

**South Ayrshire Council**

**Report by Director of Communities and Transformation  
to South Ayrshire Council (Special)  
of 19 August 2024**

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**Subject: Golf South Ayrshire – Golf Development Centre at Belleisle Golf Course**

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**1. Purpose**

- 1.1 The purpose of this report is to provide an update on the design proposals for a Golf Development Centre providing an enhanced practice area at Belleisle Golf Course as part of the approved Golf Course Improvements.

**2. Recommendation**

**2.1 It is recommended that the Council:**

- 2.1.1 notes the progress on the development of design proposals and estimated costs for a Golf Development Centre at Belleisle Golf Course, Ayr;**
- 2.1.2 approves officers progressing designs and submitting a planning application; and**
- 2.1.3 otherwise notes the content of the report and supports the approaches and activities set out in the report.**

**3. Background**

- 3.1 A new 10-year Golf Strategy was presented to Council on 9 December 2021 and approved. The enabling works identified as being required most urgently were approved as part of the 2021/22 Capital budget.

- 3.2 The implementation of the strategy commenced, and a full business case prepared for each golf course taking into consideration all the principles outlined in the golf strategy ensuring that golf is affordable and accessible to all. The appraisals considered all aspects of the golf courses including:

- Course layout;
- Enhance playability and reputation;
- Health and Safety;
- Resilience to climate change; and
- Reduce long-term operational/maintenance costs.

3.3 The Golf Strategy 2022-2032 is based on 6 Strategic Objectives:

- i. Achieve Golfing Excellence;
- ii. Evaluate and Remove Obstacles;
- iii. Create Environment;
- iv. Health and Wellbeing;
- v. Environmental Sustainability; and
- vi. Management Control.

3.4 The first Strategic Objective (Achieve Golfing Excellence) aims to:

- a) Provide golf courses with a year-round playing experience that is equal to, or better than, any comparable course in the region.
- b) Establish a high-quality development programme and practice facilities which support all standards of golfers and to increase participation, particularly by female golfers, families and young people.
- c) Invest in golf courses to ensure they are compliant with modern safety standards, reflect advances in technology and meet the needs of members, visitors and other users.

3.5 Capital investment of £5,019,998 was approved by Council on 1 March 2023 for Golf Course Infrastructure over three years (£1,519,998 in 2024-25, £2,500,000 in 2025- 26 and £1,000,000 in 2026-27) for investment in golf course infrastructure. This funding does not include provision for an enhanced practice area.

3.6 The Development Plan for Belleisle Park Golf Course, prepared by Golf Course Architects Kimber and Glen in 2019, identified the current practice facilities as a weakness. The report states: 'The current practice area is detached from the hub of the facility and is too short and unsafe to be used as a regular practice facility. In order to be able to host larger events a better practice facility that is located near to the core of the facility is required. Until this is resolved it will be difficult to persuade Golf's Governing Bodies to bring higher profile tournaments to the course'.

3.7 A further paper was approved by Cabinet on 16 January 2024 in relation to the development of design proposals and costs for an enhanced practice area at Belleisle Golf Course as part of the approved Golf Course Improvements.

3.8 Approval of £1,338,000 capital investment was approved by Council on 29 February 2024 for Golf Course – Belleisle enhanced practice facilities over two years (£250,000 in 2024-25 and £1,088,000 in 2025-26).

#### **4. Proposals**

4.1 Following a competitive tender exercise, Pangaea Golf Architecture in association with Paul Lawrie, were appointed to undertake golf course architecture and project management services, with a view to create project development plans for the Darley Golf Course in Troon, and the Belleisle Golf Course in Ayr.

4.2 The development plans will align with the Council's strategy to invest in both these golf courses – ie Darley and Belleisle. The improvement to both facilities will see

investment being carried out in a sustainable manner where proposals will address: health and safety, maintenance, irrigation, drainage, modern day design and construction techniques, and principals, along-with creating a Golf Development Centre which offers enhanced practice facilities at Belleisle. Progress updates will be incorporated within the annual Golf Strategy updates to Cabinet. The next update will be provided as part of the Year 3 report in December 2024.

- 4.3 The proposals for the Golf Development Centre have been carefully considered in the wider context of the development of Belleisle golf course. The proposed location is to the west of Belleisle House with the mansion providing an impressive backdrop. The new covered facility will provide much needed dedicated practice areas for all year round use as well as a base for providing teaching and coaching facilities. This will appeal to all levels of player from novice beginners to experienced golfers.
- 4.4 The existing sloping, terraced nature of the putting greens and Belleisle 1st tee lend themselves well to the practice building sitting lower down relative to the landscape, such that the setting of the Listed Building (Belleisle House) would remain largely unaffected. Little landscaping intervention would also be required.
- 4.5 An indicative plan of the Golf Development Centre building is included in [Appendix 1](#). This includes 2no. dedicated detaching bays and 10no. individual open bays using separate mats.
- 4.6 A further plan which shows a cross section across the site is included in [Appendix 2](#) and shows how the practice building could be sited lower in the landscape to minimise the impact on Belleisle House which is Grade 'B' Listed.
- 4.7 Images of similar facilities are included within [Appendix 3](#).
- 4.8 These proposals will be taken to public consultation as part of the planned course redevelopment works. It should be recognised that the proposed development will require planning consent and an application has not yet been submitted.

## **5. Legal and Procurement Implications**

- 5.1 There are no legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

- 6.1 A cost check has been carried out on the plans for a Golf Development Centre which indicates that the costs are in line with the already approved capital budget of £1.388m.
- 6.2 Any revenue implications will also have to be considered as the proposals for both the practice facility and wider development of the golf course are taken forward.
- 6.3 There is the potential for income generation from the Golf Development Centre depending on the operating model adopted.

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

### **8.1 *Risk Implications of Adopting the Recommendations***

8.1.1 There are no risks associated with adopting the recommendations.

### **8.2 *Risk Implications of Rejecting the Recommendations***

8.2.1 The risk associated with rejecting the recommendations is that an opportunity will be missed to develop a training facility along-with the planned course redevelopment works.

## **9. Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 4](#).

## **10. Sustainable Development Implications**

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## **11. Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

## **12. Link to Council Plan**

12.1 The matters referred to in this report contribute to Priority 1 of the Council Plan: Spaces & Places.

## **13. Results of Consultation**

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Brian Connolly, Portfolio Holder for Sport and Leisure, and the contents of this report reflect any feedback provided.

## **14. Next Steps for Decision Tracking Purposes**

14.1 If the recommendations above are approved by Members, the Director of Communities and Transformation will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<b>Implementation</b>	<b>Due date</b>	<b>Managed by</b>
Design proposals for Golf Development Centre at Belleisle Golf Course to be progressed	December 2024	Acting Service Lead – Destination South Ayrshire
Provide Cabinet with a report on the implementation of the Golf Strategy at the end of year 3	December 2024	Acting Service Lead – Destination South Ayrshire

**Background Papers**    **Report to South Ayrshire Council of 9 December 2021 – [Golf Strategy 2022-2032](#)**

**Report to South Ayrshire Council of 1 March 2023 – [Golf Strategy 2022-2032](#)**

**Report to Cabinet of 16 January 2024 – [Golf South Ayrshire – Golf Course Improvements](#)**

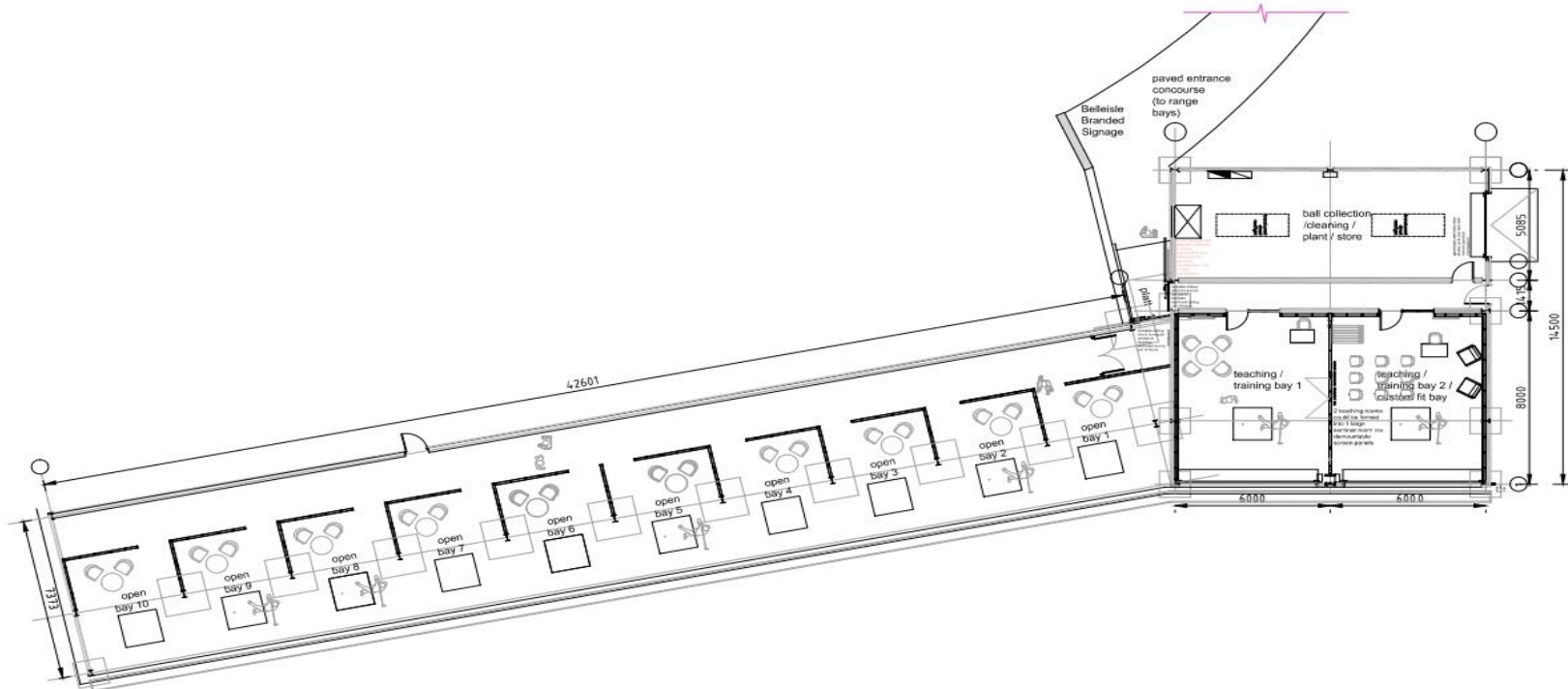
**Person to Contact**    **Ali Mutch, Acting Service Lead – Destination South Ayrshire County Buildings, Wellington Square, Ayr, KA7 1DR  
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Phone 01292 612858  
E-mail [pauline.bradley@south-ayrshire.gov.uk](mailto:pauline.bradley@south-ayrshire.gov.uk)**

**Date: 9 August 2024**

**Indicative plan of the Golf Development Centre.**

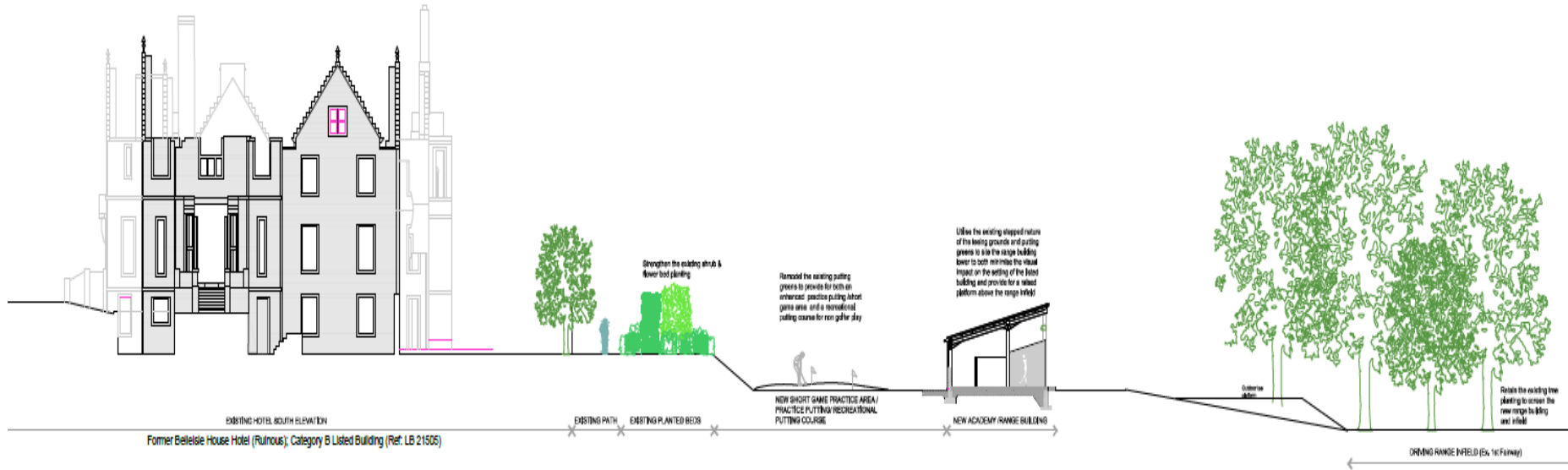
*Belleisle Park: To provide a much needed covered practice area for all year round use as well as providing a base for providing teaching and coaching facilities.*



Indicative Plan layout of Golf Academy Range Building  
Building Footprint = 517m<sup>2</sup>  
Footprint of Internal Areas = 183m<sup>2</sup>

**Cross section across site at proposed location of the Golf Development Centre.**

*Indicative scheme shows how the building could be sited lower in the landscape using the terraced nature of the existing sloping site.*



Examples of Similar Facilities









**South Ayrshire Council  
Equality Impact Assessment  
Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Golf Development Centre – Belleisle Golf Course
Lead Officer (Name/Position/Email)	Ali Mutch Acting Service Lead <a href="mailto:alistair.mutch@south-ayrshire.gov.uk">alistair.mutch@south-ayrshire.gov.uk</a>

**2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts**

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	New facilities will provide opportunity for all to participate
Disability	-	Plans will be accessible
Gender Reassignment (Trans/Transgender Identity)	-	-
Marriage or Civil Partnership	-	-
Pregnancy and Maternity	-	-
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	-
Religion or Belief (including lack of belief)	-	-
Sex – (issues specific to women & men or girls & boys)	-	Facilities will address barriers experienced

Community or Groups of People	Negative Impacts	Positive impacts
		by women or girls accessing golf
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	-
Thematic Groups: Health, Human Rights & Children’s Rights	-	-

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.**

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	Facilities will be used to deliver affordable initiatives to encourage more uptake of golf
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	Facilities will be used to deliver affordable initiatives to encourage more uptake of golf
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	Consideration will be given to provide equipment that can be borrowed
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent’s education, employment and income	-	-

**4. Do you have evidence or reason to believe that the policy will support the Council to:**

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Tackle deprivation faced by particular communities or groups	Low

### 5. Summary Assessment

<b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<input checked="" type="checkbox"/> <b>YES</b>  <input type="checkbox"/> <b>NO</b>
<b>Rationale for decision:</b>  <b>Members' decision on this has no specific equality implications</b>	
<b>Signed:</b>  <b>Acting Service Lead</b>  <b>Date:</b> 12/07/24	