

Comment for planning application 21/03164/OBL

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="RICHARD TOPLISS"/>
Address	<input type="text" value="11 Flux Drive,Deddington,Banbury,OX15 0AF"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="see attached"/>
Received Date	<input type="text" value="29/11/2021 16:06:45"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Golf Condition Discharge (1).pdf

11 Flux Drive
Deddington
Oxfordshire
OX15 0AF
29.11.21

Section 106 Obligation Discharge Ref 21/03164/OBL

Planning Application 19/02550/F

This note has been prepared by Richard Topliss in response to Swan Golf Designs response dated 25th Nov, in relation to the Golf Condition Discharge.

Programme of Works

I disagree with Mr Swan's response on the period for the new course to establish. The programme of works clearly identifies an overall 3 month period for 'landscape establishment' for the months of May, June and July. This 3 month period overlaps by one month with the period for the 'Landscaping: Planting/Seeding' thereby giving only two months from the completion of the last operation in this activity to the front nine being open.

If there is a month of work within the activity of 'Landscaping: Planting/Seeding' which is not directly related to the playing surfaces of the new front nine i.e. greens, tees or fairways then there might indeed be a three month period for 'landscape establishment'. What is clear is that there is not a four month period. I would hope that if this four month period is planned and intended that it can be shown on a revised and resubmitted programme.

Whilst it is good to plan for a 3 month period (or even four months if that is how the programme is revised) it is no guarantee that the period applied will be appropriate. Surely it must be dependant on the conditions that prevail during the preparation, planting, seeding and establishment periods and must be subject to inspection to determine if the three month (or four month period) has been sufficient?

My point regarding this matter is that premature opening of the new retained 9 hole course will only lead to unwanted disruption if repairs and maintenance are then needed.

I suggest that a statement is contained in the condition discharge that requires agreement that the new course works are ready to use. This should be by inspection by the appropriate persons including the head green keeper and golf pro.

Monitoring a high quality playing experience

The question raised in my first response was to OCC and ODC as to how they will monitor and administer compliance with the submitted documents? I am pleased to have your comments and will await further comments from Cherwell DC as they consider the discharge of these conditions.

Driving Range provision

I note your statement that there will be 10 bays plus 3 tuition bays all with tracking facilities, this is different from the statement made in the document submitted to discharge the condition where it stated 12 bays and no reference to tracking technology equipment. I expect the current document will be revised to reflect these two amendments.

Programme – academy par 3 and driving range

I note your comments about the practise facilities being part of the 5 month programme and being completed by April 22. The programme submitted is actually a 6 month construction programme with a further two months for landscape establishment and makes no reference to the practice facilities.

The S106 agreement Golf Course Scheme Item 10, requires a 'detailed programme of works for the construction of the academy par 3 and driving range identifying the completion date for the works' to be submitted.

I fail to see how the condition can be discharged without this document being issued.

Playability and safety of the 18th hole

To the best of my ability using a GPS device the carry from the new 18th tee over the water will be 138yds. It will depend on the final tee position on the tee box which could increase this. As a golfer you will appreciate that you do not want your ball landing on the waters edge and so allow another 10yds for playability and the carry is in the region of 148yds. In addition, consider the variable weather conditions that will exist throughout the year (head winds, colder temperatures) and the carry will often be around or in excess of 150yds.

There are many ladies and seniors who will be unable to play this hole without a 'lay up'. The only lay up options are onto the green or fairway of the 1st or 8th hole. My previous concerns remain.

Safety and security fencing

I note your confirmation about safety netting between the range and the swimming lake although I have not been able to find any reference to this in the submitted documents.

The prevention of unsupervised members of the public particularly those younger members and children gaining access to the range and beyond to the swimming areas out of hours is still of great concern and I have seen no evidence that this risk has been mitigated.

I ask that Cherwell DC review this most carefully.