

Graham Clements

From: Sarah Considine
Sent: 22 November 2017 09:17
To: Graham Clements
Subject: FW: Gurnell Leisure Centre

From: Sarah Considine
Sent: 02 July 2017 12:08
To: [REDACTED]@bartonwillmore.co.uk>
Cc: [REDACTED]@ealing.gov.uk; [REDACTED]@ealing.gov.uk>; [REDACTED]@ealing.gov.uk; [REDACTED]@ealing.gov.uk>; [REDACTED]@be.co.uk>; [REDACTED]@be.co.uk>; [REDACTED]@bartonwillmore.co.uk>
Subject: RE: Gurnell Leisure Centre

Thanks [REDACTED].

I briefed the Deputy Mayor Jules Pipe on Thursday on this project. As previously discussed, the regeneration of the leisure centre to provide qualitative and quantitative improvements to sports provision is strongly supported. However, whilst it is acknowledged that there may be a need for an element of enabling development to help fund these improvements, the scale of development currently presented is unacceptable and raises serious strategic planning issues.

As a starting principle, the improvements to leisure provision should be funded from other sources. Furthermore, the leisure centre business plan will need to be robustly scrutinised to ensure that the cost of the necessary works are fully understood and realistic. Only once this exercise is completed can the provision of any enabling residential development be considered. The project team has responded positively to my previous request for the built development to be restricted to the previously developed sections of the site, however the scale of the proposal which has now been presented must be reduced significantly – the provision of 600 units cannot be supported on MOL, and in the absence of the detailed business plan, is also completely unjustified.

I suggest the team provide the necessary information behind the project, including full viability, to enable a more detailed discussion on what level of development may be required. I will action the pre-application request to enable these discussions to continue, but until we have a more thorough understanding of the viability, we will be maintaining our serious objection to the proposal.

Regards
Sarah

Sarah Considine
Senior Manager - Development & Projects

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From: [REDACTED]@bartonwillmore.co.uk]
Sent: 29 June 2017 09:14
To: Sarah Considine

Cc: [REDACTED]@ealing.gov.uk; [REDACTED]@ealing.gov.uk; [REDACTED]

Subject: Gurnell Leisure Centre

Hi Sarah,

Further to our meeting on Tuesday 27th June 2017 re Gurnell Leisure Centre and ahead of your 11am meeting today with Jules Pipe, please find attached a pack of information.

As requested, the pack includes a high level note on the key issues and the case for development and an architectural pack which includes two scheme options: 1) The proposal presented on Tuesday; and 2) A revised option which seeks to only build on previously developed land.

I hope the meeting goes well and we look forward to hearing from you in due course.

If you have any questions before / after the meeting please do not hesitate to contact me.

Regards,

[REDACTED]

Associate



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