

Bespoke Senior Leisure Ltd

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Mr Chris Banks
Programme Officer
Bank Solutions
64 Lavinia Way
East Preston
West Sussex
BN16 1EF

**BY GUARANTEED ROYAL MAIL
NEXT DAY DELIVERY**

15th November 2017

Dear Sir

The Former Hayes Bowls Club, West Common Road, Hayes, Kent BR2 7BY

We wish to submit a Hearing Statement in relation to the submission already made regarding this property. An Ordnance Survey Site Plan is attached in order to identify the exact location and nearby properties. (See Appendix A).

1. The former Bowls Club surrendered their Lease prior to us acquiring the site. They did this because they could not make their operation viable.

There are 12 Bowls Clubs within the Borough of Bromley all of which are struggling with memberships and players (see list of other Clubs attached at Appendix B).

The largest club is known as the Bromley Indoor Bowls Centre at Bodmin Close, Orpington, this has 8 indoor and 6 outdoor rinks. Coincidentally the Freehold of this Club is owned by Bromley Council who have recently had to agree a rent reduction from £40,000 per annum to £25,000 per annum so as to enable the Club to continue. In comparison to this Club the former Hayes Bowls Club is miniscule.

2. There is no demand for Bowls Clubs and therefore if an alternative use cannot be found this land will remain vacant for years to come.

The site is not large enough for other outdoor sports facilities such as football, rugby, hockey etc. The site is of a semi-triangular shape and extends to only 1.43 acres.

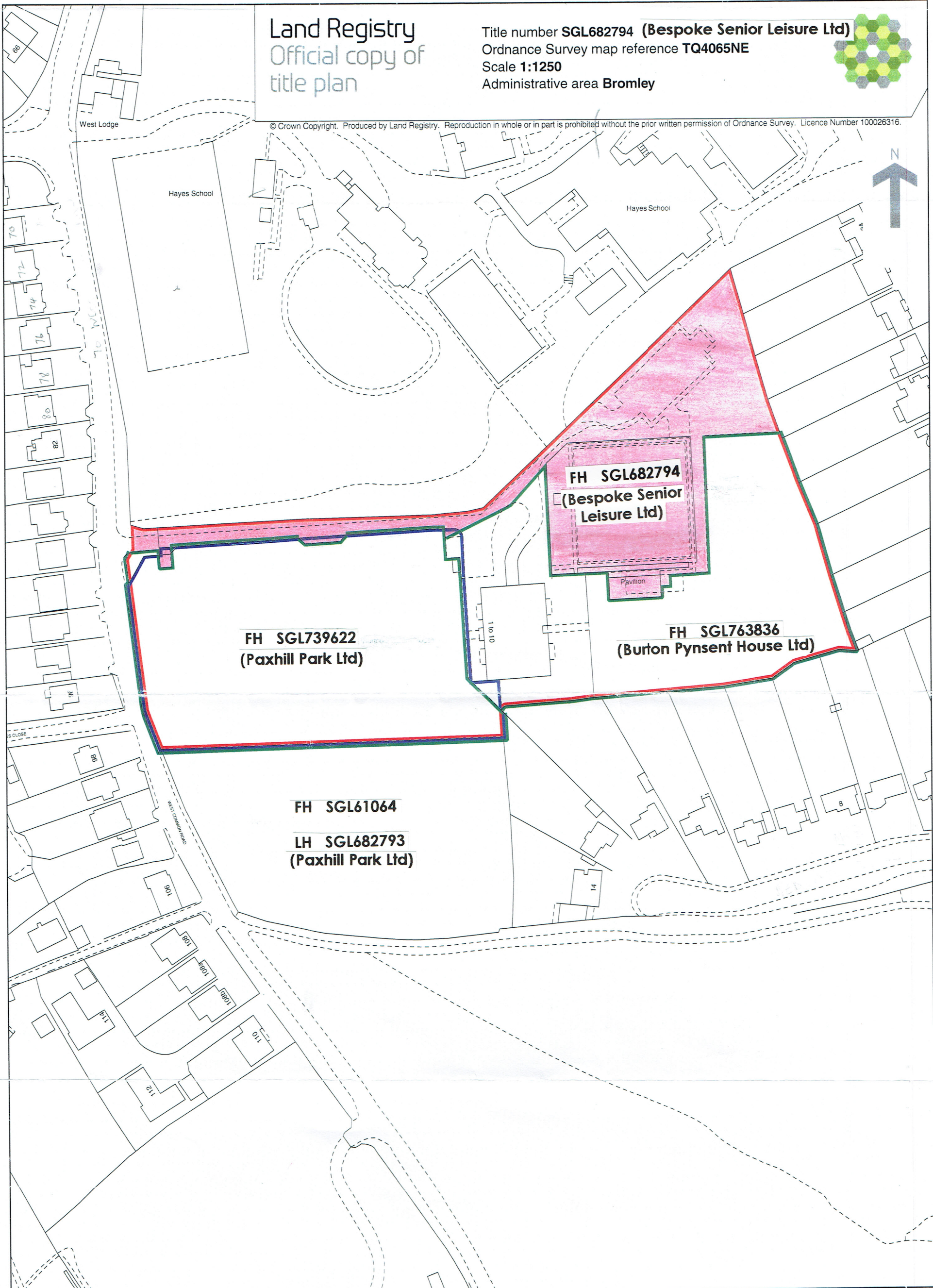
3. The site can easily accommodate 6 or 7 new detached houses as shown on the Plans attached (See Appendices C1-C2).

4. The site is not visible from any nearby roadways and it is not accessible by the general public.
5. There are many sites within the borough which are / were zoned Urban Open Space where residential planning consents have been granted. A few of the recent approvals are listed (See attached Appendix D).
6. We are of the understanding that not enough sites are coming forward to meet the Mayor of London's London Housing Strategy but no doubt various other representations will cover this issue.

Yours faithfully

Nicola Barnard
For and on behalf of Bespoke Senior Leisure Limited

Appendix A



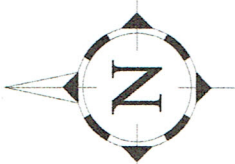
This official copy issued on 16 May 2016 shows the state of this title plan on 16 May 2016 at 15:19:37. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

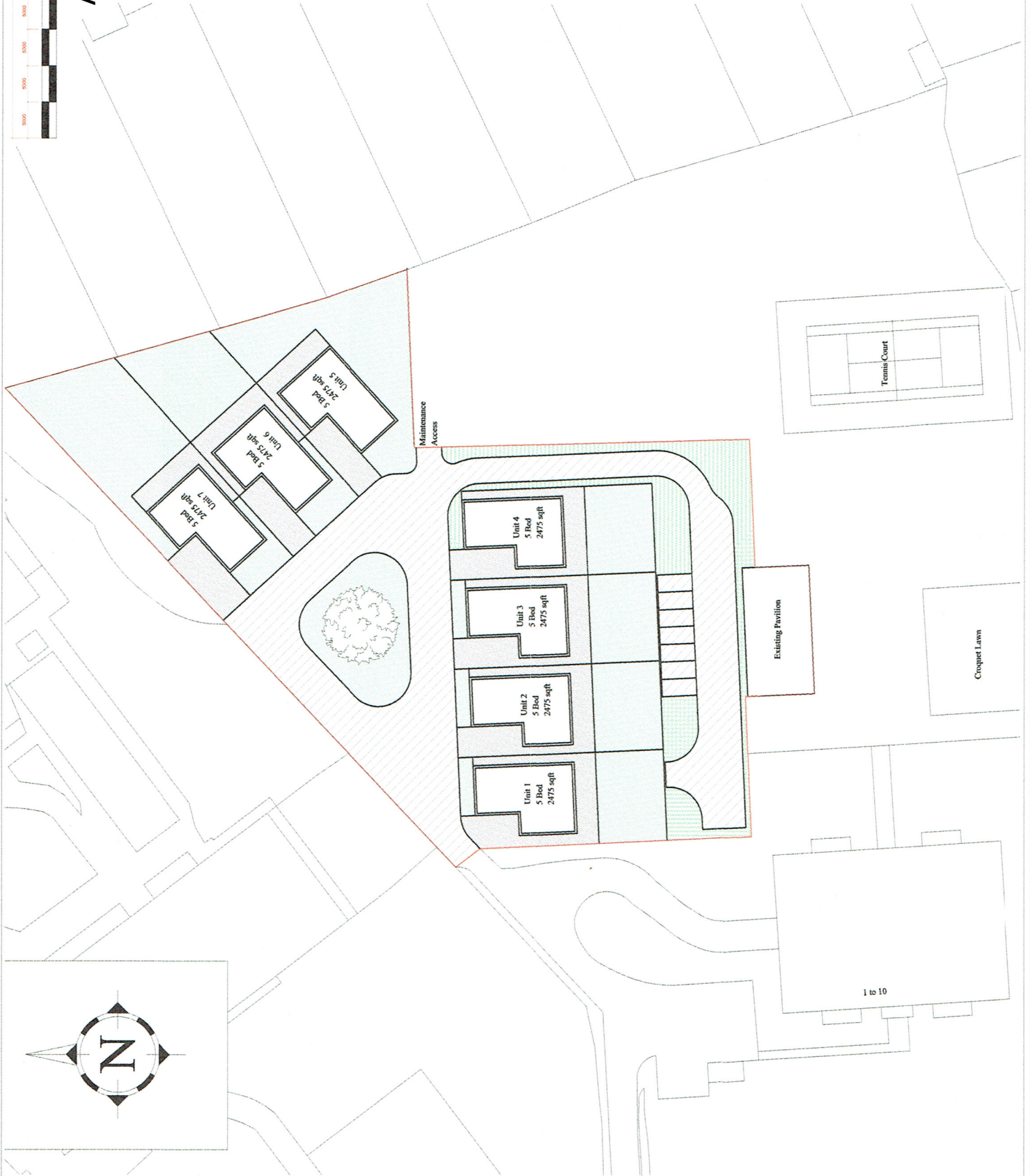
This title is dealt with by Land Registry, Croydon Office.

Bowling Clubs within the London Borough of Bromley

1. Bromley Bowling Club, 77a Plaistow Lane, Bromley BR1 3JF
2. South Hill Wood Bowling Club, South Hill Wood Recreation Ground, Bromley BR2 0PD
3. Bromley Town Bowling Club, 83 Hayes Lane, Bromley BR2 9EF
4. Bromley Indoor Bowls Centre, Bodmin Close, Orpington BR5 4LX
5. RBS Bowls Club, Copers Cope Road, Beckenham BR3 1NZ
6. Cray Valley Bowls Club, Main Road, Orpington BR5 3HS
7. Beckenham & Stanhope Bowling Club, Alexandra Road, London SE26 5NL
8. Bethlem Royal Hospital Bowls Club, Monks Orchard Rd, Beckenham BR3 3BJ
9. Petts Wood Bowling Club, Willett Recreation Ground, Crossway, Orpington BR5 1PF
10. Duke of Kent Court Bowls Club, 143 Court Farm Road, London SE9 4JW
11. Queens Mead Bowling Club, Queens Mead Road, Bromley BR2 0Er
12. Cyphers Indoor Bowls Club, Kings Hall Road, Beckenham BR3 1LP



Appendix C1



Rev	Date	Reason
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Arcadd
Residential Design & Development
205 Church Street, B17 9HY
Tel +44 (0)845 427 6838 Email info@arcadd.co.uk

Project: Hayes Bowls Club, Hayes, BR2
Client: Bespoke Senior Leisure Ltd
Drawing Title: Proposed Site Plan Option 1
7 Houses Detached Houses

Date: January 2016

Scale: 1:500 @ A3

Drawing Number: P-P-01
Planning



Rev	Date	Reason
<div><div>Arcadd</div><div>Architectural Design & Development</div></div> <div><div>Arcadd</div><div>Architectural Design & Development</div><div>25 Lower Camden, Chislehurst, Kent BR7 5HY</div><div>Tel +44 (0)845 467 6936 Email neil@arcadd.co.uk</div></div>		
Project: Hayes Bowls Club, Hayes, BR2		
Client: Bespoke Senior Leisure Ltd		
Drawing Title: Proposed Site Plan Option 3 6 Houses Detached Houses and Day Nursery		
Date: January 2016		
Scale: 1:500 @ A3		
Drawing Number: P-P-03		
Planning		

Appendix D

Development Sites within Urban Open Space / Green Belt where redevelopment has been granted

<u>Address</u>	<u>Planning Ref</u>	<u>Development Grant</u>
Burton Pynsent House, West Common Road, Hayes, Kent BR2 7BY	05/02956/FULL1	Residential development comprising block of 10 Apartments
Hayes Court, West Common Road, Bromley Kent BR2 7AU	14/02364/FUL	Residential development comprising 15 detached houses.
Allotment Gardens adjacent to 65 Oakley Road / Gravel Road, Bromley, Kent	APP/G5180/A/06/2009765	Residential development comprising 23 detached houses and a block of 8 Apartments
Faulkner House, 43-45 St Paul's Cray Road, Chislehurst, Kent BR7 6FA	12/00102/FULL1	Part demolition of existing building and extension to comprise 10 One Bedroom and 32 Two Bedroom Retirement Flats
Former Ramsden Boys School, Gillmans Road, Orpington	95/2490	Residential development comprising 15 three bedroom and 9 bedroom detached houses.