

DP4819

13 September 2021

FAO Andy Bateson
Place and Growth Directorate
Cherwell District Council
Bodicote House
Bodicote, Banbury
Oxfordshire
OX15 4AA

BY EMAIL

Dear Mr Bateson

**GREAT WOLF LODGE, LAND TO THE EAST OF M40 AND SOUTH OF A4095, CHESTERTON, BICESTER
SECTION 106 OBLIGATION DISCHARGE PURSUANT TO APPLICATION REF. 19/02550/F**

We are seeking approval from Cherwell District Council for the Golf Course Scheme and the Scholarship Scheme that is contained in the Second Schedule of the Section 106 agreement dated 24th March 2021, relating to the subject application, which was allowed at appeal.

The relevant definitions are as follows:

"Retained Golf Course" - *the part of the existing golf course adjacent to the Site shown for illustrative purposes only on plan BICE.101 B annexed to this Schedule as Annex 1 which will remain when the Development is Completed*

"Golf Course Scheme" - *a scheme with the purpose of configuring the Retained Golf Course and providing the Driving Range and Academy Par 3 Course setting out enhancements and improvements of the offer for golfers and those who wish to become involved in the sport comprising at a minimum:*

1. *overall design of Retained Golf Course and layout of holes;*
2. *detailed design of each hole setting out additional 9 tee positions such that the remaining 9 holes provide 18 playable tees;*
3. *identifying all trees requiring removal and proposals for replacement/enhancement of tree cover throughout the course;*
4. *a detailed programme of all works required identifying a completion date for all works to the Retained Golf Course, and the completion date for the tree replacement/enhancement in the first planting season following Commencement;*
5. *details of how the Retained Golf Course will be operated, including proposed booking system and details of the priority of play for golfers on the course;*
6. *overall design of the Academy Par 3 Course and Driving Range*
7. *detailed design of each hole for the Academy Par 3 Course*
8. *detailed design of the driving range including proposals for the building structure and all*



DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700

facsimile 020 7004 1790

www.dp9.co.uk



equipment

9. details of how the Academy Par 3 and driving range will be operated, including proposals for the operating times for each facility which share the same allocation of land
10. a detailed programme of works for the construction of the Academy Par 3 Course and the driving range identifying a completion date for the works

We are submitting herewith the following documents, with the ascribed numbers relating to the numbered points in the definition as set out in the Section 106:

- 1,3,6 & 7 ... BICE.100C Golf Facility Layout (002)
- 2 & 8 ... GW at Bicester Project Scope Aug-21
- 2 ... Details of each green and practice green
- 4 & 10 ... GWL Bicester Golf Course Works Programme Aug 2021
- 5 ... Management of the Retained Golf Course
- 9 ... Bicester Hotel Golf and Spa (BHGS) and Junior Development Programme

In addition to the Golf Course Scheme there is a requirement to submit to Cherwell District Council, for approval, the Scholarship Scheme that can be defined as follows:

"Scholarship Scheme" - a scheme whereby a minimum of 20 young people (16 years or younger) per annum are given free golf course / practice range membership (20 people per year for 10 years) with the distribution of such scholarships agreed with the Leaseholder and England Golf and paid for by Great Wolf Resorts

The scheme is described in the following document:

- 9 ... BHGS and Junior Development Programme

We trust that these documents are considered acceptable, and we look forward to hearing from you that these obligations have been suitably discharged. Should you wish to discuss them or require further detail then please do not hesitate to contact Peter Twemlow or Jack Playford.

Yours sincerely,

DP9 Ltd

DP9 Ltd

Encs.