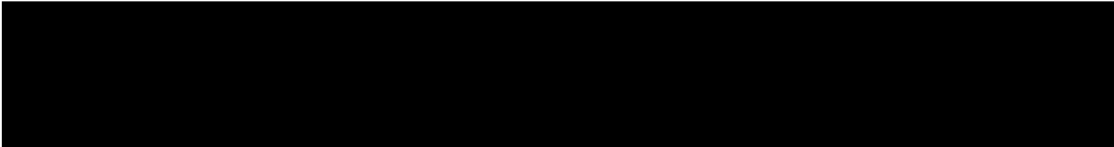




Subject: Former Mansfield Bowling club 2022/5320/P



I object most strongly to this planning application.

I have lived in the Dartmouth Park Conservation Area since 1986 and have been involved in this site's various applications, attending meetings and an appeal hearing over the last few years. I am also interested in the conservation area and our local history.

This site is part of our historic inheritance from the estate and works of Baroness Burdett Coutts and was always a private open space for the leisure and enjoyment of local residents. Most recently that was for bowling indoors and out and tennis. There have been interventions and ideas on this aspect during the planning process and links to Sport England.

Along the way permission has been given to build on the footprint of the old clubhouse, and there have been a few plans as to what this might be. Modest residential use seems a better option.

The present application for a huge five storey care home is totally inappropriate and out of scale in terms of height and mass. It would dominate the surrounding streets, the two storey houses along Regency Lawn and York Rise. I have seen the giant Varma owned Care Home developed on The Bishop's Avenue and can imagine it transported to the former Bowling Club site.

It does not respect the open space that is there and the small scale of open space that is being offered is derisory.

I agree with other objectors that the nature of a care home will attract traffic both for staff and visitors on roads not fit for more traffic and at a time when efforts are being made to reduce traffic in an area with local primary and secondary schools whose pupils daily walk up and down Croftdown Road. There is a temporary school street at the top of Croftdown Road.

You will be aware that the new housing and Highgate Newtown Community Centre being developed further along Croftdown Road already has serious implications for local traffic. This care home's additional traffic is an unnecessary additional threat.

I strongly object to this current proposal.

Kind regards

Linda Lefevre
Dartmouth Park Road resident.