

Concerns and Amendments Relating to Newsells Park Stud buffer zone

Barkway Parish Council wishes to express its concerns regarding the northern boundary of Site BK3 and the plans proposed by Redrow for the planting and creation of a buffer. The intention behind this buffer is to help protect Newsells Park Stud from the potential noise and disruption resulting from the development

Newsells Park Stud stands as one of the largest stud farms in Europe, occupying approximately 1,200 acres. With a rich history in Barkway, it plays a vital role both as a major employer and as an integral contributor to village life. The existence of community amenities such as the Village Hall and the Barkway Social Club is owed in part to the generosity of the Stud.

All provisional plans reviewed to date suggest that the developer aims to design the buffer primarily for the benefit of residents, rather than prioritising its intended protective function for Newsells Park Stud. Barkway Parish Council requests that any forthcoming plans from Redrow fully consider the inspectors' findings concerning the inclusion of BK3 in the local plan.

The inspector acknowledged that the development of Site BK3 would introduce housing close to Newsells Park Stud, one of Europe's foremost stud farms and a prominent employer in the region. The paddocks nearest to BK3 are particularly significant for the Stud's operations due to their soil quality. Concerns have been raised by Newsells Park about the potential impact of new housing on mares and foals in these important paddocks.

While an increase in noise and disturbance is likely, it is noted that Site BK3 is separated from the paddocks by a wide footpath flanked by high hedges. Therefore, the proximity between houses and horses will not be immediate. Nonetheless, the inspector emphasises that maximising the separation between the development and the stud is crucial to minimise noise and disruption. Main modifications MM216/FM112 and MM220 require measures to reduce the impact of built development, noise, and increased activity on Newsells Park Stud. These provisions are deemed both appropriate and necessary.

The inspector further highlights that the details of the development—such as the positioning and orientation of houses, as well as the location of internal roads and parking—will play a significant role in mitigating potential harm. The Council retains the authority to oversee these elements, and the main modification empowers it to prevent any scheme that could cause unacceptable harm to the Stud's operations.

Additionally, the inspector notes concerns about the potential for people using nearby footpaths and bridleways to trespass on the Stud's private land. However, the Plan cannot regulate or mitigate the behaviour of public rights of way users. Rejecting the allocation of Site BK3 solely on the basis of potential trespass or misconduct by future residents would be unjustified.

Also with the 2nd compound being built to the northern edge of on Royston road this will bring it closer to the Bridleway/ Studfarm boundary, we believe that the planting along the northern edge should take place soon after the start of any works on site, as the noise will not be just from the final dwelling but from the building process as well.

The two amendments are below

MM 220	145	After paragraph 13.41 (new paragraph)	Newsells Park Stud is an established rural business which lies directly to the north of site BK3. The stud is a specialist business which relies on the adjoining pasture land to create the best conditions for rearing foals. Development on site BK3 will need to take into account any potential impact from noise, increased activity and other forms of disturbance both during construction and throughout the occupancy of the scheme.
-----------	-----	--	---

(LP1)				
			• Archaeological survey to be completed prior to development	
MM 216 / FM 112	144	Policy BK3	Land between Cambridge Road & Royston Road	140 homes
			• Development should be set back from the road; • Lower density housing would be appropriate on the eastern part of the site; • Incorporation of footpath Bridleway Barkway 017 as a north-south green corridor through the site; • Appropriate treatment of northern boundary to maintain alignment and integrity of Bridleway Barkway 018 • Explore opportunities for connecting road from Royston Road to Cambridge Road having regard to heritage considerations (below); • Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for pedestrian and cycle access; • Contribution towards travel by sustainable modes of transport between Barley and Barkway schools • Provision of local convenience shop; • Approximately 1.5 hectares of land secured as a reserve site for primary education; • Site layout designed to integrate with any future use of land identified for adjoining reserve school site; • Development should include extensive tree planting, maintenance of the existing boundaries and hedgerows. • Development should include measures to minimise impact on Newsells Park Stud, in terms of proximity of built development, noise and increased activity; • Sensitive design to respect setting of Cokenach Registered Park and Garden and listed buildings within Newsells estate to include: ○ Reinforcing of hedgerows and landscaping along site boundaries; and ○ Access arrangements designed to minimise harm to heritage assets	