



Stand Golf Club Limited

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Redevelopment of land at Stand Golf Club Consultation Statement





Introduction

1. The Stand Golf Club has prepared this statement. It explains the process that the club has followed to notify those people and organisations which might be interested in its proposals and to seek their views and comments. The proposals, which have been discussed with stakeholders, involve three parts:
 - The construction of a new clubhouse
 - The restoration of the Old Standians Football Ground; and
 - The development of a small part of the club's land ownership, primarily the site of the current clubhouse, for housing to pay for the first two elements listed above.
2. The Golf Club has been working in conjunction with Westshield Developments and its advisors to shape the proposal, which are now to be the subject of a planning application which will be submitted to Bury Council. The club understands that as part of the planning application process, the council will conduct its own consultations. It is anticipated that some of the people and organisations that the council consults with will be the same as those with whom the club has already made contact.
3. The consultation process carried out by the club itself has not involved any “technical” consultees, such as, for example, the Highway Authority or the Lead Local Flood Authority. This does not mean that the formulation of the proposals, the subject of the planning application, has not taken into account the views of such organisations; it simply means that the various professional consultants instructed by Westshield to assist with the application have, where appropriate, discussed the proposal directly with them.
4. The planning application is accompanied by numerous technical reports, which examine the impact and implications of the proposals from a technical standpoint. This Consultation Statement is entirely separate from that body of work. Although it is anticipated that this statement will not comment upon technical matters, if it does erroneously do so, then the relevant technical report should always be the preferred source of information.

Stakeholders

5. Before embarking upon any consultation, the club first identified those “stakeholders” it considered it ought to consult with. These were as follows
 - The Golf Club’s membership
 - The Local Planning Authority – Bury Council



- Local elected representatives
 - Nearby residents and neighbours of the club
 - Certain organisations such as Sport England and England Golf, whose primary interests are in the management, maintenance and development of sport and in particular Golf
6. In terms of the list above, it is perhaps worth specifically mentioning the first entry – the Club’s membership. The responsibility for addressing the deficiencies of the current clubhouse rests with the Club’s Trustees, as a consequence of a decision taken some time ago to empower a smaller working group within the club to explore ways in which the issues, inadequacies, and defects with the clubhouse could be addressed. This working group was empowered to explore the potential alternative development/redevelopment solutions. Thus, even though the underlying principle of what is proposed was agreed upon some time ago, it was felt important that once the principle of redevelopment had emerged as a tangible scheme, the club’s membership was again “reconsulted” upon the finer detail.
7. The above clarification is made to ensure that it is understood that the Consultation Statement is submitted in the name of the legal entity, which is Stand Golf Club Ltd, but embraces the broader views of its numerous members.

Methodology

8. The preferred methods of engagement have involved personal “face-to-face” meetings, correspondence and certain Social media. No public meeting has yet been held, although the club has always made representatives available to discuss the proposals if demand arose.
9. Engagement with the Council in its capacity as Local Planning Authority took the form of a “Pre-application” submission. This process was undertaken by Westshield’s advisors and involved submitting a written document in May 2024, followed by a subsequent meeting with the authority's officers. The feedback received from the Local Planning Authority’s officers informed the technical engagement process mentioned above, the design process and understanding of the principles which would underpin the authority’s decision-making process
10. The local elected representatives included the Member of Parliament for Bury South, Christian Wakeford and the ward councillors for the Pilkington Park Council ward, within which the golf course lies. Initial contact was made via written correspondence, and thereafter all chose to visit the club and make further enquiries of the club's representatives
11. residents and the club's neighbours were contacted via a hand-delivered letter. One hundred eighty-five letters were distributed in total, and to date, four responses have been received.



12. Finally, the sporting organisations listed were contacted by letter, and one response from Sport England was received.
13. As we have highlighted above in paragraphs 3 & 4, technical issues are dealt with in the numerous reports submitted with the planning application, and we do not therefore propose to discuss these. Representatives of the club attended the pre-application meeting with officers of the Local Planning Authority, and it was clear to us that the officers understand the economic issues facing the club and the need for the club to identify a financially viable and sustainable long-term solution. We do not propose to comment further on this part of the conclusion process.
14. Having explained the nature of the detailed proposals, including a thorough presentation of the proposals following the club's Annual General Meeting, the membership was concerned to understand that the proposals would ensure continuity of the use of the clubhouse, that is to say, the current clubhouse would not be demolished until the new clubhouse was fully available for use. We can confirm that the commercial arrangement with Westshield ensures continuity of use. Having received such assurances, the club's membership unanimously endorsed the proposals.
15. Turning to the local representatives, all having viewed the state of repair of the current clubhouse and understood its defects and deficiencies, confirmed that they endorsed the need for the club to take urgent action to address the issues. All were generally supportive of the proposals and appreciated that, given the club owns no land other than the course, the only way to generate revenue to finance the development of a new clubhouse would be to dispose of land in the Green Belt. All the representatives understood the logic behind the siting of the proposed clubhouse and the location of the land on which the housing is proposed.
16. Golf England has made no formal response. Sport England referred to its general guidance on development affecting sports facilities.
17. Coming to the clubs' neighbours to date, four letters from residents of West View Grove that overlook the development have been received, outlining concerns with the location of the proposed housing development. Having considered the responses, we have not revised the location of the enabling development. Whilst we accept that their view will be affected, we believe the location of the enabling development is in the most suitable location, having regard to the impact on the golf course and the fact that the clubhouse land is already built upon.

Conclusions



18. In conclusion, we believe that the process of pre-application engagement has embraced those people and organisations with a likely interest in the development. The club have listened to the feedback it has received and believes that the current proposals, the subject of the planning application, have been adapted where appropriate to take into account the responses where possible.
19. We would ask that the Council grant planning permission for this project, which is vital to the long-term future of the Stand Club.