

From: [Harry Broadbent-Combe](#)
To: [Southampton to London Pipeline Project](#)
Subject: Re: Expanded Representation – Alexander Fraser Holdings Limited – Foxhills
Date: 14 November 2019 15:18:53

Dear Sirs,

Re: Expanded Representation – Alexander Fraser Holdings Limited – Foxhills

We are submitting the following representation to expand on the initial representation we submitted on behalf of Alexander Fraser Holdings Limited.

Impact of pipeline

While it is appreciated that Esso have attempted to reduce the impact of the proposed route of the pipeline by running it where possible under the existing tracks and through rough areas, it remains the case that the pipeline will have a significant impact on the land and, in particular, restrict Foxhill's ability to freely re-design the course in the future. The presence of the pipeline also risks future disruption to the business should Esso ever need to enter to undertake maintenance work, etc.

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Impact of construction

We are highly concerned about the impact the disruption caused by the construction process is going to have on the business in both the short and long term. In the short term the closure of the course, noise and visual impact of the construction works are going to impact on membership (both renewals and new members), income from the golf course, and all ancillary income streams. The short-term impact of the construction will cause reputational damage and lead to a loss of members which will have a long-term impact because of the inherent difficulty in getting lost members to return due to nature of industry.

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Concerns over the timing of construction

We are also highly concerned about the timing of the proposed pipeline works.

a) PGA CUP

Firstly, Foxhills is hosting the PGA Cup in Autumn 2021. This is a flagship event for the business and capitalising on it is instrumental for the continued success and growth of the business. The importance of this event to the golf club is highlighted by the fact that it is only the second venue in the PGA Cup's history to be offered the opportunity to host it a second time. It is important that Foxhills are able to fully exploit the opportunities provided by hosting the Cup.

Esso had initially indicated that they would be able to do the works over one winter in 2021/22, leaving time after the conclusion of the PGA Cup for members to be able to use the course in its wake; while it is in prime condition and to capitalise on the natural increase in interest that the cup will generate. The latest indication from Esso is that this is no longer the case and that they would have to enter to set up newt traps in the vicinity of the course directly after the Cup has finished. Even then they still could not guarantee completing the work over the winter. The membership renewal period for Foxhills is February to March so any overrun into the spring would have a huge impact on membership renewals.

If the pipeline scheme is to go ahead then we would suggest that the only way to really mitigate

the impact on the PGA Cup would be to postpone the works until the winter of 2022, when they could start earlier meaning that timing would not be so constrained.

b) Recent and ongoing investment program

Secondly, Foxhills has recently had substantial new investment in facilities and management systems and is projected to undergo significant growth in the near future as a result. The timing of Esso's works risks jeopardising any potential positive impact from the significant investment that has been undertaken.

There is also much new housing development planned in the region over the next few years, which should lead to an increase in membership.

Both these considerations mean that it is possible that the business will experience positive growth over the period despite the disruption caused by the Esso scheme, as the impact of the disruption caused by the pipeline may be offset and hidden by the investment and improvement program currently underway.

We are concerned that Esso have not fully appreciated and are significantly underestimating the impact their works are going to have on the business and that the losses incurred are going to appear to be offset by the existing projected growth and therefore will not be sufficiently compensated for.

Methods of Construction

So far Esso have been unable to provide Foxhills with any firm details regarding the methods of construction and the measures that they are going to take to minimise the impact of construction on the golf course. Foxhills require a detailed and binding method statement to be able to communicate to their members for reassurance.

Negotiations with Esso are ongoing.

Yours faithfully

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