## EXHIBIT LIST

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Petitioner: Ingestre Park Golf Club
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Ingestre Park Golf Club
Ingestre  Stafford

A Members not-for-profit 18-hole Golf Club which welcomes visitors throughout the year.
How are we affected?
Approximately 24.5ha (approximately 47%) of Ingestre Park Golf Club will either be permanently lost or severed from the clubhouse. This will result in the loss of seven holes of the golf course. This loss will mean that the club will be unable to function in its current arrangement.

ES non-technical summary July 2017

... would require the permanent acquisition of land from Ingestre Park Golf Club for the alignment of the route, thereby impairing the operation of this facility.

2.5.18 Environmental Statement Volume 2 Community Area 2, Colwich to Yarlet
What we are asking for

- Rule 5 equivalent reinstatement by way of complete relocation of the golf club.
- Promotor acquires the new site.
- Advanced funding for preparatory/consultancy work for new course.
- That no preparatory or construction activity takes place prior to the availability of new course.
- We always have 18 holes of golf in play of championship standard.
- Be able to provide a fully functioning clubhouse at all times in order to maintain revenue streams and open to the community.
- A 9-hole course is not developed at Ingestre Park after the completion of the rail line.
Statements made by HS2 Engine for Growth

- If construction of the Proposed Scheme leads to the loss of IPGC clubhouse as a facility available for use of local community meetings, clubs and societies, this may reduce social networks. If no suitable alternative facility is made available, there may be an effect on wellbeing in the local community.”
  ES Non Tech Summary July 2017

- There are alternative golf clubs in easy travelling distance, although there are no alternatives that will have similar qualities and characteristics in terms of the landscape and heritage value. The club house facilities are used for a variety of social and recreational events, including the local bridge club, and can cater for up to 200 people. This loss of land will mean that the club will be unable to function in its current arrangement. If the club closes, this will result in a major adverse effect, which is significant.
  6.4.28 Environmental Statement, Volume 2: Community area 2, Colwich to Yarlet

- In the event that construction of the Proposed Scheme leads to the loss of Ingestre Park Golf Club clubhouse as a facility available for use for local community meetings, clubs and societies, the loss of that facility may lead to a reduction in social capital. In that event, and in the event that no suitable alternative facility is made available, the consequence may be an adverse effect on wellbeing in the local community.
  9.4.35 Environmental Statement, Volume 2: Community area 2, Colwich to Yarlet

Our MP Jeremy Lefroy also supports our case in his petition item 22.0 and Ingestre & Tixall Parish Council and Staffs County Council also support us.
There are many variations of Golf Courses

- Each variation has different valuation challenges, they are not all the same
- Some types are sold on the open market, and there is data upon which to base valuations
- Private Members not for profit Golf Courses are never sold as going concerns
Why Can’t Private Members Clubs be accurately valued?

- They are owned and run by the Members, held in trust for future generations and incapable by their constitutions of sale. There is therefore no sales data.
- As not for profit organisations – there is no profit to value
- If insolvent they are sold at best alternative value as high upkeep costs and limited income streams mean potential buyers cannot service debt
- It is not possible to place anything other than a Hypothetical Value estimate on a Private Members Golf Club
- Without the ability of accurate valuation, assessing compensation (under rule 2) as proposed by HS2 is impossible and therefore inappropriate
What is Rule 5 Compensation?

- The Land Compensation Act 1961 states the basic rules for compensation.
- Rule 5 states that – “Where land is, and but for the compulsory acquisition would continue to be, devoted to a purpose of such a nature that there is no general demand or market for that land for that purpose, the compensation may, if the Lands Tribunal is satisfied that the reinstatement in some other place is bona fide intended, be assessed on the basis of the reasonable cost of equivalent reinstatement.”
Cases of Equivalent Reinstatement

- We are aware of a number of other cases of Private Members Sports clubs where HS2 and other acquiring authorities have accepted the principle of Equivalent Reinstatement. These are as follows:
  - Wendover Cricket Club
  - Whittington Heath Golf Club

Case of Precedent

Wergs Road Nursing Home
The basic principle of Compensation is to place the acquired in the same position after the event as they were before, in so far as money is able to do so.

HS2’s refusal to accept Rule 5 Reinstatement clearly fails this test as their offer amounts to total extinguishment.

If accepted by you, under the clubs constitution, proceeds of sale cannot be paid to members as compensation and must go to like-minded sporting bodies. Therefore all existing Members will be worse off.

All Members paid a Joining Fee and will have to pay again to join another club.

Those who have paid for life memberships will lose them and have to pay to join another club and yearly subscriptions subsequently.

Those who loaned funds to the club to purchase the land will have lost their investment.
Design and Operating Issues

- The market for golf changed dramatically after the 1970’s boom in the construction of pay and play courses.
- Most membership clubs now accept visitors and in consequence the provision of golf increased enormously.
- Most clubs today are struggling to break even. This applies to Ingestre Park where the uncertainty of the impact of HS2 has seen a loss of 30 members more than normal over the past year.
- A small trading profit will change to a loss this year.
- The club has worked hard to remain solvent with the clubhouse being used for function business to support the bottom line.
- Whilst uncertainty affects viability, work on site would have a disastrous impact on membership numbers, the number of functions, visitors income and clubhouse income.
We have examined numerous options on different sites but to maintain a similar income stream would, in our opinion, require a course and clubhouse which are in a position where quiet enjoyment can be maintained.

There was a suggestion of reducing Ingestre Park from 18 to 9 holes. We believe that this would not be a viable option. 9 hole courses have their place in the market but are not attractive to most golfers. We do not believe that a full membership could sustain such an operation when there are other 18 hole memberships available in the area.

One option involved the retention of the clubhouse and keeping as many of the holes on the site remaining around the clubhouse whilst adding new holes of adjoining land. This option was technically possible but financially infeasible.

The impact on the club whilst work progressed would, in my opinion, have ruined the club before it could have been completed.

There is significant capacity in the area to absorb unhappy Ingestre Park members and in my opinion, once lost it would be inconceivable to bring them back to the club.

The only option which would allow the club to survive economically is complete relocation.
Any option must consider the impact of
- Uncertainty amongst members of the final result
- The loss of membership
- The loss of disposable revenue
- The inability to keep 18 holes in play at all times
- The need to cross highways
- The impact of noise and visual impact of the line on the club as a function destination

We believe that the reduced number of members and the associated revenue, whilst major works were being carried out to an operating club, would not sustain a viable club operation.

We accept that a solution which keeps the existing clubhouse is technically possible, subject to the ecological status of the extra land. However the viability of this option disregards the disastrous trading impacts on the business.
We have prepared 8 theoretical options to allow the club to continue operating and examined the impacts on the profitability of the club.

We are absolutely convinced that whilst a number are possible, the only solution which allows the club to maintain a viable business is complete relocation.

In order to ensure continuity of trade for a viable club, we believe that any programme of work would require that surveys, design work on both course and buildings, a tender, the construction and pre-opening stages can be delivered before HS2 sets foot on the existing golf course.

It is therefore vital that certainty is obtained extremely quickly in order to allow the club to relocate, maintain their membership and for HS2 to occupy the site when required.
What we are asking for

- Rule 5 equivalent reinstatement by way of complete relocation of the golf club.
- Promotor acquires the new site.
- Advanced funding for preparatory/consultancy work for new course.
- That no preparatory or construction activity takes place prior to the availability of new course.
- We always have 18 holes of golf in play of championship standard.
- Be able to provide a fully functioning clubhouse at all times in order to maintain revenue streams and open to the community.
- A 9-hole course is not developed at Ingestre Park after the completion of the rail line.

Our Club has overcome threats to its survival in the past but the spirit of the members and staff has prevailed and we hope to continue to provide a legacy for future generations.
Geoff Matthews
Ingestre Park Golf Club
Ingestre, Stafford
Staffordshire, ST18 0RE

20 June 2018

Dear Geoff,

It was a pleasure to visit Ingestre Park Golf Club yesterday. The golf club is blessed to enjoy a wonderful parkland environment within a very pleasant rural setting.

With the knowledge that the proposed HS2 rail line will bisect the golf course removing an estimated 24.5 hectares it is clear that the golf course will not stay as it is. Of the options being considered by the golf club, I would not suggest you consider reducing the course to 9 holes. With a membership of over 650 golfers – apart from having to reduce membership fees – 9-holes would not be sufficient for such numbers to actively play golf as they currently do. The golf club may not survive after such a reduction in facilities.

To keep 18 holes of golf, there are options to acquire adjacent land and redesign the golf course. None of these look appealing however. Creating a golf course with holes on either side of the new HS2 line is unappealing due to the width of the corridor for the line. Getting golfers across and back, even if it were possible, may be a long walk of 250m each way and leave you with potential ball-strike issues and the disruption of the passing trains. Equally, moving the golf course all to one side of the proposed line, would still mean the trains visually and aurally disturb the golfers, and may mean the golf course does not have two nine hole loops that return to the club house. Should some of the new holes be over the road from the current course, this will introduce further hazards to the course and disruption to the pleasant exercise of playing golf. Furthermore, the neighbouring land looks heavy and appears to have flooding issues.

The preferred option is for the golf club to relocate. The nearby farmland the club has found looks to be of sufficient size and quality for us to create a golf course of a similar standard to your current facilities. You could have two loops of 9 holes that return to a centrally located clubhouse, with adjacent practice facilities. This gives the golf club a chance for equivalent reinstatement free from the disturbance of the HS2 line. And due to being within the same community, will give the golf club the strongest opportunity to continue as a successful members golf club and employer into the future.

Should the golf club look to remain on their current land after HS2 has been built, the playing experience will dramatically change with more segregated holes, longer walks, greater safety issues, and the current peace and tranquillity will be lost forever. For the long-term future of the golf club, I recommend relocating.

Yours sincerely,

Scott Macpherson  B.Hott Tech (Hons)

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