**EXHIBIT LIST**

Reference No: HOC/00148  
Petitioner: Ingestre Park Golf Club  
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From: Charlotte Bowen
Sent: 08 March 2016 17:43
To: Terry Stafford <terry.stafford@hs2.org.uk>; Natalie Kirkwood <natalie.kirkwood@hs2.org.uk>
Subject: Fwd: HS2/Ingestre Park Golf Club Meeting

FYI

Charlotte Bowen | Senior Community & Stakeholder Engagement Advisor – | Phase Two | West Midlands to Crewe | HS2 Ltd.
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Begin forwarded message:

From: Charlotte Bowen <Charlotte.Bowen@hs2.org.uk>
Date: 8 March 2016 11:33:20 GMT
To: "jan@cavendishtate.com" <jan@cavendishtate.com>, "gillian@greaves-bentley.orangehome.co.uk" <gillian@greaves-bentley.orangehome.co.uk>, "gareth@cavendishtate.com" <gareth@cavendishtate.com>
Subject: HS2/Ingestre Park Golf Club Meeting

Dear Gareth/Gillian,

Thank you very much for coming along to our offices last week to share with us your position on HS2.

Please see the note below. Do send over any additions that you may like to add.

Ingestre Park Golf Club Meeting – 3rd March 2016

Attendance:
Ingestre Park Golf Club:
Gareth Morgan - Cavendish Tate Ltd - Chartered Surveyors
Gillian Greaves-Bentley - Ingestre Park Golf Club Honorary Secretary
HS2:
Trevor Robertson
Charlotte Bowen
Nick Mitchard - ARUP
Lisa Naylor - ARUP
Mark Smith - ARUP

Meeting Notes:
Based on AECOM published maps (30th November 2015) GM stated that the club have started the process of looking to achieve equivalent reinstatement of the club through HS2 compulsory purchase powers. GM stated that HS2 would effectively be reducing the golf course by 7 holes and creating disturbance that would render the club unviable.

A farm has been identified approximately 1 mile North West of the current club and initial conversations have been held with the landowner. The farm is 190 acres (arable/grazing); 140 acres is required to reinstate the course; the current course being 128 acres. GM stated that they would be seeking an option purchase agreement with the farmer dependent on securing planning permission. A well respected ECO golf course landscape architect (David McLay Kidd – DMK Golf Design) has been identified and a planning consultant (Louise Brooke-Smith – Birmingham based) *. GM stated that he would take responsibility for the project management of any relocation and co-ordinate any surveys that are required. An approach has been made to Staffordshire County Council to enquire about planning consent**.

It has been estimated that with all of the planning and financial negotiations it would take 5 years for an equivalent reinstatement, allowing 2 growing seasons for the landscape design and settlement of the course. The board of trustees have unanimously decided that the club would not be a viable business with HS2 severing the course and with membership already dropping off due to HS2.

A number of opportunities for HS2 have been identified by the club should their proposition be accepted. HS2 could consider a construction compound at the site of the golf course and could use the club house as a base during construction. Land could be given back to agriculture, mitigating local land take.

GM assured HS2 that they would cooperate fully regarding access to the golf course for ecology and soil surveys. HS2 should liaise with GG-B to arrange dates and times to fit with club activities and should meet with GM for health and safety purposes beforehand. NM will send over a number of questions about the golf club for GM to address over the coming weeks. There will be some offline discussions regarding fees between HS2 Land Access and Land & Property teams.

**Detail:**

Ingestre Park Golf Club is a limited company with charitable status operating under two names: Kingston Hill Ltd and Ingestre Park Golf Club Limited. The course is owned entirely by the two companies with a small mortgage which will be paid off this year (2016). There are no liabilities attached to the business and no Public Rights of Way on the course. There is a gas pipeline on the course and shooting rights in favour of a local farmer.

Pro Shop business attached to Ingestre Park Golf Club - PGA contract
Staff employed directly by club - Course maintenance/Catering/Administrative - 6 maintenance workers, one manager and one assistant manager. The catering is franchised with a 1 year agreement (employment unknown)
Playing membership 600+ - approximately 650 playing members (but this is falling – lost 30 this year – following the HS2 announcement)
The catchment area is wide – up to 35 miles from the club
Host events across the year:
- 5 open events a year – that are open to non-members
- A large number of eating events in the club house - up to 200 people can attend these events
- Occasional use of the facilities for weddings and wakes
- Use of the facilities for a bridge club for the local community
The Arts Centre in Ingestre is not linked to the Club and is managed by Sandwell and Dudley Council (Education Department).
* Due diligence/challenge will need to be carried out by HS2 on the club to assess whether they are entitled to Equivalent Reinstatement (Rule 5) compensation as opposed to standard Rule 2 (land taken) and Rule 6 (disturbance) and if so whether the total relocation of the club to another site is the optimum mitigation as opposed to the replenishment of lost land at their current site or the reduction of the club to 9 holes or even the extinguishment of the club. HS2 will have to consider the alternative options and demonstrate compliance with the compensation code and fairness to the public purse.

**It is recommended moving forward that someone representing HS2 is at meetings with the local authority planners in any discussions regarding the golf course application alongside the planning consultant to be appointed by Ingestre Park Golf Club. HS2 involvement in the planning issues associated with the golf course will also send out the message to the local authority planners that HS2 fully endorse the relocation of the facility to the new site. The need case for the golf course is likely to be critical in any planning decision.

Kind regards,

Charlie

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