

4.2 Design proposals: Golf course

Nine hole golf course

- 4.2.1 The nine hole golf course layout is of “competition” standard (for handicapping purposes). The golf course can be played twice to make an 18 hole course layout.
- 4.2.2 The new nine hole course length is 3,065 yards (from Black tees), Par 35 (nine holes, played twice is 6130 yards, Par 70 - 559 yards longer and one shot greater to Par than the existing course).
- 4.2.3 The nine hole course is the optimal solution for the site at Ruislip which provides extra space allowing the proposed golf course to be more challenging and interesting. Recent figures published by England Golf (available at: <https://www.englandgolf.org>) show a rise in popularity for nine hole golf which is a shorter game that people of all ages and abilities can play. England Golf has reported a 50% increase in nine hole competitive scores returned between 2014 and 2017. Nine hole courses are having a renaissance and becoming more attractive to play nowadays, due to the limited amount of time that people have available to commit to sport. To play nine holes takes up to two hours, compared to upwards of four hours for 18 holes.
- 4.2.4 The new course will provide the option to play the course twice. The course has a good overall length and balance of Par 3, Par 4 and Par 5 holes to facilitate this.
- 4.2.5 The nine hole course has multiple teeing positions on every hole to make the challenge different when playing 2 circuits (2 x 9 holes) so as to make the course play like an 18 hole course. The multiple teeing positions will cater for golfers of all handicaps from scratch (0) through to 56, depending upon the skill level and ability. Tee designations are similar to that used in the ski industry; expert, intermediate, learner and beginner, each of which is colour coded for easy identification. Golfers will be able to choose which colour tee they play when signing in at the professionals shop.

RUISLIP GOLF COURSE					
9-HOLE MAIN COURSE					
	BLACK TEES	ORANGE TEES	GREEN TEES	BLUE TEES	
HOLE	EXPERT	INTERMEDIATE	LEARNER	BEGINNER	PAR
1	547	528	507	485	5
2	301	279	258	237	4
3	310	291	269	248	4
4	153	136	114	97	3
5	415	397	374	354	4
6	383	366	344	325	4
7	439	421	396	377	4
8	374	356	332	310	4
9	143	114	88	73	3
TOTAL	3065	2888	2682	2506	35

Figure 43 - Proposed 9 Hole main course score card.
Measurement on score card in yards.



Figure 43 - Aerial view of the new golf course

Course layout - Hole 1

4.2.6 Players are greeted at the teeing ground with a long corridor vista of the new and existing woodland habitat with landscape earthworks and the beginnings of a habitat corridor adjacent to the footpath. Hole 1 is the longest hole being 443m – 500m (depending on which tee is used) and Par 5.



Figure 45 - Birds eye view of tee 1



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 1	547yd	528yd	507yd	485yd	5

Course layout - Hole 2

4.2.7 The approach to the teeing ground of hole 2 will reveal another irrigation pond with linking habitats cutting between the tee and the fairway. Hole 2 is 217m - 275m long (depending on which tee is used) and Par 4.



Figure 46 - View of tee 2



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 2	301yd	279yd	258yd	237yd	4

Course layout - Hole 3

4.2.8 The teeing ground of hole 3 offers a corridor vista towards to the fairway with existing woodland to the west with views of understorey planting transitioning into linking habitats. Hole 3 is 227m – 283m long (depending on which tee is used) and Par 4.



Figure 47 - View of the tee 3



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 3	310yd	291yd	269yd	248yd	4

Course layout - Hole 4

4.2.9 Players are greeted at the teeing ground of hole 4 with an enclosed woodland habitat with rich woodland understorey. Hole 4 is one of the shortest being 88m – 140m long (depending on which tee is used) and Par 3.



Figure 48 - View of tee 4



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 4	153yd	136yd	114yd	97yd	3

Course layout - Hole 5

4.2.10 The teeing ground of hole 5 presents players with a unique challenge to hit the ball across a wet zone into the fairway zone. Hole 5 is 324m – 380m long (depending on which tee is used) and Par 4.



Figure 49- View of the tee 5



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 5	415yd	397yd	374yd	354yd	4

Course layout - Hole 6

4.2.11 The surrounding landscape topography of hole 6 gives the players a panoramic vista of the wider golf course with views towards the green in the far distance. Hole 6 is 297m – 350m long (depending on which tee is used) and Par 4.



Figure 50 - View of tee 6



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 6	383yd	366yd	344yd	325yd	4

Course layout - Hole 7

4.2.12 The surrounding landscape of the teeing ground of hole 7 frames a vista towards the fairway and the tree lined backdrop. Hole 7 is 345m – 401m long (depending on which tee is used) and Par 4.



Figure 51 - View of the tee 7



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 7	439yd	421yd	396yd	377yd	4

Course layout - Hole 8

4.2.13 The teeing ground of hole 8 offers an open vista with linking habitats within the mid-ground cutting between the tee and fairway. Hole 8 is 284m – 342m long (depending on which tee is used) and Par 4.



Figure 52 - View of tee 8



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 8	374yd	356yd	332yd	310yd	4

Course layout - Hole 9

4.2.14 Hole 9 is the last and shortest hole being a 66m – 131m (depending on which tee is used) and Par 3. It is bound by the existing woodland with open vistas to the green.



Figure 53 - View of the tee 9



Nine Hole golf course score card					
	Expert	Intermediate	Learner	Beginner	Par
Hole 9	143yd	114yd	88yd	73yd	3

Driving range

- 4.2.15 The new driving range will have twenty standard 3m wide driving bays, one 4.5m wide teaching bay and one indoor golf studio. Each driving bay is completed with a social seating area with 2m wide walkway behind. The proposed façade will be natural timber cladding.
- 4.2.16 The driving range is 270m long, 80m wide at the shortest end and 95m at the widest point. The ball stop fencing for the new driving range at Ruislip will start at 20m and rise to 30m, 150m long at 30m and back down to 20m at the rear end. The rear fence will be 20m high by 95m. See driving range drawing for more details (drawing no.: 1MCo4-SCJ-EV-DPL-SSo5_SL07-241503)
- 4.2.17 A low impact lighting solution has been developed using the Berm System which provides multiple lighting points within the outfield. Floodlights are proposed to be mounted on the range roof to illuminate the first 25m of the outfield.
- 4.2.18 The driving range will also have five standard 3m x 3m lockable golf buggy parking sheds incorporated into the structure.



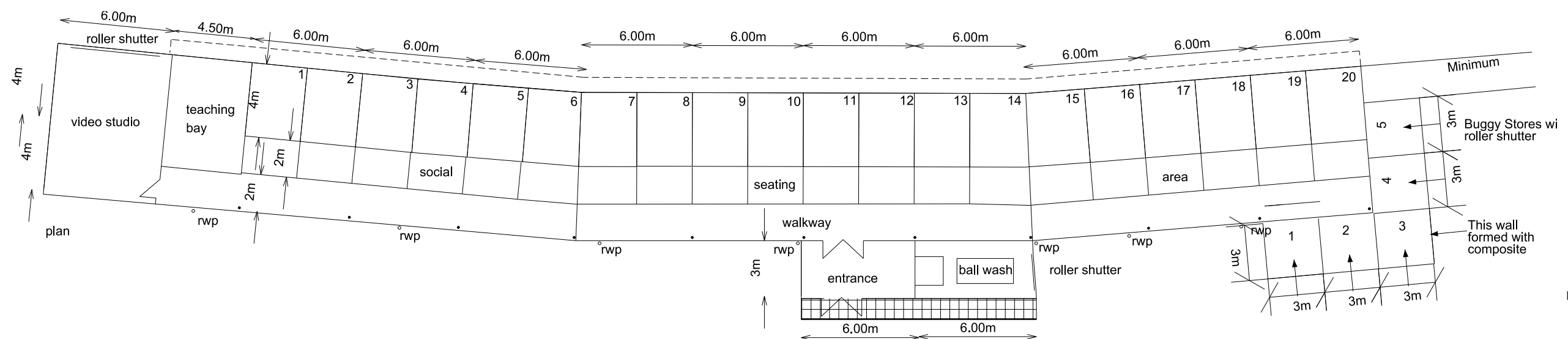
Low level, Berm lighting



Natural colour, horizontal timber cladding to driving range structure



Figure 54 - Birds eye view of the driving range with material precedent images and plan



Six hole academy course

- 4.2.19 The new facility will provide wider community benefits such as encouraging more people to take up golf, supporting young golfers and providing integrated leisure and sports.
- 4.2.20 Golfers can practice on this course before moving onto the nine hole course. It will take approximately one hour to play all six holes.
- 4.2.21 The academy course is a “Par-3” course playable for golfers of all levels and abilities. It is designed to be sufficiently challenging to attract not just beginners and apprentice golfers, but also intermediate and more experienced golfers.
- 4.2.22 The course is designed for disabled access with access pathways linking all holes. The academy course can also be used for lessons. Experienced golfers can also use this facility to improve their “short game” – pitching and chipping.

Six hole academy golf course score card			
	Learner	Beginner	Par
Hole 1	74yd	58yd	3
Hole 2	76yd	65yd	3
Hole 3	114yd	99yd	3
Hole 4	80yd	70yd	3
Hole 5	84yd	72yd	3
Hole 6	128yd	111yd	3



Figure 55 - View of academy course



Figure 56 - Aerial view of academy course

Practice facility

- 4.2.23 Along with the driving range, facilities including putting green and short game practice area, is designed to further help golfers to improve their game. These facilities can be used for coaching lessons to individuals and groups, teaching golf skills and rules of the game.
- 4.2.24 Once the golfer attains a slightly higher level they can play on the six hole academy course where they can practice shots of less than 100 yards.
- 4.2.25 Hillingdon Golf will be responsible for setting fees. It is envisaged that the nine hole course, academy course and practice facilities will all be available on a 'pay and play' basis similar to the existing arrangements. The golf course can also be played with a teaching professional or as part of a group lesson.



Figure 57 - View of putting green



Figure 58 - View of short game practice area

4.3 Ruislip Rifle Club

- 4.3.1 A rifle range is proposed as part of the application to replace the existing building which will be demolished as part of the HS2 development. This has been incorporated into this application at the request of LB Hillingdon. This will be located approximately 60m to the east of the existing building, approximately 30m to the north-west of the club house.
- 4.3.2 A single storey building is proposed providing a functional, modern replacement for the existing facility. The building has been designed to meet the operational needs of the club and adheres to the safety and design standards set out in the National Small-bore Rifle Association (NSRA) Design, Construction and Maintenance of Target Shooting Ranges advice note. It incorporates a .22 long rifle range, airgun and training range, and gun room, as well as associated plant room and toilet facilities.
- 4.3.3 The external walls will comprise of face brickwork structural piers with timber vertical profile cladding set between the piers and at corner returns incorporating a drip threshold at dpc level.
- 4.3.4 The building has been sited to maintain easy access from the existing car parking, and to provide an access route for emergency vehicles which complies with building regulations. Proposed woodland and understorey planting to the north, east and west of the building will provide seclusion and screen views from the surrounding golf course and public footpath.

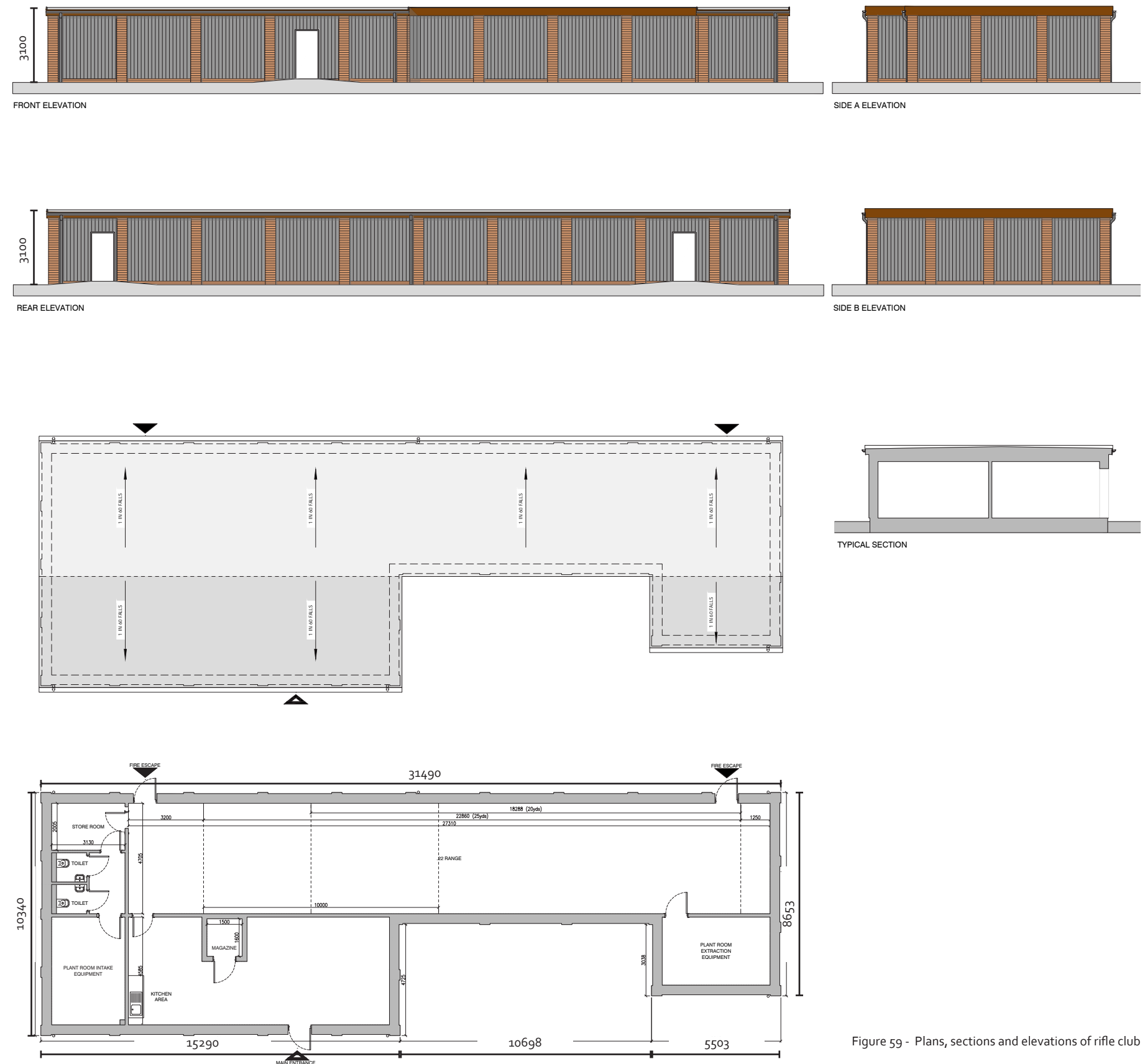


Figure 59 - Plans, sections and elevations of rifle club



Figure 60 - Rifle range photomontage perspectives and precedent image showing example of cladding material

4.4 Design proposals: Landscape & ecology

4.4.1 In response to the design principles set out for landscape and ecology, the proposal promotes the enhancement of ecologically diverse and sustainable development. In order to have achieved this, a series of key guiding principles have been developed which were considered in the design and development of the golf course. The outcome of the proposal is:

- An increase overall population and ranges of native species, wildlife habitats and ecosystems.
- Enhance species, habitats, natural and managed ecosystems that are characteristic of local area.
- The biodiversity of natural and semi-natural habitats where this has been lost have been re-introduced.
- Increased overall population, variety and variability of native species, and increased quality and range of wildlife habitats and ecosystems, maximising biodiversity, habitat niche creation and ecological functionality within the landscape.

4.4.2 The redesigned golf course seeks to retain existing habitats where possible and improves landscape and ecological connectivity between these habitats through new planting.

4.4.3 A full Preliminary Ecological Appraisal and Species Report are appended to the Ecological Impact Assessment (Document no.: 1MCo4-SCJ-EV-STA-SSo5_SLo7-000002).

4.4.4 The ecological habitat value of trees was identified, and the design has sought to conserve the most ecologically valuable trees (see section 2.6 ecological and arboricultural appraisal, figure 26). The location of trees to be retained subsequently informed the topographic design.

4.4.5 A full arboricultural report has been produced (Document no.: 1MCo4-SCJ-EV-REP-SSo5_SLo7-000009) to assess the existing trees on site and the impact of the proposed scheme. Key species retained include common alder, common ash, common hawthorn and pedunculate oak. See arboricultural report for full details and Arboricultural Impact Assessment of the proposed golf course.

4.4.6 In response to the potential existing fauna species on site three distinctive ecological corridor typologies were set out :

- woodland edge and hedgerow corridors - which dormice tend to use;
- damp grass passages and waterways - which great crested newts predominantly use; and
- dry rough grassland - which reptiles tend to pass through.

4.4.7 The redesign of the golf course also seeks to reuse the timber material arising from the proposed felling of trees to enable the reconfiguration of the golf course. The aspiration for some of the materials arising from the felled trees is to be reused as log piles to create habitats for beetles and wood chip mulch which will benefit the proposed woodland habitat.



Figure 61 - Proposed ecological corridor