

## **PREFACE**

On 27th September 1990, the Council's Development Services Committee received a report from the Director of Planning concerning the pressures for golf course development. The Committee resolved to adopt an interim policy for development control purposes and that an Advice Note for prospective developers be prepared with both being subject to consultation and review (Minute 255).

On 7th March 1991, the Development Services Committee gave consideration to a detailed Draft Golf Advice Note and this was adopted for further consultation (Minute 655). The consultations undertaken were wide ranging, including statutory bodies such as the Countryside Commission, English Heritage and English Nature as well as local and regional sports bodies. The Council was aware of the intention of the Eastern Council for Sport and Recreation to publish a golf study and in May 1991 "The Future for Golf" was produced. This report was used, together with consultation responses, in a review of the Advice Note which was undertaken by the Development Services Committee on 26th September 1991 (Minute 279). Subsequently, the Council's Policy and Resources Committee recommended the adoption of revised guidance and policy which was approved by the Council on 4th November 1991.

### **SUPPLEMENTARY PLANNING GUIDANCE**

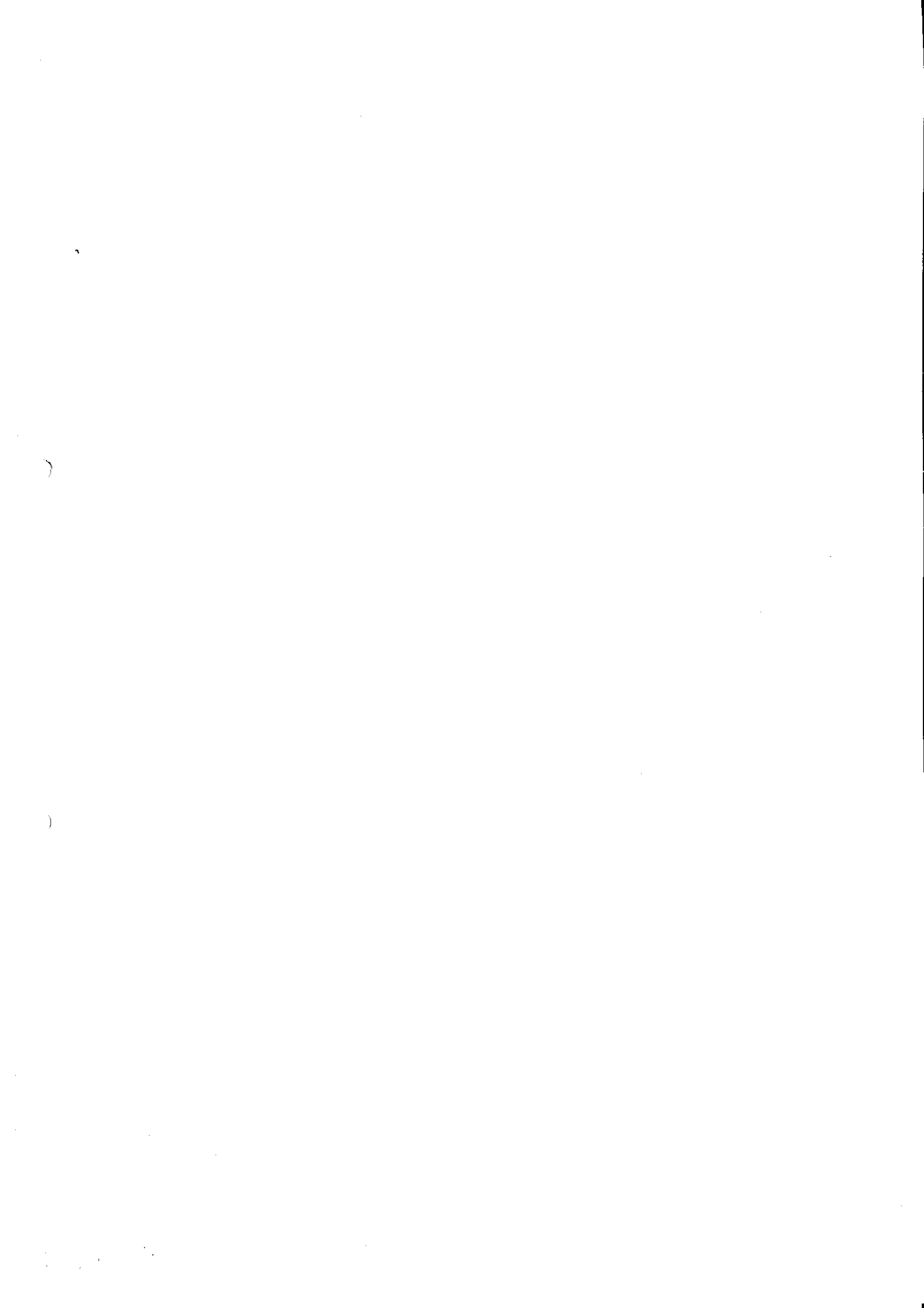
#### **GOLF COURSES AND FACILITIES**

#### **POLICY AND ADVICE NOTE**

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## **ADVICE NOTE FOR PROSPECTIVE GOLF COURSE DEVELOPERS**

### **1.0 Introduction**

In relation to golf course proposals the Council will normally expect the submission of a full application which has regard to the objectives of the Council's Golf Course Policy (Appendix 1), to the North Hertfordshire District Local Plan No. 2 and this Advice Note. This will be to the advantage of the applicant by demonstrating more fully the relationship between the proposed development and the surrounding landscape. Accordingly, in submitting an application, the following points should be observed and where applicable addressed.

### **2.0 Location**

2.1 All golf course proposals should indicate that the applicant has given full regard to the location of the course in terms of its suitability to replace existing land uses. In this respect the location matrix attached to this note (fig.1) relates a range of facility types with those locations considered, in planning terms, to be generally suitable. Additionally, Policies 24, 25 and 39 of the Local Plan give guidance on the principles of alternative activities in the countryside and are set out in Appendix 1.

2.2 All proposals should demonstrate, in broad terms, that:

- i) they do not destroy or detract from the general character of the countryside.
- ii) they relate to the pattern of the surrounding landscape.
- iii) they will produce a net benefit in terms of nature conservation and that they do not destroy or detract from areas of designated special interest including Areas of Outstanding Natural Beauty (A.O.N.B.), Sites of Special Scientific Interest (S.S.S.I.) and Historic Parks and Gardens.
- iv) they enhance the landscape character and quality.

### **3.0 Application Details**

3.1 In accordance with the Council's general policy on golf development all applications for planning permission should be accompanied by the following information.

#### **3.2 Site Survey**

Plans at a minimum of 1:1250 scale showing:

- geology and soil type (including agricultural grade).
- location of existing woodland, hedges, scrub, grassland, isolated trees and their species.
- existing contours.
- location of all natural and man-made features including ponds, lakes, pits and ditches.
- current land uses.
- designated conservation/wildlife and archaeological areas.

FIG 1 GOLF DEVELOPMENT MATRIX

	Putting Greens	Pitch and Putt	Par 3 courses	Simple courses	Regular & Private Members courses	Stand-alone Driving Ranges	Golf centres & Academies	Tournament courses
Urban	●	◐	◐	○	○	◐ <sup>7</sup>	○	○ <sup>2</sup>
Urban Fringe	●	●	● <sup>4</sup>	● <sup>4</sup>	● <sup>4,6</sup>	◐ <sup>1,7</sup>	◐ <sup>9</sup>	○ <sup>2</sup>
Green Belt	● <sup>5</sup>	● <sup>5</sup>	●	● <sup>6</sup>	◐ <sup>6</sup>	○	○ <sup>9</sup>	○ <sup>2</sup>
Rural Area beyond the Green Belt	● <sup>5</sup>	● <sup>5</sup>	●	●	◐ <sup>6</sup>	○	○ <sup>9</sup>	○ <sup>2</sup>
A.O.N.B.	◐ <sup>8</sup>	◐ <sup>8</sup>	◐ <sup>8</sup>	◐ <sup>8</sup>	◐ <sup>8</sup>	○	○	○ <sup>2</sup>
S.S.S.I.	○	○	○	○	○	○	○	○ <sup>2</sup>
Historic Parks & Gardens	◐ <sup>8</sup>	◐ <sup>8</sup>	◐ <sup>8</sup>	◐ <sup>3</sup>	◐ <sup>3</sup>	○	◐ <sup>4</sup>	○ <sup>2</sup>

- Generally acceptable
- ◐ Subject to suitable location
- ◑ Acceptable only in limited circumstances
- Not generally acceptable
- ◐<sup>8</sup> See Notes

**NOTES**

The following notes supplement the general development principles established by the matrix. It must be emphasised that this approach does not amount to a statement of acceptable proposals, rather it serves to unify the general principles for allowing golf development. Matrix definitions are set out in Appendix 2.

1. Essential to ensure suitable access and adequate car parking. Such facilities should be away from residential properties especially where floodlighting is involved. Such facilities may be integrated into other leisure developments.

2. The ECSR's view of tournament type facilities is:

'It is unlikely that more than one additional facility in the region would be appropriate and this would be provided at one of the new facilities currently being built at Takeley or Quietwaters (in Essex).'

Eastern Council for Sport and Recreation, March 1991.

The District Council's view is in full accordance with this.

3. Development is acceptable if it can be demonstrated that:

- a) the essential character of the site and surrounding area is not compromised, and
- b) the proposal will help to maintain the up-keep of the property and remaining parkland.

4. Uses may be a suitable buffer/transition zone between the urban edge and the countryside beyond.

5. Uses could be incorporated into existing village recreation areas such as those already used for cricket, football, bowls and tennis.

6. Subject to suitable control of 'associated' facilities such as the size, siting and function of the clubhouse, access and parking.

7. Need to control the size and extent of associated facilities and ensure the visual impact of any floodlighting is minimised.

8. The size and scale of the development should reflect an understanding that sites designated as Historic Parks and Gardens or A.O.N.B. are of a national importance. Accordingly, the Council will expect the highest possible design standards and the most sympathetic materials and layout. Existing buildings should be used where possible.

9. Because of the potential scale and impact of such developments, each case will need to be judged on its own merits and it is, therefore, difficult to define in advance what will be acceptable. Potential applicants are invited to undertake discussion with the Planning Department at the earliest stages of their proposals.

### 3.3 An Assessment of Environmental Impact

- report/plans analysing existing landscape quality.
- analysis of nature conservation significance of existing habitats (see also BAGCA and GCWT guidelines, Appendix 3).
- a preliminary evaluation of the site to determine the presence of any features of archaeological interest.
- identification of opportunities for landscape and nature conservation improvement including a statement of commitment to carrying out these improvements.
- a clearly demonstrated understanding of the additional traffic the proposal will generate and its impact on the existing road network.
- list of losses and gains (a balance sheet for the site) resulting from a golf development.
- impact on existing recreational uses, i.e. walking, riding, etc..

3.4 The applicant will also be expected to provide detailed information regarding course layout and design. This should include evidence that thought has been given to the 'playability' of the course.

### 3.5 Layout

Generally, the optimum shape for a golf course is a wide rectangle north and south which allows a variety of holes to be accommodated in varying directions.

Plans at a minimum scale of 1:1250 showing:

- areas of existing vegetation to be retained.
- areas of existing vegetation to be removed.
- areas to become fairways, tees, greens, bunkers and rough.
- clubhouse, car park and access location.
- the location of any proposed ancillary or associated development.
- position of any new landscape features such as ponds, lakes and paths.

### 3.6 Size of Site

The Eastern Council for Sport and Recreation mention the following site sizes for golf development:

- a green field site without constraints can be accommodated on **40 hectares**, although protective measures between fairways such as mounding or planting, may need to be incorporated.
- a rural site affected by adjacent roads and footpath boundaries requires **45 - 50 hectares**.

- a site within an urban/sub-urban area (i.e. with substantial residential boundaries) needs **50 - 60 hectares**.
- a site adjacent to a motorway necessitates **60 - 70 hectares**.

### **3.7 Planting**

A considered planting scheme will have a crucial role to play both in integrating a golf course into its surroundings and in creating varied open spaces.

- 3.8** Appropriate shapes are important for the overall unity of the landscape. Excessively geometric design should be avoided especially close to skylines. Shapes should be borrowed from the surrounding landscape where possible. The nature of the planting should reflect the scale and form of the surrounding landscape. For example, rolling hills with distant horizons will accommodate larger planting schemes than landscapes of a more intimate nature.

Plans at a minimum scale of 1:1250 and details at a minimum scale of 1:500 should show:

- species/density/size of tree and shrub planting.
- areas to be seeded and the seed mixes and areas where wildflower species will be introduced.

### **3.9 Earthworks/Drainage**

The following points have been made by the National Rivers Authority (NRA) and should be considered at the design stage:

- an 8 - 10 metre strip should be left adjacent to any watercourse as a natural undisturbed corridor, (i.e. no buildings or other obstructions), where herbicides etc. are not used. Larger areas may require designation if the natural land drainage situation requires it.
- where the floodplain is affected, compensation measures should be incorporated.
- balancing ponds could be used where necessary to delay surface water discharge.

Applicants are advised to contact the NRA at an early stage regarding the granting of an abstraction licence and other matters relating to irrigation.

### **3.10 Plans/Schemes at a minimum scale of 1:200/500 should show:**

- areas of cut/fill, with contours and representative sections where requested.
- areas to be drained detailing method and direction of drainage.
- areas to be flooded.

### **3.11 Earth Modelling**

If earth modelling is considered necessary it should be demonstrated that the net effect is that of landscape enhancement. Designs should utilise natural features as much as possible. The excessive creation of bunkers should also be avoided as they introduce an alien element into the landscape.

### **3.12 Design for Play**

Because of the nature of the game, course design should reflect a consideration for safety during play. Tees, fairways and greens should be designed to avoid the problem of stray balls causing a hazard to the highway, railway lines, residential areas, public rights of way and private property.

### **3.13 The Eastern Council for Sport and Recreation recommend the following safety distances on the course:**

- 60 metres between centres lines of adjacent fairways.
- 30 metres between greens and following tees.
- 60 metres between fairway centres and critical external boundaries (e.g. roads, housing).
- 100 metres between fairway centres and adjacent motorways.

Holes running alongside important external boundaries (i.e. roads, railways, etc.) should be arranged clockwise so that boundaries are kept to the left.

### **3.14 Siting and design of Buildings, Car Parks, Access Roads and Ancillary Development**

Plans, elevations and sections to a minimum scale of 1:200 should detail:

- rooms and their proposed uses (including seating capacities).
- materials, finishes, textures and colours.
- the relationship of buildings to immediate topography.
- landscaping.

### **3.15 Buildings should be inconspicuously located (preferably away from road frontages) and grouped together making use of existing topography and vegetation. Thought should be given to utilising existing farm buildings where possible. Building design should be of a quality and character appropriate to the location. Access and entrance design should be in keeping with both the location and the adjacent public highway.**

### **3.16 Car parks should be integrated carefully into the existing topography and vegetation avoiding visually prominent locations and designed informally.**

### **3.17 As a guide, 100 - 150 car spaces are required for an 18 - hole golf course.**

3.18 In general, the Council will expect no more than a minimum amount of lighting. Information will also be required concerning the following:

- lighting including any on or around the clubhouse or that intended to illuminate external practice/play facilities.
- servicing areas.
- signs or information boards.

#### **4.0 Operation**

4.1 In the main, the Council considers the operation of a private golf facility to be a matter for the market and not something in which it would wish to interfere. However, certain operational aspects are considered to be relevant to a new application in that they have a direct bearing on the way in which a course might impact on the local environment (e.g. hotel and conference facilities).

#### **4.2 Associated Development**

4.3 Associated with any golf course will be various buildings or facilities. On the basis of the Sport's Council's research, the District Council will normally accept these at the scale or size considered appropriate (see Appendix 4) subject to other environmental and amenity considerations.

4.4 The Council will not be sympathetic towards applications which propose the introduction of unrelated development. Unrelated development is seen as that which does not relate directly to the running of a golf facility, for example:

- restaurant facilities beyond those deemed necessary to serve players and staff.
- residential accommodation other than that which can be demonstrated to be necessary to house essential staff.
- health/gymnasium/sauna facilities.
- driving ranges (see Appendix 2) in the Rural Area beyond the Green Belt.
- squash courts and other indoor facilities.
- hotel and conference facilities.
- housing.

4.6 Accordingly applicants will be expected to provide information on the following:

- proposed membership levels.
- proposed mode of operation (pay and play etc.).

## **5.0 Conservation**

The Council will welcome any conservation aspects of golf course development. For all sites of natural/wildlife significance (whether existing or proposed) and those of archaeological/geological importance, the Council will expect the submission of a management plan. The GCWT and BAGCA guidelines attached to this note (see Appendix 3) may be of some help.

## **6.0 Conclusion**

This advice is given for the initial guidance of potential applicants. However, applicants are urged to contact the Council's Planning Department at an early stage in the preparation of any proposal.

## **APPENDIX 1**

### **Policy: Golf Facilities**

For golf facilities, the Council will normally permit proposals for their development if:

- i) the facilities will not result in the loss of, or damage to features or areas of special visual, natural, archaeological or historical importance identified in the North Hertfordshire District Local Plan;
- ii) the proposal does not include ancillary development beyond that which is reasonably required for the proposed type of golf facility (see definitions);
- iii) the site has good access to the road network, and maintains (and where possible, improves) rights of way;
- iv) the site and any ancillary development, including car parks, is designed and landscaped to a standard and finish in keeping with its location, especially in areas of special visual importance (e.g. Area of Outstanding Natural Beauty, Landscape Conservation Areas and Conservation Areas).

The Council fully accepts that there is, in the Eastern Region, a substantial demand for new golf facilities. Furthermore, the Council accepts the view of the Eastern Council for Sport and Recreation that the greater part of this demand comes from people who have previously been unable to play on private courses because of their required playing standards and cost.

Golf courses can also make a positive contribution to the existing landscape of the District, providing they are appropriately designed, located and constructed. Accordingly, the Council's policy is a positive one. Moreover, to help potential applicants, the Council has prepared Guidance Notes which set down the information required as part of any application and the likely acceptability of a particular type of golf facility in specific locations. In every case, the Council encourages informal discussion before each stage of the proposal's preparation.

### **POLICY 24 (District Local Plan) - Agricultural and Forestry Land.**

On land in the countryside used, or capable of use, for agriculture or forestry, the Council will permit development proposals acceptable in rural areas if:

- i) the land involved is not classified as Grade 1, 2 or 3a by the Ministry of Agriculture, Fisheries and Food unless an exceptional case can be proven that no other suitable site exists;
- ii) the rural character of the area is retained or enhanced having regard to the current Government advice and grant schemes for agriculture, forestry and nature conservation and to the Hertfordshire Woodland Strategy;
- iii) the aims of landscape, archaeology and nature conservation are met (Policies 11,12,13,14,15,16 and 17); and
- iv) the highway network can cope with any additional traffic.

## **POLICY 25 (DLP) - Redundant Buildings in the Countryside**

For redundant buildings in the countryside, the Council will only permit proposals for the conversion or change of use of such a building, worth retaining because of its style, design, architectural or historic interest, or because of its setting as part of a group of buildings or within the landscape, if:

- i) as a Grade I or II Listed Building, only non-residential uses are proposed;
- ii) as a Listed Building, Policy 18 is applied;
- iii) the present use can be proved to be no longer practical and the proposal involves: a) uses related to farming the associated land, b) employment, c) community use, d) leisure, e) tourism, or f) other use appropriate to the rural area;
- iv) the proposal does not harm either views of the landscape, residential amenities or the building's character or setting, (seeking landscape improvements where possible), if services can be made available and access can be provided without creating problems on the local roads; and
- v) the building is in sound condition and capable of conversion with appropriate re-building in the view of the Local Planning Authority (a structural survey will be expected).

Conversion to residential use will be refused unless the Council is satisfied that the building is unsuitable for other uses and that adequate details have been submitted to demonstrate that genuine efforts have been made to seek alternatives.

A conversion from residential accommodation may be acceptable if a) the proposed use meets the aims of iii) above and b) does not involve the complete loss of a dwelling.

If permission is given, permitted development rights may be restricted or removed in order to retain control over the character of the building or its surroundings.

## **POLICY 39 (DLP) - Leisure Uses**

For leisure uses, the Council will normally permit development proposals according to the scale and extent of associated buildings, the level of activity, numbers of visitors expected and intensity of use, thus:

- i) indoor leisure facilities (such as for arts, dance, health and fitness, or cinemas, theatres and hotels) will have good accessibility within urban areas;
- ii) other formal and organised activities involving large open areas (such as sport) and limited ancillary buildings will usually be appropriate in urban fringe locations;
- iii) less formal activities based on natural features will usually be acceptable in the rural areas between nearby towns, particularly if the risk of coalescence between towns can be reduced in this way; and
- iv) leisure facilities in a village will be appropriate to that village and in some instances also to meet the needs of a group of related villages and the surrounding rural area.

In all cases, the Council will take account of the type and scale of use proposed in terms of the impact upon the area's character, environment, wildlife and roads. If this impact is unacceptable the Council will refuse development proposals.

## APPENDIX 2

### Definitions

The following definitions give a basic guide to the facility types listed in the location matrix (Page 3).

Putting Greens	These are generally no more than a flat area of grass designed to be used for recreational play. Little ancillary development is required, save a shelter for equipment and a hire kiosk. In built-up areas, a fence may also be required.
Pitch and Putt	Intended primarily for fun or recreational play, these facilities can be run in much the same way as putting greens, although they require more land and some additional landscaping.
Par-3 Course	For the more serious recreational player, practice and for those without the time for a full round. Little in the way of built facilities needed save a shed for equipment storage and administration.
Simple Course	Short to medium in length and of low difficulty-usually 9 - hole. Attractive for the beginner or improver by virtue of their unthreatening nature. Facilities may include changing area, toilets and showers, retail/repair area, bar, administration office and store.
Regular Course	These are 9 or 18 - hole courses of medium length (about 5500 metres) and difficulty best suited to experienced players. Basic facilities are similar to those of a 'simple' course but scaled up for 18 - holes.
Private Members Course	Owned and run by private members with the objective of controlling the use of the course. Similar facilities to that of a 'Regular' course.
Practice Area	An open area of land used for practice in conjunction with the main golf course. Some adjacent fencing may be necessary but dedicated buildings and lighting will not be considered appropriate.
Driving Range	Essentially a practice facility consisting of a number of enclosed bays (normally floodlit) and an area of ground with markers to indicate distance. Such facilities are normally accompanied by some high fencing and require modest administrative buildings which include toilets and possibly a shop or repair facility. A high traffic turnover is normal. The terms "driving range" and "practice area" should not be confused. A driving range may be a stand-alone facility or attached to a course.

## APPENDIX 2 (continued)

### Golf Academies and Centres

A facility providing the complete golfing experience. Would include extensive practice areas; driving range and possibly indoor practice area with simulator. As well as basic administrative buildings, a centre would carry a substantial shop/repair area, restaurant facility, coffee shop and perhaps, even a creche. Included in this category are 'country clubs', operated primarily for the golfing market.

### Tournament Course

Normally more than 18 - holes of 6000 metres of challenging layout, (i.e. many water and sand hazards). Such courses require extensive spectator facilities and accommodation (including large car parks). Hotel accommodation in close proximity is essential.

The following definitions give a guide to the locations listed on the matrix.

### Urban

Towns and 'excluded' villages.

### Urban Fringe

An area adjoining a town or excluded village subject to intense problems of trespass damage vandalism etc..

### Green Belt

Any area so designated by the approved structure or local plan.

### A.O.N.B.

Statutorily designated Areas of Outstanding Natural Beauty.

### S.S.S.I.

Statutorily designated Sites of Special Scientific Interest.

### Historic Parks and Gardens

Any site designated as such by English Heritage.

## **APPENDIX 3**

# **GCWT guidelines**

The Golf Course Wildlife Trust suggest these steps are followed in course development and design. Golf developers should take steps to be aware of the environmental constraints at the earliest possible stage of a project. Early warning of serious environmental conflicts can save considerable delay and expense in amending, or even abandoning, insensitive plans; while for projects which offer potential enhancement to the local environment, it is important and commercially sensible to appreciate the site's natural features from the outset. There must also be an on-going commitment to following environmental procedures, from appraisal and planning all the way through to mature operation.

The following points highlight the optimal sequence for incorporating ecological advice into a golf development project.

### **1 Appraisal, planning and design**

- Site survey to identify areas with species of nature conservation significance, environmental enhancement opportunities and to assess ecological feasibility of golf and other developments.
- Close liaison between consulting ecologist and golf course architect to harmonise golf play areas with those of ecological importance.
- Consultation with NCC and local nature conservation organizations where appropriate. May also require consultation with forestry, agricultural and archaeological interests.
- Production of statement on environmental impact of development, giving a balance sheet of gains and losses. Include outline proposals for positive enhancement of site and measures taken to avoid or limit environmental damage.

### **2 Site preparation**

- Consulting ecologist and golf course

architect to review staking out of golf course route prior to centreline clearance.

- Final review and modifications to tee, green and fairway alignments following centre line clearance.
- Marking out and fencing no-go areas for construction vehicles, to ensure that key habitats are protected on the ground.
- Briefing of site engineer on environmental factors highlighted during study phase.
- Preparation of full ecological management plan for all out-of-play areas and roughs. This is not a separate item but should be viewed as an integral component of the entire estate management. It may be appropriate to consider co-ordinating this through a conservation management committee bringing together the environmental and golfing interests. The management plan should also consider the possibility of public access, educational and research opportunities, and provide for informing and training greens staff in the ecological aspects of their work.

### **3 Construction phase**

- Regular on-site supervision of construction work to ensure that no damage is inflicted on sensitive areas. This is a crucial element in a project, which, if ignored, can result in serious and costly unintentional damage to supposedly protected areas.
- Initiate first phases of management plan for all non-playing areas.

### **4 Mature operation**

- Implementation of on-going ecological management plan for out-of-play areas, with provision for monitoring during establishment period, and regular review as golf course matures.

## **BAGCA guidelines**

The British Association of Golf Course Architects recognises that the philosophy of golf course design is naturally adapted to the ethic of conservation and offers the following guidelines –

### **1 Survey**

A thorough survey of a new site is essential. Sensitive plant and animal communities need identification and expert assistance should be sought.

### **2 Site evaluation**

The question must be asked whether in view of any survey information the site is really suitable for the client's needs. There is little point in pursuing a public course on sensitive heathland, unless the whole area can be spared, and thereby setting in motion a long and angry debate for many years.

### **3 Ideology**

Defuse the ideology. Organise meetings before any planning application to weigh opinions, and defuse the notion that golf is anti-conservation.

### **4 Space**

Reserve as much space for the golf course as possible. Far less conflict exists when the site is generous and the two parties can cohabit peacefully. Forty hectares gives little or no margin; 60 hectares gives considerable margin.

### **5 Layout**

Work and re-work the layout plan for the golf course to avoid the sensitive areas, to keep holes within natural internal boundaries such as hedgerows, to minimise tree clearance and preserve all of the natural features of the site. Leave natural, man-made archaeological relics which give both character and history to the site. Take account of the survey information but do not disregard the possibility of using a sensitive area or wetland as forced-carry rough with a path to one side.

### **6 Drainage and irrigation**

Take especial care in draining sites. Nothing changes a habitat more than a change in moisture condition. The main playing areas have to be dry but ditches and outlets should take account of important wetlands. New ponds can be introduced if soil conditions are appropriate. In dry climates, design the irrigation carefully to avoid overwatering natural rough or trees and shrubs adapted to hot climates.

### **7 Rough**

There is no need to design the rough at the outset. Golf and nature should be allowed to settle down for a while. There is no point in narrowing down the fairway with a long rough on each side; the golfer will quickly destroy it by trampling. Nevertheless the pattern of trampling will soon become evident and dictate a sensible shape for the rough.

### **8 New planting**

Plant native species of grass, wild flora and trees in the rough and take the opportunity to enrich the flora on poor sites. Join isolated groups of trees, native vegetation into continuous vegetative stands where possible.

### **9 Management**

Manage the grassland sympathetically by careful mowing; avoidance of too much fertiliser, pesticides, herbicides and changes in acidity. Provide pathways around sensitive areas. Leave parts of the rough completely natural if they are not to be trampled.

### **10 Education and discussion**

Educate the Greens Committee, greenkeepers and members. Put out notices and information for visitors. But there is no point in making golfers' lives a misery. Sacrifices may have to be made after informed debate.

#### APPENDIX 4

The following guidelines for development associated with golf courses have been put forward by the Sports Council and are reproduced here for reference.

Clubhouse	Depending on the standard and number of courses the size of the clubhouse should be between 500 and 800 square metres (18 - holes or more).
Professional's Shop	A building between 10 and 50 square metres is sufficient.
Maintenance Stores	For an 18 - hole course, most greenkeepers will require a minimum area of 300 square metres.