

11 Flux Drive

Deddington

Oxfordshire

OX15 0AF

16.11.21

Section 106 Obligation Discharge Ref 21/03164/OBL

Planning Application 19/02550/F

Dear Sir

I wish to make the following comments with reference to the documents submitted to discharge the golfing obligations.

- 1) The programme of works shows a period of only two months from completion of the works to establish the new greens, tees and bunkers before the course is opened for play. This period seems totally inadequate and if allowed to continue then the course will soon be under stress given the predicted usage and will have to be closed for repairs and maintenance. Who will monitor the new works to ensure it is not used prematurely? This information together with the criteria for opening the retained course should be part of the specification and not left to an arbitrary period of two months.
- 2) The course works have been carefully specified in order to provide a high quality playing experience. How will the County Council and the District Council monitor and administer compliance with the submitted documents?
- 3) The S106 agreement stated that the driving range would comprise 'not less than 12 mats or bays with laser tracking technology' The submitted documents describe the 12 bays but make no mention of the laser tracking technology which should be applied to all 12 bays.
- 4) The submitted documents do not include, as required by the S106 agreement Golf Course Scheme Item 10, a 'detailed programme of works for the construction of the academy par 3 and driving range identifying the completion date for the works'. As this is part of the golfing obligations I assume no discharge of this condition can be considered until this document is lodged.
- 5) The retained golf course scheme has a challenging 18<sup>th</sup> hole. The yardage from the 18<sup>th</sup> tee to the fairway over the water would be around 150 yds. Many golfers and certainly many senior golfers would not be able to reach the fairway from the tee. The option therefore is to 'lay up' to a shorter distance and then play down the 18<sup>th</sup> fairway. The lay up options would be to play either to the right i.e. down the 8/17th fairway or to the left i.e. down the 1/10th fairway. This puts any player on either of these fairways at risk of being struck by a golf ball. In addition the play from this lay up position back to the 18<sup>th</sup> fairway may well be compromised by the planting separating the fairways and so making this 18<sup>th</sup> tee position unplayable for some golfers.
- 6) There is a clear risk to those people using the assault course and swimming lake from golfers using the driving range. It is well within many golfers ability to strike a ball from the bays adjacent to this facility and for the ball to carry over the planned mounding. From the

documents submitted there is no indication of any protective screening to prevent this eventuality.

- 7) There is nothing to prevent members of the public, but of particular concern children and teenagers, gaining entry to the driving range area unsupervised via the hotel entrance during or after normal driving range operating hours and gaining access to the swimming lake. This is a high risk area and requires appropriate measures to take account of the health and safety risks presented. The consultee OCC E&E raised their concerns in response to the planning application 17/00185/F for the swimming lake about the safety of non swimming residents and this concern is still applicable but now with reference to members of the public accessing the driving range.

I trust you will consider all of the matters raised above before considering the discharge of the golfing obligations required by the s106 agreement.

Yours Faithfully

A solid black rectangular redaction box covering the signature area.