



Barkway Parish Council

North Hertfordshire District Council,
PO Box 480,
M33 0DE.

12th December 2016

Dear Sir/Madam

ADDENDUM

Land adjacent Royston Road, Barkway - Case Ref No: 16/02759/1

Please find attached further evidence of our objection that this application is in breach of NPPF Paragraph

NPPF Para 28. Creation of employment and prosperity.

Plans should “support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses”

No evidence has been provided by the application that the development of this site will create, beyond the building phase, any new employment. No evidence had been put forward to show that new employment will be established in the village to match the amount of proposed housing development. To the contrary, the significance of the location to Newsells Estate, or even consult with them. Newsells stud farm is the largest employer in the village, offering much valued employment to approx. 30-35 local people. Whilst this is a parkland estate, failing to recognise this is in fact a thriving stud farm, who have great concerns over their viability to operate should the site be developed be developed. This is due to the location of the site, immediately adjacent to the only land on the estate, with soft premium land, suitable for the grazing and paddocking of their young foals. The disruption to their business by development of this site therefore is thought to be considerable, due to noise, the proximity of homes and human beings to the grazing land, and the risk to the foals from curious persons and dogs straying onto their land.

We attach a copy of a letter, from Julian Dollar General Manager of Newsells Stud Farm, who were NOT consulted in the preparation of this application and which has been submitted as part of their objection to both this application AND the Proposed Submission Local Plan. This letter clearly indicates, there will be a loss of business and employment, should this development go ahead.

We therefore must further insist this provisional application is refused outright.

Yours faithfully
On behalf of Barkway Parish Council

The Reverend Councillor, Sonia Falaschi-Ray
Chairman

John Chapman Esq.
Planning Services
North Hertfordshire District Council
PO Box 480
Sale
M33 0DE

9th December 2016

Re: Application Reference 16/02759/1

I am the General Manager of Newsells Park Stud Ltd. and represent the interests of the operation and its owners, Jacobs Holdings AG.

We own & farm the land immediately to the North of above mentioned planning application for 100 houses, something that gives us great concern and threatens the viability of our operation.

Newsells Park Stud is an internationally renowned thoroughbred stud farm. It was re-established in 2000, when Mr Klaus Jacobs purchased the property, and has been subject to expansion and investment of over £100 million. It now incorporates 1,200 acres and employs 34 people in the local, rural economy. The vast majority of our employees live on, or immediately adjacent to the Stud.

Newsells Park Stud is consistently among the leading consignors at the major international sales, selling horses in France, Germany, Ireland, America and of course the UK. This year alone we have reared, consigned and sold bloodstock worth over £12.5 million, including a pair of yearlings at the Tattersalls October Sales for 1.2 million Guineas and 1.35 million Guineas, a mare in Kentucky for \$3.5 million and the dam of this year's Derby winner for 2 million Guineas at Tattersalls a couple of weeks ago.

You will not be surprised to hear that housing developments and thoroughbreds do not make happy bedfellows. Thoroughbreds by nature of generations of selective breeding are highly sensitive animals. They spend most of their time trying to find ways in which to injure themselves, without us trying to give them additional cause. If adult thoroughbreds are sensitive, young foals are especially so.

Unfortunately the most productive land at Newsells Park Stud is that around the proposed housing development in our 'Manor' and 'Obelisk' barn areas. Generally the land around this part of North Hertfordshire is chalk, which is good, free-draining land and ideal for horses during the wet, winter months. However it is hard, unforgiving land when the weather is dry (particularly from May through to November) and for this reason, we do not rear any of our foals on the North West part of the Stud. The only areas we use to raise our foals are the areas around the Manor, Obelisk and to a lesser extent, Ducks Nest.

The land around this part of the Stud is special for two reasons. Firstly it is land which has a clay cap sitting on top of the chalk. Clay retains moisture and allows for kinder, more forgiving ground conditions through the spring and autumn months in particular. It also allows the grass to grow more productively in the dryer months, thereby providing a deeper protective sward of grass for the young, developing foals.

Secondly it is land that has been permanent pasture for hundreds of years as part of the parkland on the Newsells Estate. It was also the original stud that was created out of the parkland in the early 1920's by Sir Humphrey de Trafford. As such it has a proven track record of producing top quality bloodstock, (even Derby winners) and it is quite simply the best land that Newsells Park Stud has at its disposal to rear these extremely valuable foals.

Building 100 houses, (and I believe a second housing application for many more houses is expected) adjacent to land on which we rear our valuable young bloodstock will have a massively detrimental effect on our business. As General Manager of Newsells Park, I simply could not rear foals so close to a significant housing development. The end result will therefore be that I will lose a very significant part of the Stud that I, and previous managers, have considered the very best land upon which to raise young thoroughbreds. This will have a massively detrimental effect on our business and our ability to employ the amount of people we currently do.

So why not rear the foals on the other parts of the Stud? Unfortunately, it is simply not possible to switch the balance of the grazing around. Previous experience of rearing foals on the West side of the farm has left us with a significantly higher percentage of conformational defects and skeletal injuries associated with the hard, unforgiving nature of the chalk land. It cost us significant income through injured foals and yearlings and it is no coincidence that since we have been rearing stock in the areas of the Stud that we do today, we have consistently been among the top consignors at the major sales and among one of the leading breeders of Group 1 winners in Europe - 1000 Guineas winner and European Champion filly, Legatissimo last year for example.

At the same time, keeping a significant proportion of mares in the area close to the proposed housing development in the winter months has previously resulted in us destroying the fabric of the pasture as it becomes too wet and mares' hooves damage it to such an extent that it is almost impossible to repair for the spring and summer months.

The problem with this significant housing development and its potential impact on Newsells Park Stud is made worse by the impact that the hundreds of additional cars will have on the small rural roads and also by the significant extra footfall on the public footpaths that run through this part of the Stud. While we respect the general public's right of way, these footpaths do inevitably cause problems as curious people decide to walk around parts of the Stud that are not public rights of way or go and feed the horses – often with food that is totally inappropriate, or even dangerous for horses. An extra 100 houses in this proposal (and 170 houses in total within Barkway) will make this issue a real problem for raising young thoroughbreds.

Newsells Park Stud is an important local employer. Over the last 8 years in particular it has cemented itself as one of Europe's leading thoroughbred nurseries, selling bloodstock for many millions in sales rings right around the globe and consistently breeding horses that have graced the winner's enclosure in every racing continent. It is a thriving business of which North Hertfordshire District Council can be extremely proud, even more so because it was the positive decisions that the council made in granting the business permission to expand and become the successful business that it is today.

There can be no doubt that this housing proposal will inexorably damage the viability of Newsells Park Stud and I urge the Council as strongly as I possibly can, not to grant permission to this housing application.

Yours sincerely

Julian Dollar
General Manager