

**RUSHMOOR INDOOR BOWLING CLUB**  
FARNBOROUGH LEISURE CENTRE,  
WESTMEAD, FARNBOROUGH, HAMPSHIRE GU14 7LD

Correspondence and contact to:

Secretary: Mr. Dave Newman,  
19 Nash Close, Cove, Farnborough,  
Cove, Hants. GU14 0HL.

Mr. Ashley Sharpe,  
Principal Contracts Manager,  
Rushmoor Borough Council,  
Council Offices,  
Farnborough Road,  
Farnborough, Hampshire. GU14 7JU

07 January 2019

Our ref: RIBC/KAE  
Your ref: RIBC/FLC

Dear Mr. Sharpe.

RE: INDOOR BOWLING GREEN WITHIN FARNBOROUGH LEISURE CENTRE  
AS PART OF CIVIC QUARTER PROPOSALS ("CQP").  
RUSHMOOR INDOOR BOWLS CLUB ("RIBC")

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I refer to your letter dated 7th June 2018 which since its arrival in June 2018 has given the members of RIBC much concern which required serious research, consideration and discussion.

Accordingly, on behalf of RIBC I respond as follows numbering your paragraphs in sequence for ease of reference.

1. Noted.
2. Noted.
3. Noted. I understand that the new extension has been given. Can you please let me know the date the extended contract expire.
4. Have any decisions been made as of the date of this letter and/or the Public Consultation on Tuesday 8th January 2019 as to whether the Leisure Centre ("LC") is to be:
  - a. Fully demolished and rebuilt on same footprint.
  - b. Partly demolished - the dry side

- c. If the dry side is to be demolished will it be rebuilt on the same footprint with the same facilities but brought up to date with modern equipment. If not where will the existing facilities be sited.
  - d. Fully demolished and rebuilt with an integrated dry side (including indoor bowls green) on another footprint.
5. Can you please let me know;
- a. If the Paper you refer to in your paragraph 5 has been considered by Rushmoor Borough Council, Councillors for consideration and if so what did the Councillors decide;
  - b. Have any centre users been consulted as to displacement/non-displacement and if so who, when and what is the outcome.
6. Section 106 Town and Country Planning Act 1990 Agreement.
- a. Can you please let me know where in Section 106 Town and Country Planning Act 1990("TCP 1990") or in the Act itself it states that the Developers Contributions must be used for Open Space Provision and Transport Provisions??
  - b. As I recall, pursuant to S.106 TCP1990 the Developers Contributions can only be required for the proper purposes to facilitate the Development. This does not mean that it can only be used for Open Space Provision and Transport Provisions. Indeed sometimes the monies required pursuant to S.106 TCP 1990 can be required for provisions of cycles per unit built, indoor amenity areas. Therefore I consider that funding for an Indoor Bowls Green for ribc could be provided for from the Developers Contributions. Accordingly, please confirm that such funding will be provided.
  - c. Was the new school which has been built on Queens Avenue, Aldershot built by way of a provision in an Agreement pursuant to Section 106 Town and Country Planning Act 1990.
  - d. Has Rushmoor Borough Council ("RBC") adopted a Community Infrastructure Levy.
7. Noted as to your estimation of costs to build a new indoor bowls hall but surely the costs for incorporating into either a refurbished or new build Leisure Centre would not amount to anywhere near £2.5 million. In any event monies for this could be funded from Developers Contributions pursuant to Section 106 TCP1990 Agreements for not only the CQP but also those received for buildings on Farnborough Airfield site, the Army Queens Avenue redevelopment and also the regeneration of Aldershot currently taking place and that proposed. I assume the S.106 TCP1990 Agreements are all listed on the Planning Portal but kindly confirm.

Re: Replies to Questions in letter to Mr. Peter Amies.

1. Noted. Has an agreement been entered into with any of the interested operators. If so, please provide full details.
2. Noted. I see from your response that "The Council is in the process of procuring a Development Partner to assist with the delivery of regeneration projects across the Borough..." . I am aware that the Development Partner for the CQP and Aldershot Town Centre Regeneration has been agreed but what other regeneration projects across the Borough are proposed?
3. Whilst I have obtained a copy of the Civic Quarter Proposals, I have been unable to find any updates to this or the SPD which according to my review of the many documents relating to the CQP was to be approved in 2018 and put into effect into 2019. Can you please let me have copies.

#### NEW QUESTIONS:

- I. I will be attending the Public Consultation on Tuesday 8th January 2019 in connection with CQP and hopefully that will give me some insight into exactly what is planned. I would, however, be very grateful if you could please let me have a full copy of the proposed Layout Plan showing the redevelopment of the Civic Quarter in full detail.
- II. Redevelopment of Farnborough Police Station. 18/00367/OUTPP
  - A. I note that planning permission has been given for the above site but cannot find a Section 106 TCP1990 Agreement filed on the Planning Portal. Can you please explain why this is so and let me have a copy of the S.106 TCP 1990 Agreement together with plans incorporated. I noted from the Consultation response from Sue Thornett, Housing Strategy and Enabling Officer, dated 13.06.2018 that a Section 106 agreement being completed to secure 35% affordable housing is required.
  - B. A document headed 'Planning' on the Planning Portal refers to:
    - i. Policy SP2.3 : " Improved provisions of community/civic/leisure uses incorporating the re-provisions of existing community/civic/leisure uses within the site". Thus according to Policy SP2.3 the indoor bowls facility should remain as it is both a leisure use and a community use. Please confirm your agreement.
    - ii. Policy DE6 (Open Space, Sport and Recreation) states:  
"outlines the Councils support of the provision of high quality and accessible open space and sports facilities to meet a wide range of recreation, sport and open needs in Rushmoor by maintaining and improving provision and accessibility for all and by seeking financial contributions where provision is best made off-site". I have also found this reference in various other documents relating to cqp and I will be happy to let you have full details if you require.

In view of Policy DE6 I to find it difficult to understand why RBC cannot require such financial contribution from any one of the Developers seeking planning permission for building works in the Rushmoor Borough Council Area to provide an Indoor Bowls Green or why RBC would not seek to include such Indoor Bowls Green within the CQP regeneration plans. Please confirm an Indoor Bowls Green will be provided within the CQP regeneration and whether it will be within a new Leisure Centre or off site.

These policies are referred to in the Planning Statement provided by AECOM on behalf of Homes England and dated May 2018, Chapter 5, starts page 18.

### III. Redevelopment of Meudon House, Pinehurst Road, Farnborough.

Although not part of the Civic Quarter Proposals I note that an application has been made for planning permission for redevelopment of Meudon House and the Planning Portal refers to a Section 106 TCP 1990 Agreement being entered into. Can you please let me have a copy of this together with plans incorporated.

No doubt there will be a contribution from the Developer part of which could be used to fund a new indoor bowls green. Please confirm you agree.

In conclusion:

- 1a. It is evident for anyone going up and down the Farnborough Road and Queens Avenue, that lots of redevelopment is taking place and where such developments take place usually means a developer is going to be required to enter into an Agreement pursuant to Section 106 Town and Country Planning Act 1990 requiring them to do all sorts of things like provide affordable housing, amenity areas, whatever is needed to facilitate the proper use of the development. Then part of the monies that must have been and/or are to be contributed by the various developers could be used to fund a new indoor bowls green if you say that the monies from the Civic Quarter Regeneration cannot be used. Please confirm you agree.
- 1b. The number of persons moving into the Rushmoor Area alone as a result of all these developments will require leisure and community activities and therefore any new indoor bowls green should be well used. It will be up to the management of any new leisure centre to let the new residents know about the existing and new facilities. This could be done by involving the Selling Agents at the show homes and the Developers and their solicitors when they send out the sales/contract packets. It would be easy enough to include a leaflet advertising the leisure centre and its facilities. Thus the requirement to ensure full use of an indoor bowls green can be fulfilled.

Further to ensure that a leaflet advertising all the good things about the Leisure Centre and its facilities (including an indoor bowls green) is advertised in the Developers Sales Packs and if necessary in the show homes a provision could be inserted into the Section 106 Town and Country Planning Act 1990.

I look forward to hearing from you with your response to the aforesaid as soon as possible.

Yours sincerely,

Katherine A. Everard (Mrs)LLB (Hons.)

Retired non practising Solicitor  
Co-opted Representative for Leisure Centre Redevelopment  
for and on behalf of  
Rushmoor Indoor Bowling Club

correspondence to: Mr David Newman by post and by email to:  
katherineaeverard@gmail.com.