

COMMUNITY CONSULTATION

# INGESTRE PARK GOLF CLUB

7-21 October 2020



# Contents

- INTRODUCTION
- THE SITE
- THE PROPOSALS
  - Planning Application
  - Planning Direction
- FAQs
- TIMETABLE
- NEXT STEPS
- FEEDBACK



# Introduction

Ingestre Park Golf Club is nestled in the heart of the Staffordshire countryside. Although a private members club, visitors and societies are welcome throughout the year.

HS2 is set to bisect the course, leaving only 6 of the existing holes playable. A new masterplan has been comprehensively developed, which will deliver 12 new holes, 10 of which will be on land to the north of Ingestre Road.

The new course has been designed with full attention to the historic nature of the area, views into and out of the course, the landscape character, safety, and the aim to replicate the existing course.

A 2-week community consultation period is running during October, and we welcome your feedback by the 21 October 2020.

# THE SITE

Much of the works are covered under the HS2 Phase 2a Bill, therefore two separate planning actions are required:

1. A Planning Direction by the Secretary of State; and
2. A Planning Application to Stafford Borough Council.



# THE PROPOSAL

The new course will deliver:

- 10 new holes to the north of Ingestre Road; and
- 8 holes to the south of Ingestre Road.

The proposal includes (but not limited to):

- new crossings;
- 2 lakes;
- land drainage;
- extensive landscaping and habitat creation; and the
- erection of a small pumphouse.



Before...



After...



Before...



After...





# HOLE 1 LAKE

HOLLAND  

---

LLOYD



# HOLE 9 LAKE

HOLLAND  

---

LLOYD

# THE PLANNING DIRECTION

A Planning Direction will be made by the Secretary of State in relation to the proposed works for the golf expansion land (shown in red).

The majority of the expansion land is flat agricultural land.

Access between holes will be made by a new crossing between the expansion land, which crosses Ingestre Road. A further crossing to the west will be included in the planning application.

The works proposed are supported by an Environmental Statement (ES) which includes the two sections of land. The ES is accessible via the consultation webpage.

The principle of the works is covered in the Bill, due for Royal Assent late 2020. Therefore, the consultation is not seeking views on the acceptability of a golf course.

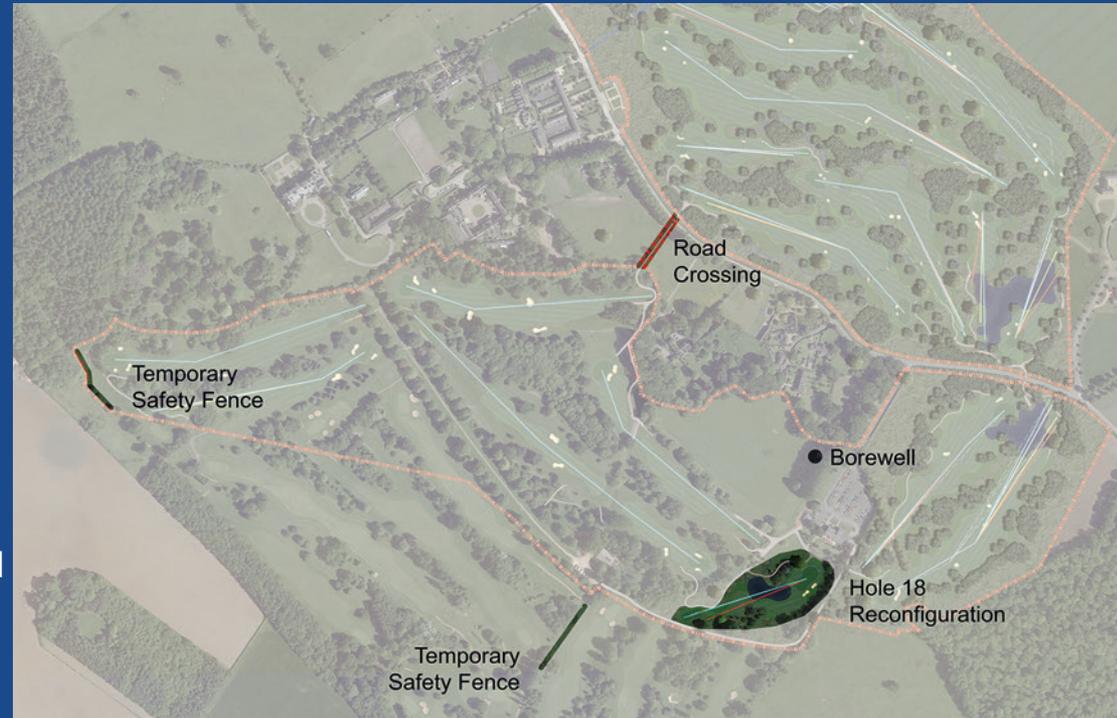


# THE PLANNING APPLICATION

Ingestre Park Golf Club will submit a formal planning application to Stafford Borough Council in the near future, which will cover:

- engineering works associated with a relocated borehole;
- the creation of a new golf hole – Hole 18;
- a new crossing at Ingestre Road; and
- temporary safety fencing.

Hole 18 has been carefully designed with full attention to the Conservation Area and Tree Preservation Orders covering historic trees on the retained course.



# FAQS

## **Is the principle of the golf course a consideration to this planning process?**

The golf use is accepted in this location, and land within the expansion area is covered under the HS2 Environmental Statement.

## **How many jobs will be created through the proposals?**

Approximately 30 new specialist jobs during the construction works will be created, and wherever possible local workers will be used.

## **Will I be able to submit formal comments to the local planning authority?**

This consultation process does not replace the formal planning process. Responses should be made to Stafford Borough Council once an application is formally made.

## **Will there be habitat benefits arising from the proposal?**

The proposal includes 50,000 sq m of woodland planting and 400 heavy nursery stock trees.

## **Has the design taken on board safety concerns?**

The course design complies with the Golf Course Design Safety Guidelines, published on behalf of the Professional Golfers' Association.

## **Will this safeguard the golf club?**

The scheme should maintain viability for the golf club for the next 100 years.

# TIMETABLE

**Wednesday 7 October**  
Public Consultation – leaflet and website live



**Wednesday 21 October**  
Feedback due date

**End of October/November**  
Submission of Planning Application



**December 2020**  
Royal Assent

**January 2021**  
Planning Direction Submitted



**Early 2021**  
Assumed planning decision

**April 2021**  
Works start on site



# NEXT STEPS

The project team will review all comments received during this process. Feedback relevant to the planning direction will be shared with the HS2 project team.

The feedback relating to the planning application will be reviewed by the Ingestre Park Golf Club team prior to the submission of a formal planning application.

Formal comments should be made to Stafford Borough Council during the planning application process.

# FEEDBACK

Thank you for your time. We value your feedback and we look forward to the delivery of a first-class golfing venue at Ingestre Park.

Please use the online form to provide feedback to this scheme by 21 October 2020.

Providing feedback to this consultation does not restrict you from submitting formal comments during the planning application process.

Please visit...

[www.hollandlloyd.co.uk/consultation/ingestrepark](http://www.hollandlloyd.co.uk/consultation/ingestrepark)

If you do not have internet access, please contact Holland Lloyd on **01543 713021** or International Design Group on **0117 971 3950**.