

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 November 2017 08:58
To: Planning Scanning
Subject: FW: Planning Application A/176/17/PL- Ham Manor Golf Club Green Space and Financial Information
Attachments: ADC A 176 17 PL 8th Nov 2017.docx
Importance: High

From: Anita Gardner
Sent: 08 November 2017 15:05
To: Planning.Responses
Subject: FW: Planning Application A/176/17/PL- Ham Manor Golf Club Green Space and Financial Information
Importance: High

Please treat as a letter of support

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Save the environment - think before you print.

From: Paul Bodle [REDACTED]
Sent: 08 November 2017 12:30
To: Anita Gardner
Cc: [REDACTED]
Subject: Planning Application A/176/17/PL- Ham Manor Golf Club Green Space and Financial Information
Importance: High

Dear Mrs Gardner

Please find attached our 3 page submission in respect of the above

Yours sincerely
Paul Bodle

Secretary



HAM MANOR
GOLF CLUB

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[REDACTED]

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Provision of further details relating to Green Space, Financial Viability of Ham Manor Golf Club, Angmering Neighbourhood Plan and Membership Support regarding Planning Application A/176/17/ PL

Dear Mrs Gardner

Following the recent email from the applicant of the above planning application we are submitting for your further consideration an amount of detail to address concerns that have been expressed with regard to the apparent loss of Green Space and how the future viability of the Golf Club can sustain, protect and enhance the Green Space in the long term.

Financial Viability, Development Plans, Club Members and Legal Obligation

Already submitted to ADC are the statement of support dated 19th September 2017 from the Golf Club Chairman and a financial appraisal submitted on the 25th October 2017 from the Golf Club Treasurer. These documents detail the current position that the club is in and how our plans to build a sustainable business which have been carefully developed over the past 12 months require the injection of capital of £3 million without which there cannot be any certainty of the survival of the Golf Club.

The money raised through the sale of small plots of land will be invested in the Course as resolved in the Resolution voted for by the Members which imposes on the Directors a legal obligation to act accordingly.

Resolved that HMGC Ltd fund the Golf Course priorities, such as Machinery, Irrigation, Drainage, Practice Ground Facilities and Winter Tees and Greens, financed by the sale of land adjacent to the 7th Tee and the 9th Tee.

A 70% voting majority voted to support the investment plans supporting the future of the Club. Their vote, which was to sell the land covered by the planning application is a recognition that this is vital to the financial security of the Golf Club. Only by having the Capital monies to invest can the club survive. All monies raised from the land sales will be segregated into a separate Capital Fund within the Club and the Directors have confirmed, in addition to the above obligation, to the Members that all this money will only be spent to improve the golf course.

In addition to fixing these basic needs for the course, HMGC will recover large areas of un-maintained land and return these to golf course fairway use and create new practice facilities. Areas of shrub-land that have expanded through lack of maintenance money will be managed so that the course is returned to acclaimed parkland, not only for the enjoyment of Members, but also the community who use the two footpaths which traverse the course. The work also includes major drainage improvements to protect the green space from the serious risks of flooding (part of HMGC was under water in 2012) together with the building of a lake into which the new Borehole (for which we have an extract license) will feed water for our irrigation. This will remove our current costly reliance on mains water supplies and contribute to our sustainable long-term business.

Without investment to improve the course the Club will not attract enough revenue to be viable. The audited accounts of recent years and the current cash flow are evidence of this. Other Clubs have faced similar situations; West Chilton Golf Club closed last year; Rustington Golf Club has plans to develop part of its course. Bognor Golf Club are assessing their future. HMGC has a plan, supported by the majority of its members, which will mitigate the risk of bankruptcy and will enhance the golf course. HMGC considers this to be in keeping with the ANP and seek the support of the local council.

Green Space

It is accepted some 2000M² of privately owned land, upon which the public are not permitted entry, will be turned into 2 houses, which between them will have a garden area accounting for almost 50% of this space. This area only represents some 0.4% of the total 500,000M² of golf course. As mentioned already, the money will be used to convert large areas of the golf course into new usable practice facilities and improved fairways. For example, near to the Clubhouse a derelict area which has been invaded by a non-native Bamboo is to be developed into a major facility entitled “Short Practice Area” which will provide high quality facilities for practice for all users of the Golf Club. The plans for this area are currently being drawn by a golf architect and with a total land area in excess of 2000m² all of which will be “new” green space we will have bought into use more land than the proposed houses and gardens will occupy.

The Parish Council objected on the basis of the Angmering Neighbourhood Plan, but had no comment on any other aspect of the application. We note on many recent planning approvals that officer reports are quite clear in that minimal weight has to be given to the ANP as it is defined as out of date.

In appendix D of the ANP after the listing of Green Space areas there is a paragraph on page 2 of the appendix which states:

Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer viable.

We respectfully point out that this paragraph does not appear to have been duly considered by the PC as we did not submit any details to the PC on the fragile financial position the club is in. We will be copying this document to the Parish Council for their information.

In addition, ADC have recently approved a substantial loss of Arun Green Space being a large area of Rustington Golf Course (whose course runs along side ours) amounting to many thousands of square metres, this being replaced with commercial and retail buildings.

ADC and Call for Small Sites

Following the above we would draw your attention to the inclusion by the Parish Council of a total of 29 housing units on Ham Manor Golf Club in their submission to ADC and the Local Plan works. We can confirm that the two houses being the subject of this application are included in those 29.

We trust the above will assist your deliberations and would re-confirm our clear support for this application which affects the social and sporting life of over 750 members of Ham Manor Golf Club, the majority whom are from the local community.

Yours sincerely

Paul Bodle
Secretary