

From: [Guinevere Tufnell](#)
To: [TeampNI](#)
Subject: For the attention of Mr James Bunten - Ref: Mansfield Bowling Club NWS - 2015/1444/ P
Date: 26 August 2016 12:11:30

Dear Mr Bunten

Re the Mansfield Bowling Club planning Appeal Reference Number:
APP/X5210/W/16/3153454
Site address: Mansfield Bowling Club, Croftdown Road, Camden, London NW5 1EP

I understand that you are responsible for administering the response to the consultation on this appeal.

I object to the plans for the following reasons:

- The site is designated for leisure use and should be protected as such. Camden should protect sport/leisure sites, which are experiencing increasing demand.
- The site is open space to benefit the local community. It was gifted to the area by Burdett-Coutts for leisure pursuits, and so it should remain. Once lost it is lost forever!
- MBC have not done enough research into viable sporting alternatives for the site. Our own research shows that there is huge demand for indoor leisure facilities, Camden's own Olympic run fencing school needs a new home, trampoline parks are a rising phenomenon, and anyone who has had to queue at dawn to get their child a place on the Talacre gym class will know how oversubscribed they are.
- MBC have not made a good case for crowding the site with a dense development of luxury housing, this is not an enabling development, it is a 'get rich quick' scheme.
- This area does not need more "luxury housing".
- MBC have designed the site so that once the houses are built the 'open space' they claim to be offering, can be closed off from the local community
- MBC claim to offer to develop the Kenlyn tennis club as part of their plan, but they have made no binding commitments to stand by this, it is deeply suspicious that they have not put any structure in place to manage the tennis club after development. Could it be that they plan to change the planning use to residential, then sell the site onto the next developer, who will carry no responsibility to uphold Generator's/MBCs promises?
- MBC have failed to ensure that the open space is sustainably managed and maintained for the future for the benefit of the public - which means that in a few years time they could come back with a demand to build more houses on whatever open space is left.

Thank you for your attention.

Kind regards

Dr Guinevere Tufnell
Hon. Sec. Croftdown Road Residents Association
31 Croftdown Rd
London NW5 1EL



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