

Great Wolf at Bicester

Golf Course Project Scope

August 2021

1. 18-Hole Golf Course Reconstruction

1.1. Landscaping

1.1.1. Tree removal

To complete the agreed redesign of the existing front-nine it is necessary to remove a limited number of trees from the golf course. The vast majority of these trees are non-indigenous softwood species originally planted to create screening between tees and greens, but are no longer required.

Each tree identified for removal will be felled and the stump either ground down or dug-out completely, with all arising removed from site.

1.1.2. Replacement tree planting

As per the terms of the s106 agreement, any trees to be removed require replacement elsewhere on the golf course. Two plantation locations alongside the 6th hole have been identified where the agreed number of whips can be placed.

1.2. Green Reconstruction

The nine existing greens will be entirely reconstructed, either in their current location or in new locations to suit the redesigned 18-hole golf course. A additional warm-up putting green will be built adjacent the 1st tee as an enhancement to the current provision.

1.2.1. Putting surfaces

Each new/reconstructed green will be built to a comprehensive modern profile, comprising of:

- Subsoil shaped as per design drawings;
- Subsoil drainage installed at 5m spacing, with suitable positive outfalls;
- Gravel layer (100mm depth);
- Rootzone layer (250mm depth);
- Re-grassed with cores harvested from the existing back-nine greens.

1.2.2. Green surrounds

The surrounds to each new/reconstructed green will be shaped in accordance with the detailed design, with shapes blended into the existing topography at the edges of the working area.

The subsoil shaping will be covered with native topsoil previously stacked aside, with re-grassing completed with approved imported turf.

1.3. Tee Reconstruction

Thirty-six teeing platforms will be constructed/reconstructed, with a main tee (area: 180m²) and a forward tee (area: 70m²) for each of the 18-holes.

1.3.1. Tee surfaces

Each new/reconstructed tee will be built to a comprehensive modern profile, comprising of:

- Subsoil shaped as per design drawings;
- Subsoil drainage installed at 5m spacing, with suitable positive outfalls;
- Rootzone layer (100mm depth);
- Re-grassed with approved imported turf.

1.3.2. Tee surrounds

The surrounds to each new/reconstructed tee will be shaped in accordance with the detailed design, with shapes blended into the existing topography at the edges of the working area. The subsoil shaping will be covered with native topsoil previously stacked aside, with re-grassing completed with approved imported turf.

1.4. Bunker Construction/Reconstruction

Thirty-six bunkers are required to accompany the newly designed golf holes, and to create different playing options when playing from the front-nine and back-nine tees. Of the thirty-six bunkers twelve will be existing bunkers reconstructed in-situ, and the remaining twenty-four will be newly constructed. Twelve existing bunkers will be removed.

1.4.1. Bunkers

The new bunkers will be designed and constructed to challenge the best golfers without unduly punishing the average player. They will be built through the reuse of existing on-site materials, with the addition of new drainage and sand.

1.4.2. Bunkers surrounds

The bunker surrounds will be shaped to allow for efficient maintenance and constructed using existing on-site materials and approved imported turf.

1.5. Lake Construction

Two new lakes will be constructed adjacent to the existing hotel/spa. Their role is to provide additional golfing security to the non-golf facilities as well as add strategic interest to the golf course.

Topsoil and subsoil excavated from the new lakes will be stockpiled for use elsewhere on the course. The design of the lakes will include the construction of a safety ledge just below the waterline, with lining (geotextile and MDPE) included to maintain a consistent water level. All lake margins will be reinstated to grass.

1.6. Buggy Path Construction/Reconstruction

The network of buggy paths will be expanded to allow all-year-round access to the redesigned golf course. Approximately 1700m of new path will be constructed with a width of two metres to allow for the use of golf buggies (1.2m width) and greenkeeping machinery. These will be in addition to the 300m of existing path that will be retained. The paths are designed to move golfers from the approach to each green to the subsequent fairway, via the tee.

The buggy paths will be built with a profile of crushed concrete/MOT Type 1 (100mm depth) and a crushed granite or similar surface layer (50mm depth).

2. Practice Facilities

2.1. Practice Range

The practice range has been redesigned to enable its dual use as either a traditional long-game range or as a 9-hole short course. The range outfield will include six target which can also be used as short-course greens as and when required by the operator. N.B. the long-game range and short-course cannot be used concurrently.

2.1.1. Range tee

The range tee will be rebuilt to accommodate twelve players at any one time. The tee will be surfaced with tees grade artificial turf.

2.1.2. Range target greens

The range target greens will be built at appropriate distances and shaped to mimic “real” golf greens. The greens and collars will be surfaced with artificial turf, with the remainder of the surrounds re-grassed with approved imported turf.

2.1.3. Range outfield

Except for the construction of the target greens the outfield will remain unaltered.

2.2. Practice Putting Green

A new practice putting green will be built adjacent to the practice range. It will be approximately 250m² in surface area and will be built to the same construction profile as the golf course

greens. The green surrounds will be shaped using existing on-site materials and re-grassed with approved imported turf.

2.3. Short-Game Academy

A new short-game academy will be built adjacent to the practice range. The putting surface will be approximately 250m² in area and will be built to the same construction profile as the golf course greens. The green surrounds will be shaped using existing on-site materials and re-grassed with approved imported turf. Two practice bunkers will be constructed using the same specification as the golf course bunkers.

2.4. Perimeter Mounds

The existing perimeter mounds will be reshaped to accommodate the practice facilities listed above, with all reshaped areas re-grassed with appropriate ecological seed mixes.

3. Irrigation

An initial assessment of the existing irrigation system has indicated that it will renovation and updating for future use. The water storage tank, pump system, control system, pipe and cable networks and sprinklers will be renewed to suit the reconfigured layout of the golf course and practice facilities. It has been recommended that these elements are replaced to ensure reliable, environmentally correct and consistent irrigation is available on the golf course throughout grow-in and during regular maintenance thereafter so that overuse of water is avoided.