

APPENDIX 1

Email correspondence received on behalf of the Jockey Club after the committee report to the 5 November 2014 meeting was prepared.

From: Gittus, William [<mailto:william.gittus@thejockeyclub.co.uk>]
Sent: 05 November 2014 15:29
To: Kelly, Philippa
Cc: Smith, Marie; Gallin, Ian; Wood, Steven
Subject: Meddler Stud

Dear Philippa

Thank you for your email. What I fail to understand is what of any material relevance has changed between now and your recommendation to refuse a few weeks ago.

Your summary shows that there are limited benefits to the scheme and given the actual loss and the risk of future loss, I find it impossible to see how you can consider that "on balance the development scheme constitutes sustainable development".

Your report highlights limited economic benefits - a few short term construction jobs (which would be created anyway if the same number of houses were built elsewhere in the district), local spending generated by proposed residents (same comment) and new homes bonus payments (same comment).

I would suggest that this pales into insignificance in relation to what you are putting at risk.

I have mentioned to you before the long running saga in the Hunter Valley, Australia where the thoroughbred breeding industry has been battling mining companies. The development the mining companies were seeking would have created many jobs and brought tens of millions every year into the local public purse through taxes and yet the government has recognised that in doing so they would put the breeding industry at risk, and have recently rejected the applications.

I attach determination report and a summary which I hope that you and your colleagues might read.

I very much hope that the Committee will see how damaging it would be to grant permission to this application, especially given the fact that it has been created by allowing intentional dereliction of the site.

Had your predecessors taken the same approach to Albert House in Newmarket (which has lain empty for 15 plus years) it would now be the site of very few houses and not being refurbished; protecting the built heritage and local distinctiveness of the district, bringing investment into the district and creating sustainable, long term employment.

Again, I very much hope that you are right and I am wrong. If it is the other way round, then today will be a very sad day indeed.

Regards

WAG

William Gittus MRICS

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-----Original Message-----

From: Kelly, Philippa [<mailto:Philippa.Kelly@Westsuffolk.gov.uk>]

Sent: 05 November 2014 10:25

To: Gittus, William

Cc: Smith, Marie; Wood, Steven

Subject: RE: Meddler

Hello William,

I can fully appreciate your concerns regarding the recommendation for approval of this planning application.

Officers have spent a significant amount of time considering the potential implications of the application proposals on the horse racing industry. This evaluation is set out in Paragraphs 106 - 124 of the report to Development Control Committee.

As you will be aware from our meeting with Marie Smith, a fundamental planning policy issue is whether the proposals will have a 'significant' impact on the horse racing industry. It is acknowledged that the loss of land which is currently in equine use represents a substantial proportion of an existing RTE. However, the development proposals provide for a RTE, which has the potential to make a greater contribution to the horse racing industry when compared to the existing facility. On this basis, the local planning authority is of the opinion that the loss of land would not cause significant harm to the racing industry as a whole - subject to securing the build out and delivery of the RTE as part of the Section 106 planning obligation process.

In accordance with the Council's standard practice, the 'finer detail' of the Section 106 agreement will be a matter for further discussion with the planning agent, should Members resolve to approve the planning application this evening.

Kind regards.

Philippa Kelly

Principal Planning Officer - Major Projects Planning

-----Original Message-----

From: Gittus, William [<mailto:william.gittus@thejockeyclub.co.uk>]

Sent: 05 November 2014 07:27

To: Kelly, Philippa

Subject: Meddler

Dear Philippa

As you can imagine I am surprised and disappointed by the recommendation for approval in your report on the above.

I would be grateful if you could let me know how you intend to ensure the creation and operation of the "new" RTE and its preservation for the long term to avoid a further loss of HRI assets and land resource through intentional degradation of existing facilities?

I will be speaking this evening, albeit 90 seconds seems an appallingly short amount of time in which to try and cover such a very important issue.

I look forward to hearing from you.

Regards

WAG

William Gittus

Property Director, Jockey Club Group

Managing Director, Jockey Club Estates

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