



06/05

Chiltern Railways
c/o Eversheds LLP
One Wood Street
London
EC2V 7WS.

Dear Sir/Madam,

STATEMENT OF CASE

NOGC is disappointed that there was no consultation with the Club before the Draft Orders were made.

NOGC objects to Orders that apply to DP No's: 23017, 23a010, which refer to land temporarily or permanently required in association with improvements to access for the Park and Ride and along the Banbury Road, in as much as they relate to land owned or leased by the club. In particular the Club is very concerned to avoid prejudice to its longer term plans to potentially relocate its clubhouse to its sole piece of freehold land adjacent to the Park and Ride junction and on which there has been informal agreement in principle with the Highways and Planning Authorities. Because our present clubhouse has been affected by subsidence it is critical to the future of the club that we retain the option of relocation. We will refer to our e-mail exchanges with two Local Authority Departments, namely District Area Planning and County Environment and Economy. These two exchanges are enclosed and titled NOGC (1) and NOGC (2) for our evidence.

NOGC objects to orders that apply to DP No's: 24006, 24007, 24008, 24009, 24010, 24011 which refer to land temporarily or permanently required for the provision of a pedestrian footbridge over the proposed railway on land leased by the club. Such provision in this location would adversely affect the character and ease of play of the 12th hole. There is no room to relocate or realign this on the tight North Oxford course. Further, the presence of a footbridge in this location would be unsightly and detract from the appearance of the course. Importantly, it could be dangerous to walkers in its present proposed location. We will submit a plan NOGC (3) showing how the footbridge will intrude into the approach to the green. If, despite our objection the proposal were to go ahead, mitigation measures would be required. Please let me know if you want any further clarification.

Yours faithfully,

R.J.Harris
General Manager.

02/03/2010

Fw: Possible Alternative Clubhouse Location NOGC

From: **David Young** (dsb.young@virgin.net)
 Sent: 26 July 2010 17:54:57
 To: HARRIS, BOB-Priv (bobharrisprogolf@msn.com)
 Cc: Manager@nogc.co.uk

NOGC (1)

Chris/Bob

Now I've got both.

Both were copied to the Club, and perhaps I should reinforce the point about reliable filing/storage etc. systems!
 Dave

----- Original Message -----

From: David Young
To: Clark, Tony - Environment & Economy, Development Control
Cc: David Shenton ; nogc@medicinae.co.uk ; Manager@nogc.co.uk ; MICHAEL WALTON
Sent: Friday, March 16, 2007 8:20 PM
Subject: Re: Possible Alternative Clubhouse Location NOGC

Tony.
 Thanks. I don't think traffic flows would be a problem - as they are on the road in many cases at present?
 £1k per car park space?
 And your comments are very helpful.
 Thanks again.
 Dave.

----- Original Message -----

From: Clark, Tony - Environment & Economy, Development Control
To: David Young
Sent: Friday, March 16, 2007 4:51 PM
Subject: RE: Possible Alternative Clubhouse Location NOGC

Hi David,

Thanks for your patience.

I've spoken to Tim Atkinson about the signals and he considers it could work, but would need to have more information about traffic flows, however he does acknowledge that there would not be too much traffic in am and pm peak hours.

The cost of constructing a 5.5m wide access road is about £700 -£800 per metre,.

I hope these comments are helpful.

Tony

-----Original Message-----

From: David Young [mailto:dsb.young@virgin.net]
Sent: 12 March 2007 15:18
To: Clark, Tony - Environment & Economy, Development Control
Subject: Re: Possible Alternative Clubhouse Location NOGC

Tony.

Thanks. Noted.

Dave

----- Original Message -----

From: Clark, Tony - Environment & Economy, Development Control
To: David Young
Sent: Monday, March 12, 2007 11:03 AM
Subject: RE: Possible Alternative Clubhouse Location NOGC

Hi David,

Sorry I've been on leave for past week and a bit, I'll chase Barry. I've spoken to Tim, who is not against the idea, and thinks it should be possible to work, however, once I've got Barry's comments I'll go back to tim about the signals, and establish if he will want further info etc.

Tony

-----Original Message-----

From: David Young [mailto:dsb.young@virgin.net]

Sent: 09 March 2007 08:45
To: Clark, Tony - Environment & Economy, Development Control
Subject: Fw: Possible Alternative Clubhouse Location NOGC

Tony.
Any news yet from Tim, Barry or Gordon?
Much love

Dave----- Original Message -----

From: David Young
To: Clark, Tony - Environment & Economy, Development Control
Cc: Manager@nogc.co.uk ; nogc@medicinae.co.uk ; MICHAEL WALTON ; David Shenton
Sent: Thursday, February 15, 2007 2:53 PM
Subject: Possible Alternative Clubhouse Location NOGC

Tony.
Many thanks for seeing us so promptly - and for providing additional information. We understood you as saying that, subject to Tim Atkinson advising that there was capacity, there would be no highway objection in principle to an additional signalled leg to the P&R junction, to serve a possible replacement clubhouse. You thought (without prejudice!) signal control costs would be around £50k with possible additional for alterations within the highway - and obviously whatever construction costs for a say 5.5m access, plus cost of car parking to replace existing. You would check these two costs with Barry West.
Between us we thought we did have access to the highway, with enough circulation space within our land. You also offered to check surface water drainage with Gordon Hunt, who has done a camera survey in the last 10 years. We might possibly be deepening/extending the pond for water conservation reasons, so it could double as a balancing pond if necessary.
Whether we ultimately pursue this will be down to planning advice, costs and member choice of course. Once again many thanks for your prompt and helpful response.
Dave

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FW: NOGC

From: **David Young** (dsb.young@virgin.net)
Sent: 26 July 2010 17:49:26
To: HARRIS, BOB-Priv (bobharrisprogolf@msn.com)
Cc: Manager@nogc.co.uk

NOGC(2)

Bob. Chris.
I have found this - but not yet the Tony Clarke one.
Dave

----- Original Message -----

From: Bob Duxbury
To: David Young
Sent: Monday, March 12, 2007 9:55 AM
Subject: RE: NOGC

I am happy to record that this accurately reflects our discussion and the attitude I took.

Bob Duxbury
Area Planning Officer
Cherwell District Council
Ext 1821
Direct Dial 01295 221821
mail to bob.duxbury@cherwell-dc.gov.uk
www.cherwell-dc.gov.uk

-----Original Message-----

From: David Young [mailto:dsb.young@virgin.net]
Sent: 09 March 2007 08:48
To: Bob Duxbury
Subject: Fw: NOGC

Bob.
See last line of attached; was this a fair summary?
Thanks again.

Dave----- Original Message -----

From: David Young
To: bob.duxbury@cherwell-dc.gov.uk
Cc: MICHAEL WALTON ; David Shenton ; nogc@medicinae.co.uk ; Manager@nogc.co.uk
Sent: Thursday, February 22, 2007 11:29 AM
Subject: NOGC

Bob.

Thanks for seeing us so promptly.

We explained that subsidence problems on our existing clubhouse complex cause us to consider whether we might relocate to opposite the P&R. This has advantages of continuity of provision (if major work were needed) and a safer main access, and could allow greenkeepers relocation to the present pro shop from the 'temporaries'. We would be looking to a footprint and parking roughly the same as existing. As we do occasionally now, we would look to social functions and casual letting, but our prime purpose is a 'member's' golf club. We would look to gradual cessation/restoration of existing complex. There is substantial doubt as to its affordability, and if we were to pursue, it might even be as a medium term option with a cheap tart up of existing to see the decade plus out. Subject to a check on signal capacity the H.A. would probably have no objection.

You agreed that NOGC plays an important role in safeguarding the Green Belt here and thought Cherwell would be supportive of the Club. You saw no objection in principle (recreation use in g.b.) to a relocation as described, subject to scale, screening, and, particularly, sensitive design (specifically any upper floor within roof structure). If we wanted greater certainty before pursuing, we could test with an outline application.

We would need to consult our members this spring before deciding whether or not/how to pursue, and in the meantime you would consult Ian Davies to see whether there was any prospect of Cherwell financial support in any way.

As I say, thanks again.

It would be helpful if you could confirm by e-mail that I have accurately recorded our understanding.

Dave

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