

From: [Kathleen Northrop](#)
To: [TeampNL](#)
Subject: Mansfield Bowling Club NW5 - 2015/1444/P
Date: 26 August 2016 16:36:55

Dear Sir/Madam

Ref: Mansfield Bowling Club NW5 - 2015/1444/P

Please find my objection to the appeal below:

I object to the proposed housing development.

Contrary to what the developers and MBC like to suggest, there is a real need for the site to be preserved for the use of local schools and sporting clubs. This is in line with Camden's policies and the terms upon which the land was originally granted. The applicants like to suggest that such use is not viable. They do not substantiate this claim and it is simply rubbish. The MBC land is for leisure use not housing.

MBC (1920) Limited, the owners of the land are charged within their articles to promote sports activities on behalf of the community. Instead they have previously sold off land for development and built the present building for their own use. They have now run themselves into the ground claiming bowls not to be viable (despite me having photographed the outdoor bowling green in use each and everyday despite the weather, up until the day MBC closed it). Rather than take the opportunity to make good their previous actions and work with the community, they are now in league with developers. Even Generator openly admits that the proposed housing is not intended to enable leisure, but rather be a money making venture. The estimated value of the developed property I understand to be well in excess of £20million with a surplus after costs of over £10million.

They have got to this stage without any engagement of either residents or local interest groups. This is despite being repeatedly told by the Planners that local consultation would be vital. The result is a proposal completely at odds with what is needed or wished for. While my key objection is the loss of leisure use, I should add that what is proposed is a dense, cynical housing development completely out of keeping with its surroundings and which ignores the Dartmouth Park Conservation Report. Neighbouring houses will be badly overlooked and will lose light, due in large part to the fact that the planned house heights do not keep to the present roof line. Coupled to this there will be far too much stress on local road usage, as was highlighted in the reasons the Planners gave for turning down the first application.

These grounds are a landmark in Dartmouth Park, a defining feature around which a strong community exists. The space is an opportunity to make a difference, giving local schools a much needed sporting and leisure facility, especially now in the light of Team GB's success at the 2016 Rio Olympics. This is a time for investing in young peoples' futures by building facilities not destroying them in the name of profit.

I therefore respectfully ask that the appeal be rejected

Kathleen Northrop

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