

Member Update

Application DC/17/2476/RM - Meddler Stud, Bury Road, Kentford

Introduction

This update has been prepared in advance of Planning Committee to provide further information in relation to the Racehorse Training element of the development.

The principle of a mixed used scheme, incorporating a racehorse training element, has been established by the appeal decision. The general parameters of the training establishment were also been set out in the outline consent which states that it must include "20 stables, an exercise ring, barn, paddock and trainer's dwelling."

At the October Planning Committee, Members raised concerns about the detail of the Racehorse Training Establishment. In light of this, Officers have sought further advice from the Jockey Club.

Jockey Club Comments

Following a meeting with Nick Pattern of the Jockey Club, Officers can provide the following summary of their comments:

1. The nature of the facility and Members' concerns over the adequacy of the track for training purposes:
 - The Jockey Club has advised that, based on the proposed plans, the site would be appropriate for a pre/training or breaking establishment or even a quarantine facility. In this regard, the nature of the facilities would be sufficient.
 - It is acknowledged that the track is quite tight but, it is considered suitable for the purposes of the sorts of establishments set out above.
 - The risk of contamination is an important one and as such trainers may wish to have a separate facility for new horses. Equally, with an increase in foreign travel for races, the site could function well as a pre-travel quarantine facility.
 - It is also possible that it could function as a small training yard, albeit there would be a reliance on the facilities within Newmarket.

2. Specific comments on the detail of the proposals:
 - The horse walker position should be clarified and it should be located as close as possible to the stables.
 - The large paddock area south of the trainers dwelling should ideally be fenced into smaller paddocks.
 - Suggested seeking clarification of the staff facilities provided

- Rather than 2 x 10m lunges it would be better to have a single 12m-15m lunge
- The exercise track should be fenced with white running rails. It also does not need to be 5m wide. 3.5m would be sufficient.
- As advised previously, a landscape buffer should be provided between the exercise area and the play area on the open space.

Applicant Response

The Jockey Club comments have been passed to the applicant who has advised that they will be looking to address the points raised. It is anticipated that amended plans will be submitted in this regard and members will be fully updated on this at Committee.