


## REPORT TO CABINET

27 May 2020

<b>Subject:</b>	<b>Brandhall Golf Course – Potential Options for Future Use</b>
<b>Presenting Cabinet Member:</b>	<b>Councillor Maria Crompton – Cabinet Member for Active Communities</b>
<b>Director:</b>	<b>Executive Director – Neighbourhoods – Alison Knight Director – Housing and Communities – Alan Caddick</b>
<b>Contribution towards Vision 2030:</b>	
<b>Key Decision:</b>	Yes
<b>Cabinet Member Approval and Date:</b>	Councillor Crompton
<b>Director Approval:</b>	Alison Knight and Alan Caddick
<b>Reason for Urgency:</b>	Urgency provisions do not apply
<b>Exempt Information Ref:</b>	Exemption provisions do not apply
<b>Ward Councillor (s) Consulted (if applicable):</b>	Yes
<b>Scrutiny Consultation Considered?</b>	The Safer Neighbourhoods and Active Communities Scrutiny Board was consulted
<b>Contact Officer(s):</b>	Gemma Ryan Business Manager – Sport & Leisure <a href="mailto:gemma_ryan@sandwell.gov.uk">gemma_ryan@sandwell.gov.uk</a>

## **DECISION RECOMMENDATIONS**

### **That Cabinet;**

- (1) Note the outcomes of the public consultation regarding the proposed closure and alternative uses of the Brandhall Golf Course site;
- (2) Note the responses to the recommendations made by the Safer Neighbourhoods and Active Communities Scrutiny Board;
- (3) Approve the closure of Brandhall Golf Course and club house;
- (4) Subject to (3) above, authorise the Executive Director – Neighbourhoods to develop a plan for the closure of Brandhall Golf Course and Club House with the Cabinet Member for Safer Communities to confirm the date in the future;
- (5) Subject to (3) and (4) above, authorise the Executive Director – Neighbourhoods, in consultation with the Interim Director – Regeneration and Growth, to develop a Master Plan for the future use of the Brandhall Golf Course and Club House site to be submitted to Cabinet in due course.

## **1 PURPOSE OF THE REPORT**

The purpose of this report is to present the outcomes of the work carried out by officers, on behalf of the Built Facilities Strategy Members Steering Group, regarding the future of Brandhall Golf Course. This includes the Golf Needs Assessment and public consultation. Further to this, based upon the outcomes presented, seek authority to close the facility.

## **2 IMPLICATIONS FOR THE COUNCIL'S VISION**

- 2.1 Agreeing the future of Brandhall Golf Course will ensure that council resource and assets are meeting the needs of local residents. This will contribute to Ambitions 2 and 8 of Sandwell's Vision 2030. Future re-development proposals have the potential to contribute towards Ambitions 4 and 7.

### **3 BACKGROUND AND MAIN CONSIDERATIONS**

- 3.1 At the Cabinet meeting on 31 January 2018, the following recommendations were resolved (Minute No. 19/18);
1. That the adoption of Sandwell Sport & Leisure Built Facilities Strategy be approved;
  2. That the Executive Director – Neighbourhoods develop further reports to Cabinet for the following priority opportunities:
    - Opportunity 8 (O8) – Secure the long-term sustainability of golf in Sandwell by supporting independent clubs, creating a golf development pathway, and identifying potential alternative uses for Brandhall Golf Course.
  3. That Council be recommended to appoint Members to the Sandwell Sport & Leisure Built Facilities Strategy Members Steering Group.
- 3.2 A Members Steering Group was established to further develop the opportunities contained within the Built Facilities Strategy and oversee the Opportunity 8 (O8) as recommended by the Cabinet.
- 3.3 ‘Sustainability of Golf’ referenced above, refers to ensuring that Sandwell has a sustainable golf offer for residents, which includes provision for entry level golf up to competitive golf.
- 3.4 To explore the golf provision and need in Sandwell external consultants were appointed to investigate and provide a report on a Golf Needs Assessment and golf development pathway (Appendix 1).
- 3.5 The Built Facilities Strategy Members Steering Group has overseen the work relating to the first part of the Cabinet recommendation, i.e. investigating whether Sandwell has a sustainable golf offer.
- 3.6 Officers have explored the second part of the recommendation, i.e. potential alternative uses of the site.
- 3.7 A further report was presented to the Cabinet on 30 October 2019 which outlined the outcomes of the Golf Needs Assessment and golf development pathway – Final Report.

3.8 In summary, the main outcomes of the Golf Report and investigative work found the following;

- Declining usage of Brandhall Golf Course
- Low numbers of members compared to other courses
- The facility is in 'poor' condition therefore requires significant investment
- Significant financial loss to the Council associated with the operation of the facility (£257,000)
- Oversupply of golf facilities in the surrounding catchment area for Sandwell and low latent demand for golf (a total of 39 within a 20-minute drive of Sandwell)

3.9 At the Cabinet Meeting on 30 October 2019, the following was resolved (Minute No.124/19);

(1) That the Executive Director – Neighbourhoods, undertake all requisite steps necessary to ensure effective consultation with regards to the proposed closure and alternative uses of the Brandhall Golf Course site

(2) following consultation, consider a more detailed report on future use of the site.

3.10 A six-week public consultation exercise was then carried out from 7 November 2019 to 19 December 2019.

3.11 The consultation included future use options and indicative site layouts for proposed future development (Appendix 2). These include the following elements;

***A new park / open space;***

Brandhall Golf Course is classed as an 'Outdoor Sports Facility'; it is not classified as public open space. Access to the site by the general public is restricted although there are public rights of way that cross the site and afford limited access to walk across the site (Appendix 3).

As outlined in Sandwell's Green Space Strategy, the golf course is excluded from the Unrestricted Green Space calculations for Sandwell. This, as well as the semi-private nature of the site, means that the site is not accessible green space.

Oldbury town has 2.10 hectares of unrestricted open space per 1,000 population. The borough average is 3.63 hectares. Old Warley ward has 0.86 hectares of unrestricted open space per 1,000 population. As noted above, Brandhall Golf Course is not unrestricted open space so is excluded from the figures above.

The redevelopment of the site provides a unique opportunity to increase the amount of unrestricted open space in the Old Warley ward. A small part of the site is already community open space, Parsons Hill Park, however, it is recommended that in any redevelopment option part of the wider site is set aside for a new public park that meets the needs of the local community. This has the potential to provide space for people to walk, play informal sports and provide some facilities for children's play.

Developing a new park in the site provides the opportunity to develop the first new major public park in the borough's history.

***New school to replace Causeway Green Primary School;***

The existing Causeway Green Primary School, located on Penn cricket Lane, is in poor physical condition. As a result, there is an identified need for a new school.

The school, which is a 420-place primary school, is identified as a priority for replacement due to ongoing condition issues associated with the original building construction and localised flooding.

The original school was built in 1953 utilising the 'Hills' system-build method, which consisted predominantly of concrete panel and flat roof construction, with single glazed windows. Core elements of the building are very expensive to maintain, repair or replace. Whilst this building type satisfactorily met its design life of approximately 60 years, the buildings are presenting increasing challenges for repair and maintenance. For similar reasons, 'Hills' type-built school buildings at Abbey Infant School and Yew Tree Primary School have been replaced through the government's 2014 Priority Schools Building Programme.

Unfortunately, the school was also severely affected by flooding during excessive rainfall in May 2018, causing significant damage and disruption. The site has historically suffered with flooding and, despite additional drainage systems being installed, the site appears to continue to be vulnerable to possible flooding during periods of high rainfall. The drainage system and water levels continue to be regularly monitored.

***New local housing;***

Sandwell has a shortfall in housing land supply. The unmet housing need is circa 11,062 homes to 2036.

The redevelopment of the site for housing will help contribute towards meeting the unmet housing need in Sandwell. There is the potential to provide a variety of house types in accordance with the adopted Black Country Core Strategy and to meet local needs. Moreover, any redevelopment would be required by adopted Planning Policy to provide affordable housing of up to 25%. This affordable housing provision should include a variety of house types and a mix of housing tenures including rental and intermediate market-discounted housing. The redevelopment of the site provides an opportunity to improve housing options for local people.

In relation to the planning position, the site is not allocated in the adopted Development Plan for the borough although there are designations such as a wildlife corridor, a small Site of Local Importance for Nature Conservation and a small area of Community Open Space at Parsons Hill Park. Given the site is unallocated, residential redevelopment is considered appropriate in principle, subject to the need for mitigation to reduce any detrimental impact on these designations and any impacts from the proposed development itself such as traffic generation and the potential impact on the Flood Zone. Furthermore, the proposed redevelopment will help contribute to addressing the housing shortfall and contribute towards the level of publicly accessible open space in Sandwell. In addition, it is recommended that any potential redevelopment supports the need to replace Causeway Green Primary School.

Three potential options have been developed that provide some indicative ideas of how these three objectives of reducing the housing need in the borough, reducing the deficit in open space in Oldbury Town and addressing the need to replace Causeway Green Primary School could be addressed.

- Option 1: New school, 4.5 hectares of open space and housing scheme
- Option 2: New school, 6 hectares of open space and housing scheme
- Option 3: New school, 8.5 hectares of open space and housing scheme

The changing variable in these options is the amount of open space which rises from 4.5 hectares in Option 1 to 8.5 hectares in Option 3. Option 3 with 8.5 hectares would be an equivalent size of open space to Brunswick Park in Wednesbury.

### 3.12 The consultation included the following elements;

- Letter to residents and golf club members  
This outlined the Council's proposals and the consultation process
- Public survey (online and paper where required)  
This was promoted via letters, press releases and social media

- “Drop in” sessions
- General enquiries via a dedicated inbox ([brandhall\\_consultation@sandwell.gov.uk](mailto:brandhall_consultation@sandwell.gov.uk)) and letters

3.13 The outcomes of the consultation have been collated into a report ‘Brandhall Golf Course and Future Alternative Uses – Consultation Report’ (February 2020) (Appendix 4).

3.14 Summary of the consultation process and outcomes;

- As outlined in Section 2 of the consultation report, proactive measures were taken to promote the consultation process to as many residents as possible.
- Over 2,000 households (5,107 people) were contacted to participate in the consultation.
- The consultation was promoted twice by the Council via the Council’s Facebook page, reaching over 28,000 people with a second post receiving 3,500 engagements.
- The Council made five Tweets promoting the consultation with a mean average reach of 3187 people per Tweet.
- Overall, while promoting the consultation process as outlined above, the Council reached circa 35,000 people.
- Despite this level of engagement, just 712 residents completed the survey, an estimated 100 people attended the ‘drop in’ sessions, and 37 people wrote directly to us to express their views.
- The majority of people who participated in the consultation never or rarely use the facility and around half of survey respondents would not be affected if it were to close.
- Objections to the Council’s proposals were expressed by some golfers and local residents. This was mainly captured at face-to-face sessions and via general written enquiries.
- Overall those who live closest to Brandhall Golf Course, had similar views to those from other areas of Sandwell.
- Most survey respondents felt that the amenities that the Council is proposing are important, with most respondents opting for Option 3 of the development proposals.

- The consultation findings supported the outcomes of the Golf Needs Assessment carried out previously (i.e. that the facility is underused by Sandwell residents in general). In particular, the majority of local residents do not use the facility and would not be affected if it closed.
- Many of the concerns raised can be mitigated through the delivery of the Council's proposals and careful consideration would be given to addressing these concerns.

## **4 THE CURRENT POSITION**

4.1 On 27 February 2020 the 'Brandhall Golf Course and Future Alternative Uses – Consultation Report (February 2020)' was presented to the Safer Neighbourhoods and Active Communities Scrutiny Board for consideration.

4.2 The Safer Neighbourhoods and Active Communities Scrutiny Board made the following recommendations;

- (1) that the Cabinet and Council be requested to note the comments and concerns expressed by the Safer Neighbourhoods and Active Communities Scrutiny Board in relation to the proposed closure and alternative future uses of Brandhall Golf Course;
- (2) that the Sandwell Leisure Trust and Executive Director – Neighbourhoods submit a further report, as soon as possible, to the Safer Neighbourhoods and Active Communities Scrutiny Board detailing: -
  - (a) a full breakdown of the operating and subsidy costs of Brandhall Golf Course;
  - (b) a copy of all assessments that been conducted by the Council to date on Brandhall Golf Course;
- (3) that prior to any final decision being taken on the proposed closure and alternative future uses of Brandhall Golf Course, the Cabinet be recommended to: -
  - (a) carry out further detailed assessments, modelling and technical assessments, including an assessment on social isolation and inclusion;
  - (b) carry out an assessment on the availability of affordable golf courses in the vicinity;



- (c) explore the feasibility of retaining an element of the Course by reducing it to a 9-hole course;
- (d) explore the feasibility of members of the Brandhall Golf Club and the local community taking on the running and operation of Brandhall Golf Course or a community asset transfer;
- (e) undertake further consultation with the community in the event that it is proposed to close Brandhall Golf Course.

4.3 The recommendations have been considered as follows;

- (1) that the Cabinet and Council be requested to note the comments and concerns expressed by the Safer Neighbourhoods and Active Communities Scrutiny Board in relation to the proposed closure and alternative future uses of Brandhall Golf Course;**

Cabinet have noted the recommendations of the Active Communities and Safer Neighbourhoods Scrutiny Board and have addressed the points raised below.

- (2) that the Sandwell Leisure Trust and Executive Director – Neighbourhoods submit a further report, as soon as possible, to the Safer Neighbourhoods and Active Communities Scrutiny Board detailing: -**

- (a) a full breakdown of the operating and subsidy costs of Brandhall Golf Course;**

As outlined in the Cabinet report of 30 October 2019, the annual subsidy provided to Sandwell Leisure Trust, by the Council, to support the operation of Brandhall Golf Course is £257,000.

The Council has written to Sandwell Leisure Trust to formally request a copy of financial information relating to the operation of Brandhall Golf Course. An update shall be provided to both the Safer Neighbourhoods and Active Communities Scrutiny Board and the Cabinet when a response is received from Sandwell Leisure Trust.

**(b) a copy of all assessments that have been conducted by the Council to date on Brandhall Golf Course;**

As with all potential development sites within its ownership, the Council carried out an initial high-level review of any constraints on development of the site to ascertain its likely potential. This initial review which is illustrated in the attached document did advise that in principle the site is suitable for development and there are no foreseen constraints that cannot be reasonably overcome.

In detail, the assessments revealed that there were public rights of way, adopted public surface water sewers, flood zones and nature conservation areas within the site. However, it is considered that these features could be reasonably accommodated and either preserved or relocated within any redevelopment layout. In addition, a review of the historic Ordnance Survey plans did not identify any previous land uses that would constitute a significant constraint on development. Moreover, the development would not be contrary to adopted Planning Policy. The site is allocated as a wildlife corridor so the ability for wildlife to cross the site should be retained in any layout and a small section of the site is allocated as Community Open Space (Parsons Park) and this would either need to be retained or accommodated elsewhere within the site. In conclusion therefore, the initial review did suggest that subject to compliance with these amendments the site is considered suitable for development in principle. More detailed assessments would be required however as part of any planning application.

The information pack, Appendix 5, outlines the information obtained by the Council to confirm the acceptability of the development of the Brandhall Golf Course in principle.

**(3) that prior to any final decision being taken on the proposed closure and alternative future uses of Brandhall Golf Course, the Cabinet be recommended to: -**

**(a) carry out further detailed assessments, modelling and technical assessments, including an assessment on social isolation and inclusion;**

The proposed development includes the provision of a fully accessible park and open space area. This is much needed in the local area, in line with the Green Space Strategy, which outlines that this part of the borough has the lowest amount of accessible green space. Brandhall Golf Course is restricted open space and is not considered to be accessible, i.e. to the whole community. Therefore, the provision of accessible open space shall provide more opportunities than, currently exist for people, to take part in physical activity and integrate as a community. Social opportunities could also be enhanced as the Council is considering the re-provision of a community facility within the proposed development. This will enable meetings, clubs and social gatherings that currently take place to continue for the local community.

There are already a number of services and activities in the local area that support minimising social isolation and encourage inclusion.

These include 11 activities mapped on the Council's Public Health directory that are social and physical activities, specifically for those who are older adults. Given that most of the population in Old Warley ward are between the ages of 25 and 64 and compared to other towns and wards, there seems to be plenty of activities available to people who live within a 2-mile radius of Brandhall golf course. As part of Public Health's stronger service directory work, gaps in provision are RAG rated Oldbury physical and social activities are currently RAG rated green. Activities can be found here <https://www.healthysandwell.co.uk/strongersandwelldirectory/>.

Services to reduce social isolation and provide inclusive opportunities to engage in the local community would be further enhanced if development proposals are taken forward.

The Council's proposal to close Brandhall Golf Course and no longer utilise the site as a golf facility was a result of the recommendation within the Built Facilities Strategy and the outcome of the Golf Needs Assessment Report. The Golf Needs assessment concluded that there is an oversupply of golf provision within the local area. The Golf Course currently has low, declining membership and usage and requires a Council subsidy of £257,000 per year to maintain operation. These factors lead to the proposal to close Brandhall Golf Course and Club House and investigate potential future uses for the site.

If the site is deemed unviable for the proposed developments further options shall be explored. However, utilising the site as a Golf Course is not currently one of these options as we have already ascertained that it is unviable as a Golf Course, based upon the evidence summarised above and contained within the Cabinet Report 30 October 2019.

An initial high-level review has revealed that in principle, the site is considered suitable for redevelopment. Historic Ordnance Survey maps indicate that the site is a green field site that has not been subject to previous development and potentially contaminative uses. There is a high degree of confidence therefore that the site is suitable for redevelopment. It is considered that any intrusive investigations prior to closure to confirm this assessment would be costly, may be abortive and are not necessary at this stage.

**(b) carry out an assessment on the availability of affordable golf courses in the vicinity;**

An assessment has been carried out via the Golf Needs Assessment which outlined that there are a number of courses locally within a similar price range. The cost per round at Brandhall Golf Course is particularly low, by comparison, which is likely to have contributed to its financial unsustainability over a long period of time.

**(c) explore the feasibility of retaining an element of the Course by reducing it to a 9-hole course;**

If the course were to be retained as a 9-hole course there would still be an oversupply of Golf Courses in the local area. It is anticipated that the capital cost of reconfiguring the facility from an 18-hole to a 9-hole golf course, to ensure required land remains for other future uses, would be considerable. This would also have a further detrimental effect on the business plan (i.e. income) for the facility. Whilst some members would favour a 9-hole facility this would further detract other golfers from joining / attending. This would also saturate the demand for 9-hole golf courses locally with Warley Woods Golf Course (also a 9-hole facility) just 2.2 miles from Brandhall Golf Course.

It has been previously considered that a 9 hole course could be preserved on roughly half the site which would leave land to accommodate a school and approximately 320 houses (compared to 560 with the largest area of open space of the three options) which would be a significant reduction in capacity and not include the provision of a park. It is considered that this proposed arrangement with its smaller central residential area would reduce this dwelling capacity even further.

Any full length 9 hole course could reduce the area for a park which was a popular suggestion during the public consultation period and it is considered that any joint use would be detrimental to residential amenity for new residents, however designed.

**(d) explore the feasibility of members of the Brandhall Golf Club and the local community taking on the running and operation of Brandhall Golf Course or a community asset transfer;**

The Council, to date, has not formally received a detailed business and operation plan for this option. An outline proposal has been received from a club member, informally, but this includes the retention of a full length 9-hole course which may be problematic, as outlined above.

The retention and conversion of the facility as a 9-hole Golf Course would not be viable and would still result in an oversupply of golf courses locally, as outlined above in section (c).

The Council has a formal policy regarding consideration of Community Asset Transfers of any Council owned land, buildings or facilities, however, a robust business case must be presented to demonstrate that the Group have sufficient funding from either existing reserves or from potential funding streams to keep the premises in a good state of repair and condition over the term of the agreement. The Group will also be required to demonstrate that they are an established entity with a proven record of delivering community based outputs that are measurable and in accordance with the council's Vision 2030 and Corporate Plan.

The Council would also need to consider the potential benefits of any Community Asset Transfer approach against the likely benefits of an alternative use proposal being developed.

Any proposals coming forward must also take account of the fact that the Council has proposals for the potential future use of the Brandhall Golf Course site in advance of a Community Asset Transfer proposal being received, these future use proposals are based upon all of the relevant and appropriate feasibility work at this point.

**(e) undertake further consultation with the community in the event that it is proposed to close Brandhall Golf Course.**

At the Cabinet of 30 October 2019, it was recommended that Cabinet; delegate authority to the Executive Director – Neighbourhoods to undertake all requisite steps necessary to ensure effective consultation with regards to the proposed closure and alternative uses of the Brandhall Golf Course site as set out in the report

This recommendation was resolved, and a six-week public consultation exercise was carried out from 07 November – 19 December 2019. Over 2,000 households (5,107 people) were contacted to participate in the consultation. Overall, while promoting the consultation process, the Council reached circa 35,000 people and circa 800 people engaged via the different routes provided.

The outcomes of the consultation are contained within the ‘Brandhall Golf Course and Future Alternative Uses Consultation Report – February 2020’.

Should the closure proceed a detailed masterplan will be commissioned to advise on the composition of any redevelopment options and this process will incorporate a further period of public consultation. At a later stage, any future planning application required to secure approval to development will be subject to detailed public consultation in accordance with the Council’s adopted Statement of Community Involvement.

## **5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)**

- 5.1 The Executive Director – Neighbourhoods, Director for Housing and Communities and portfolio holder, the Cabinet Member for Safer Communities, have been consulted on the content of this report. Sandwell Leisure Trust has also been consulted as the operator.
- 5.2 Public consultation has been carried out regarding the proposed closure of Brandhall Golf Course and club house as well as consultation on the potential alternative future use of the Brandhall Golf Course site.

As outlined in detail in the ‘Brandhall Golf Course and Future Alternative Uses – Consultation Report (February 2020)’ the consultation included the following;

- (1) An online survey for all stakeholders to provide views on future use of the site

- (2) A series of drop-in sessions for all stakeholders to provide views on future use of the site
- (3) Inbox for all stakeholders to email questions
- (4) Letters to local residents, golf members and representatives of Brandhall Golf Club
- (5) Stakeholders to include;
  - Local residents
  - Golf club representatives
  - Golf members
  - Golf course employees
  - Causeway Green Primary School staff and parents

## **6 ALTERNATIVE OPTIONS**

- 6.1 If the Council takes no action the Council would be required to continue to support a golf facility at a current annual net cost of £257k. With a declining membership, the annual net cost to the Council will increase for a facility that requires major investment.
- 6.2 Alternative uses. The land is located in a predominantly residential area. It is not considered appropriate for alternative uses such as commercial use to be considered. Residential, educational and recreational uses would greatly support the Council's 2030 Vision for the borough.

## **7 STRATEGIC RESOURCE IMPLICATIONS**

- 7.1 The closure of the Golf Course will remove the need for the subsidy of £257,000 pa paid to Sandwell Leisure Trust annually. There will be significant financial implications arising from the proposed alternative uses of the site and these will be refined and incorporated into the proposed Master Plan, for consideration by Cabinet at a later date.
- 7.2 In the short term there are likely to be maintenance and site security costs, following the closure of Brandhall Golf Course and Club House.

## **8 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 8.1 Brandhall Golf Course is owned and managed by the Council under a lease arrangement with SLT and Brandhall Golf Club.

## **9 EQUALITY IMPACT ASSESSMENT**

9.1 An Equality Impact Assessment has been carried out (Appendix 6).

## **10 DATA PROTECTION IMPACT ASSESSMENT**

10.1 All information held for this work has been subject to the Council's Data Protection policy.

## **11 CRIME AND DISORDER AND RISK ASSESSMENT.**

11.1 N/A

## **12 SUSTAINABILITY OF PROPOSALS**

12.1 The proposals will ensure that the Council's assets and resources are utilised in the most effective way that best meets local community need.

## **13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)**

13.1 Future development of Brandhall Golf Course will ensure that social value is maximised by providing the services and amenities that achieve priority social outcomes.

## **14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

14.1 Brandhall Golf Course is owned and managed by the Council under a lease arrangement with SLT and Brandhall Golf Club.

## **15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

15.1 In summary the feasibility work has found the following;

- There is an oversupply of golf courses in the local area
- There are a number of alternative local golf courses that have been independently assessed and deemed affordable
- Brandhall Golf Course has both declining attendance and membership numbers
- The facility requires a significant Council subsidy
- The consultation found that the majority of respondents would not be affected if the facility closed
- The consultation found that the majority of respondents support the three elements of the proposed future development



- There is a crucial need for new local housing and sites are in short supply
- Causeway Green Primary school requires replacement and there are not any other more suitable sites

15.2 It is after careful consideration of all of these factors that the Council makes the recommendations, as outlined above, including the closure of Brandhall Golf Course and Club House.

## **16 BACKGROUND PAPERS**

- Golf Needs Assessment and golf development pathway
- Future use options and indicative site layouts for proposed future development
- Public Rights of Way
- Brandhall Golf Course and Future Alternative Uses – Consultation Report (February 2020)
- Information Pack
- Equality Impact Assessment

## **17 APPENDICES:**

Appendix 1:	Golf Needs Assessment and golf development pathway
Appendix 2:	Future use options and indicative site layouts for proposed future development
Appendix 3:	Public Rights of Way
Appendix 4:	Brandhall Golf Course and Future Alternative Uses – Consultation Report (February 2020)
Appendix 5:	Information Pack
Appendix 6:	Equality Impact Assessment

**Alison Knight**  
**Executive Director – Neighbourhoods**