

Appendix A – Description of Development Options

- 1.1 This Appendix describes the long-list development options for the future of Tamworth Golf Course. It builds on the workshop held on Monday 22nd July 2013 in which the potential development options for the site were discussed with Officers from the Council.
- 1.2 The development options to be evaluated at the long-list stage are summarised in the table below.

Option	High-Level Description
A	Retention of 18-hole golf course (status quo).
B	Retention of 18-hole golf course, plus development of ancillary provision (clubhouse / health & fitness gym / complimentary leisure facilities).
C	Disposal of front 9 holes for development, with retention of back 9 holes.
D	Disposal of front 9 holes for development, with retention of back 9 holes plus development of ancillary provision using part of any capital receipt (clubhouse / health & fitness gym / complimentary leisure facilities).
E	Disposal of back 9 holes for development, with retention of front 9 holes.
F	Disposal of back 9 holes for development, with retention of front 9 holes plus development of ancillary provision using part of any capital receipt (clubhouse / health & fitness gym / complimentary leisure facilities).
G	Part disposal of site, retention of 18-hole golf course through remodelling of holes to reduce land-take.
H	Part disposal of site for development, but retention of 18-hole golf course through purchase of additional land adjacent to eastern boundary of the course and re-provision of lost holes.
I	Complete disposal of entire site to generate capital receipt to be utilised for wider strategic aims.

- 1.3 Each development option will be analysed and evaluated (in combination with the three potential management options) through the agreed evaluation matrix to enable the highest scoring options to be shortlisted for further detailed assessment and financial modelling.
- 1.4 The development options have been explained in more detail over the following pages. These descriptions will form the basis of the options for evaluation.

Description of Option A

Retention of 18-hole golf course (status quo).

Option A involves the continued operation of the site as an 18-hole golf-course for the foreseeable future. Under this option there are no short or medium term plans to totally or partially dispose of / develop on the course for housing or any other use. The currently unused area allocated as a potential driving range will remain out of use in its current format and the layout of the 18 holes will not be significantly altered.

No major investment is planned into the course with the exception of the general on-going maintenance costs and capital investment required to ensure that the golf course continues to be fit for purpose. This on-going investment would need to be sufficient to ensure that the shop and changing facilities continue to be available to users and that any essential investment required in order to keep the golf course open, such as day to day maintenance and the significant upgrading required to at least part of the irrigation system, is made.

Description of Option B

Retention of 18-hole golf course, plus development of ancillary provision (clubhouse / health & fitness gym / complimentary leisure facilities).

Option B involves the continued operation of the site as an 18-hole golf course for the foreseeable future. Under this option there are no short or medium term plans to totally or partially dispose of / develop on the course for housing but capital investment will be required to develop new ancillary facilities to increase the attractiveness and commercial viability of the offer (whilst retaining the current format of the golf course).

The development of ancillary provision could include:

- Refurbishment or redevelopment of the clubhouse to ensure provision of new changing facilities, a pub / restaurant with an external play area, meeting / conference facilities and a new pro-shop;
- Development of a health and fitness suite;
- Development of a 9 hole, par 3 junior development golf course (either on the current driving range area or the land above the old mine shafts);
- Development of a driving range on the unused area currently allocated for this use on the site (potential for dual usage as an archery range).
- Inclusion of a crazy golf course on the site, linked to the pub / restaurant and external play area offer;
- Development of other sporting/leisure facilities based on the learning from multifunctional golf courses. This could include walks, cycle tracks etc.

The final list of ancillary provision to be developed will be refined if this option is shortlisted following the long-listing evaluation process.

In addition to the investment into the ancillary facilities there will need to be on-going investment into the maintenance of the golf course, such as day to day maintenance and the significant upgrading required to at least part of the irrigation system, to ensure that the course continues to be fit for purpose.

Description of Option C

Disposal of front 9 holes for development, with retention of back 9 holes.

Option C involves the disposal of the front nine holes of the golf course for development. The development on the front nine holes will provide between 500 and 600 units (based on development densities from similar sized sites) plus any associated infrastructure required by planning policy.

Access to the housing development would most likely be via an extension off one of the existing roads (e.g. Mercian Way or one of its adjoining side roads), or via the existing golf course entrance.

Permission to develop on the front nine holes would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission. Other issues that would need to be addressed as part of the development include the presence of old railway sidings, an oil pipeline and pylons on the eastern edge of the course and the old mining shafts to the west of the car park.

The back nine holes of the course will be retained as a golf course for the foreseeable future with no significant layout alterations. The currently unused area allocated as a potential driving range will remain out of use in its current format.

No major investment is planned into the course with the exception of the general on-going maintenance costs and capital investment required to ensure that the 9 hole golf course continues to be fit for purpose. This on-going investment would need to be sufficient to ensure that the shop and changing facilities continue to be available to users and that any essential investment required in order to keep the golf course open, such as day to day maintenance and the significant upgrading required to at least part of the irrigation system, is made.

Description of Option D

Disposal of front 9 holes for development, with retention of back 9 holes plus development of ancillary provision using part of any capital receipt (clubhouse / health & fitness gym / complimentary leisure facilities).

Option D involves the disposal of the front nine holes of the golf course for development. The development on the front nine holes will provide between 500 and 600 units (based on development densities from similar sized sites) plus any associated infrastructure required by planning policy.

Access to the housing development would most likely be via an extension off one of the existing roads (e.g. Mercian Way or one of its adjoining side roads) or via the existing golf course entrance.

Permission to develop on the front nine holes would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission. Other issues that would need to be addressed as part of the development include the presence of old railway sidings, an oil pipeline and pylons on the eastern edge of the course and the old mining shafts to the west of the car park.

The back nine holes of the course will be retained as a golf course for the foreseeable future. Capital investment will be required to develop new ancillary facilities to increase the attractiveness and commercial viability of the offer (whilst retaining the back nine holes of the golf course).

The development of ancillary provision could include:

- Refurbishment or redevelopment of the clubhouse to ensure provision of new changing facilities, a pub / restaurant with an external play area, meeting / conference facilities and a new pro-shop;
- Development of a health and fitness suite;
- Development of a 9 hole, par 3 junior development golf course;
- Development of a driving range on the unused area currently allocated for this use on the site (potential for dual usage as an archery range).
- Development of other sporting/leisure facilities based on the learning from multifunctional golf courses. This could include walks, cycle tracks etc.

The final list of ancillary provision to be developed will be refined if this option is shortlisted following the long-listing evaluation process.

In addition to the investment into the ancillary facilities there will need to be on-going investment into the maintenance of the golf course, such as day to day maintenance and the significant upgrading required to at least part of the irrigation system, to ensure that the course continues to be fit for purpose.

Description of Option E

Disposal of back 9 holes for development, with retention of front 9 holes.

Option E involves the disposal of the back nine holes of the golf course for development. The development on the back nine holes will provide between 500 and 600 units (based on development densities from similar sized sites) plus any associated infrastructure required by planning regulations.

Access to the housing development would most likely be via an extension off the existing access road to the golf course (Eagle Drive). Other options include access through the business park or via the existing access road to the go-kart track.

Permission to develop on the back nine holes would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission. Other issues that would need to be addressed as part of the development include the presence of, an oil pipeline and pylons on the eastern edge of the course. There is significant land fill on the back 9 holes which would need to be either moved/remodelled or removed from the site.

The front nine holes of the course will be retained as a golf course for the foreseeable future with no significant layout alterations. The currently unused area allocated as a potential driving range will remain out of use in its current format.

No major investment is planned into the course with the exception of the general on-going maintenance costs and capital investment required to ensure that the 9 hole golf course continues to be fit for purpose. This on-going investment would need to be sufficient to ensure that the shop and changing facilities continue to be available to users and that any essential investment required in order to keep the golf course open, such as day to day maintenance and the significant upgrading required to at least part of the irrigation system, is made.

Description of Option F

Disposal of back 9 holes for development, with retention of front 9 holes plus development of ancillary provision using part of any capital receipt (clubhouse / health & fitness gym / complimentary leisure facilities).

Option F involves the disposal of the back nine holes of the golf course for development. The development on the back nine holes will provide between 500 and 600 units (based on development densities from similar sized sites) plus any associated infrastructure required by planning regulations.

Access to the housing development would most likely be via an extension off the existing access road to the golf course (Eagle Drive). Other options include access through the business park or via the existing access road to the go-kart track.

Permission to develop on the back nine holes would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission. Other issues that would need to be addressed as part of the development include the presence of, an oil pipeline and pylons on the eastern edge of the course. There is significant land fill on the back 9 holes which would need to be either moved / remodelled or removed from the site.

The front nine holes of the course will be retained as a golf course for the foreseeable future. Capital investment will be required to develop new ancillary facilities to increase the attractiveness and commercial viability of the offer (whilst retaining the front nine holes of the golf course).

The development of ancillary provision could include:

- Refurbishment or redevelopment of the clubhouse to ensure provision of new changing facilities, a pub / restaurant with an external play area, meeting / conference facilities and a new pro-shop;
- Development of a health and fitness suite;
- Development of a 9 hole, par 3 junior development golf course;
- Development of a driving range on the unused area currently allocated for this use on the site (potential for dual usage as an archery range).
- Development of other sporting/leisure facilities based on the learning from multifunctional golf courses. This could include walks, cycle tracks etc.

The final list of ancillary provision to be developed will be refined if this option is shortlisted following the long-listing evaluation process.

In addition to the investment into the ancillary facilities there will need to be on-going investment into the maintenance of the golf course, such as day to day maintenance and the significant upgrading required to at least part of the irrigation system, to ensure that the course continues to be fit for purpose.

Description of Option G

Part disposal of site, retention of 18-hole golf course through remodelling of holes to reduce land-take.

Option G involves the retention of an 18 hole golf course on the site for the foreseeable future but incorporating the remodelling of several holes to allow part of the site to be released for development.

The primary development area would be the land to the south east of the Mercian Way roundabout, currently occupied by the second half of hole 8 (fairway and green) and the first half of hole 9 (tee and fairway) plus land leading up to the club house along the boundary of the site. The site is likely to be able to accommodate circa 100 houses based on development densities from similar sized sites. Access to the housing development would most likely be via a new road off Mercian Way or potentially via the existing golf course access.

The golf course could be retained at 18 holes by remodelling the 8th and 9th holes (probably as par 3s). The cost for remodelling the holes was estimated at circa £53,000 in May 2013.

Permission to develop on the golf course would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission.

This option could be considered alongside the following:

1. With the ancillary provision (as per options B, D and F); or
2. With minimum capital investment just to keep the course going (as per options A, C and E).

Description of Option H

Part disposal of site for development, but retention of 18-hole golf course through purchase of additional land adjacent to eastern boundary of the course and re-provision of lost holes.

Option H involves the sale of some (or all) of the site for development but the retention of an 18-hole golf course through the purchase (or land swap) of additional land and re-provision of an 18 hole golf course on this land.

The developer Hallam Land Management ('Hallam') currently has an option to develop on the site immediately adjacent to the eastern boundary of the golf course, including the length of the majority of the eastern boundary of the golf course up to the boundary of the M42 motorway. This option would involve negotiating an agreement with Hallam to develop some or all of the golf course as part of its planned development as long as an 18-hole golf course is retained within the overall development.

The Council would receive a capital receipt for the development of the golf course. In exchange, Hallam would be able to develop on the golf course which would provide the opportunity to link into existing infrastructure (access roads, services etc.) and increase the number of houses within the development as the golf course could be re-provided on a smaller area of land (whilst still retaining 18-holes) through an improved course layout / design.

This may involve Hallam developing on part of the golf course and extending the remaining golf course into the immediately adjoining land (e.g. the go-kart site) or developing the whole of the golf course and re-providing the golf course elsewhere within the development, most likely on the site running immediately adjacent to the west of the M42.

The golf course re-provision would incorporate an 18-hole course (pending assessment of the public and commercial demand for an 18 hole course) and a clubhouse that would provide a like for like replacement of the ancillary facilities currently available on the site. No major on-going investment would be planned for the new course with the exception of the general on-going maintenance costs and capital investment required to ensure that the course is fit for purpose. This on-going investment would need to be sufficient to ensure that any essential investment required in order to keep the golf course open, such as day to day maintenance, is made.

Permission to develop on any part of the golf course would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission. Other issues that would need to be addressed as part of the development (depending on which part of the site is developed) include the presence of old railway sidings, disused mining shafts to the west of the car park and pylons on the eastern edge of the course. There is significant land fill on the back 9 holes which would need to be either moved / remodelled or removed from the site if the intention is to develop on this area of the course.

Description of Option I

Complete disposal of entire site to generate capital receipt to be utilised for wider strategic aims.

Option I involves the complete disposal of the golf course site to generate a capital receipt for the Council with no planned re-provision of the golf course within the Borough. Part of the capital receipt could be reinvested in the development of regeneration schemes to contribute to the local economy and future sustainability of public services. An example of how the capital receipt could be used to support health and wellbeing could be investment in a new leisure facility within the town centre to meet the wider strategic needs for leisure and support town centre regeneration. It is projected that due to ageing pools and general leisure facilities that replacement pool and leisure facilities will be required in the future. It is likely that a modern leisure facility would have greater throughput and contribute more effectively to health outcomes than a golf course.

The capital receipt could also be used to support the proposed Cultural Quarter, Castle (Mercian Trail development) or other priorities such as disabled facilities grants. A significant sum of the capital receipt should be re-invested to support future need.

The existing golf course site would be developed for housing (or appropriate commercial alternative use) including any associated infrastructure required by planning regulations.

Permission to develop on the golf course would need to be obtained from the Coal Authority as it has a covenant on the site which ensures that the land cannot be developed on without its permission and they would expect a proportion of the value of the site. Other issues that would need to be addressed as part of the development include the presence of old railway sidings, disused mining shafts to the west of the car park, pylons and an oil pipeline on the eastern edge of the course and the land fill on the back 9 holes which would need to be either moved / remodelled or removed from the site.