

**Brief Initial Response to the Luton Local Plan Review
Community Involvement Paper - Issues & Options in Relation to
Luton Indoor Bowls Club and Luton Outdoor Bowls Club
Stockingstone Road, Luton Bedfordshire LU2 7NF**



Independently Prepared & Submitted by: Peter Hill, Longstanding Member of both Clubs & by profession, an Independent Property Consultant & Surveyor

1.0 Introduction

- 1.1 The subject of this submission is the site verged red the cover plan and in particular how it can provide for:
 - 1.1.1 an ongoing first class provision of community facilities, indoor and outdoor recreation, sport by ensuring the bowls facilities are maintained **and**
 - 1.1.2 additional badly required housing stock.
- 1.2 The existing bowls club single span modern metal portal framed building externally tin clad provides for an eight lane indoor bowling facility, bar, function room with fitted kitchen, changing rooms and office.
 - 1.2.1 The outdoor facility provides for a six rink bowling provision with two separate buildings providing changing facilities, club house with kitchen and bar.
- 1.3 Both clubs have an approximate membership of four hundred and are well run.
 - 1.3.1 Parking is available
- 1.4 Both clubs provide facilities for all physical abilities and serve both the local and entire Luton community.
- 1.5 The November 2017 Luton Local Plan 2011-2031 within Appendix 4 offers planning protection for the bowls club facilities and provides for a potential residential capacity of fifty units ie:

Footnote 2 – Land at Stockingstone Road – the Indoor Bowls Facility, Outdoor Bowls Facility and ancillary parking provision should be retained or replaced within the allocation site with equivalent or better provision in terms of quantity and quality of part of the redevelopment of the site alternatively these facilities would need to be replaced off site with equivalent or better provision in terms of quantity and quality in a suitable location capable of serving existing users. Provision will need to be made for the Bowls Clubs to be given acceptable security of use and for any replacement facility to be completed and operational prior to the development of new housing commencing on the site.

2.0 Relevant Issues Cited in the Community Involvement Paper

- 2.1 These involve:
 - o Health and wellbeing

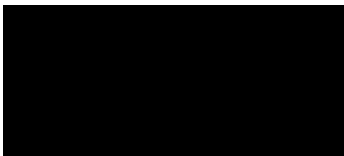
- How we create healthy communities including good design to encourage walking, cycling and improve access to community facilities
- Community facilities **indoor sport and recreation** addressing lower life expectancy and physical inactivity which indoor sport and recreation facilities the town requires
- Providing sustainable and suitable homes
- Servicing Luton's aging population and the need to meet requirements for open space, sport recreation, cultural, social and other community needs
- **The existing Indoor and Outdoor facilities satisfy all these requirements and more**

3.0 Conclusion

- 3.1 It is absolutely vital that the existing bowls provision is retained and protected in the local plan under preparation.
- 3.2 Luton Indoor Bowls Club is the only facility of its type within the town with the Outdoor Club flourishing whilst other outdoor clubs are closing. It is absolutely necessary that the local plan makes provision for retaining both of these clubs.
- 3.3 They both provide a badly needed sporting facility which assists in maintaining good health and recreation, enables prolonged life through exercise and provides a cultural and social environment for the local and extended community.
- 3.4 The Outdoor Bowls Club provides an open space facility which can complement any residential development.

4.0 Summary Request

- 4.1 I hereby submit that the local plan under preparation must include protection for both Luton Indoor and Outdoor Bowls Clubs so that they can continue to provide affordable and accessible badly needed sporting and recreational facilities which are easily accessible by the Luton community.



Peter Hill