

Bidder	Leisure Experience (10%)			Rental Offer (35%)	
	Category Score	Weighted Score	Comments	Rent Offered	Weighted Score
Bidder A - Use of Whitewebbs for rewilding, educational, livestock and community uses	75	7.5	Farming, colleage and visitors to premises they have good experience with. Experience of managing an open premises limited	£0	0
Bidder B - Full Redesigned golf course including landscaping, along with a number of other leisure uses both paid for and free of charge. These uses include dog agility, community hub, drone flying, fishing, team activity events	25	2.5	Managed by newly formed WEPH - no experice of operational management demonstrated	£2,500,000	17.5
Bidder B - Reduced	25	2.5		£1,970,000	13.79
Bidder C Main element of the business is Big Shots driving range with large F&B offering, plus adventure golf course, reduced golf course	25	2.5	No demonstratable experiece from the bidder	£5,000,000	35

Tottenham Hotspur Use of part of the golf course for football pitches for womens football, plus community hub, habitat bank, rewilding and return to historic parkland.	100	10	Experience in the offering - football and experience around that, as well as pitch maintenance.	£2,000,000	14
Bidder E - Low	100	10	Wildwood Trust has operated for over 17 years and has created two wildlife parks and education centres exactly like the one proposed for Whitewebbs.	£462,821	3.239747
Bidder E- Mid	100	10		£693,979	4.857853
Bidder E - High Wildlife visitor and educational centre and rewilding of Whitewebbs	100	10		£959,000	6.713
Bidder F - Development of an events venue, continuation of reconfigured golf course and community park.	25	2.5	No experience in leisure	£2,400,000	16.8

Business Plan & Financial Standing (15%)			
Comments	Category Score	Weighted Score	Comments
Zero rent offered	50	7.5	Heavily weighted to proposed grant funded income - especially for apprenticeships and education, other income public facing education & activities like tours, livestock related income via farm shop. The bid did not confirm that this funding has been secured yet.
Made up of £100k pa	50	7.5	Reliant on sub-leases - 3.5 years until operation, £130k for community hub - unsure how that is achievable 24 year pay back without importation. No suggested future operational partner.
	50	7.5	
£200k pa	25	3.75	Second highest income is from liquor sales, room hire is high (compete FH), doesn't appear to consider business rates (utilities?). Yr 1 income based on almost 1150 visitors a day + golf. (only 200 car parking spaces at present) Concerns of financial and lack of transparency of future funding. Business Case is based on Bigshots International but the submission is from Bigshot UK and there is no description of the relationship between the two organisations.

Payable as one sum or as a rental income	75	11.25	Strong financials, habitat bank appears strong income source, although further details surrounding the financial details and the type of work that would be undertaken on site and how the bank would operate need to be confirmed. Offer also includes the TUPE of staff
Profit-sharing arrangement proposed. They have offered to pay a percentage of profits from certain 'commercial' activities. Rent capped at £40k & income from activities such as charged car parking.	50 50 50	7.5 7.5 7.5	Capital funding will be sought from a diverse range of Grant Making Trusts, Lottery Funds and public donations including major donors. The bid did not provide confirmation that this has been secured already
£100k pa - 1 year rent free period	25	3.75	Concern that there is no experience in golf course management or operations, 2nd element of business case is based on popularity of golf and new generations entering the sport- although it is a shrinking market, the main element is a wedding venue (not leisure) no detail of potential costs and incomes, no real detail at all.

Pre App Planning Advice (10%)			Meeting Councils Objectives (30%)	
Category Score	Weighted Score	Comments	Category Score	Weighted Score
100	10	The pre app advice was that the use would have very positive aspects in regard the use of the green belt and lack of building work is broadly positive and likely to be supported	75	22.5
50	5	Concerns on development/buildings on openness of green belt, concerns of access to site, potential heritage issues, uses would generally be ok, re-profiling would be objected to at this stage - local amennity and highway capacity,	50	15
50	5		50	15
25	2.5	Significant concens from the Local Planning Authority regarding the scale of development which includes driving range, adventure golf courses, hardstanding and a 500 seat venue and resulting impact, including T&T and heritage .	25	7.5

75	7.5	Generally favourable although further details are required	75	22.5
25	2.5	Inappropriate within greenbelt and harmful to the openness. T&T concerns based on projected visitor numbers. Zoo area would require significant development for animal enclosure, boundary treatments for paid attraction and visitor centre.	75	22.5
25	2.5		75	22.5
25	2.5		75	22.5
25	2.5	The LPA acknowledge the aspiration of the development and welcome such a form of development in isolation, albeit not on the site of Whitewebbs Golf course.	25	7.5

TOTAL SCORE		
<i>Comments</i>	<i>Total</i>	<i>Outcome</i>
Details provided of meeting most objectives Café & toilets to be provided at the north of the site - also intend to continue to provide and possible enhance current facilities in the south, clear focus on maintaining and improving the woodland and open areas,	47.5	3rd
Slightly reduced public access - development reduces usable space, bike tracks chargeable, thorough Coms plan submitted, few details on maintenance of woodland & open areas regarding habitats etc, large amount of activities proposed, new proposed café with welfare facilities.	47.5	3rd
	43.79	
No public café/welfare details, no details of maintenance, no real detail provided of how the Councils objectives would be achieved	51.25	2nd - although made up of price - planning permission for scheme is highly unlikely

<p>Nine key communications strategies have been identified and set out, increased and improved access, additional bridle and cycle ways by an extra 3 km, openness increased by turning golf course to parkland,</p>	65.25	Preferred bidder
<p>Pathways and bridleways maintained, significant measures to maintained open space and woodland, wide range of activities outside of zoo element provided, included café and toilets</p>	45.739747	Bid Withdrawn
	47.357853	
	49.213	
<p>Future plans still to be formed, no details of maintenance, phased approach, no coms plan, main use is for events - not considered a leisure use</p>	33.05	5th