# EXHIBIT LIST

Reference No: AP2/00025  
Petitioner: Ingestre Park Golf Club  
Published to Collaboration Area: Friday 03-May-2019

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<td>A473 Presentation.pdf (A473)</td>
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Ingestre Park Golf Club
What we are asking for

• We want to be treated fairly
• Dismissal of AP2 (in relation to IPGC)
• Confirmation of compensation on same basis of Equivalent Reinstatement as agreed with Whittington Heath G C, achievable only by way of complete relocation
• Direction to HS2 to provide a means of funding, a timetable and construction programme that ensures continuity of 18 holes of golf and community asset provision
Summary of Petitioner’s Position

• July 2018 SC direction:
  “Come to a solution that allows the golf club to continue as a community asset. We thought that both HS2’s figures and the golf club’s figures were too high”

Definition:- A community is formed by like-minded people who come together in support of a common goal.

• AP2 fails to provide a solution
• Updating and validating of costs undertaken
• Complete relocation remains the solution
• Whittington Heath GC comparisons
Why AP2 does not work

• “The works to reconfigure the golf course will take one year and three months, during which it is assumed that the outdoor space, including the golf course, will be shut, but the club house will remain open.”
  
  (SES AP2 2019)

• No continuity of 18 hole golf or community asset

• Not an equivalent course
• Severed by roadway
• Bordered by HS2
• Disjointed golf layout
• Poor land drainage and irrigation proposals
• Featureless extension land
• Poor outlook from clubhouse
• Clubhouse and pro shop would need alterations/relocation
• Negative findings of Viability Assessment
Club’s preferred relocated site

• Tixall (within Tixall & Ingestre Parish) (location shown in next slide)
• Series of meaningful discussions with owners willing to sell
• Great site, close to existing home, scope for wonderful course, great sandstone drainage and undulating landscape
• Screening confirms no Environmental Impact Assessment
The Sites
HS2’s proposal
IPGC Preferred Site

Ingestre Park Golf Club
Concept Masterplan Option 1
Whittington Heath GC

• “HS2 Ltd has checked the basis of compensation and confirmed equivalent reinstatement was agreed as part of an overall deal to include environmental mitigation in the new course”

  *(HS2’s response for further information requested by Select Committee - July 2018)*

• **WHGC**
  - 5 new holes
  - 5 holes reworked
  - 8 holes unaltered
  - Continuous golf
  - New clubhouse and pro shop
  - Consistent style of course
  - Build to good specification
  - Costs ?

• **IPGC AP2 Proposal**
  - 12/13 new holes
  - 2 holes reworked
  - 4 holes unaltered
  - 15 month closure
  - Utility pipeline diversions
  - Extensive disruption
  - Costs ?

• Phase 2a has same framework as Phase 1
Timeline

• New course solution deliverable
• Clear and agreed timetable necessary – to date timelines in Environment Statements and HS2 correspondence are unclear and confused

Bob Hunt IDG to provide expert evidence
Current Estimates

Prepared by jointly appointed golf design consultant and commercially verified.

Note: Due to insufficient information from HS2, the consultant was asked by HS2 to make assumptions in the preparation of these figures

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<tr>
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<th>Hs2 proposal</th>
<th>IPGC preference</th>
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<tr>
<td>Preliminaries</td>
<td>£628,000</td>
<td>£688,000</td>
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<tr>
<td>Course construction</td>
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<td>Existing course</td>
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<td>refurbishment</td>
<td>£368,376</td>
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<td>Land costs</td>
<td>£1,489,253</td>
<td>£1,568,093</td>
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<td>Clubhouse/maintenance</td>
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<td>£3,066,096</td>
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<td>Infrastructure</td>
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<td><strong>£11,019,909</strong></td>
<td><strong>£10,877,801</strong></td>
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- Land costs shown @ £10k/acre on both sites but recreational land values may apply to both.
- Stamp duty?
- Compensation claims to be deducted from these calculations estimated @ £2m+

Bob Hunt IDG to provide detailed evidence