

Titchener, Hannah (Corporate)

From: Bob Hunt <chairman@internationaldesigngroup.co.uk>
Sent: 19 October 2021 20:23
To: Titchener, Hannah (Corporate)
Cc: Geoff Matthews; mel jones; Jon Hunt
Subject: FW: Ingestre Bridleway draft for comment / approval
Attachments: bridleway.JPG

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Dear Ms Titchener

We act for Ingestre Park Golf Club as golf course architects and Project managers for the reconfiguration of the golf club necessitated by the proposed route of HS2 through the golf course. The Club has asked us to review the proposed bridleway as set out in your letter to the Club dated 18th October 2021

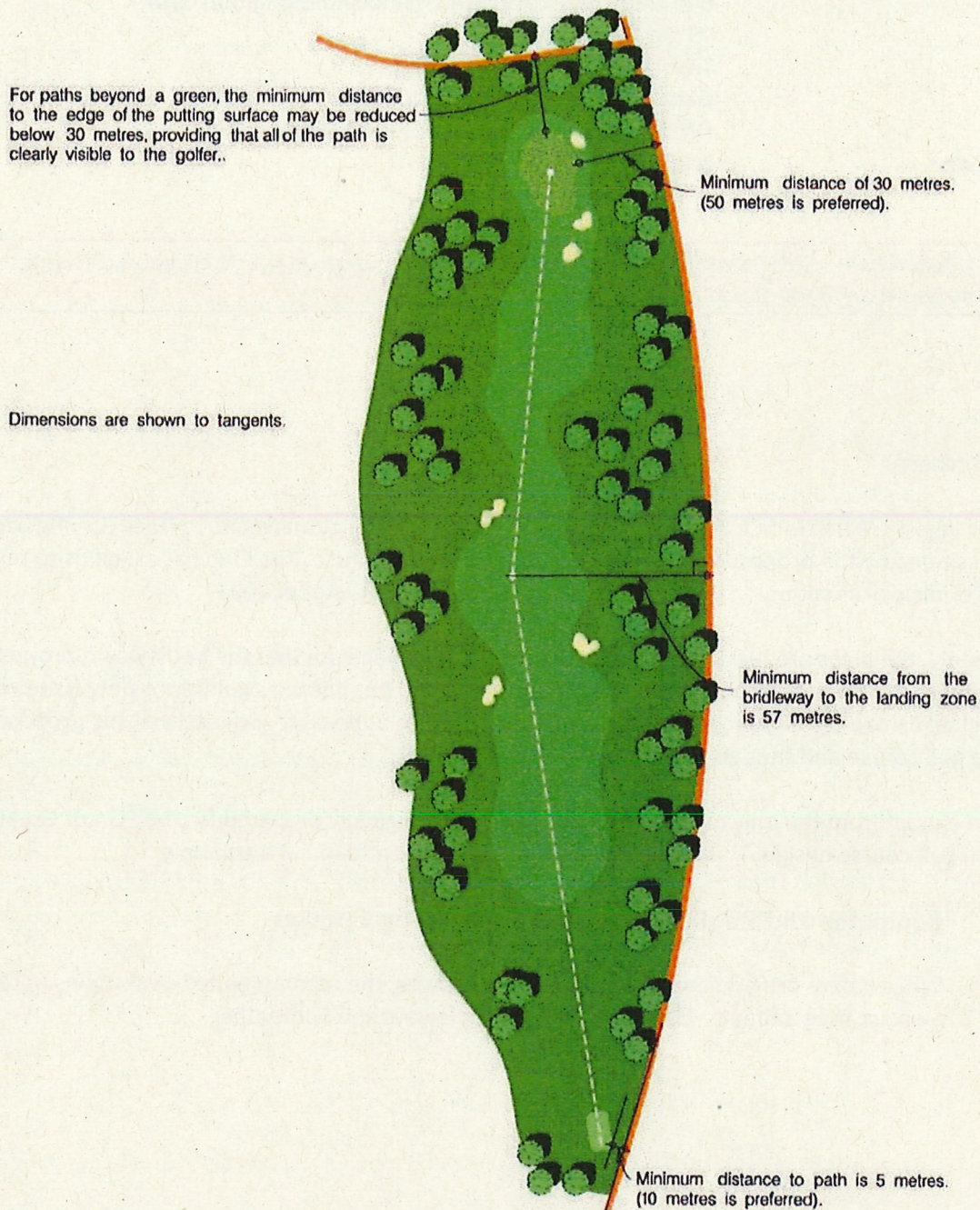
Unfortunately, the plans are highly inaccurate and we are not even sure that the bridleway is proposed to be accommodated within the remainder of Ingestre Park Golf Club but if it is a significant safety issue would arise. I have attached an overlay of your plan on to Google earth which appears to indicate that the proposed bridleway is within the golf course and thus within the safety cage on hole 3.

I attach an extract from the only published Safety Guidance (originally prepared for the PGA of Great Britain and Ireland) on golf course design. This shows the offset from the centreline of a golf hole.

Footpaths and Public Rights of Way Crossing Courses

Where there are bridleways on or near boundaries, the recommended dimensions apply to avoid scaring animals. [See Diagram. 5 – Bridleways and Footpaths]

BRIDLEWAYS and FOOTPATHS.



Where a hole runs parallel to a bridleway, footpath, BOAT or RUPP, the minimum distance from the perpendicular of the path to the landing zone should be a minimum of 50 metres.

Notes

'BOATs' are Byways Open to All Traffic and RUPPs are Roads Used as Public Paths.

Diagram 5.

There is seldom a conflict where people cross a golf course. Safety standards are normally applied to footpaths that run parallel to holes. Footpaths can cross-holes at an angle so long as golfers are able to see people well before they enter the danger zone. For instance, it would be dangerous for walkers to appear out of bushes just in front of a tee position.

Where such routes cross fairways on the course, they should be at right angles to the line of play. Footpaths should be more than 30 metres from the prescribed landing zone.

Vegetation should be not be allowed within 10m either side of the extent of the semi rough. [See Diagram. 6 – Crossing Footpaths].

Where there is a likelihood that walkers or riders may be in danger from golfers playing from a tee or fairway, then warning posts or signs should be erected at suitable locations before the walkers or riders enter the sensitive area. For blind spots warning bells or similar should be installed to ensure that golfers, walkers or riders are aware of one another and can warn of potential danger.

The edge of any tee should be at least 5 metres and preferably 10 metres away from any part of a footpath.

The centre line of the fairway should run at an angle of 15° away from any part of the footpath to a minimum of 57 metres from the centreline. In excess of 60 metres is regarded as safe. [See Diagram. 1- The 15° Rule]

No part of a footpath should be nearer than 30 metres to the edge of a green. For footpaths beyond the green this could be less provided that the whole of the footpath is clearly visible from all areas of the fairway, tee or other position from which shots are likely to be played.

The British Horse Society is able to provide guidance about the proximity of bridleways. Also be aware that there is a movement to split horse and pedestrian traffic. Horses should be regarded as extremely sensitive, so the greatest separation should be provided.

Unfortunately the distance from the centreline of hole 3 to the boundary, along which you appear to be proposing the bridleway, varies but on average is only approximately 40-52m. At present the line of play poses no safety issues for owners of nearby property but placing a bridleway between the boundary of the course and the fairway would result in high risk of injury, damage or death.

You will understand that whilst the club has no problem with the concept of the bridleway, if the proposal is implemented, you will breach guidance which has been used in many UK court cases to establish reasonable safety criteria.

The Club cannot therefore support such a proposal in the knowledge that stray golf balls could cause serious harm or injury to users of the bridleway. Could you please confirm whether or not it is your proposal to locate the proposed bridleway within the golf course.

If you do proceed we presume that having been put on warning of the safety issues you will hold the Club harmless in the case of an accident involving a horse or rider.

Yours faithfully

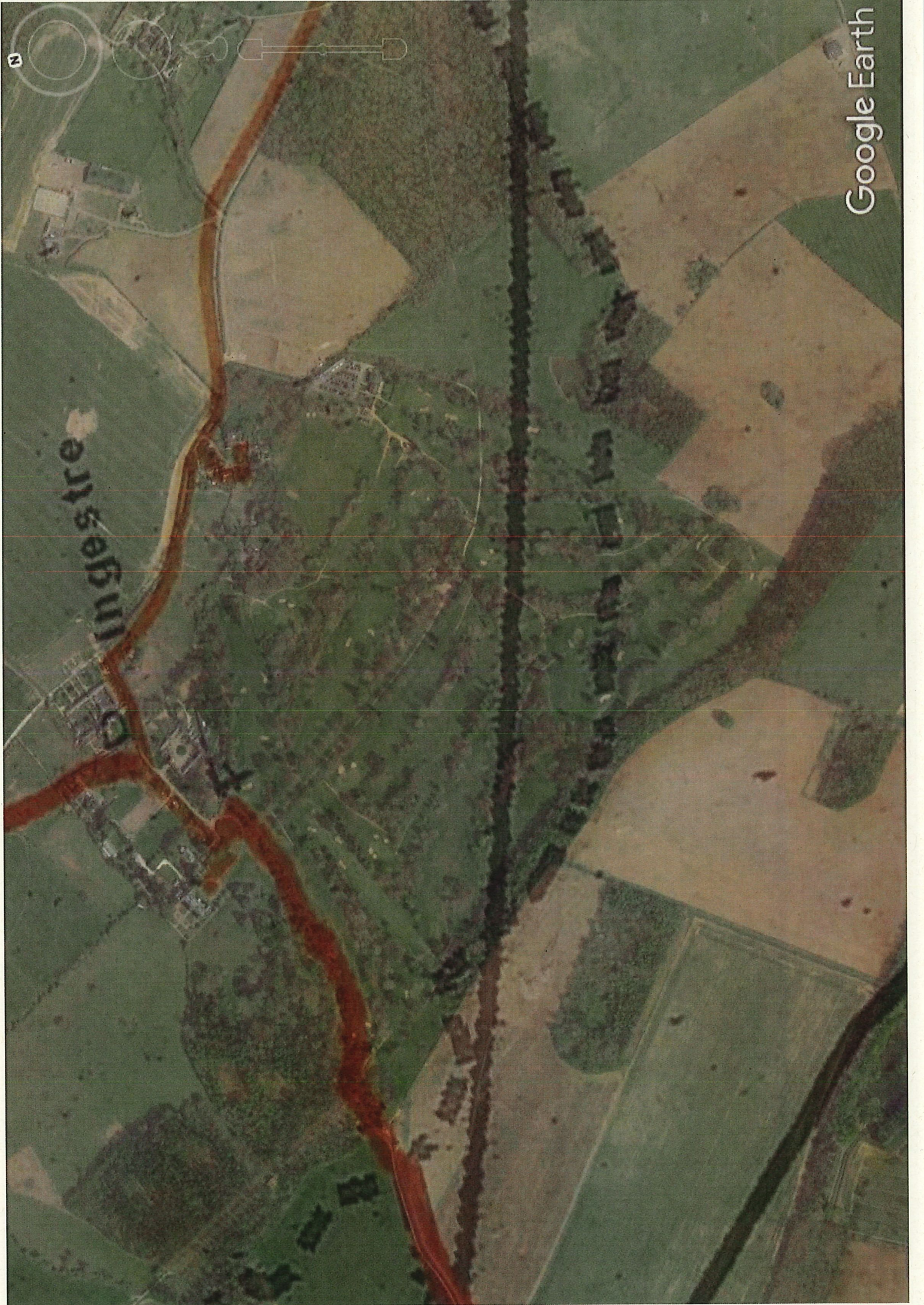
Robert Hunt

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Google Earth

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RESTRICTED

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My Ref: 008112

Your Ref:

Date: 01 December 2021

Dear Sirs,

Re: s.53- Applications for alleged bridleways in Ingestre

We write in relation to your e-mail providing comments in relation to the above matter.

We note that you act for Ingestre Golf Park Golf Club as golf course architects and Project Managers for the reconfiguration of the golf club necessitated by the proposed route of HS2 through the golf course.

On review of maps, it does appear that the proposed bridleway would run through part of the golf club's land.

We note your concerns that if the proposal is implemented, it will breach safety guidance, which could result in injury due to stray golf balls.

Whilst it is not our intention to belittle any legitimate concerns that you may have, the courts have confirmed that issues that are raised relating to concerns or questions as to safety, suitability, privacy, maintenance or anything other than material relating to existence or otherwise of a public right of way or the route's status have to be disregarded under the law as it currently stands. The only information we can take into consideration at this stage is anything that relates to the physical existence or not of the alleged route.



Therefore, whilst your comments have been noted and taken into consideration, unfortunately at this stage we are unable to change our recommendation.

We anticipate that the matter will be heard and determined at the Countryside Rights of Way Panel on 10th December. As soon as a decision has been made we will contact you again.

Yours sincerely

H.J.Titchener

Hannah Titchener
on behalf of Ann-Marie Davidson, County Solicitor.

HT2 / 008112