

SAND MARTINS DEVELOPMENT



Despite 2020 being a very challenging year, the Golf Club is proposing to submit an application that will ensure it is on a sound financial footing and is able to continue to invest in the Club's long-term future to the benefit of members and the local community, with the proposals ensuring we offer first class facilities and move with the times.

Our revised proposals are designed to respond to the many comments we received from the Council, neighbours and importantly from our own members.

In particular, the scaled-down proposals are far more respectful of the environment, which includes the landscape and the biodiversity it supports. Furthermore, the proposals seek to minimise any impact upon our principal objective which is to maintain and improve the facilities for our Members.

The clubhouse is to be extended to improve the catering offer by extending the bar/lounge and dining facilities overlooking the putting green. In addition, the whole building is to be refurbished to create a snooker room, improved pro-shop, common parts, changing facilities with a new wet entrance and a Members' gym. A separate dining room and bar will be created on the first floor for societies and Club events, along with the offices and staff flat. At lower ground floor level the cellar will be extended along with a new service area, buggy store, plant room and workshop.

So that the Club can continue to generate additional income from non-golfing activities, a restaurant is proposed with a new kitchen that will also serve the clubhouse. The restaurant will provide additional choice for Members and will be open to the wider community and those staying on site.

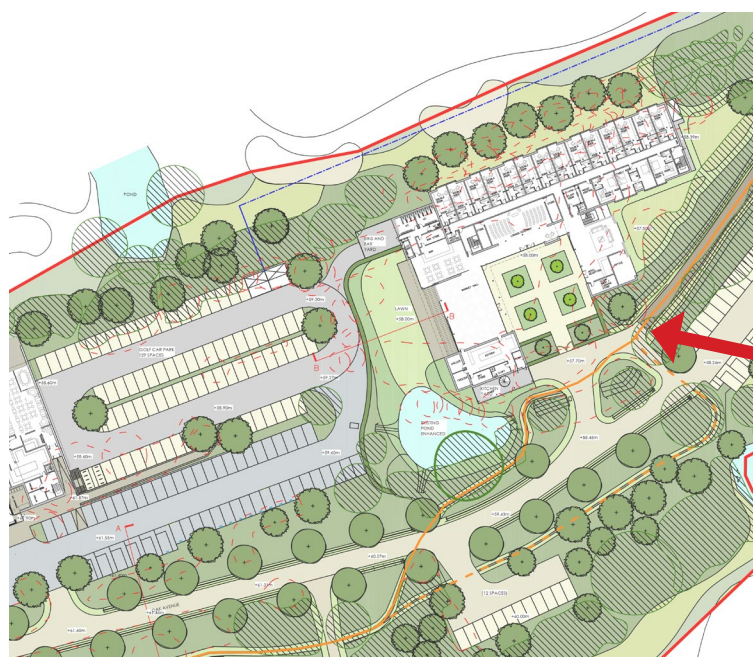
A free standing, highly sustainable, venue building is to be located adjacent to the 9th hole which takes the form of three interlinking agricultural style barns, with function spaces on the ground floor and guest accommodation over two levels within the "Tythe barn". The 37 guest rooms will be particularly attractive for hosting business events and weddings, for which a bridal suite and preparation room are also provided.

The car parking will be formally set out to cater for the different functions with the venue building independently accessed via a landscaped drive, following the alignment of the existing greenkeepers' service road. Significant planting is proposed throughout the site which will enhance its appearance and provide additional wildlife habitat areas.

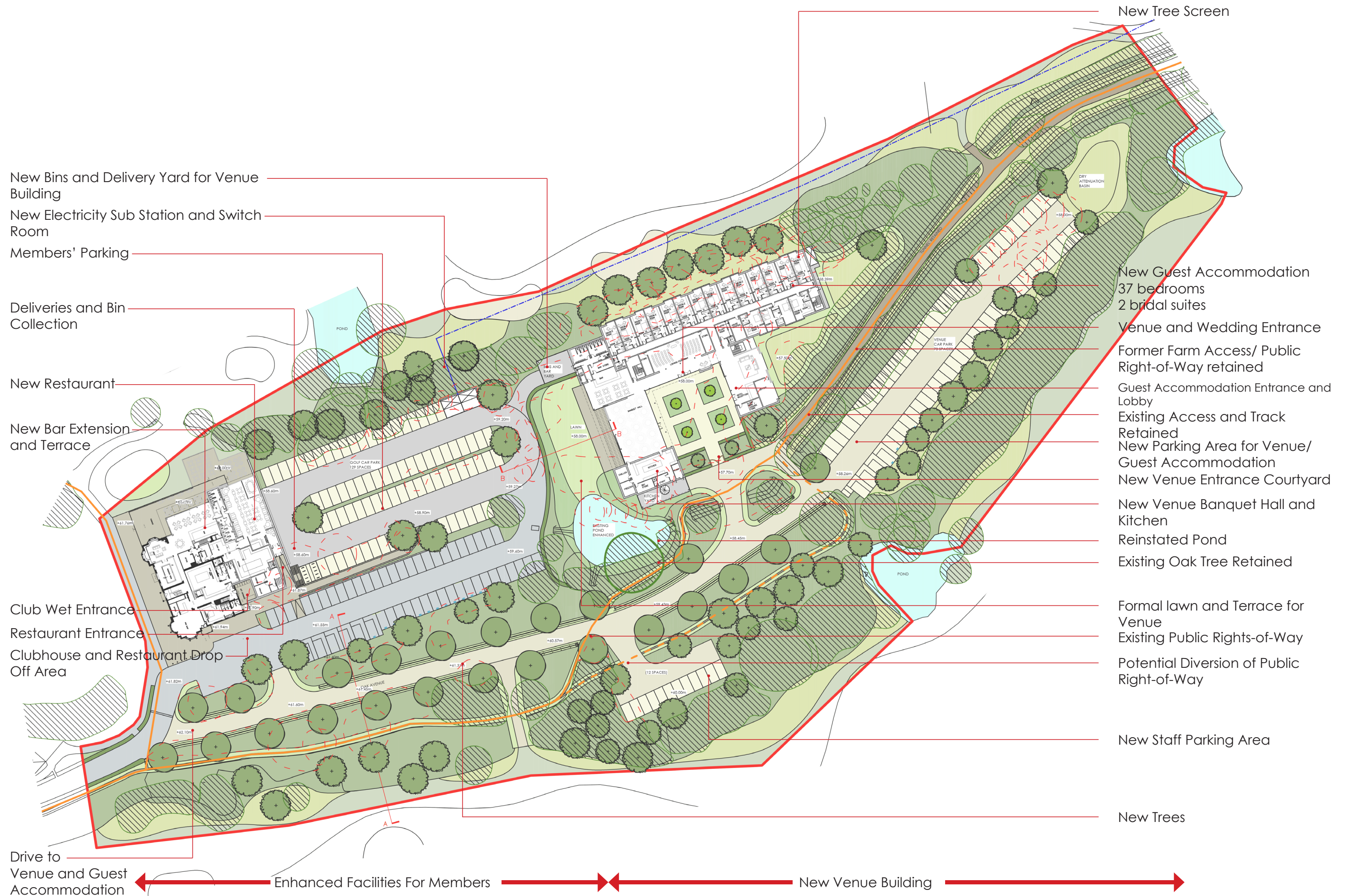
To enable the proposals, the existing greenkeepers' compound will be re-sited to the north of the 2nd green and accessed from Evendons Lane. This will remove ground staff vehicle conflicts with Member and guest vehicles and pedestrians using the footpath.

We would welcome any comments you have and would direct you to the Club Website (www.sandmartins.com) where you can see further detailed plans of the proposals.

Matt Short, General Manager

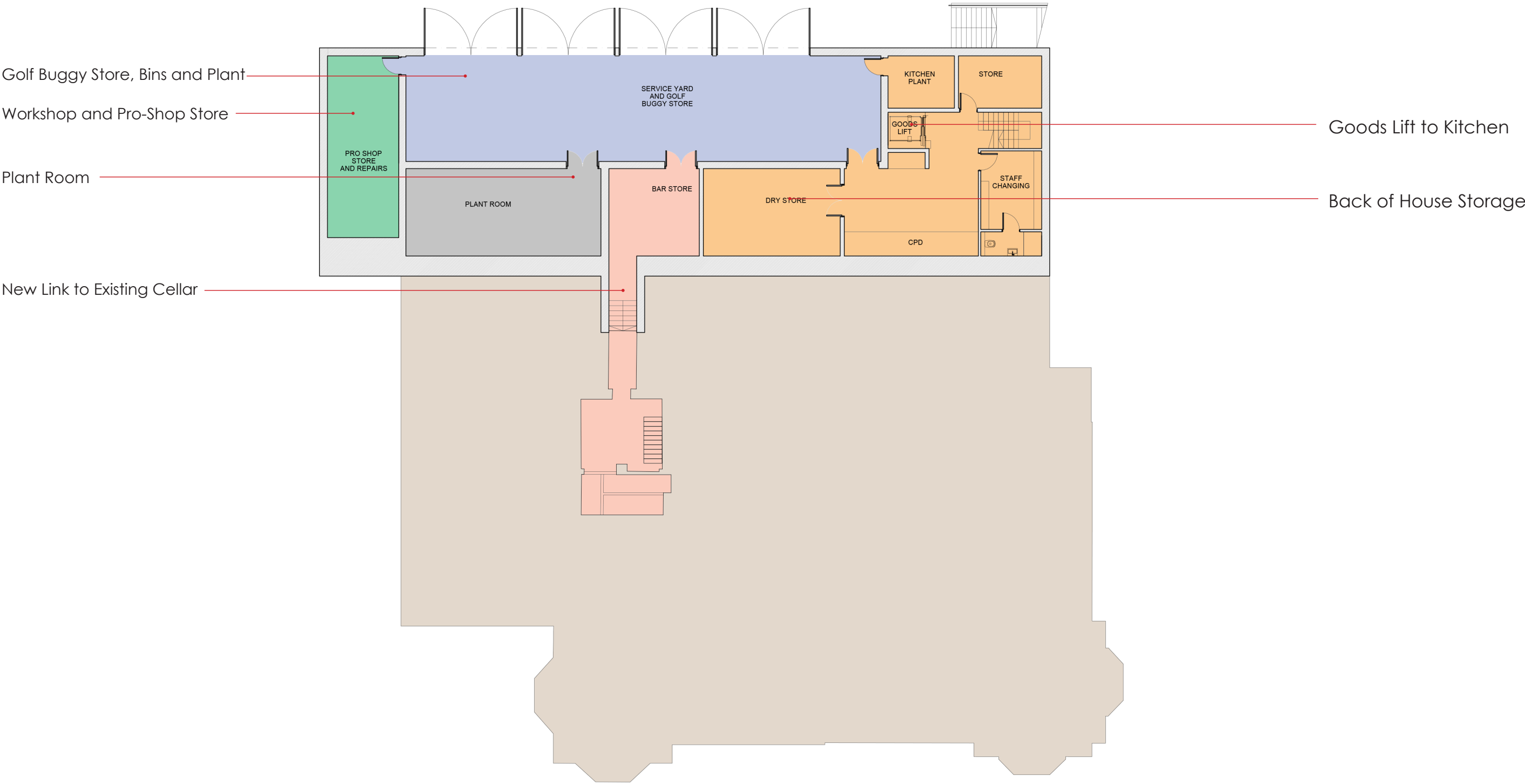


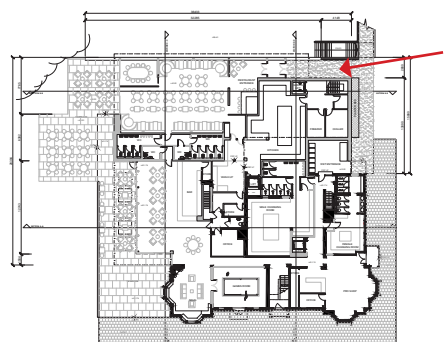
SITE MASTERPLAN AND LANDSCAPE STRATEGY

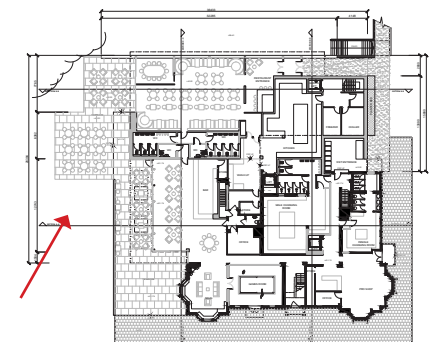


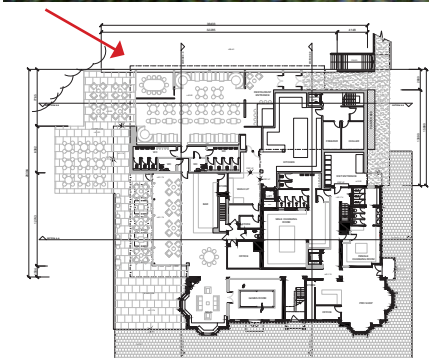




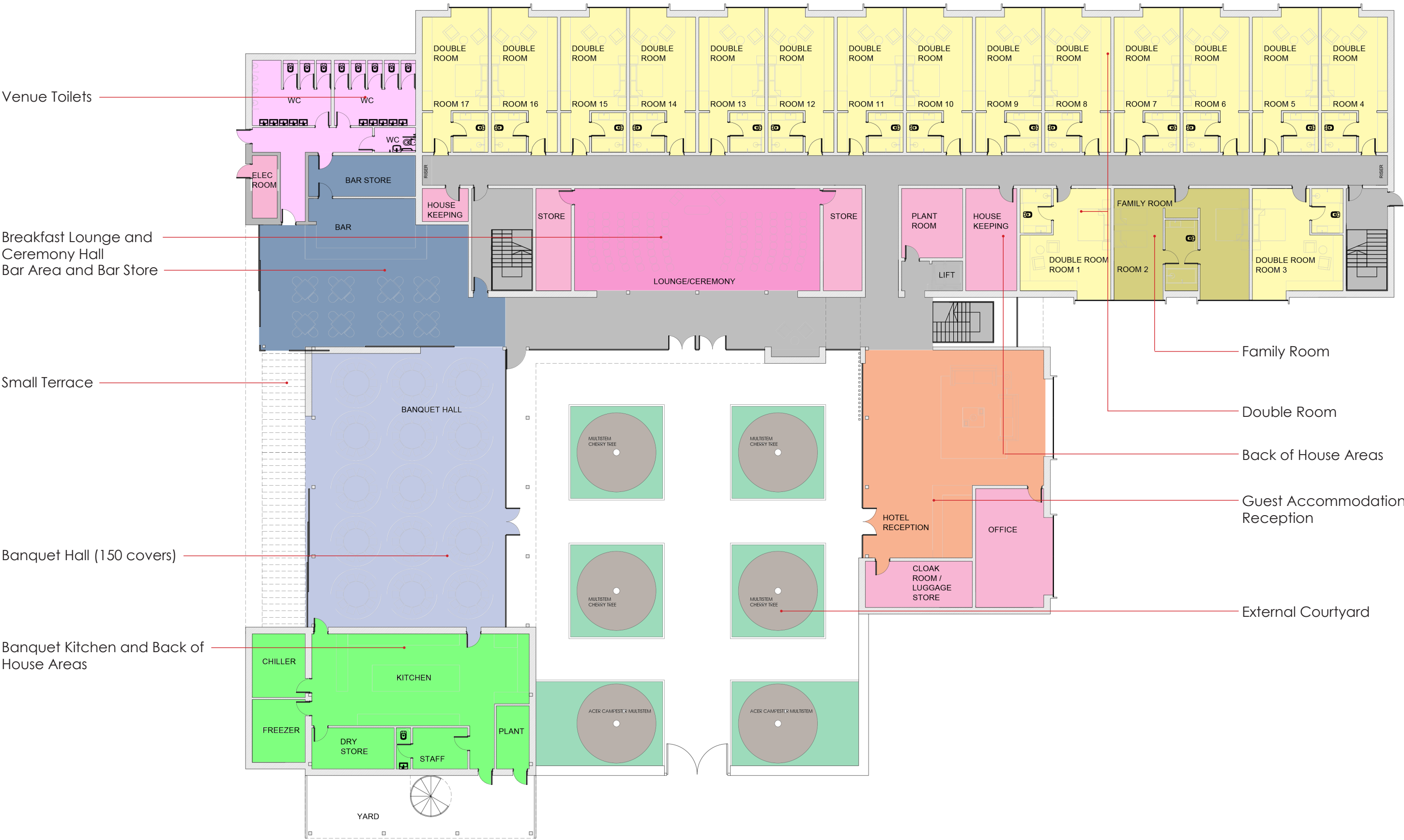




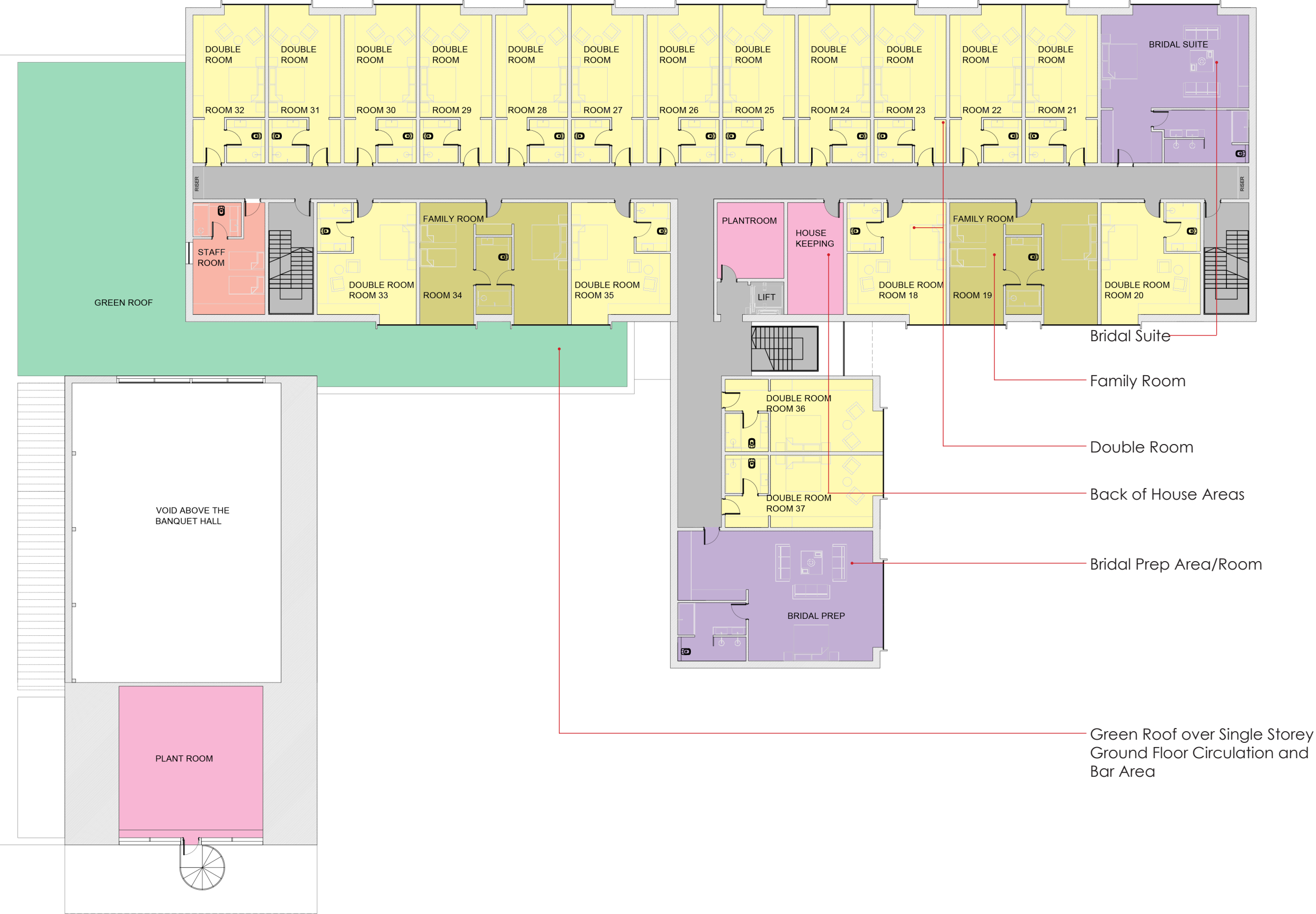


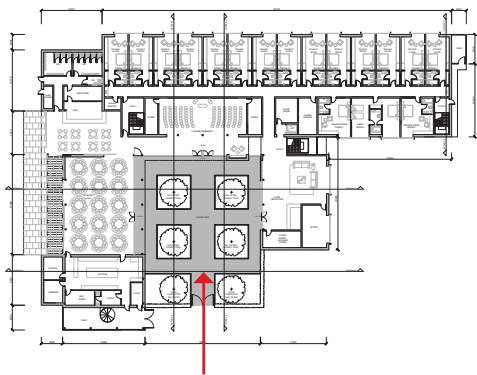


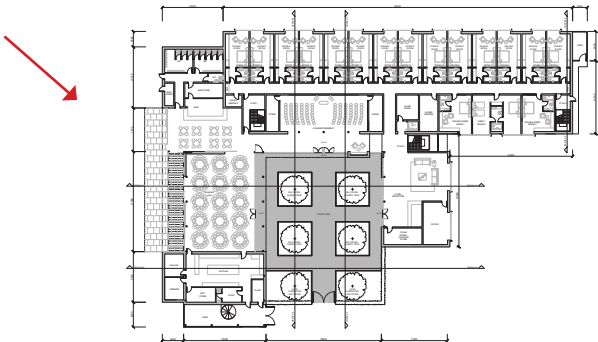
NEW VENUE AND GUEST ACCOMMODATION BUILDING GROUND FLOOR PLAN

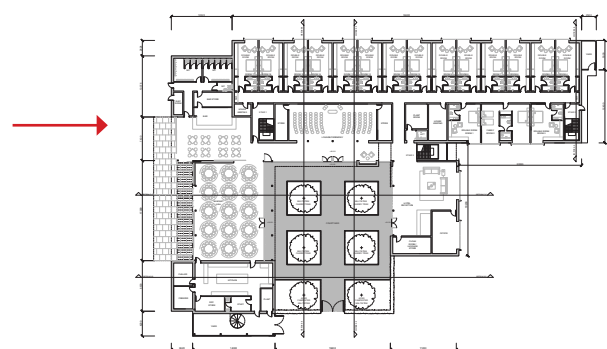


NEW VENUE AND GUEST ACCOMMODATION BUILDING FIRST FLOOR PLAN













GREENKEEPERS' MAINTENANCE FACILITY - PROPOSED PLAN



NEW GREENKEEPERS' MAINTENANCE BUILDING - VIEW A



GREENKEEPERS' MAINTENANCE FACILITY - PROPOSED ELEVATION