



RUSHMOOR BOROUGH COUNCIL

JOINT MEETING OF THE ENVIRONMENT AND LEISURE AND YOUTH POLICY AND REVIEW PANELS

*at the Council Offices, Farnborough on
Tuesday, 7th November, 2017 at 7.00 pm*

To:

Cllr Mrs. D.B. Bedford
Cllr T.D. Bridgeman
Cllr J.B. Canty
Cllr Sue Carter
Cllr Sophia Choudhary
Cllr Liz Corps
Cllr P.I.C. Crerar
Cllr K. Dibble
Cllr Sue Dibble
Cllr D.S. Gladstone
Cllr C.P. Grattan
Cllr A. Jackman
Cllr J.H. Marsh
Cllr Marina Munro
Cllr J.J. Preece
Cllr L.A. Taylor

Enquiries regarding this agenda should be referred to the Panel Administrators:
Adele Taylor and Justine Davie, Democratic and Customer Services, Email:
adele.taylor@rushmoor.gov.uk Tel: 01252 398831.

A G E N D A

1. **APPOINTMENT OF CHAIRMAN –**

To appoint a Chairman for the Joint Panel meeting.

2. **APPOINTMENT OF VICE-CHAIRMAN –**

To appoint a Vice-Chairman of the Joint Panel meeting.

3. **SOUTHWOOD GOLF COURSE - CONSULTATION – (Pages 1 - 32)**

To receive a presentation by the Head of Community and Environmental Services following the completion of the recent consultation on the future of Southwood Golf Course. The presentation will cover:

- SANG requirements and options in Rushmoor
- Southwood Golf Course background and operation
- Consultation process
- Results from consultation
- Decision making process
- Options for the way forward

The Joint Panel will be asked to consider making a recommendation to the Cabinet, which is scheduled to consider the issue on Tuesday 12th December, 2017.

A copy of the original joint report to the Cabinet (COMM1714 and PLN1720 on 25th July, 2017) is attached as background information. In addition, the analysis report from the consultation is also attached.

The Cabinet Members for Leisure and Youth and Environment and Service Delivery have been invited to attend.

NOTE: This meeting will be webcast. It can be seen on the Council's website www.rushmoor.gov.uk

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting on any of the items on the agenda by writing to the Panel Administrator at the Council Offices, Farnborough by 5.00 pm two working days prior to the meeting.

AGENDA ITEM No. 3

**Joint meeting of the Environment and Leisure and Youth
Policy and Review Panel
Tuesday 7th November, 2017**

**CABINET
25 July 2017**

**COUNCILLOR MARTIN TENNANT
ENVIRONMENT AND SERVICE DELIVERY
PORTFOLIO HOLDER**

**COUNCILLOR MAURICE SHEEHAN
LEISURE AND YOUTH PORTFOLIO HOLDER**

Key Decision: No

**Report No COMM 1714
Report No PLN1720**

Southwood Golf Course – Consultation on the option to create a major new parkland and deliver Suitable Alternative Natural Greenspace.

Summary and Recommendations:

In order to continue to deliver the regeneration of the Borough's town centres, and meet housing needs, the new Local Plan for Rushmoor requires the identification of additional Suitable Alternative Natural Greenspace (SANG).

SANG must be newly accessible areas of open space where the public can pursue informal recreational activities that are free of charge. The aim of SANG is to dissuade residents from using the Thames Basin Heaths Special Protection Area with its protected plants and wildlife which falls within and just outside the Borough. Given the tightly constrained nature of the Borough, opportunities for identifying and delivering new SANG are limited.

There is however, potential to close the Southwood Golf Course and use it to provide up to 50 hectares of SANG. This would provide a major new parkland, protected in perpetuity for all the Borough's residents to enjoy and enable the delivery of around 2,500 new homes on other land (not on the golf course) in Rushmoor. It would also provide a number of financial benefits.

Consultation on the option to use Southwood Golf Course as a SANG is therefore an important step in determining the way forward in respect of the future role of the land as part of the delivery of the Borough's new Local Plan.

Cabinet would receive a further report on the results of the consultation and a recommendation on the future course of action.

Recommendation

Cabinet is recommended to approve the consultation process as set out in this report and to explore the potential closure of Southwood Golf Course and the conversion of the land to major parkland (SANG).

1. Introduction

- 1.1 One of the Council's key priorities is to help deliver the regeneration of the Borough's town centres, whilst at the same time providing much needed new housing to meet existing and future needs. The new Local Plan¹ is the framework that will guide the scale, type and location of such development in the Borough. However, to deliver the housing target in the Local Plan, mitigation² must be provided to offset the potential recreational impact on the Thames Basin Heaths Special Protection Area arising from new homes in the Borough.

2. Background

- 2.1 One element of the "mitigation" required to enable net new residential development in the Borough is the delivery of SANG which must be newly accessible areas of open space where the public can pursue informal recreational activities that are free of charge. The aim of SANG is to dissuade residents from using the heathland with its protected plants and wildlife which falls within and just outside the Borough.
- 2.2 The Council has already used up its own SANG at Southwood Woodland and Rowhill Nature Reserve, and is working with its neighbouring local authorities and other landowners to try to secure additional SANG capacity. However, this is proving difficult due to the predominantly urban nature of the Borough.
- 2.3 Natural England has indicated that if Southwood Golf Course (plan attached) were to be closed and used instead as parkland, this would provide enough SANG for around 2,500 new homes to be built on other land in the Borough. At the same time, it would deliver in perpetuity a major new parkland available to all the Borough's residents.

3. Details of the proposal

- 3.1 Natural England will require a proposal document and management plan to identify both the capital and revenue costs associated with looking after the Southwood Golf Course as a SANG. This will include a survey to identify current levels of informal use and a flood risk assessment. This will enable Natural England to determine how much of the current 50 hectares could be included as SANG. This would link to the adjoining Southwood Woodland, creating large public parkland to serve the immediate community of Southwood and the wider community of Rushmoor. The future use of the buildings on the Golf Course will also be considered as part of this project.

¹ The Draft Submission Rushmoor Local Plan is available to view at: www.rushmoor.gov.uk/newlocalplan

² Further information on the requirements relating to the Thames Basin Heaths SPA is contained in Appendix 1 to this report.

- 3.2 The SANG would be used for, informal leisure activities such as walking dogs, cycling, fitness and nature trails, green gym, natural play structures, orienteering, community orchard, a small allotment garden and a local educational resource. The provision of some of these may affect the size of available SANG. It would also provide a local educational resource.
- 3.3 Conversion of the Golf Course into SANG would enable the delivery of around 2,500 new homes in Rushmoor by mitigating the potential recreational impact on the Thames Basin Heath Special Protection Area. These homes would not be built on the Golf Course, but would allow housing sites elsewhere in the Borough required by the new Local Plan, to come forward. The cost of developing and maintaining in perpetuity the SANG would be met through contributions from developers.
- 3.4 Southwood provides an 18 hole public golf course with clubhouse and is operated by a contractor on behalf of this Council. The tender is due for renewal in spring 2019. It provides both a sport and physical activity for its customers and at its peak attracted around 40,000 rounds of golf, making a profit of £200,000 pa. Given local competition, this has reduced significantly to around 25,000 rounds and now costs the Council £40,000 pa. There are no indications this would change with retendering in 2019.
- 3.5 The membership of the club has reduced to around 180 of which 120 are seniors, with under half living in Rushmoor. Overall, there are around 70 adult season ticket holders paying between £500 and £800 per year and 130 senior season ticket holders paying £400 per year.
- 3.6 There are a number of alternative golf courses in the local area, (The Army, Pine Ridge and Oak Park) which cater for pay and play and private members. The memberships range from £900 for a midweek and £1,000 for a weekend up to £1,000 midweek and £1,400 at a weekend. Some of these also have initial joining fees. The fees for turn up and play at Southwood and other local courses are attached (Appendix 2).
- 3.7 The Council will liaise with these local Golf Clubs to identify if there would be scope for any members of Southwood to relocate, along with the financial implications.

Alternative Options

- 3.8 As a constrained urban authority, options to create SANG are finite. The Council has already used both its main woodlands at Rowhill and Southwood for SANG. The Council is also working with neighbouring authorities to share the mitigation offered by new SANG sites in their areas, but opportunities are limited.
- 3.9 The Council could consider reducing the Southwood Golf Course from 18 holes to 9 holes but this would significantly reduce the amount of SANG available, and is unlikely to deliver a viable golf operation.

Consultation

- 3.10 It is proposed to carry out consultation during August and September 2017 to gauge the views of all stakeholders on the use of the Southwood Golf Course as a SANG. This would include local Councillors, the Golf Course operator, club members and other users, residents both adjacent and wider, conservation and leisure organisations along with statutory consultees.
- 3.11 We will use an online survey, which will be promoted through the web, social media, a local leaflet drop, press releases, static displays and meetings.
- 3.12 The key consultation messages would include:
- Conversion of Southwood Golf Course into a SANG would protect the land for public open space, and together with adjacent Southwood Woodland, and potential adjoining SANG in Hart, would create a large natural parkland area for residents to enjoy
 - This scheme would allow around 2,500 new homes to be built in Rushmoor, whilst protecting in perpetuity the Golf Course as parkland open for all residents to enjoy
 - The cost of setting up the SANG and maintaining it in perpetuity (at least 80 years) would be met by contributions from developers
 - Additional financial contributions will be collected from developers based on the value of the SANG (circa £6m)
 - Under current Government grant funding arrangements generation of New Homes Bonus could provide a significant sum (circa £10m) over a 4 year period, in excess of current projections.
 - Increased Council Tax collections, although there are inevitable costs to be incurred by the Council in relation to providing services to these new dwellings.
 - Potential revenue savings on the golf course (circa £40k pa)
 - The Golf Course attracts around 25,000 visits each year providing both sport and physical activity, which is enjoyed by local residents. In recent years, the level of use of the Golf Course has reduced significantly and it is now being subsidised by the Council. There are also a number of alternative golf courses in the local area, including pay and play courses and private members clubs.

4. Implications of decision

Legal Implications

- 4.1 If the Council chooses to close the Golf Course and use it for SANG we will need to terminate the existing golf course contract in 2019. The Council holds the Southwood Golf Course for leisure use and the provision of SANGs is a leisure use so there is no need to appropriate the land holding.
- 4.2 Other legal matters that will require attention relate to land ownership issues, including a strip of land on the site, which is in Hampshire County Council's ownership and would benefit from being included in the SANG. We may need to seek clarification on Public Rights of Way that cross the site particularly where these do not follow the official route. It will also be necessary to ensure that the SANG does not interfere with the clearance required for the oil pipeline that crosses the site.
- 4.3 Whilst a planning application will not be required to secure permission for change of use of land to public open space, it may be that some associated works, including access and parking, landscaping, walkways, bunding and boundary works to facilitate the SANG, are deemed operational development, and would therefore require planning permission. This may also apply when considering the future use of any buildings.

Financial and Resource Implications

- 4.4 The Council has previously converted both the Southwood Woodland and Rowhill Nature Reserve into SANG. The financial implications associated with the creation of a SANG at Southwood Golf Course will be clarified through the preparation of a "SANG" proposal document and management plan. The set up and maintenance costs will be covered through the collection of developer contributions associated with net new residential development in the Borough.
- 4.5 The closure of the Golf Course would provide a saving of £40k pa in relation to existing yearly operating costs, assuming the development commences as soon as the existing golf contract ends. As well as facilitating the delivery of new homes in the Borough, there are a number of associated financial benefits. These include around £6m from developers towards the value of the SANG. Under current Government grant funding arrangements generation of New Homes Bonus could provide a significant sum over a 4 year period, in excess of current projections.
- 4.6 The new homes would also provide for an increased Council Tax yield to the Council of around £350k per annum. There are inevitable costs to be incurred by the Council in relation to its provision of services to these new dwellings that would substantially absorb the additional income raised.

However, with careful management of these costs the Council could generate a favourable revenue financial outcome for the future in relation to this development.

5 Conclusion

- 5.1 To continue delivering the regeneration of the Boroughs town centres and meet housing needs, the Council must identify additional SANG which is proving difficult. The closure of the Southwood Golf Course and its conversion to a major new parkland, available for all residents, provides an opportunity to deliver up to 50 hectares of SANG to enable around 2,500 new homes to be built elsewhere in the Borough. Consultation on this option will provide key stakeholders with an opportunity to give their views and enable a more informed decision on the way forward.

Background documents:

The new Local Plan and supporting documents can be viewed at:
www.rushmoor.gov.uk/newlocalplan

Further information on the Thames Basin Heaths Special Protection Area can be viewed at: www.rushmoor.gov.uk/spa

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Southwood Golf Course Plan



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Appendix 1: Thames Basin Heaths Special Protection Area, and its implications for new development in Rushmoor

1. What is the Thames Basin Heaths Special Protection Area?

- 1.1 The Thames Basin Heaths Special Protection Area was designated in March 2005 under European Law. It is a network of heathland sites spanning eleven local authorities across Hampshire, Berkshire and Surrey. The Special Protection Area (SPA) provides a habitat for internationally important bird species, namely Woodlark, Nightjar and Dartford Warbler.
- 1.2 The Council must ensure that any development does not have an adverse effect on the SPA. In respect of residential development, if harm is deemed to arise from a net increase in houses, then the Council, as the competent authority, has a legal obligation not to approve the plan or project unless avoidance and mitigation measures are in place. Natural England considers that any increase in population within 5 kilometres of the SPA may have an impact on the level of recreational use taking place in the SPA, resulting in adverse effects that could be harmful to the habitat of the protected birds.
- 1.3 The whole of Rushmoor lies within 5 kilometres of the SPA and therefore any new net residential development requires the following to overcome these adverse effects;
 - The provision of SANG to attract people away from the SPA and hence reduce pressure on it;
 - Access management measures on, and monitoring of, the SPA to reduce the impact of people who visit the SPA (known as “Strategic Access Management and Monitoring” – SAMM)
- 1.4 Development plan policy requires SANG to be provided on the basis of at least 8ha per 1,000 population, with an average occupancy rate of 2.4 people per dwelling. SANG will be funded by developer contributions, or bespoke SANG solutions can be provided on-site by developers. SANG should be at least 2ha in size with;
 - SANG of 2 – 12ha having a catchment of 2km
 - SANG of 12 – 20ha having a catchment of 4km
 - SANG of 20+ha will having a catchment of 5km
- 1.5 Developments resulting in a net increase of less than 10 dwellings in Rushmoor do not need to be within a specified distance of SANG; however, they must still pay contributions to SANG and SAMM.
- 1.6 The capacity of the existing SANG in Rushmoor is nearing exhaustion and work has been ongoing to identify further SANG projects to enable the mitigation of net new residential development in the Borough.

2. Rushmoor Local Plan

- 2.1 As local planning authority, the Council should produce a Local Plan that sets out the future planning framework for its administrative area. The Rushmoor Local Plan sets out the long-term framework to guide future development in the Borough up to 2032, supported by detailed planning policies and site allocations required to deliver it.
- 2.2 With regard to the delivery of new homes, the obligation set out in the National Planning Policy Framework is that local authorities should establish housing need across the Housing Market Area (HMA) to which it belongs, and ensure that the component Local Plans together use all reasonable endeavours to meet that “objectively assessed” need within the HMA boundary. The total housing need across the HMA is 1,200 new dwellings per year over the Plan period, and of that, Rushmoor’s objectively assessed housing need is equivalent to about 436 dwellings per year, or 7,848 dwellings over the period 2014 / 2032.
- 2.3 Evidence suggests that there is adequate capacity to accommodate Rushmoor’s share of the HMA’s objectively assessed housing need within the Borough, with a small surplus of around 850 units over the Plan period. This is sufficient to allow some flexibility should some sites for any reason not be delivered as anticipated.
- 2.4 However, the delivery of Rushmoor’s share of the HMA’s objectively assessed housing need is dependent on the identification and delivery of sufficient land to mitigate the potential recreational impact arising from occupation of net new dwellings on the Thames Basin Heaths Special Protection Area. The Council is making every effort to facilitate SANG to enable the delivery of the housing target set out in the new Local Plan.
- 2.5 The Council is in discussion with Hart to set up a formal arrangement to share the mitigation offered by new SANG sites in Hart District that have a catchment extending to include new housing sites in Rushmoor. Moreover, a new SANG with surplus capacity is anticipated as part of the housing allocation in the Draft Submission Rushmoor Local Plan for land at Blandford House and Malta Barracks in Aldershot. Even with this additional SANG capacity, it would not be sufficient to mitigate fully the net new residential development anticipated in the Draft Submission Rushmoor Local Plan. In assessing the Council’s landholdings, and their potential suitability as SANG, remaining options are extremely limited.
- 2.6 Were the Council not to identify and deliver suitable SANG to mitigate the impact of net new residential development, this would jeopardise the implementation of the spatial strategy set out in the new Local Plan. Without demonstrating to an Inspector at the Local Plan Examination that the Council is using all reasonable endeavours to deliver SANG, the outcome could potentially be that the Local Plan is found “unsound”.

Appendix 2

Golf Club Green Fees and Memberships	
Southwood GC	Adult midweek - £20
	Adult weekend - £25
	Senior - £15
	Season tickets – Adult 7 day £725 Adult 5 day £550
	Senior/Concession 5 day £385
Oak Park GC	Monday – Friday - £30
	Weekends - £35
Pine Ridge GC	Adult midweek - £29
	Adult weekend - £38
	Senior midweek - £21
	Senior weekend - £32
	Crown Golf memberships (Oak Park & Pine Ridge) 5 day membership - £899 7 day membership - £1133
Army GC	Midweek - £60
	Weekend play only with a member or arrangement
	Membership – Joining fee £500 + annual subscription £1365 = £1865
	No waiting list, no senior membership rates

Option to convert Southwood Golf Course into new natural open parkland

Consultation report by Strategy, Performance and Partnerships

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Summary

There were 2,413 responses to the survey from people living in and out of the borough. In total 1,514 respondents (62.7%) had postcodes or addresses in the borough.

From those answering the related questions the respondents tended to be male (63.0%), white British (86.6%), not have any health conditions or disabilities, which limited daily activities (81.6%) and be heterosexual/straight (80.6%). The largest age group of respondents was 45-54 years (19.7%).

Of those who play golf, 281 respondents (16.9%) indicated that they were members of Southwood golf course, 1,151 respondents (72.9%) indicated that they have used the golf course and 554 respondents (41.7%) indicated that they would give up playing golf if Southwood was to close.

Overall, 61.% of respondents indicated that they wanted to 'Keep Southwood Golf Course open, and as it is' compared to 39.0% who wanted to 'Close Southwood Golf Course and turn it into natural parkland, which in turn, would allow around 2,500 homes to be built elsewhere in the borough'. Of those with postcodes or addresses in the borough, 50.6% of respondents indicated that wanted to 'Close Southwood Golf Course and turn it into natural parkland, which in turn, would allow around 2,500 homes to be built elsewhere in the borough' compared to 49.4% who wanted to 'Keep Southwood Golf Course open, and as it is'.

The main themes of responses to the open questions asking why they wanted to keep the golf course are affordability, plenty of other green spaces around, course is well used, provides a sense of community and the course is fantastic.

The main themes of responses to the open question asking why they wanted to close the golf course are, it is a great idea, need more parkland, more people will benefit than do from golf, issues with the running costs and it will allow more housing.

The most popular thing respondents wanted to see at Southwood Golf Course if we were to create new natural parkland was 'open space for walking and dog walking', followed by 'natural trails'. The least popular was 'small allotment'.

The main theme of the last question asking for any other comments were, don't want the golf course closed and leave it as it is.

Introduction

The council is considering the possibility of converting Southwood Golf Course into new natural open parkland.

This would mean that the area would be opened up to become around 50 hectares of green space for all our residents to enjoy, replacing the golf course use.

Together with Southwood Woodland and other green open space nearby, this would create a large country park area, offering activities such as walking, cycling, trim trails, natural play structures and a community orchard.

The natural parkland would become what is known as Suitable Alternative Natural Greenspace (SANG). This means the area would become a permanently protected public open space that could never be built on.

Converting the golf course would allow for around 2,500 new homes to be built in the borough under the Thames Basin Heaths Special Protection Area mitigation requirements. In turn, new town centre homes, particularly flats, would provide funding to help support the much-needed regeneration of Aldershot and Farnborough town centres, as well as bringing new footfall to the areas.

In recent years, overall use of the golf course has reduced from 40,000 to 25,000 rounds a year. This is made up of casual users, societies, season ticket holders and golf club members. There are approximately 175 golf club members, of which around half live in Rushmoor.

Methodology

To understand people's views on the options to convert the golf course, an online survey was designed and public meetings organised. Paper versions of the surveys (appendix A) were also available at the Council Offices and were taken to public meetings. The public meetings were held at:

- Southwood Community Centre on Tuesday 15 August
- Southwood Golf Course on Tuesday 19 September

In total 2,072 households around the golf course received a leaflet (appendix B) informing them of the survey and the consultation events.

Due to public interest, the original deadline was extended by one week, from 22 September to the 29 September. An additional public meeting on Monday 18 September at Southwood Community Centre was also added.

The households around the golf course received a postcard (appendix C) informing them of the extension and the extra meeting.

The consultation ran from Friday 8 August until Friday 29 of September 2017.

Responses

There were 2,255 online responses and 158 paper responses, giving a total of 2,413 responses. The table below shows the location of respondents; 62.7% (1514 respondents) had postcodes within the borough.

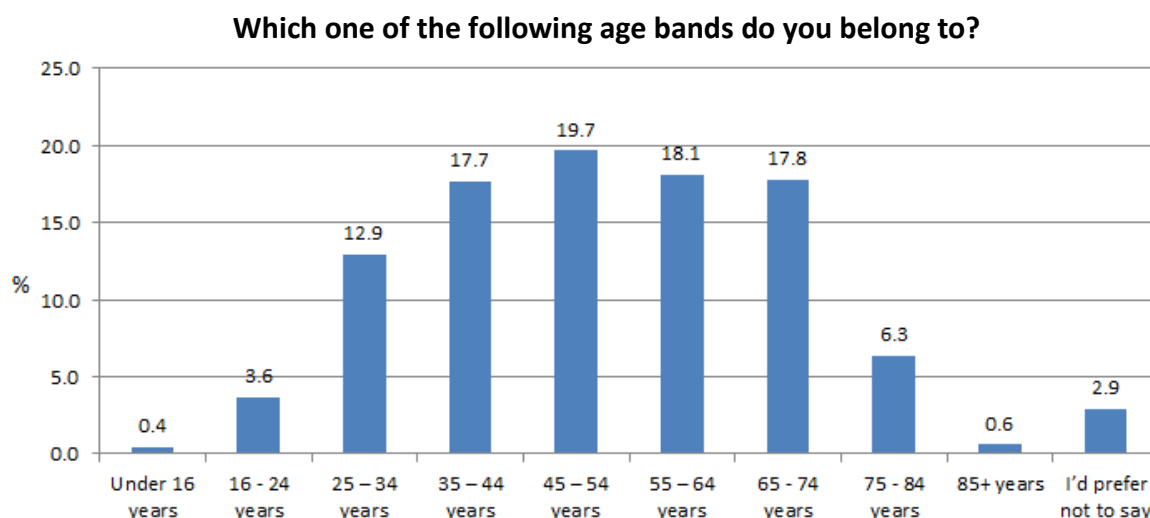
Location of respondents	Number	Percentage
Postcode or address in the borough*	1,514	62.7%
Postcode or address out of the borough	533	22.1%
Location not given	366	15.2%

*We have included those who responded with part of the postcode GU14

Characteristics of the respondents

Age

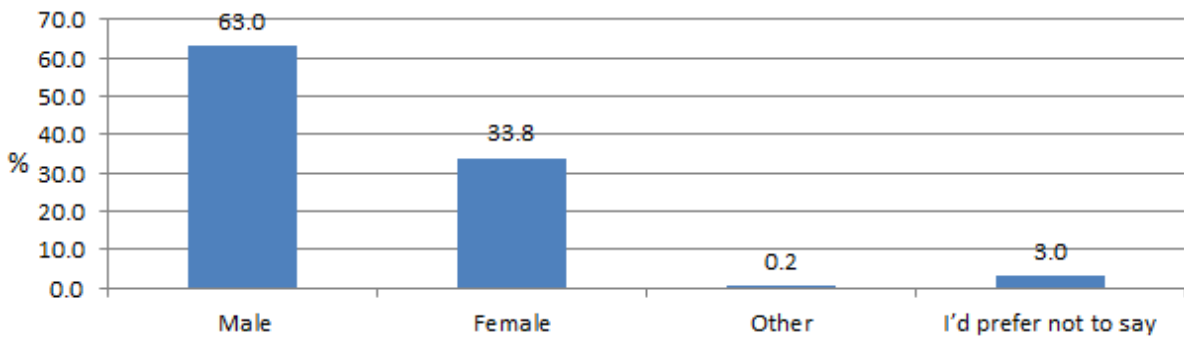
In total 2,248 respondents filled in the question about their age. The age of respondents ranged from under 16 years to 85+ years, with the largest age group being 45-54 year olds (442 respondents).



Gender

In total 2,245 respondents filled in the question about their gender. The majority of respondent were male; 63.0% (1,415 respondents). Of the four respondents that filled in the other comment box, there was no commonality in response.

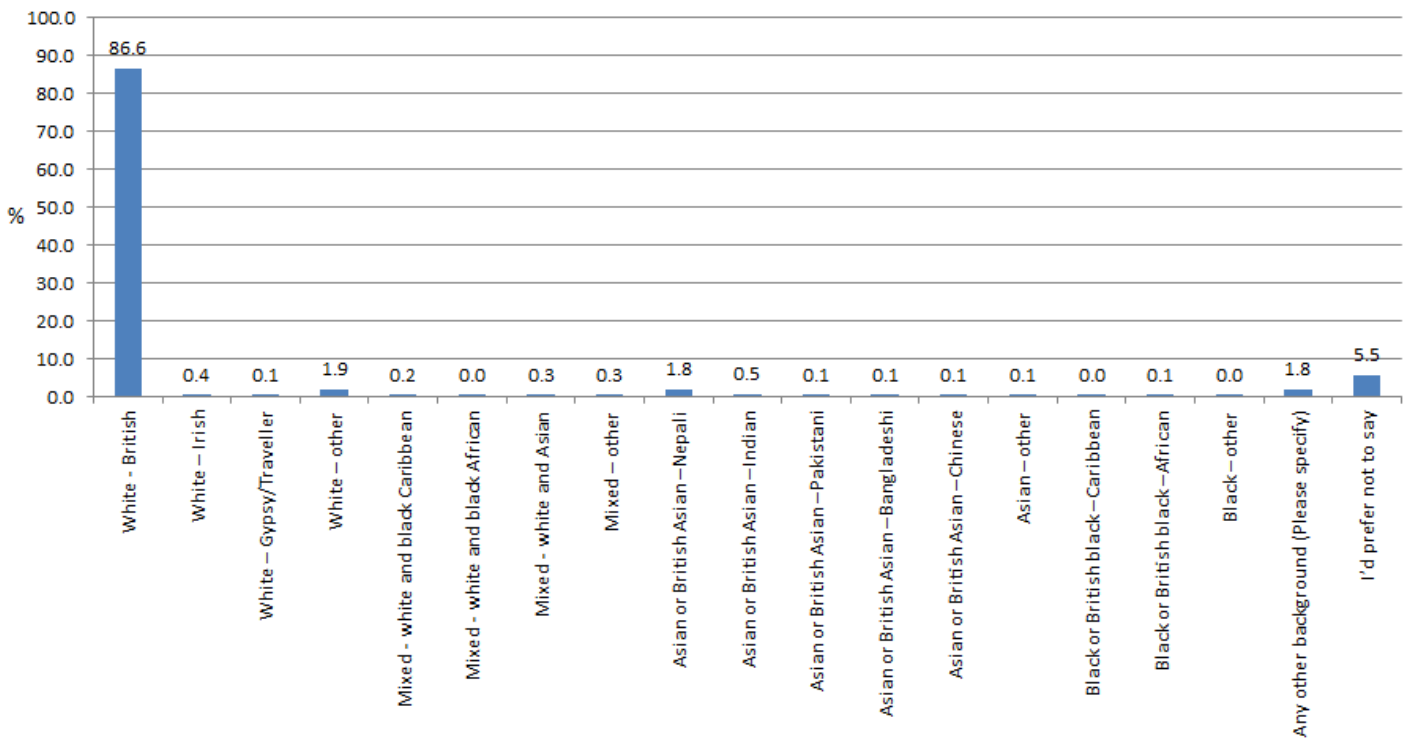
Your gender



Ethnic group

In total 2,233 respondents filled in the question about their ethnic group. The majority of respondents were white - British; 86.6% (1,933 respondents).

What is your ethnic group?

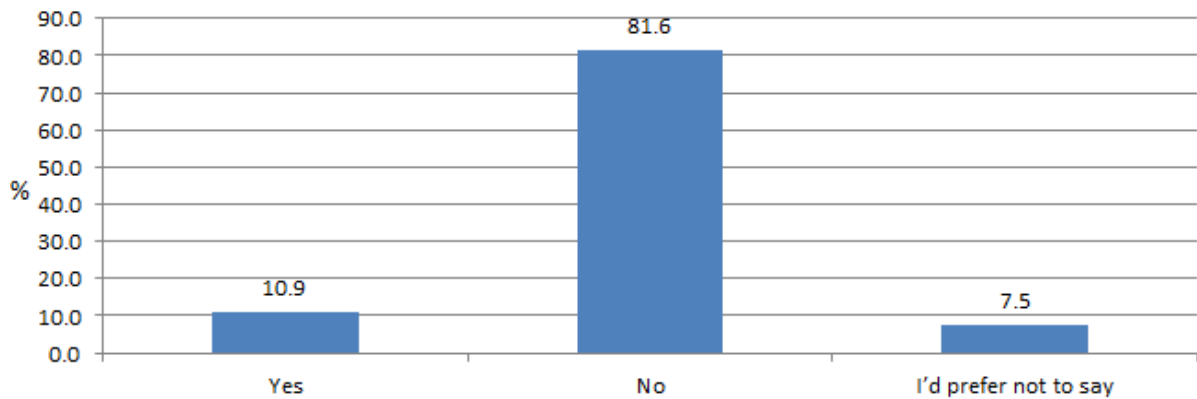


Of the 40 respondents that filled in the other comment box, the most common responses were 14 indicating they were English and nine indicating that the question was irrelevant.

Health conditions or disabilities

In total 2,223 respondents filled in the question about their health. The majority of respondents (81.6%) indicated that they did not have a health condition or disabilities, which limited their daily activities.

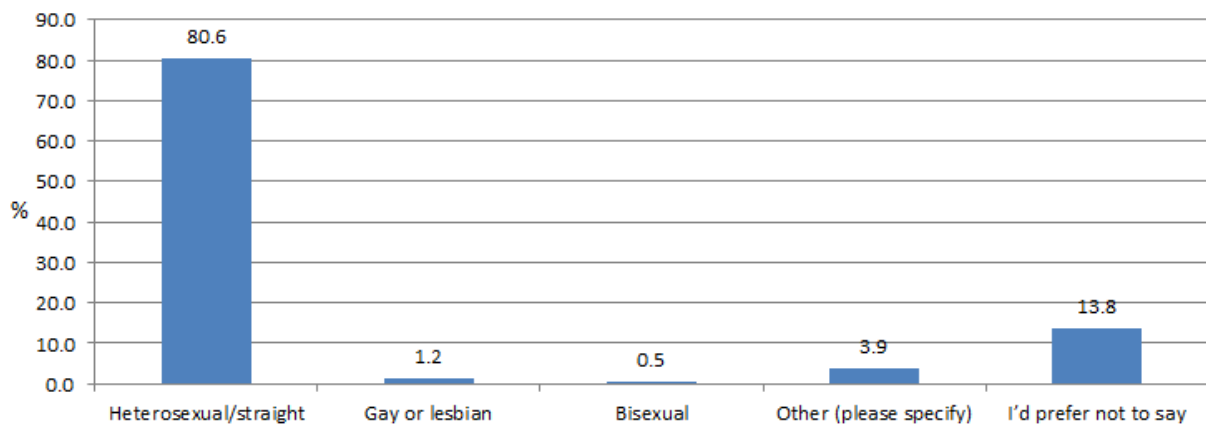
Do you consider yourself to have any health conditions or disabilities, which limit your daily activities?



Sexual orientation

In total 2,177 respondents filled in the question about their sexual orientation. The majority of respondents (80.6%) indicated that they were heterosexual/straight.

What is your sexual orientation?



Of the 80 respondents that filled in the other comment box, 62 of the comments were about the relevance of the question to the survey.

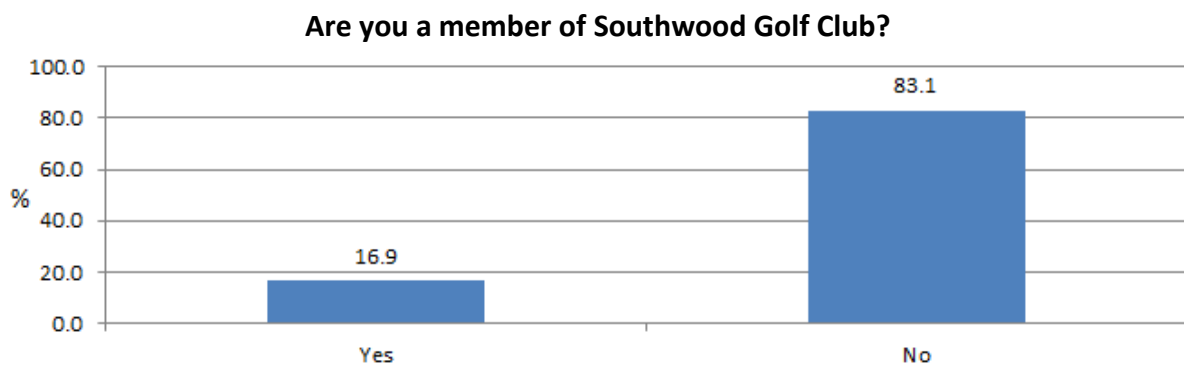
Results

SECTION ONE – Golfers

Note as this section was available to all to answer and first in the survey, some non-golfers may have filled in some of the questions.

Question 1: Are you a member of Southwood Golf Club?

In total 1,660 respondents filled in this question; 16.9% (281 respondents) indicated that they were members of Southwood Golf Course and 83.1% (1,379 respondents) indicated that they were not members.



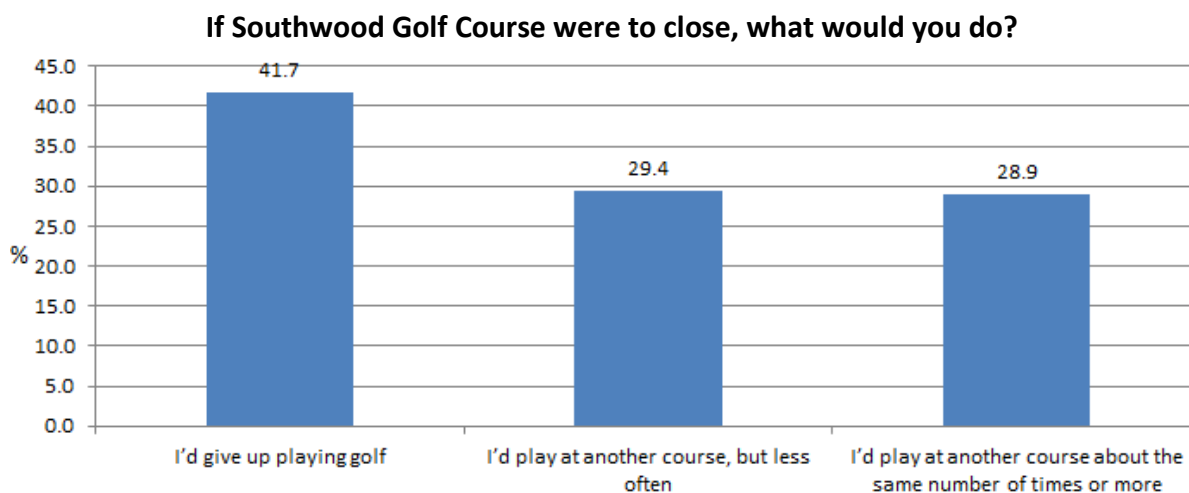
Question 2: How often have you played at Southwood Golf Course in the last 12 months?

In total 1,578 respondents filled in this question. 72.9% (1,151 respondents) indicated that they had used the Southwood Golf Course and 27.1% (427 respondents) indicated that they had never used it. Of those who had used the golf course, the most frequent use was weekly; 14.8% (234 respondents).



Question 3: If Southwood Golf Course were to close, what would you do?

In total 1,330 respondents filled in this question; 41.7% (554 respondents) indicated that they would give up playing golf, 29.4% (391 respondents) would play on another course but less often and 28.9% (385 respondents) would play at another course about the same number of times or more.



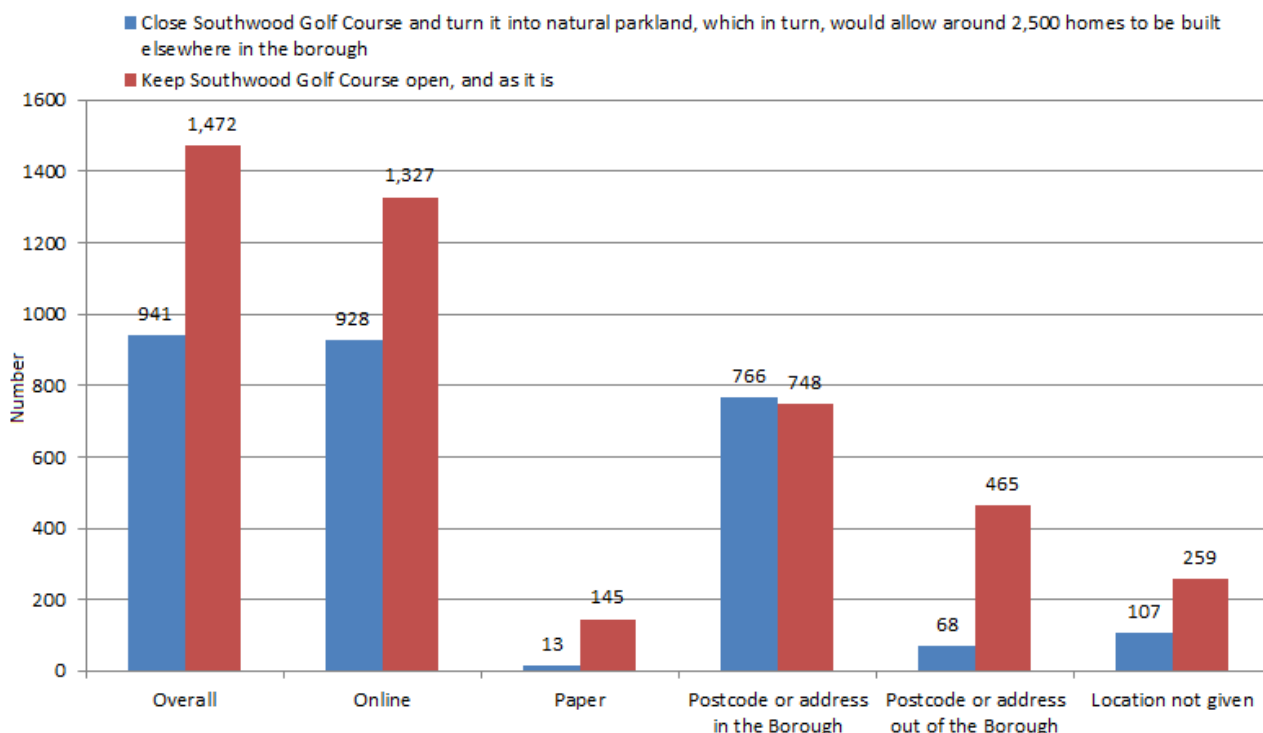
SECTION 2 – For everyone to complete

Question 4: Given what you've read about the option to convert Southwood Golf Club into natural parkland, which of the following would you most support?

This was the only mandatory question in the survey so all 2,413 respondents filled in this question. Overall, 61.0% (1,472 respondents) wanted to keep the Southwood Golf Course as it is and 39.0% (941 respondents) wanted the golf course closed and turned into natural parkland. On those who identified themselves as living in the borough, 50.6% (766 respondents) wanted the golf course closed and 49.4% (748 respondents) wanted to keep the golf course. A high percentage (91.8%) of those who returned paper copies of the form wanted to keep the golf course.

	Close Southwood Golf Course and turn it into natural parkland, which in turn, would allow around 2,500 homes to be built elsewhere in the borough	Keep Southwood Golf Course open, and as it is
Overall	941 (39.0%)	1,472 (61.0%)
Online	928 (41.2%)	1,327 (58.8%)
Paper	13 (8.2%)	145 (91.8%)
Postcode or address in the borough	766 (50.6%)	748 (49.4%)
Postcode or address out of the borough	68 (12.8%)	465 (87.2%)
Location not given	107 (29.2%)	259 (70.8%)

Split of results by method of response and location of responder



In total, there were 1,833 comments for why respondents chose either to keep or close the golf course.

There were 609 comments from those who wanted to close Southwood Golf Course. The main themes of the comments (those mentioned over 20 times) were:

- Great idea/agree with the idea/need more park land/great for the area/like park land (mentioned 262 times)
- Parkland will be used more than the golf course/more people will benefit/better use for the community (mentioned 207 times)
- Issues with the running costs/subsides of the golf course and value for money (mentioned 83 times)
- It will allow housing/we need more housing/housing more important than golf (mentioned 80 times)
- There are plenty of other places for golf around (mentioned 57 times)
- The land will be protected (mentioned 46 times)
- Concern about extra housing/don't want housing/location of extra housing/infrastructure (mentioned 37 times)
- Good for wildlife/biodiversity/nature (mentioned 29 times)
- Want the housing to be affordable housing (mentioned 26 times)
- It will allow regeneration/development (mentioned 24 times)
- Exercise and fresh air benefits/well-being (mentioned 24 times)

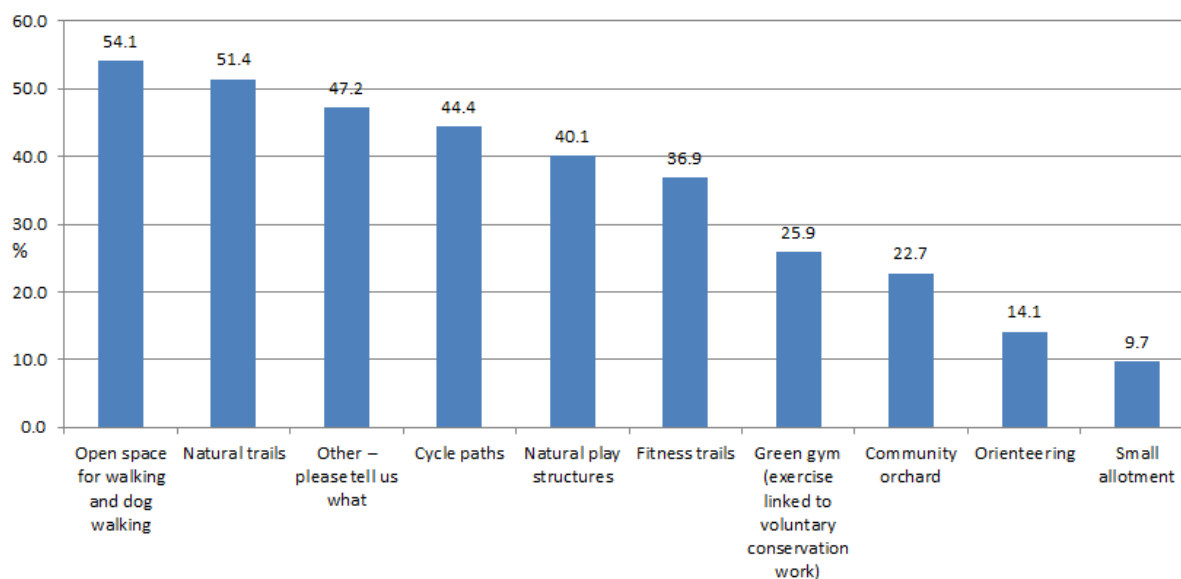
There were 1,224 comments from those who wanted to keep the Southwood Golf Course, the main themes of the comments (those mentioned over 20 times):

- Affordability/ the reasonable price of the course/the cost of using other courses/affordable for pensioners (mentioned 321 times)
- There are already plenty of other open/green spaces around (mentioned 173 times)
- Health and fitness benefits (mentioned 171 times)
- The course is well used/busy/I play there (mentioned 161 times)
- Social/friendship and sense of community benefits of the course/club (mentioned 141 times)
- The course is great/lovely/good/fantastic/well maintained (mentioned 113 times)
- Concern about current/future infrastructure if more homes are built (mentioned 85 times)
- Benefits for the older population/less able with the course being accessible/flat/option to play less holes (mentioned 72 times)
- The location of the golf course/on doorstep (mentioned 66 times)
- No more housing/development isn't wanted (mentioned 58 times)
- The course is good for young people/beginners/learners (mentioned 56 times)
- Cost of maintaining the natural parkland/will it be maintained (mentioned 56 times)
- The club supports charities/raises money for good causes (mentioned 53 times)
- The course is the only/best pay and play/public course in the area (mentioned 49 times)
- The course is already a green space/full of wildlife/natural parkland (mentioned 45 times)
- Course attracts people to the area/an asset to the area/community asset (mentioned 38 times)
- Southwood woodland not maintained/well used (mentioned 33 times)
- I think/concern that it will be turned in to housing/airport expansion in the future (mentioned 32 times)
- Concern about antisocial behaviour if the course wasn't there (mentioned 30 times)
- Market /invest/promote the golf course (mentioned 28 times)
- Compromise with a 9 hole course(mentioned 21 times)

Question 5: If we were to create new natural parkland at Southwood Golf Course, what would you like to see provided there?

In total 2,045 respondents filled in the question. The 'open space for walking and dog walking' was the most popular option with 54.1% (1,106) of respondents wanting to see this provided. This was followed by 'Natural trails' with 51.4% (1,051) of respondents wanting to see this provided. The least popular option was for 'small allotment', with only 9.7% (199) of respondents wanting to see this provided.

If we were to create new natural parkland at Southwood Golf Course, what would you like to see provided there?



There were 944 comments for the ‘other’ option. The main themes of the comments (those mentioned over 20 times) were:

- Golf course/keep golf course/as it is/disagree with plans (mentioned 414 times)
- None/nothing/wouldn't use (mentioned 170 times)
- These things are already available in the local area (mentioned 70 times)
- Café/restaurant/pub/refreshment kiosk (mentioned 52 times)
- 9 hole golf course (mentioned 32 times)
- Pond/Wildlife pond/lake (mentioned 31 times)
- Water play/splash park/swimming pool (mentioned 26 times)
- Play park/adventure park (mentioned 26 times)

Question 6: If you have any other comments, please let us know in the box below.

There were 869 comments for this question. The main themes of the comments (those mentioned over 20 times) were:

- Generally negative about closing the golf course/ don't want the golf course closed/ leave it as it is/ disgusted (mentioned 196 times)
- Generally positive about the golf course changing to natural parkland/ fantastic idea (mentioned 96 times)
- Plenty of open/green spaces / the suggested activities are in the area already (mentioned 58 times)
- Infrastructure concerns if housing is built (mentioned 46 times)
- Change management of the course/promote the course/increase fees (mentioned 44 times)

- Maintenance concerns/maintenance costs of the natural parkland (mentioned 43 times)
- Closing the course would deprive people of health and fitness, social interaction and enjoyment (mentioned 42 times)
- Consultation issues/the Council have already made minds up/issues with the £40,000 the Council have said is costs to run the course/bias and misleading information (mentioned 40 times)
- Only affordable course/can't afford other courses/course is reasonably priced (mentioned 37 times)
- Change to 9 holes/shorter course (mentioned 24 times)
- No to new houses (mentioned 21 times)

Option to convert
Southwood Golf Course
into new
natural open parkland



You can read more about this on our website
www.rushmoor.gov.uk/southwoodsurvey

Please complete our survey to tell us what you think about this idea

The closing date for giving your views is Friday 22 September

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Section 1 - Golfers - please complete this section if you are a golfer

1. **Are you a member of Southwood Golf Club?** (Please tick one box)

- Yes No

2. **How often have you played at Southwood Golf Course in the last 12 months?**
(Please tick one box)

- Daily Once or twice a year
 A few times a week Annually
 Weekly Less often
 Monthly Never
 Every couple of months

3. **If Southwood Golf Course were to close, what would you do?** (Please tick one box)

- I'd give up playing golf
 I'd play at another course, but less often
 I'd play at another course about the same number of times or more

Section 2 - For everyone to complete

4. **Given what you've read about the option to convert Southwood Golf Club into natural parkland, which of the following would you MOST support?** (Please tick one box)

- Close Southwood Golf Course and turn it into natural parkland, which in turn, would allow around 2,500 homes to be built elsewhere in the borough
 Keep Southwood Golf Course open, and as it is

Please tell us why you say this.

5. **If we were to create new natural parkland at Southwood Golf Course, what would you like to see provided there?** (Please tick all that apply)

- Open space for walking and dog walking
 Cycle paths
 Fitness trails
 Natural trails
 Green gym (exercise linked to voluntary conservation work)
 Natural play structures
 Orienteering
 Community orchard
 Small allotment
 Other – (Please tell us what)

6. If you have any other comments, please let us know in the box below.

Section 3 - About you

As part of the Equality Act 2010, we must make sure our services are open and accessible to everyone, that we treat people fairly and appropriately and in consultations, we hear all views.

The following questions will help us to check that we are doing this and will also help us to understand better the answers we receive. We will treat this information as anonymous and confidential and will not identify individuals.

You do not have to answer these questions if you would prefer not to.

7. Your age

Which one of the following age bands do you belong to? (Please tick one box)

- | | |
|---|--|
| <input type="checkbox"/> Under 16 years | <input type="checkbox"/> 55 - 64 years |
| <input type="checkbox"/> 16 - 24 years | <input type="checkbox"/> 65 - 74 years |
| <input type="checkbox"/> 25 - 34 years | <input type="checkbox"/> 75 - 84 years |
| <input type="checkbox"/> 35 - 44 years | <input type="checkbox"/> 85 and over |
| <input type="checkbox"/> 45 - 54 years | <input type="checkbox"/> I'd prefer not to say |

8. Your gender (Please tick one box)

- Male
 Female
 Other (Please specify)

- I'd prefer not to say

9. What is your ethnic group? (Please tick one box)

- | | |
|--|--|
| <input type="checkbox"/> White - British | <input type="checkbox"/> Asian or British Asian - Pakistani |
| <input type="checkbox"/> White - Irish | <input type="checkbox"/> Asian or British Asian - Bangladeshi |
| <input type="checkbox"/> White - Gypsy/Traveller | <input type="checkbox"/> Asian or British Asian - Chinese |
| <input type="checkbox"/> White - other | <input type="checkbox"/> Asian - other |
| <input type="checkbox"/> Mixed - white and black Caribbean | <input type="checkbox"/> Black or British black - Caribbean |
| <input type="checkbox"/> Mixed - white and black African | <input type="checkbox"/> Black or British black - African |
| <input type="checkbox"/> Mixed - white and Asian | <input type="checkbox"/> Black - other |
| <input type="checkbox"/> Mixed - other | <input type="checkbox"/> Any other background (Please specify) |
| <input type="checkbox"/> Asian or British Asian - Nepali | |
| <input type="checkbox"/> Asian or British Asian - Indian | |

- I'd prefer not to say

10. Do you consider yourself to have any health conditions or disabilities, which limit your daily activities? (Please tick one box)

- Yes No I'd prefer not to say

11. What is your sexual orientation? (Please tick one box)

- Heterosexual/straight
 Gay or lesbian
 Bisexual
 Other (Please specify)

- I'd prefer not to say

12. Your address

So that we can identify where responses come from, we would like your house number or name and postcode.

Your house name or number

Your postcode

13. Keeping you informed

If you would like to be kept informed about the outcome of this consultation and our decision, please give us your email address.

14. Sign up for email news from the council

Occasionally, we'd like to send our residents information about the council and our services by email. You can also find out about council consultations. In addition, our council Leader, Councillor David Clifford has his own email newsletter that you can sign up to receive.

- I'd like to receive news from the council
 I'd like to receive news about consultations
 I'd like to receive news from the Leader

Your email address (if not given, or different to, above)

Thank you for taking part in our survey.

Our councillors will use your responses to help them make a decision.
We will publish updates on our website, www.rushmoor.gov.uk/southwoods survey

Data protection notice: We will only use the information you give us for the purposes stated in this survey.

Council Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
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 @rushmoorcouncil
 Rushmoor Borough Council
August 2017

Appendix B. Copy of postcard

Option to convert
Southwood Golf Course
into new
natural open parkland



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Before our councillors make a decision on this option, we would like your views.

You can read more about our consultation and complete our survey on our website, www.rushmoor.gov.uk/southwoodsurvey



Drop-in consultation sessions at:

Southwood Community Centre
Tuesday 15 August - 3.30pm-7.30pm

Southwood Golf Clubhouse
Tuesday 19 September - 3.30pm-7.30pm

The closing date for giving your views is

Friday 22 September

Council Offices,
Farnborough Road,
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Option to convert
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Have
your
say!

Due to public interest we have
EXTENDED the consultation deadline
and **ADDED** an open meeting

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BOROUGH COUNCIL

Before our councillors make a decision on this option, we would like your views.

You can read more about our consultation and complete our survey on our website, www.rushmoor.gov.uk/southwoodsurvey



An ADDED open meeting at:

Southwood Community Centre
Monday 18 September - 6.30pm-8.30pm

Drop-in consultation session at:

Southwood Golf Clubhouse
Tuesday 19 September - 3.30pm-7.30pm

The closing date for giving your views has been EXTENDED to

Friday 29 September

Council Offices,
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August 2017

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