I do hope that you will turn down this appeal.

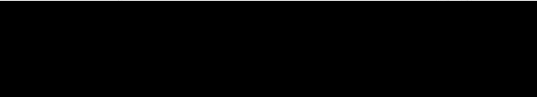
Best

Sally

Cllr Sally Gimson
Highgate ward, Camden (Lab)

How to get in touch

Surgery on 2nd Friday of each month - 6.30 - 7.30 pm Holly Lodge Community Centre
4th Saturday of each month 10.30 - 11.30am Highgate Newtown Community Centre



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