

Comment for planning application 21/03164/OBL

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| Application Number | <input type="text" value="21/03164/OBL"/> |
| Location | <input type="text" value="Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton"/> |
| Proposal | <input type="text" value="Discharge of golfing obligations associated with the Second Schedule to the Great Wolf Resort s106 (19/02550/F)."/> |
| Case Officer | <input type="text" value="Andy Bateson"/> |
| Organisation Name | <input type="text" value="Dean Clayton"/> |
| Address | <input type="text" value="22 St Peters Crescent,Bicester,OX26 4XA"/> |
| Type of Comment | <input type="text" value="Comment"/> |
| Type | <input type="text" value="neighbour"/> |
| Comments | <input 11="" 21="" 21\"="" 25112021="" 26="" \"sgd="" and="" by="" clayton="" comments="" design="" document="" final.pdf\""="" golf="" in="" is="" it="" made="" mr="" my="" published="" reply="" response="" sgd="" swan="" their="" to="" topliss="" type="text" value="Please see document attached, \"/> |
| Received Date | <input type="text" value="26/11/2021 18:07:27"/> |
| Attachments | The following files have been uploaded: <ul style="list-style-type: none">• Reply to SGD comments 26 11 21.pdf |

D Clayton
22 St Peter's Crescent
Bicester
OX26 4XA

The Planning office
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury, OX15 4AA
26th November 2021

Planning Application - 21/03164/OBL

Dear Sir/Madam

Discharge of golfing obligations associated with the Second Schedule to the Great Wolf Resort s106 (19/02550/F).

I refer to the document published 26/11/21 "SGD Response to Mr Clayton and Mr Topliss 25112021 FINAL.pdf"

I wish to draw your attention to the fact that many of my points raised in my letter published 15 11 21 have not been addressed in the above response.

Temporary Golf on the Back 9 Holes only

Can the permission to play the back 9 be formalised, so there is no period when all golfing ceases on the back 9, before the front 9 holes are ready for full play, with no further archaeological exploration during this period?

It is interesting to see the language used in Swan Golf Design's reply. They talk of the "timing of the soft opening, which is scheduled for August/September 2022." Describing it as a "soft opening" to me, is saying that the course will not be ready for normal play. I can envisage a long period where temporary greens are used and the new bunkers will be "ground under repair". This is my point, the front 9 holes have to be ready for full play and this is why the decision on the opening date for the new 9 hole course, should be made by an independent golf course agronomist representing CDC.

Project scope: need for greens to be reconstructed

I cannot see any evidence that there is improved safety of the golf course, and improved playability of the golf course. I referred to the safety issue at the existing lake between the present 3rd and 9th fairways. Why isn't this lake having 1m wide safety ledges as Swan Golf Design recommend for the new lakes?

Photo below of steep edge to existing lake looking towards the existing 3rd fairway.



Swan Design have not addressed my question about driving from the new 9th back-tee with the close proximity of the new 8th green.

I refer to a golf safety report by Swan Design at North Shore Golf Club between Skegness and Mablethorpe. See link below. In the report, Swan Golf Design say the golf ball danger zone is either side of a 220m line drawn towards the green from the tee, with a 60m zone either side of the 220m mark and 30m either side of the tee. Could the Golf Course designer kindly annotate on a drawing, where they consider the golf ball danger zone is in relation to the new 8th green, when driving off the new back 9th tee?

EIGCA guidelines suggest a 40-60 m boundary from green to boundary, hence my concern about safety fencing required to protect golfers walking from the new 1st Green to the new 2nd tee.

[Microsoft Word - Skegness Natural England Safety Report.docx \(publishing.service.gov.uk\)](#)

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

I would like to point out that hollow tine coring should be carried out late August/September, Spring coring puts too much stress on the greens and should be discouraged. There is no need to hollow tine the back 9 holes before Autumn 2022.

So to be clear, the intention is to spread hollow tine corings over the new greens and re-seed them.

This technique was previously attempted at Chesterton Golf Club in the last 4 years on the approach to the present 11th hole. Hollow tine corings were spread and re-seeded. As can be seen today, the result was a poor-quality finish even after 4 years bedding in. I wonder how the new greens can

possibly be playable in 4 months. Could Swan Golf Design kindly publish references from green keepers, where they have carried out green construction in this way, in this timescale?

Soil Conditions

Could the contractor's specification kindly be published for the preparation of the Green surrounds and fairway bunkers. As pointed out in my previous letter, de-stoning the top-soil is a critical safety factor and this was a major issue to overcome when the course was re-built in the early 2000s.

Abstraction Licence

The need for an abstraction licence maybe understood by Swan Golf Design but has this been applied for and approved by the Environment agency? After all, this area of Oxfordshire is categorised as an area of water shortage. If there is no topping up of water in the lakes, the pond liner will lift as the water table rises.

Junior development programme

As CDC appear to have agreed that a free junior membership offer replaces a scholarship programme, other s106 money should be found to properly finance the teaching aspect of golf.

Playability of the new 8th green due to its proximity to water

My comments in my previous letter have been mis-read. The comments were about the new 8th Green, not the 3rd and are very valid.

Playability of the new 18th tee due to its range

There is no doubt that many golfers will not be able to drive over the water from the new 9th/18th back tee. Perhaps a test drive from the new back tee position could be organised for a representative sample of golfers to demonstrate the issue to CDC.

I fear, the programme for the front 9 golf course is not being driven by the time necessary to establish a playable golf course up to the standard of the present front 9, but by the desire of Great Wolf to start construction on the back 9 as soon as possible.

Great Crested Newts

I also would like to bring up the question of Great Crested Newts. I have not seen qualitative and quantitative information on how the construction of the new greens, tees and bunkers avoids or mitigates for harming Great Crested Newts.

I know that Great Crested Newts are present around the water bodies, as I have witnessed, Great Crested Newts on the existing 1st and 2nd greens.

I trust you will be able to address the above points I have raised before the Section 106 golfing obligations are discharged.

Yours faithfully,



Dean Clayton