

This note has been prepared by Swan Golf Designs in response to the comments made by Mr Dean Clayton (15<sup>th</sup> November 2021) and Mr Richard Topliss (16<sup>th</sup> November 2021), relating to the material submitted within an application to discharge a planning obligation (CDC Ref: 21/03164/OBL) associated with the planning permission for the Great Wolf Lodge waterpark and hotel (CDC Ref: 19/02550/FUL). The concerns raised in the aforementioned representations are dealt with in turn, with the comments in **bold italics** and our responses in blue.

**Response to Mr Clayton:**

***Temporary golf on the back 9 holes only***

We can confirm that the back 9 holes will be available to play from December 2021 to the timing of the soft opening, which is scheduled for August/September 2022.

***Project scope: need for greens to be reconstructed.***

The greens will be rebuilt as part of the proposed works – some are being relocated to improve the safety of the golf course, and to improve the playability of the golf course. Those which remain in situ are being re-profiled to improve their design and performance.

***How can turf from the back 9 greens be 'harvested?' (when golfers will still be playing the back 9 from 1<sup>st</sup> December 2021)***

This can be achieved by successive coring and harvesting which will be undertaken as an integral part of the spring 2022 maintenance operations on the back 9 greens. All greens will be, as per the specification, overseeded and will progress to establishment and grow in under our direct instruction, as the golf course architects, and expert management of the contractor/greenkeeping team.

***Soil conditions***

We are aware of the topsoil and subsoil conditions throughout the site and allowance has been made in the specification for the required operations for the preparation of the areas in question.

***Works programme***

The programme allows sufficient time for all areas, which are to be grassed, to be grown in, establish, and become playable.

***Abstraction License***

Any licensing aspects related to the construction of water features on the golf course are understood.

***Driving range tees***

Laser tracking will be available on all bays (13 no.) with the installation and use of the mobile Toptracer system.

***Junior development programme***

We agree with the stated need to increase participation and this was a central part of the discussion at the recent inquiry. Arrangements are already in hand to join a Golf Foundation teaching programme for young people. Additionally, the facilities will be afforded to dementia sufferers and their carers through the Golf in society initiative.

***Safety – Walking between greens and tees***

The safety of the golf course in each and every part has been assessed and addressed in the redesign and reconfiguration proposals.

***Playability of the new 3<sup>rd</sup> green due to its proximity to water***

The new 3<sup>rd</sup> green is not adjacent to any water feature.

***Playability of the new 18<sup>th</sup> tee due to its range***

We do not agree with this comment. The carry is not excessive for players.

**Response to Mr Topliss:**

***Premature closure for repairs***

The programme of works does not show that there is a period of two months from the completion of works to the establishment of the new greens, tees and bunkers before the course is opened for play. There is, in fact, a minimum of a four month grow-in and establishment period which has been allocated in the programming. This period is not arbitrary, and the works will be specified and directed expertly throughout.

***Monitoring a high-quality playing experience***

BHGS will have the primary responsibility for the ongoing high quality playing experience of the course, with the incentive being that more people will use the facilities. Cherwell District Council will ensure that the provision is maintained as per the planning permission for the adjacent Great Wolf Lodge resort.

***Driving Range Provision***

The long game tee is in fact composed of 10 playing bays and 3 further tuition bays, each sized to suit their purpose. A mobile top tracer system will be available in each of these bays.

***Programme - academy par 3 and driving range***

The practice facilities will be built as an integral part of the overall 5-month programme and will be completed by April 2022.

***Playability and safety of the 18<sup>th</sup> hole.***

The distance of carry on the 18<sup>th</sup> hole is not 150 yards. The distance of carry is not considered excessive.

***Impact on Assault Course & Swimming Lake users.***

Perimeter netting is included within the proposals to prevent any escaping golf balls.

***Unsupervised use of the swimming lake***

The practice facilities will be managed by the professional staff at BHGS. We are unable to comment about the detailed management of the swimming lake, but it is anticipated that this will be managed by BHGS staff as well, and will therefore be coordinated.

**25<sup>th</sup> November 2021**