



**NORTH HERTFORDSHIRE DISTRICT COUNCIL – DISTRICT
PLAN 2011-2031 – EXAMINATION**

**EXAMINATION HEARING STATEMENT – MATTERS AND
ISSUES**

**Prepared by Strutt & Parker (ID 3789) on behalf of Rand Brothers (ID
3789)**

JANUARY 2018

North Hertfordshire District Plan 2011 – 2031 Examination

Thursday, 8th February, 2018

Matter 11- Ashwell, Barkway, Barley, Breachwood Green, Hexton, Kimpton

Introduction

1. Strutt & Parker are instructed by Rand Brothers to submit this Hearing Statement to the Examination for the North Hertfordshire Submission District Plan 2011-2031 (NHSDP). Previous submissions on behalf of our clients have been made to North Hertfordshire District Council (EHDC) at the Regulation 19 stage and at earlier stages of the Local Plan process. This Statement should be read in conjunction with the representations made earlier on in the Local Plan process.
2. This Hearing Statement is specifically written in relation to Matter 11, which is relevant to the Site Allocations at Ashwell, Barkway, Barley, Breachwood Green, Hexton and Kimpton. This representation has been written specifically in relation to Site Allocation BK3, which is identified as Land between Cambridge Road and Royston Road, Barkway.

Policy BK3

3. As referenced within our Regulation 19 representation, our clients are fully supportive of the Local Plan and in particular the allocation of BK3. As set out within our previous representations, we consider that the allocation of BK3 is sound in planning terms and is positively prepared, justified, effective, and in accordance with national policy. This summary has not sought to repeat evidence and information submitted as part of our previous representations, however it does seek to clarify answers to the matters raised for Barkway, as set out in section 11.5 of the Planning Inspector's Issues and Matters. Each question has been assessed in turn having regard solely to allocation BK3:

Are all of the proposed housing allocations deliverable? In particular, are they: confirmed by all of the landowners as being available for the use proposed?

4. Yes, the allocation of BK3 is under the single ownership of the Rand Brothers and they are fully committed to the early delivery of development on the site. As set out in our letter to the programme officer dated 16th October 2018, the allocation of BK3 was previously under two separate ownerships, namely our client the Rand Brothers and Miss Ines McIntyre. Previous representations had been made by Kaz Ryzner on behalf

of Miss Ines McIntyre under ID reference 775. Our clients previously owned the western portion of the allocation, whilst Ines McIntyre owned the smaller parcel of land to the east. However, our clients the Rand Brothers have since purchased the eastern proportion of the site in September 2017 and they are now the single owners of the overall allocation.

5. Having a single ownership for the overall allocation, is considered to be particularly helpful to facilitate the early delivery of the allocation and it will allow for a comprehensive master planning of the overall allocation as required by policy BK3 of the emerging Local Plan. The applicants are fully committed to overall masterplanning of the site and delivery of the highway link road between Royston Road and Cambridge Road as required by the allocation.

a) Supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

6. Yes. A large proportion of the allocated site, was subject to a recent planning application, reference 16/02759/1. This planning application included access arrangements for access to the site onto Royston Road as a matter of detail. This was shown on Visibility Splay reference MMD-342232-C-DR-01-XX-1101, Rev P1.
7. As detailed on their consultation response dated 25th January 2017, the Highway Authority confirmed no objection to the application subject to conditions, having regard to both vehicular and pedestrian access. This application was also accompanied by a Transport Statement, prepared by Mott McDonald that confirmed adequate capacity in the surrounding highway network. T
8. In addition, since the purchase of the eastern part of the allocation by the Rand Brothers, further work has been undertaken by Ardent Consulting Engineers to demonstrate adequate access and egress into the site, from both Royston Road and Cambridge Road. This is shown on the Potential Access Arrangements Plan, reference 163461-001 (refer to Appendix A). This plan demonstrates adequate visibility splays to the site and was discussed with the Highway Authority at a meeting in December 2017. At this meeting the Highway Authority confirmed that they had no objection to the access points. It is also proposed to provide a widen pedestrian footpath along Cambridge Road. The proposals are therefore fully deliverable having regard to vehicular and pedestrian access matters.

b) Deliverable, having regard to the provision of the necessary infrastructure and services and any environmental or other constraints?

9. Yes, BK3 is fully deliverable having regard to the provision of infrastructure and services and all other environmental constraints. As set out above, a large proportion of the site has been subject to planning application reference 16/02759/1. This application was accompanied by a number of detailed reports having regard to all relevant technical information required to demonstrate the deliverability of the site. This included reports and surveys on the following:
- Flood Risk Assessment, including Drainage Strategy
 - Transport Statement
 - Archaeological Trial Trench Evaluation
 - Arboricultural Impact Assessment
 - Ecology Survey- Phase 1 Habitat Report
 - Heritage Statement
 - Geoenvironmental Statement
 - Design & Access Statement
 - Planning Statement
 - Landscape Visual Impact Assessment and Landscape Masterplan
 - Relevant Plans
10. No objections were received from any statutory consultees on this planning application. This included consultation responses from the Highway Authority, Anglian Water, Environment Agency all whom confirmed no objection to the proposals. Since the purchase of the eastern part of BK3, survey work has already been undertaken in respect of ecological, arboricultural and drainage matters. This has confirmed that the site is fully deliverable in planning terms.

Are the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?

11. Yes, the proposed allocation of site BK3 is fully justified and appropriate on the basis that it represents a logical expansion to the settlement boundary of Barkway. The application site also benefits from being located outside of the Metropolitan Green Belt. The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances (paragraphs 83- 85). A high number of the sites being allocated as part of the Local Plan are within the Metropolitan Green Belt. The allocation of BK3 will assist North Hertfordshire District Council in meeting their objectively assessed housing needs, but it will also help protect the Green Belt, by ensuring that further land will not be released from the Green Belt for housing.

12. In addition, this statement is accompanied by a report by Kernon Countryside Consultants Ltd, which provides an evaluation of the potential impacts of the development on an existing stud (refer to Appendix B). As set out within this report, the allocated site can be delivered without harming the operation of the stud to the north of the site or the safety of horses (including foals). As part of future planning applications, the applicants are happy to work with North Hertfordshire District Council and engage with the adjacent landowners to ensure that the proposed development incorporates adequate landscaping and open space. Particular attention will be given to the periphery of the development, particularly along the northern boundary. This will ensure that the proposed development provides an adequate buffer with the stud to the north.

Are the proposed allocations the most appropriate option given the reasonable alternatives?

13. Site BK3 is the most reasonable site given the alternatives. As set out above the site benefits from being very well related to the development boundary of Barkway and is also one of a limited number of sites that are located outside of the Metropolitan Green Belt.
14. The allocation is fully consistent with policy SP2 of the emerging Local Plan, which sets out that Barkway, along with four other villages are identified for housing growth. The position of Barkway within the settlement hierarchy is appropriate and consistent with its location outside of the Green Belt and to support village growth.
15. The allocation of BK3 also has a number of benefits above solely the allocation of new housing to meet the Objectively Assessed Housing Need. In particular, BK3 will provide a new road connection between Royston Road and Cambridge Road, which will alleviate through traffic travelling through the village. This is a significant benefit of the allocation. As part of the allocation a new shop will also be delivered, which will be an integral part of the development and also a benefit to the village. In sustainability terms the shop is considered to be a strong benefit of the scheme and accords with national policy.
16. In addition, the land to the south of the site is safeguarded land for a Primary School. Initial discussions have been held with Hertfordshire County Council as the Education Authority, who have confirmed their support for the land to the south of the site to be safeguarded for a Primary School. The applicants are committed to further discussions at planning application stage with Hertfordshire County Council as appropriate.

Is the proposed settlement boundary consistent with the methodology for identifying the settlement boundaries and appropriate and justified?

17. Yes, the proposed settlement boundary for Barkway as set out on the proposals map, is fully justified. The proposed amendments to the settlement hierarchy for Barkway has been informed by a number of background reports and documents. In particular, this has included a Heritage Assessment for Barkway, which was an important evidence based document to inform the allocation of sites, which can be developed without compromising the heritage assets within Barkway. This includes BK3.
18. The amendment to the settlement boundary to include the allocation of BK3, in particular is appropriate. BK3 has a number of benefits above other alternative sites, which can be summarised as follows:
 - It is located outside of the Green Belt and it will reduce pressure on further release of land from the Green Belt
 - It has the opportunity to comprehensive masterplanning, to include public open space, a new shop, and a link road between Royston Road and Cambridge Road.
 - There is potential for future integration with the safeguarded land for the school to the south.
 - It is under one ownership and the landowners are fully committed to early delivery of the allocation to meet the identified housing need.
 - It is located to the north side of Barkway, and can be developed without impacting on the identified heritage assets.
 - It is deliverability in all other respects having regard to transport, drainage, Arboricultural and ecological matters.

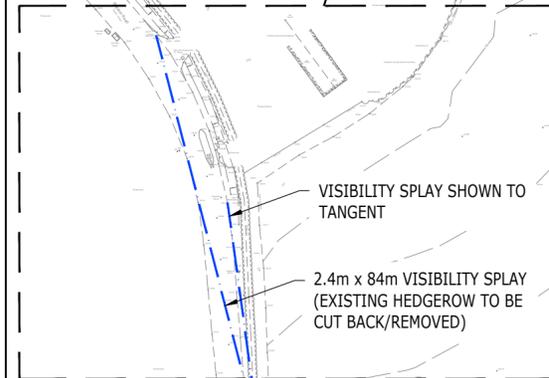
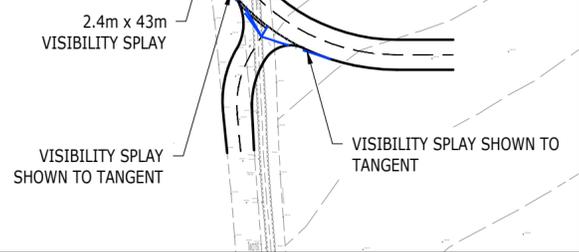
APPENDIX A: POTENTIAL ACCESS ARRANGEMENTS PLAN, REFERENCE 163461-001



ROYSTON ROAD - CHANGE OF PRIORITY OPTION

- VISIBILITY PROVIDED TO MANUAL FOR STREETS STANDARDS
- 30mph POSITION / GATEWAY FEATURE TO BE EXTENDED FURTHER WEST ON ROYSTON ROAD

NOTES:
 DESIGN SUBJECT TO LAND BOUNDARY / HIGHWAY BOUNDARY INFORMATION
 ACCESS PROVISION TO BE DISCUSSED AND AGREED WITH HERTFORDSHIRE COUNTY COUNCIL



POTENTIAL ACCESS FROM ROYSTON ROAD (6m WIDE CARRIAGEWAY)

2.4m x 93m VISIBILITY SPLAY (EXISTING HEDGEROW TO BE CUT BACK/REMOVED)

POTENTIAL ACCESS FROM CAMBRIDGE ROAD (6m WIDE CARRIAGEWAY)

2.4m x 215m VISIBILITY SPLAY

2.4m x 90m VISIBILITY SPLAY

DRAFT

- SUBJECT TO ARBORICULTURE / ECOLOGY REVIEW
- PROPOSED LEVELS TO BE REVIEWED
- SUBJECT TO ADDITIONAL TOPOGRAPHICAL SURVEY TO VERIFY VISIBILITY

Rev	Description	Drn	Chk	App	Date
<p>ARDENT CONSULTING ENGINEERS</p> <p>Suite 207 One Alie Street London E1 8DE</p> <p>Tel: 020 7680 4088 Fax: 020 7488 3736</p> <p>Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p> <p>Client: RAND BROTHERS</p> <p>Project Title: ROYSTON ROAD, BARKWAY</p> <p>Drawing Title: POTENTIAL ACCESS ARRANGEMENTS</p>					
A2 Scale	Date	Designed by		DV	
1:1000	12.10.17	DW		SAF	
Drawn by	Checked by	Approved by		SAF	
DV	IW	SAF		SAF	
Drawing Number	163461-001				Rev
					-

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**APPENDIX B: PROPOSED RESIDENTIAL DEVELOPMENT AT BARKWAY EVALUATION
OF POTENTIAL IMPACTS ON AN EXISTING STUD**

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**PROPOSED RESIDENTIAL DEVELOPMENT AT BARKWAY
EVALUATION OF POTENTIAL IMPACTS ON AN
EXISTING STUD**

DRAFT ALLOCATION BK3

January 2018

1 Introduction

- 1.1 Rand Brothers are seeking to develop a site on the northern edge of the village of Barkway for residential development of up to 140 dwellings, adjoining Cambridge Road.
- 1.2 To the north of this site lies the Newsells Park Stud, a large and established racehorse stud.
- 1.3 This report analyses the potential impacts that residential development in this location could have on the operation and success of the Newsells Park Stud.
- 1.4 It is concluded that, with normal levels of good design, there should be no adverse impact on the Stud's activities or success.

2 This Report

- 2.1 This report:
- describes the proposals in section 3;
 - sets out possible areas of concern or conflict in section 4;
 - and assesses the potential for there to be any impact on the Stud in section 5.
- 2.2 This report has been carried out by Tony Kernon. I am a Rural Chartered Surveyor and a Fellow of the British Institute of Agricultural Consultants. I have specialised in agricultural and equestrian buildings and dwellings, and environmental impact assessment, for thirty years. My Curriculum Vitae is at **Appendix KCC1**.

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T: 01793 771333 Email: info@kernon.co.uk Website: www.kernon.co.uk*

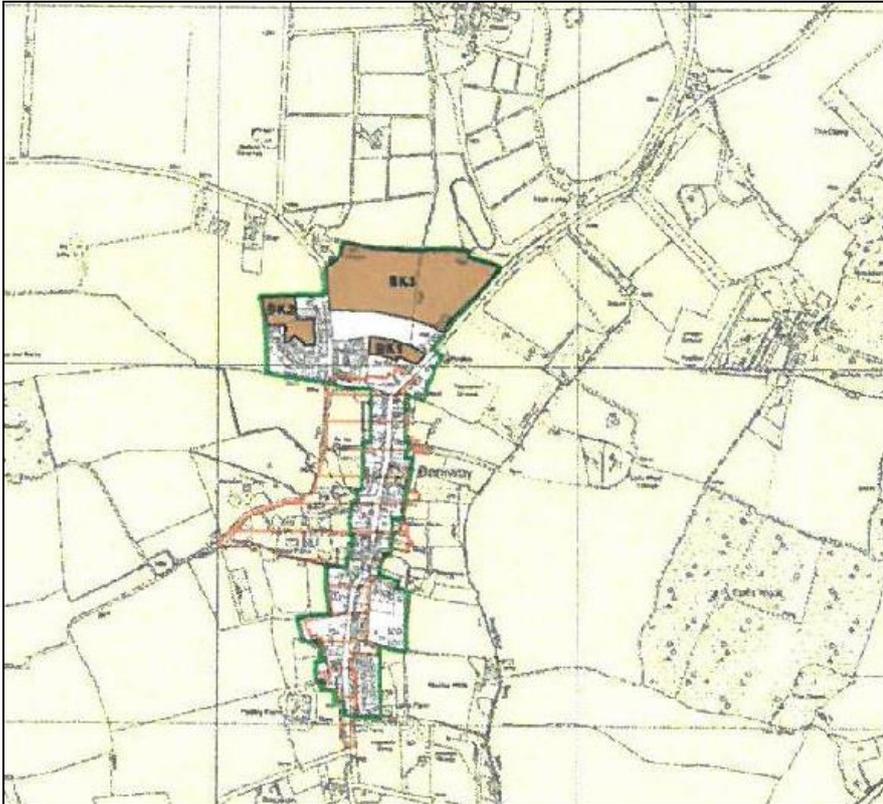
*Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon**
Chartered Surveyor - **Verity Drewett** BSc(Hons), MRICS, MBIAC
Consultant - **Sam Eachus** BSc (Hons)*

3 The Proposals

3.1 It is proposed to develop land to the north of Barkway. This would be for residential development.

3.2 At this stage no designs have been finalised for the development. The site extends to 7.7 ha. It has been put forward for development as draft allocation BK3, shown below.

Insert 1: Proposed Allocation BK3



3.3 Design criteria are set out in the Local Plan 2011-2031 Proposed Submission (October 2016) at page 144.

4 Newsells Park Stud: Areas of Concern

4.1 The Newsells Park Stud objected to draft allocation in their Local Plan Publication Stage Representation of November 2016.

4.2 The representation is attached as **Appendix KCC2**. The key issues raised are as follows:

- the Stud has been established for over 100 years, employs 25 staff, has over 210 stables and is integrally linked to the Horse Racing Industry;
- the land immediately adjoining the proposed allocation is the best pasture, used for raising mares and foals;

- an increase in the use of bridleways 17 and 18, by pedestrians, horse riders and dog walkers, could adversely affect the operation of the Stud;
- increases in traffic to Barkway, including a school and convenience store, could have adverse impacts on the Stud as a result of noise and disturbance.

4.3 Newsells Park Stud request that allocation BK3 be removed from the Local Plan.

4.4 In the event that is not agreed, they request that the text of the Local Plan be amended to incorporate text to require the development to incorporate “**measures to minimise any impact on Newsells Park Stud**”, as set out in their representation (**Appendix KCC2**).

5 Assessment

5.1 Essentially the concern of Newsells Park Stud is two-fold:

- concern about disturbance, especially noise, from activity and traffic affecting the Stud;
- concern about conflicts arising from increased use of Bridleways 17 and 18, and with users interacting with horses.

5.2 **General Noise and Disturbance.** There may be an increase in ambient noise in the paddocks closest to the proposed development. Residential development leads to noise from people talking, lawnmowers, cars and general human activity. However it is rarely loud, sharp or unexpected.

5.3 Horses, including mares and foals, will acclimatise to background noise. There are important studs, for example, on the edge of Newmarket close to the busy A14 and the race course (including The National Stud and New England Stud, just as examples).

5.4 There should be no adverse impact on the Stud as a result of general noise and disturbance from the residential use of the site as proposed.

5.5 The representation states that the land closest to the allocation is the best for rearing foals due to its clayey soils over chalk. According to the National Soil Map¹ most of Newsells Park is covered with the same soil association, soil type 411d Hanslope soils. The land closest to the proposed allocation has no unique status within the holding based on that information. An extract is reproduced in **Appendix KCC3**, enlarged from the 1:250,000 base.

¹ Soils of England and Wales Sheet 4: Eastern England, SSEW, 1:250,000 scale, 1983.

- 5.6 **Use of Bridleways 17 and 18.** These two bridleways are existing. They run along the southern boundary of the Stud (No 18) or north-south through the middle of the Stud (No 17), as shown below.

Insert 2: Bridleways 17 and 18

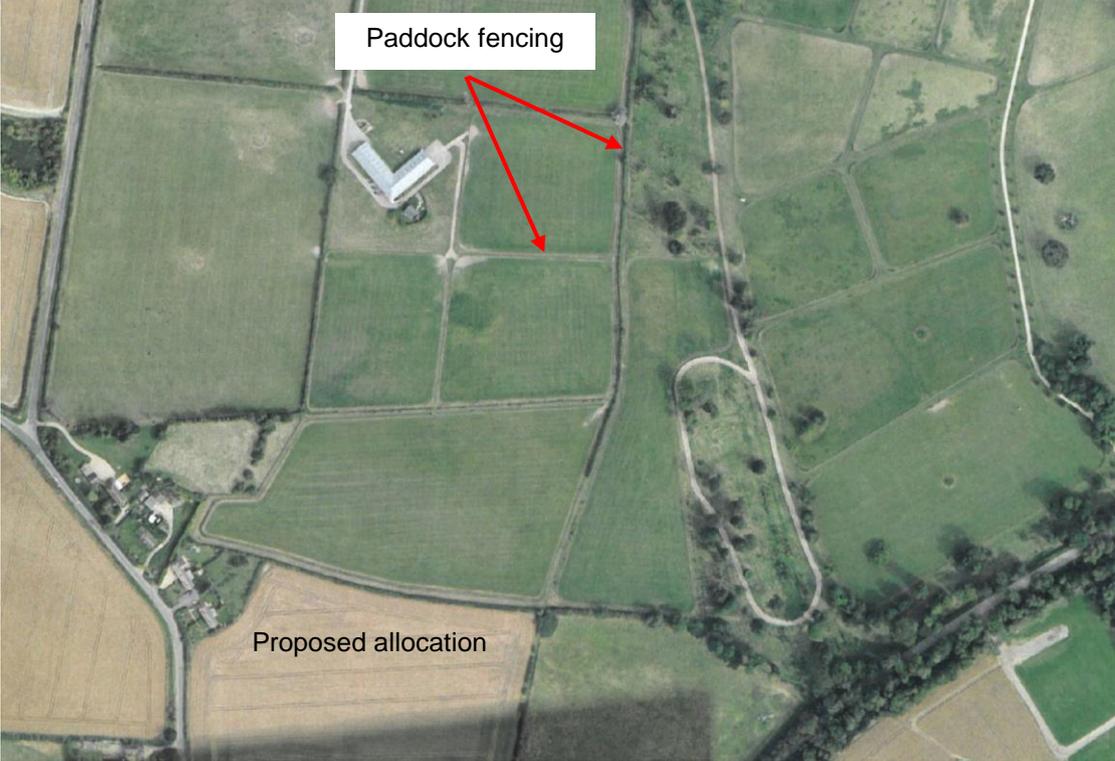


Source: Hertfordshire.gov.uk

- 5.7 Therefore the Stud must already have to manage the public use of the bridleways, including use by horse riders, walkers and those walking with dogs.
- 5.8 It is clear that the use of the land as Stud land has not been prevented by the existence of these bridleways. It is also evident, from the undoubted success of the Stud, that the bridleways have been managed successfully and have not inhibited the success of the Stud.
- 5.9 The Stud breeds some of the best horses in the country. Foals will be very valuable, given the sires used. Therefore the Stud has been careful to ensure that dogs (loose or under control) do not currently result in a risk to foals.
- 5.10 The potential increase in use of the bridleways could occur irrespective of the allocation of BK3. However it is probable that use of BK3 will increase, particularly for dog walkers, if BK3 is developed. However, the use of the Stud's grazing land would not be adversely affected in a significant way.
- 5.11 Fences to the bridleway contain the possible trespass of dogs or people from the bridleway onto the private Stud land.

5.12 Double fencing, with a second fence to stop horses being able to touch each other in different paddocks, already exists as shown below. This double fencing is also shown on the OS base maps.

Insert 3: Goggle Earth Image (annotated)



5.13 Any increased use of the bridleways by walkers would not significantly affect the use of the stud pasture, and is already a factor that must be managed.

6 Conclusions and Recommendations

6.1 The Stud seeks an amendment to the Local Plan to delete allocation BK3 due to noise and the possible increase in the use of Bridleways 17 and 18. This is not warranted. There would be no impact of a scale that would harm the operation of the Stud or the safety of horses (including foals) at the Stud.

6.2 The Stud seeks, in the alternative, the inclusion of wording into the draft allocation to maintain the bridleway 17 through the site, and to incorporate measures to minimise impact on the Stud.

6.3 I do not comment on the incorporation of bridleway 17. Whether this runs through the allocation, or horses divert to use bridleway 18 to connect to 17 north of the allocation, would have no significant effect on the operation of the Stud. Therefore it is a matter for public rights of way rather than a matter of impact on the Stud.

6.4 I would support the Stud's request for recognition within the wording of the allocation. Normal residential development design, incorporating landscaping and open space around the periphery, would normally meet the noise considerations, and therefore there should be no consequent reduction in the capacity of the site to deliver the dwellings required.

**Appendix KCC1
Curriculum Vitae**



CURRICULUM VITAE

ANTHONY PAUL KERNON

SPECIALISMS

- Agricultural buildings and dwelling assessments
- Equestrian building and dwelling assessments (racing, sports, rehabilitation, recreational enterprises)
- Farm and estate diversification and development
- Assessing the impacts of major development proposals on rural businesses
- Land resources and impacts of development
- Expert witness work



SYNOPSIS

Tony is a rural surveyor with nearly 30 years experience in assessing agricultural and equestrian businesses and farm diversification proposals, and the effects of development proposals on them. Brought up in rural Lincolnshire and now living on a small holding in Wiltshire, he has worked widely across the UK and beyond. He is recognised as a leading expert nationally in this subject area. Married with two children. Horse owner.

QUALIFICATIONS

Bachelor of Science Honours degree in Rural Land Management, University of Reading (BSc(Hons)). 1987. Awarded 2:1.

Diploma of Membership of the Royal Agricultural College (MRAC).

Professional Member of the Royal Institution of Chartered Surveyors (MRICS) (No. 81582). (1989).

OTHER PROFESSIONAL ACTIVITIES

Co-opted member of the Rural Practice Divisional Council of the Royal Institution of Chartered Surveyors. (1994 - 2000)

Member of the RICS Planning Practice Skills Panel (1992-1994)

Member of the RICS Environmental Law and Appraisals Practice Panel (1994 - 1997).

Fellow of the British Institute of Agricultural Consultants (MBIAC) (1998 onwards, Fellow since 2004).

Secretary of the Rural Planning Division of the British Institute of Agricultural Consultants (BIAC) (1999 – present).

EXPERIENCE AND APPOINTMENTS

1997 -----> **Kernon Countryside Consultants.** Principal of agricultural and rural planning consultancy specialising in research and development related work. Specialisms include essential dwelling and building assessments, assessing the effects of development on land and land-based businesses, assessing the effects of road and infrastructure proposals on land and land-based businesses, and related expert opinion work.

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- 1987 - 1996 **Countryside Planning and Management**, Cirencester. In nearly ten years with CPM Tony was involved in land use change and environmental assessment studies across the UK and in Europe. From 1995 a partner in the business, work covered included feasibility studies for possible grant schemes, evaluation of planning controls and existing environmental schemes, assessments of the need for farm dwellings and related agricultural developments, Environmental Assessments and planning studies, and expert witness work.
- 1983 - 1984 **Dickinson Davy and Markham**, Brigg. Assistant to the Senior Partner covering valuation and marketing work, compulsory purchase and compensation, and livestock market duties at Brigg and Louth.

RECENT RELEVANT EXPERIENCE

TRAINING COURSES

- Landspreading of Non Farm Wastes.** Fieldfare training course, 24 – 25 November 2009
Foaling Course, Twemlows Hall Stud Farm, 28 February 2010

LAND USE STUDIES

- 1992 **Back Brook Water Catchment Study:** An assessment of the quantity of water provision needed to serve farms in an area of Shropshire, based on interview and survey. For the NRA.
- 1992 - 1994 **Planning Controls over Agricultural and Forestry Development and Rural Building Reuse:** Study into current controls for the Department of Environment, assessing the effectiveness and advising on changes needed to the GDO Schedule 2 Parts 6 and 7 and PPG 7 Annex B, C, D and E. With LUC. Suggesting the new tests for farm dwellings.
- 1992 - 1995 **Countryside Stewardship - Monitoring and Evaluation:** Four year project to assess effectiveness of grant aid scheme (with LUC) for the Countryside Commission.
- 1995 **Isles of Scilly Historic Landscape Management Plan:** Agricultural feasibility input to a study of the islands, co-ordinated by LUC, advising on the potential for grant aided landscape change for the Duchy of Cornwall.
- 1995 - 1996 **Characterisation of Farming in Natural Areas:** An analysis of farm structure within sample NA's in England, for English Nature. Examining the changes within agriculture and their opportunities for nature conservation. With LUC.
- 1996 **Severn/Vyrnwy Confluence Study:** Feasibility study of the potential for wetland recreation. Involving farm businesses analysis. With LUC.
- 1996 **Rural Development Forestry.** Desk based study of the potential for afforestation initiatives covering a large area of North Devon and east Cornwall. With LUC.
- 1997 - 1999 **High Weald Agri-environmental and Integrated Rural Development Study, now one of the Countryside Commission Land Management Initiatives (LMI's).** Funded by a consortium comprising the Countryside Commission, the NFU, Wealden District and West Sussex councils, a study to assess the changes affecting the farming sector and the landscape, and to assess the benefits that ESA might bring to the area.
- 1997 **Fen Centre.** Examining the feasibility of a fen centre to provide regional rural employment under an Objective 5b grant.
- 1997 - 1998 **Objective 5b Rural Wales.** Technical assessments for EAGGF applications for applications in the Rural Wales 5b area.
- 1998 **Severn/Vyrnwy Confluence Study.** Update farm business budget models for Objective 5b application for the Countryside Commission Land Management Initiative.
- 1998 **Eden Dome.** Input to Objective 5b application.
- 1998 **Monsal Trail Enhancement Study.** Evaluation of the compatibility of railway and long distance trail use of a trackbed, and assessment of options and extensions.
- 1998 – 1999 **Somerset Level and Moors Recognition Options Study.** Evaluation of the changing agricultural industry in the Somerset Levels and Moors area as part of the Levels and Moors Partnership (LAMP) funded “Study of Recognition Options”.
- 1998 – 1999 **Gwynedd LandMAP Study.** Specialist agricultural input to the production of a landmap for the County, enabling all known areas of importance to be logged onto GIS and interpreting the trends, opportunities and threats for the industry in the area.
- 1999 **Ex-ante Appraisal of the Rural Development Plan for Wales.** Analysis of the proposed Rural Development Plan which covers all areas in Wales outwith the urban developments

- and seeks to draw down EU funding for many schemes such as agri-environmental, upland and food marketing subsidies and payments, for the National Assembly for Wales.
- 1999 - 2000** **Integrated Farm Appraisals.** Development of a system of IFA's for the Countryside Agency and FRCA, endeavouring to develop a replicable system of farm business, environmental and social appraisal for farm and rural businesses.
- 1998** **Ridgeway Project.** Input to farmer liaison meetings regarding the future for land uses adjacent to England's "Oldest Road".
- 2000** **Kelmarsh Heritage Landscape Management Plan.** Agricultural input, including interview and liaison with tenants.
- 2000** **North Wessex Downs AONB Management Study.** Research and consultation regarding the possible future for the structure of management in the AONB.
- 2000** **Sustainable Farm Diversification in the NALMI.** Farmers in the Norfolk Arable Land Management Initiative were concerned that the planning system was hindering diversification. The Countryside Agency commissioned a study which identified that the planning system did not block development proposals, produced a Guide for farmers, and has led to several improvements to the working relationship.
- 2001** **Farm Diversification and Travel to Work Patterns.** Research with the University of West of England and LUC, recording the travel patterns of farm diversification projects nationwide.
- 2001** **The Provision of Integrated Advice to Farmers and Landowners.** A research contract with LUC for the Countryside Agency, to advise on the most successful model for providing integrated economic/environmental/social advice (ongoing).
- 2001** **Stonehenge Land Use Plan.** Input to the Land Use Plan, assessing potential effects on farm businesses.
- 2002** **High Weald AONB.** Investigation of the linkages between farm diversification and land management.
- 2002** **The Land Based Economy of Kent.** An investigation of the agricultural and related economic sectors across the county, identifying linkages and prospects. A post-Curry assessment completed by KCC and Land Use Consultants.
- 2002** **An Evaluation of the IFA Programme.** An assessment being carried out by KCC and the Royal Agricultural College Enterprise evaluating the Countryside Agency programme in the High Weald.
- 2003** **Review of the Planning Consultancy Advice Scheme.** A review for DEFRA of the free Planning Consultancy Advice Scheme and other methods of advising farmers about farm diversification and the planning system.
- 2003 – 2004** **Review of policy for Essential Dwellings in the Countryside.** Together with LUC and the University of Aberystwyth, we are commissioned by the Welsh Assembly Government to review the effectiveness of current policy on agricultural, equine and other dwellings, and to advise on any policy changes.
- 2004** **Swindon Urban Fringe: Fringe Benefits?** The North Wessex Downs AONB Team and parties evaluated the likely future for this important area. KCC provided research and acted as facilitators.
- 2004 - 2005** **Swindon Urban Fringe Action Plan.** A consortium of local authorities and the Countryside Agency have commissioned a study to devise an Action Plan, involving considerable local input and partnership working.
- 2004** **Review of the Voluntary Initiative.** KCC is involved with a review by the Environment Agency of the Voluntary Initiative for reducing the negative effects of pesticide applications onto agricultural crops.
- 2005** **Farming Connect Planning Advice.** Appointed consultant to provide subsidised planning advice to farmers across South Wales.
- 2005 – 2006** **Urban Fringe Farming Study.** Countryside Agency study of the changes and problems of farming the urban fringe. With LUC.
- 2006 – 2007** **Knepp Castle Holistic Management Plan.** A review and management plan to allow natural processes to dominate over a large estate in Sussex.
- 2007** **Swindon Front Garden Landscape Plan.** Liaison with tenant farmers to produce action plan for landscape change.
- 2007** **Supplementary Planning Guidance.** Review and analysis to draft SPG on farm dwellings for North Devon and Torridge Councils.

ENVIRONMENTAL ASSESSMENT CONTRIBUTIONS

- 1991** **Slate Hall Regional Shopping Centre, Cambridge**
- 1992** **Stonehenge Visitor Centre**
- 1991** **National Gas Transmission System, Greece**

1992	Port Wakefield Channel Tunnel Freight Terminal, Yorkshire
1992	Yalding Pumping Station and Medway to Bewl Water Pipeline, Kent
1992 - 1994	Deeside Industrial Park, Clwyd
1993	Woodhouse Farm Gravel and Landfill Site, Kelvedon, Essex
1993	A1(M) Widening, Junctions 1-6 (Stage 2)
1993	New National Forest
1994 - 1995	A55 Llanfairpwll to Nant Turnpike, Anglesey (Stage 3)
1994 - 1995	A479(T) Talgarth Bypass, Powys (Stage 3)
1995	Kilkhampton bypass (Stage 2)
1996	Squabb Wood Landfill site, Hampshire
1996	Imperial Park (LG Electronics), Newport
1997	Brocastle Farm Industrial estate, Bridgend
1998	A477 Bangeston to Nash improvement, Pembroke
2000	South-east Caerphilly
2000	Ammanford Outer Relief Road
2001	A421 Great Barford Bypass
2001	Boston Southern Relief Road
2001	Cardiff Airport – business park
2002	Expansion of RAF St Athan
2003	A40 St Clears - Haverfordwest
2003	A470 Cwmbrach – Newbridge on Wye
2003	A11 Attleborough bypass
2003 - 2008	A487 Porthmadog bypass (Inquiry 2008)
2004	A55 Ewloe Bypass
2004	A40 Witney – Cogges link
2005 – 2007	A40 Robeston Wathen bypass (Inquiry 2007)
2005 – 2007	East Kent Access Road (Inquiry 2007)
2006	M4 widening around Cardiff
2007 – 2008	A40 Cwymbach to Newbridge (Inquiry 2008)
2007	A483 Newtown bypass
2008 – 2009	A470/A483 Builth Wells proposals
2009 – 2010	A487 Caernarfon-Bontnewydd
2009 – 2010	North Bishops Cleeve extension
2009 – 2010	Land at Coombe Farm, Rochford
2009 – 2011	A477 St Clears to Red Roses (Inquiry 2011)
2010 – 2011	Streethay, Lichfield
2010 – 2012	A465 Heads of the Valley Stage 3 (Inquiry 2012)
2013 – 2014	A483/A489 Newtown Bypass mid Wales
2013	High Speed 2 (HS2) rail link, Country South and London: Agricultural Expert for HS2 Ltd

EXPERT EVIDENCE GIVEN AT PUBLIC INQUIRIES AND HEARINGS

1992	Brooklands Farm, Weybridge. Reuse of former farm buildings for industry.
1992	Bonehill Mill Farm, Fazeley. Justification for new farm building, vegetables.
1992	Chase Farm, Maldon. Removal of agricultural occupancy condition.
1993	Haden House, Bridgnorth. Removal of agricultural occupancy condition.
1993	Manor Farm, Hannington Wick. New agricultural dwelling, beef and sheep.
1994	Brooklands Farm. Second Inquiry into redeveloping the farmyard for housing.
1994	Cameron Farm, Amersham. Mobile home for farm enterprise, outdoor pigs.
1994	Barr Pound Farm, Walsall. Enforcement appeal into GDO class 6 pdr's.
1994	Land at Harrietsham. Appeal against enforcement under GDO rights for a hay barn.
1994	Fortunes Farm Golf Course, Watford. Agricultural effects of new golf course.
1995	Village Farm, East Portlemouth. New farm dwelling for beef unit.
1995	Attlefield Farm, Helidon. Size of farm dwelling commensurate with functional need.
1995	Claverdon Lodge. Reuse of beef shed for the production of maggots.
1995	Bromsgrove Local Plan. Agricultural implications of housing allocation.
1995	Harelands Farm, Dorking. Reuse of barn for residential dwelling.
1995	Lichfield Local Plan. On behalf of the Council to counter MAFF objection.
1995	Castle Nurseries, Chipping Campden. Local Plan alternative site presentation.
1995	Hyde Colt, Ford. Mobile home and glasshouses for silviculture enterprise.
1996	Church View Farm, Midgham. Enforcement for breach of occupancy condition.
1996	Highmoor Farm, Henley. New farm dwelling for suckler cow unit.
1996	Flecknoe Farm, Daventry. Second dwelling on mixed farm/equestrian/fishing unit.

1996 **Gwenfa Fields, Great Missenden.** Removal of agricultural restriction.
 1997 **Basing Home Farm, Petersfield.** Need to isolate grain storage from cattle.
 1997 **Yatton.** Horse grazing on a small farm unit.
 1997 **Viscar Farm, Helston.** Need for farm building/farm viability.
 1997 **Newbury Local Plan Inquiry.** Agricultural effects of development at Chieveley.
 1997 **Lane End Mushroom Farm, Selston.** Need for dwelling for mushroom business.
 1998 **Moorfields Farm, Bromsgrove.** Poultry unit, new agricultural dwelling.
 1998 **Two Burrows Nursery, Allet.** Retention of a building for horticultural shrub business.
 1998 **Maidstone Borough LPI.** Agricultural effects of development on a site at Maidstone.
 1998 **Dunball Drove, Bridgwater.** Need for cattle incinerator.
 1998 **Glenfield Cottage Poultry Farm.** Farm building re-use.
 1999 **Holland Park Farm, Henley in Arden.** Calf rearing unit, farm dwelling.
 1999 **Lambriggan Deer Farm, Cornwall.** Deer unit, farm dwelling appeal.
 1999 **Northington Farm, Overton.** Evidence the suitability of an existing farm dwelling.
 2000 **Twin Oaks Poultry Unit, Alvechurch.** Traffic levels of agricultural use of buildings.
 2000 **Coldharbour Farm, Hatford.** Diversification and policy, reuse of beef buildings.
 2000 **Meadows Poultry Farm, Alveley.** Dwelling on free range hen unit.
 2000 **Heathey Farm, Woodfalls.** Mobile home for specialist sheep breeding unit.
 2000 **Hazelwood Farm, Henley in Arden.** Beef unit and dwelling, for District Council.
 2000 **Wheal-an-Wens, Marazion.** Second dwelling on strawberry unit, for District Council.
 2000 **Shardeloes Farm.** Farm buildings.
 2000 **Apsley Farm, Andover.** Conversion of farm buildings to workshops.
 2000 **Aylesbury Vale Local Plan.** Agricultural site issues, for the District Council.
 2000 **Home Farm, The Lee.** Grainstore, examining issues relating to size needed.
 2000 **Deptford Farm, Wylde.** Re-use of buildings for light industrial.
 2000/2001 **A34/M4 Interchange.** Agricultural evidence on behalf of Highways Agency.
 2001 **Lambriggan Deer Farm.** Dwelling to replace mobile home.
 2001 **Weyhill Nursery.** Second dwelling on established unit.
 2001 **Blueys Farm, Waltham St Lawrence.** Mobile home for polo pony enterprise.
 2001 **Mannings Farm, Daventry.** Dwelling on large sheep farm.
 2002 **A419 Calcutt Access CPO Inquiry.** Effect on farm business of road improvements.
 2002 **Land Adjacent White Swan, Llanfrynach.** Alteration to access.
 2002 **Cobweb Farm, Oxon.** Reuse of buildings and farm diversification.
 2002 **Happy Bank Farm.** Lack of need for calf shed on appeal site.
 2002 **Philips Farm, Moreton in Marsh.** Dwelling for beef farm.
 2002 **Lower Park Farm, Redditch.** Traffic flows associated with farm and building reuse.
 2002 **West Wilts Local Plan Inquiry.** Issues with farmyard redevelopment site.
 2002 **Stourton Hill Farm, Glos.** Farm diversification and building potential.
 2002 **Manor Farm, Gillingham.** Reuse of former vegetable store.
 2003 **Fairtrough Farm, Bromley.** Equestrian development and hay barn.
 2003 **Darren Farm, Cowbridge.** Impact on dairy farm of housing.
 2003 **Hollies Farm, Ilkeston.** Managers flat for equestrian centre.
 2003 **Greenways Farm, Winslade.** Farm diversification involving new B1 units.
 2003 **Land at Springhill, Oxon.** Advocate and witness, certificate of lawfulness appeal.
 2003 **Land at Four Marks.** Development site – agricultural implications.
 2003 **Oak Tree Farm, Slitting Mill.** Mobile home for pig farm.
 2004 **Chytane Farm, Summercourt.** Objector to agricultural dwelling.
 2004 **Oldberrow Lane Farm, Ullenhall.** Relocation of dwelling and cattle buildings.
 2004 **Crown East, Worcester.** Visitor facility and manager's flat.
 2004 **Forestry Building, Wythall.** Forestry issues on behalf of the Council.
 2004 **Swallow Cottage, Barlow.** Widening of a holiday use restriction.
 2004 **Lower Dadkin Farm, Knowle.** Mobile home for mixed unit.
 2004 **Etchden Court Farm, Bethersden.** Viability issues relating to new farm enterprise.
 2004 **Villa Vista, Damerham.** Whether small horticultural unit was viable.
 2004 **Attleborough Bypass.** On behalf of Highways Agency.
 2005 **Howells School, Denbigh.** Arbitration relating to use of land for horses.
 2005 **Newton Lane, Whiteparish.** Enforcement relating to GPDO rights.
 2005 **Otter Hollow, Claydon.** Mobile home for horticultural unit.
 2005 **Manor Farm, Gillingham.** Alteration of B1 c) use to B1 c) / B8.
 2005 **Springfield Barn, Uphampton.** Change of use of barn to dwelling.
 2005 **South Hatch Stables, Epsom.** Refurbishment/replacement of Racehorse Training Establishment.
 2005 **Ashley Wood Farm, Bath.** Use of farm building for private hire swimming pool.
 2005 **Trevaskis fruit farm, Penzance.** Farm dwelling.

2005 **The Hatchery, Rose Ash.** Mobile home for organic poultry unit.
2005 **Tregased, Cornwall.** Enforcement appeal for farm building.
2005 **Stockfields Farm, Lichfield.** Use of farm building as garages.
2006 **Manor Farm, Teffont.** Replacement farmhouse.
2006 **Bhaktivedanta Manor, Aldenham.** Farm buildings and related facilities in Green Belt.
2006 **Sough Lane, Wirksworth.** Farm dwelling for suckler unit.
2006 **Military Vehicles, Alrewas.** Loss of BMV land.
2006 **Whitewebbs Farm, Enfield.** Enforcement appeal for erection of farm building.
2006 **Ermine Street Stables.** Enforcement appeal for use of mobile home, livery business.
2006 **Land at Condicote.** Erection of dwelling.
2006 **Featherstone Farm, Coventry.** Replacement buildings in Green Belt for farm diversification.
2006 **Rye Park Farm, Bratton Fleming.** Remitted Enforcement Notice appeal. Farmhouse sold off, mobile home installed.
2006 **Flambards, Hordle.** Mobile home for hatchery and poultry unit.
2006 **Woodrow Farm, Amersham.** Reuse of buildings for livery.
2006 **Manor Farm, Poundon.** Effect of housing on farm reorganisation.
2006 **Rectory Farm, Marston Trussell.** Retention of unlawful farm building for B8 storage.
2006 **Goblin Farm, Denbighshire.** Arbitration re Notice to Quit for equestrian centre.
2006 **Walltree Farm, Northants.** Retention of paintball games and structures.
2006 **Terrys Wood Farm, Ashford.** Dwelling on duck and sheep farm.
2006 **Weeford Island, Lichfield.** Land quality issues for road side services area.
2006 **Etchden Court Farm, Ashford.** Mobile home for established free range poultry unit.
2006 **College Farm, Kingham.** Relocation of farmstead out of village centre.
2006 **Hollowshot Lane, Derbyshire.** Dwelling and farm buildings.
2007 **Woolly Park Farm, Warwick.** Manager's dwelling for Farm Animal Rescue Sanctuary.
2007 **Barcroft Hall, South Petherton.** Removal of occupancy condition on 700m² dwelling.
2007 **Park Gate Nursery, Bromsgrove.** Second dwelling on glasshouse nursery.
2007 **Kent Access Road, Manston.** Effect on farm businesses of off-line road.
2007 **Penyrheol Ias, Carmarthen.** Retention of bund as shelter for farmyard.
2007 **Greys Green Farm, Henley.** Enforcement for building of golf course.
2007 **Hucksholt Farm, Compton.** Erection of large new beef unit in AONB.
2007 **A40 Robeston Wathen bypass.** Need for underpass.
2007 **The Green, Shrewley.** Mobile home for Thai vegetable farm.
2007 **Woodland Wild Boar, Barnstaple.** Retention of mobile homes.
2007 **Brook Farm, Marden.** Retention of 35ha polytunnels for strawberry production.
2008 **Weights Farm, Redditch.** Second dwelling for suckler unit.
2008 **Whitegables, Nuneaton.** Stud Managers dwelling.
2008 **Hill Farm, Upper Boddington.** Mobile home for calf unit.
2008 **Balaton Place, Newmarket.** Loss of paddock land, effect on racehorse industry.
2008 **Relocaton of Thame Market.** Assessment of urgency.
2008 **Point to Point Farm, Banbury.** Agricultural buildings and dwelling.
2008 **Spinney Bank Farm, Nuneaton.** Agricultural dwelling and viability issues.
2008 **Norman Court Stud, Romsey.** Size of dwelling and prematurity issues.
2008 **Higham Manor, Luton.** Use of dwelling as veterinary staff accommodation.
2008 **High Moor, Barnstaple.** Temporary wooden dwelling.
2008 **Robeston Watham bypass.** Special Assembly Procedures hearing, Cardiff.
2008 **Land at St Euny, Camborne.** Farm building in World Heritage Area.
2008 **Monks Hall, Wokingham.** Covered sand school.
2008 **Baydon Meadow, Chieveley.** Hearing for wind turbine, including effect on horse racing yards.
2008 **Porthmadog bypass.** Road scheme Inquiry.
2009 **Claverton Down Stables.** New stables in Green Belt.
2009 **Meadow Farm, Havant.** Conversion of outbuilding to equine holiday accommodation.
2009 **Hailsham Market.** Issues relating to effect of closure on local agricultural industry.
2009 **Bishop's Castle Biomass Power Station.** Planning issues of the proposal.
2009 **Gambledown Farm, Romsey.** Dwelling for staff, organic beef breeding unit.
2009 **Foxhills Fishery, Barr Beacon.** Manager's dwelling.
2009 **Oak Tree Farm, Slitting Mill.** Dwelling on pig unit.
2009 **Bryn Gollen Newydd, Anglesey.** Court case regarding nuisance from farm manure storage.
2009 **A470 Builth Wells – Newbridge.** Off line road scheme.
2009 **Swithland Barn, Loughborough.** Enforcement appeal for building, including whether design is for agriculture.

2009 Hill Top Farm, Danzey Green. Second dwelling on racehorse yard.
2009 Woodrow Farm, Amersham. Retention of building for equestrian and agricultural use.
2009 Sterts Farm, Coleford. Dwelling. Was existing house suitable and available?
2010 Poultry Farm, Christmas Common. Whether building and mobile home harmed AONB.
2010 Stubwood Tankers, Staffordshire. Enforcement action against spreading of non-agricultural liquid waste.
2010 Wellsprings, Sampford Courtney. Retention of mobile home on calf/poultry unit.
2010 Meridian Farm, Apsford. Retention of building for agricultural uses.
2010 Redhouse Farm, Clanville. Equestrian manager's dwelling: financial test issues.
2010 Swithland Barn. Retention of modified agricultural building.
2010 Lobbington Fields Farm. Financial test relating to gamebird rearing proposal.
2011 Fairtrough Farm. Enforcement Inquiry for residential occupation (advocate and witness).
2011 A477 Red Roses to St Clears. Public Inquiry, including four agricultural objections.
2011 Etchden Court Farm. Dwelling proposal. Representing neighbours.
2011 Upper Bearfield Farm. Additional dwelling on large dairy farm.
2011 Trottiscliffe Nursery. Mobile home for horticultural unit.
2011 North Bishops Cleeve. Residential expansion, land quality issues.
2012 Tickbridge Farm. Dwelling for free-range poultry farm.
2012 Langborrow Farm. Dwellings for staff, poultry farm.
2012 Blaenanthir Farm. Stables and sandschool in National Park.
2012 Heads of the Valley Section 3. Improvements.
2012 Land at Stonehill. Equine dentistry practice and mobile home.
2012 Seafeld Pedigrees. Second dwelling on turkey and table bird enterprise.
2012 Cwmcoedlan Stud. New dwelling with B&B accommodation for equine enterprise.
2012 Beedon Common. Replacement of mobile home with permanent agric. worker's dwelling.
2013 Barnwood Farm. Agricultural worker's dwelling.
2013 Upper Youngs Farm. New stables and log cabin.
2013 Spring Farm Barn. Use of building as a single dwelling house.
2013 Tithe Barn Farm, Penallt. Appeal against enforcement notice for agricultural building.
2013 Baydon Road. Agricultural worker's dwelling.
2013 Lower Fox Farm. Stationing of mobile home with agricultural building.
2013 Stapleford Farm. Conversion of redundant farm buildings for mixed use.
2013 Tewinbury Farm. Agricultural storage barn with straw/woodchip boiler.
2013 Meddler Stud. Residential development on Stud farm.
2013 Church Farm, Hacheston. Construction of solar park.
2013 Deer Barn Farm. Agricultural worker's dwelling.
2014 Land at Stow on the Wold. Residential development site.
2014 Land at Elsfield. Retention of hardstanding for agricultural/rural uses.
2014 Allspheres Farm. Restoration of old cottage.
2014 Queensbury Lodge, Newmarket. Potential development of Racehorse Training Yard.
2014 Land at Stonehill. Equine dentistry practice.
2014 Kellygreen Farm. Solar park development, Cornwall.
2014 Spring Farm Yard. Permanent dwelling to replace mobile home.
2014 Spring Farm Barn. Use of building as a single dwelling house.
2014 Land at Valley Farm. Use of land as solar park and associated works.
2014 Land at Willaston. Residential development of BMV land.
2014 Land at Haslington. Residential development of BMV land.
2014 Bluebell Cottage. Appeal against enforcement notice on area of managed grassland.
2014 Manor Farm, Llanvapley. Solar farm appeal relating to use of Grade 2 land.
2014 Clemmit Farm, Prestwood. Mobile home for equestrian worker.
2014 Penland Farm, Haywards Heath. Use of BMV for residential development.
2014 Honeycrook Farm, Salfords. Retention of farmhouse for key worker.
2014 Sandyways Nursery, Newent. Retention of 23 caravans for horticultural workers.
2014 The Mulberry Bush. Agricultural dwelling for poultry farm.
2015 The Lawns, Michaelston le Pit. Agricultural building and hardstanding.
2015 Redland Farm, Hook Norton. Erection of 54 residential dwellings adjacent to dairy farm.
2015 Harefield Stud. Creation of stud farm, agricultural worker's dwelling and hay barn.
2015 Emlagh Wind Farm. Effect of proposed wind farm on equines.
2015 Newtown Bypass. Public Inquiry into compulsory purchase orders.
2015 Fox Farm, Bascote. Conversion of agricultural building to two dwellings for equine workers.
2015 Barn Farm, Stanford on Soar. Solar farm appeal.
2015 Wadborough Park Farm. Retention of cattle buildings and new agricultural buildings.
2015 Hollybank Farm. Renewal of consent for temporary agricultural worker's dwelling.

- 2015 **Delamere Stables.** Restricted use of racehorse training yard and restricted occupation of yard dwellings.
- 2015 **Five Oaks Farm.** Change of use of land and temporary agricultural worker's dwelling.

PUBLICATIONS/PRESENTATIONS

- 1988 **Kernon/Heywood/Leay/Rowe: "Cereal Extensification: The Wildlife Benefits"** published by CRS for NCC (now English Nature).
- 1991 **Department of Environment Planning Research Programme: "Permitted Development Rights for Agriculture and Forestry."** HMSO
- 1993 **Kernon: "Spreading the Load"** (Paper on waste disposal over farmland), Landscape Design Waste Management Issue, April.
- 1994 **Kernon: "The Road to Environmental Assessment"** (Paper on the development of EA policy in the UK and Europe, for conference attended by members of the CIS).
- 1995 **Cole L, Kernon A: "Planning Controls Over Agricultural and Forestry Developments and Rural Building Conversions.** Report on a four year study for the Department of Environment. Published by HMSO.
- 1997 **Cole L, Kernon A: "The High Weald AONB : A Case for Integrated Rural Support."** Our study findings launching a bid by Wealden District Council and the NFU to achieve a new generation agri-environmental scheme for the area.
- 1998 **Kernon A: "The Case for Integrated Rural Support."** ROOTS 1998.
- 2000 **Kernon A: "Integrated Farm Appraisals."** Paper to Roots 2000.
- 2000 **Kernon A: "Re-use of Farm Buildings."** Paper to BIAC Rural Planning Annual Conference, Stoneleigh.
- 2001 **Kernon A: "What Makes a Good Planning Application."** Paper presented to BIAC Annual Conference, Stoneleigh.
- 2002 **Diversification Issues.** Paper to RICS CPD evening, Cirencester
- 2002 **What Makes a Successful Diversification?** BIAC conference paper
- 2002 **Diversification Issues.** To UK 200 Accountants Conference, London
- 2003 **What Risk of Liability?** Paper to the BIAC EOD Autumn Seminar.
- 2003 **Horses: A Growth Sector?** Paper to BIAC RPD Annual Conference.
- 2004 **Planning For Success with Diversification.** Presentation to NALMI (Co Ag) seminar.
- 2004 **Horses: The Potential of the Sector.** Paper to Warwick Rural Hub conference.
- 2004 **All about Essential Dwellings.** Paper to BIAC RPD Annual Conference.
- 2005 **Production Marketing Evaluation for sheep.** Paper to farmers meeting.
- 2005 **Appeals and Options.** Paper to BIAC national conference.
- 2006 **Planning Matters.** Rural planning issues for Bath and West Society.
- 2006 **Training Evening for Councillors** on farm and equine development, Stratford.
- 2006 **New Livestock Buildings.** Paper to BIAC national conference.
- 2007 **Farm Buildings and Planning.** Talk to Tenant Farmers Association.
- 2008 **Giving Evidence.** Talk and organising BIAC training day.
- 2009 **Presenting Planning Applications to Best Effect.** Paper to BIAC conference.
- 2010 **Planning Guidance, Onfarm AD.** Talk to National Non Food Crops Centre Workshop.
- 2010 **Enforcement.** Organising BIAC training day.
- 2011/2012 **Training days** for councillors for various local authorities.
- 2013 **National Planning Policy Framework v PPS7.** Talk for BIAC training day.
- 2014 **New Permitted Development Rights.** Talk for BIAC training day.
- 2015 **Effect of the NPPF on New Essential Workers' Dwellings.** Talk for BIAC training day.

Appendix KCC2
The Representation



LOCAL PLAN PUBLICATION STAGE REPRESENTATION FORM

North Hertfordshire Proposed Submission Local Plan

Please return this form to North Hertfordshire District Council either by email to : local.plans@north-herts.gov.uk or by post to: Strategic Planning and Projects Group, NHDC, PO Box 480, M33 0DE

The deadline for receipt of representations is **30 November 2016**. Late representations will not be considered.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

**If an agent is appointed, please complete only the Title, Name and organisation boxes below but complete the full contact details the agent in 2.*

Title	<input type="text"/>	<input type="text"/>
First Name	David	Lydia
Last Name	Whitwood	Voyias
Job Title <i>(Where relevant)</i>	<input type="text"/>	<input type="text"/>
Organisation <i>(Where relevant)</i>	Newsells Park Stud Ltd	Savills (UK) Ltd
Address Line 1	C/O Agent	Unex House
Line 2	<input type="text"/>	132-134 Hills Road
Line3	<input type="text"/>	Cambridge
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	CB2 8PA
Telephone Number	<input type="text"/>	01223 347 269
Email Address <i>(Where relevant)</i>	<input type="text"/>	LVoyias@savills.com

Part B - Please use a separate sheet for each representation

It is recommended that you read the Guidance Notes provided for an explanation of the terms used in this form.

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Site

4. Do you Consider the Local Plan is:

(Please tick as appropriate)

i)	Legally Compliant	Yes	<input type="text"/>	No	<input type="text"/>
ii)	Sound	Yes	<input type="text"/>	No	<input type="text" value="X"/>

If No, which of the Soundness tests does it fail?

Positively prepared	<input type="text"/>
Justified	<input type="text"/>
Effective	<input type="text" value="X"/>
Consistent with National Policy	<input type="text"/>

iii)	Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>
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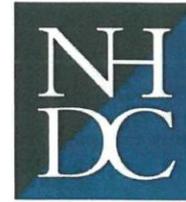
5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy BK3 'Land between Cambridge & Royston Road'

I write on behalf of Newsells Park Stud to **object** to draft allocation BK3 which proposes to allocate 7.76Ha to deliver 140 new homes and a local convenience shop for the reasons set out below.

Impact upon Existing Rural Business

Newsells Park has operated as a stud for over 100 years and currently employs approximately 35 staff, the majority of these live permanently on the estate contributing directly to the local economy. The staff are typically settled with the longest serving member of staff having lived and worked at Newsells Park for 15 years.



There are over 210 stables on the stud and as such the operation requires a significant number of skilled and experienced staff to care for the horses and maintain the property; much more than would be required to staff a similar sized estate or farm that does not operate a thoroughbred stud operation. Due to the nature of this rural business, development at BK3 could have a detrimental impact upon the economic vitality of Barkway as a whole.

The stud is a specialist business and an integral link to the Horse Racing Industry operating across the region, nationally, and internationally. It is considered that the proposed residential development will have a detrimental impact upon the current function of the existing stud business.

The land immediately to the north of the proposed BK3 site is the most established pasture at Newsells and part of Sir Humphrey de Trafford's original stud land from the 1920's. It is Newsells Park Stud's opinion that this land is the best at Newsells for rearing foals due to its clay soil over chalk composition which retains moisture in a hot, dry summer providing good turf and grass for the young foals. The paddocks around 'Obelisk' and 'Manor' are used exclusively for mares and foals in the spring, summer and autumn months and are considered to be vital to the operation of the stud.

As set out below the proposed allocation at BK3 could give rise to a number of impacts which cumulatively could have a detrimental impact of the current business operations at Newsells Park Stud. It is therefore requested that proposed allocation BK3 is removed from the emerging Local Plan because of its potential for impact upon the economic vitality Newsells Park Stud and of Barkway as a whole.

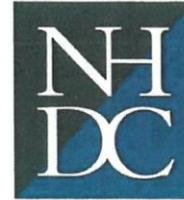
Impact upon Public Rights of Way

The proposed allocation site includes an existing bridleway (17) running south to north along the central field boundary, it then continues through the paddocks at Newsells Park towards the estate. There is also another bridleway (18) located to the north of the proposed allocation. These bridleways are open to pedestrians too.

An increase in use of existing bridleways and footpaths in proximity to BK3, which extend into Newsells Park, has the potential to impact upon the grazing horses and the tranquil nature of Newsells for livery and therefore the stud business. Newsells Park Stud has also raises concern about the potential for those using the public rights of way to be tempted to touch and/or feed the horses.

In addition, as a result of the proposed allocation there is real concern about the potential conflict of users at the bridleways in particular horse riders, pedestrians, and dog walkers.

It is therefore requested that proposed allocation BK3 is removed from the emerging Local Plan because it's potential for impact upon Newsells Park Stud as a consequence of an increase in



use of the existing public rights of way.

If however the Examiner is minded to retain the emerging policy BK3, to improve the effectiveness of the draft policy wording it should be updated to state:

- *"Incorporation of ~~footpath~~ bridleway Barkway 017 as a north-south green corridor through the site".*
- *"Measures to minimise any impact on Newsells Park Stud, particularly in terms of the proximity of built development, potential for disturbance especially through noise and increased activity, and sensitivity resulting from increased use of footpaths and new buildings."*

Services and Facilities at Barkway

The Council considers Barkway to be a 'Category A Village' which can support additional development proposed through the allocations and "general development within settlement boundaries" as stated at Policy SP2. There is an existing bus service at Barkway but this is reported to have an irregular service within the accompanying Sustainability Appraisal.

Newsells Park Stud highlight that existing and future residents, associated with the proposed housing at BK3, will need to travel to surrounding settlements, particularly Royston for a wider range of services and facilities, including additional employment opportunities.

It is noted that draft Policy BK3 seeks the provision of a convenience shop and Hertfordshire County Council is intending to reserve the land to the south of BK3 for a future school site. These types of development are destination locations which have the potential to increase vehicular trips to Barkway.

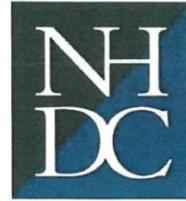
The associated increase in vehicular movement will give rise to an increase in noise and disturbance to the horses at Newsells Park for this reason proposed policy BK3 should be removed.

Noise impact

There is likely to be a cumulative increase in noise as a result of the development proposed as part of the allocation from the following sources:

- An increase in use of existing bridleways and footpaths in proximity to BK3 which extend into Newsells Park;
- An increase in private vehicular traffic in the vicinity of Newsells Park;
- An increase in noise as a result of the new housing; and
- An increase in noise as a result of the new shop.

This increase in noise could have a consequence upon Newsells Park Stud and has the potential to impact upon the grazing horses and the tranquil nature of the surrounding paddocks. Young thoroughbreds in paddocks are easily spooked and if exposed to excessive noise or disturbance



there is an increase risk of accidents or injury. The National Planning Policy Framework seeks to conserve and enhance the natural environment and paragraph 109 seeks to preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution amongst other matters.

Within the Council's own draft Sustainability Appraisal consideration has been given to the impact upon existing residential amenity. It is stated at Appendix 9 page 22 that site BK3 there is likely to be some impacts on existing residents in respect of noise, particularly during the construction phase of the development.

The associated increase in vehicular movement will give rise to an increase in noise and disturbance to the horses at Newsells Park Stud, for this reason proposed policy BK3 should be removed.

Site Integration

By way of mitigation of the development associated with the draft allocation the Council has sought to incorporate mitigation measures into the draft wording of policy BK3. It requires the developer to take into consideration the following factors in designing the proposals:

- Development should be set back from the road;
- Lower density housing would be appropriate on the eastern part of the site;
- Site layout designed to integrate with any future use of adjoining reserve school site.
- Sensitive integration into existing village, particularly in terms of design, building orientation and opportunities for pedestrian and cycle access.

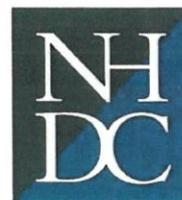
The current draft policy wording for BK3 does not require the developer to take into consideration the impact the proposal could have upon Newsells Park Stud which, as described above is an important rural based business.

As mentioned above, in order for the policy to be 'effective' the proposed policy wording for BK3 should be updated to state:

- *"Measures to minimise any impact on Newsells Park Stud, particularly in terms of the proximity of built development, potential for disturbance especially through noise and increased activity, and sensitivity resulting from increased use of footpaths and new buildings."*

It is anticipated that a meaningful consideration of the impact of Newsells Park Stud could result in a reduction in residential capacity at the site.

(Continue on a separate sheet if necessary)



6. Please set out what modification (s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. *(NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination).* You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

It is primarily requested that proposed allocation BK3 is removed from the emerging Local Plan.

In the event the Examiner is minded to keep proposed allocation BK3, the proposed policy wording for should be amended to be more effective through the inclusion of the following wording:

- *“Measures to minimise any impact on Newsells Park Stud, particularly in terms of the proximity of built development, potential for disturbance especially through noise and increased activity, and sensitivity resulting from increased use of footpaths and new buildings.”*
- *“Incorporation of ~~footpath~~ bridleway Barkway 017 as a north-south green corridor through the site”*

Clarification is also requested about the anticipated timescales for the delivery of the new school to the south of BK3. If this is to fall within the plan period, it is requested also that a full assessment is completed to consider the associated impacts of the new school upon Newsells Park.

(Continue on a separate sheet if necessary)

Please note your representation should cover concisely all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

NORTH HERTFORDSHIRE
DISTRICT COUNCIL



To address any questions posed by the Examiner about the current function of Newsells Park Stud and discuss in detail the comments raised within this representation submission.

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Do you wish to be notified when the Local Plan is submitted?

X

Yes, I do wish to be notified

No, I do not wish to be notified

10. Signature:

A handwritten signature in black ink, enclosed in a rectangular box.

Date:

30/ 11/ 2016

Appendix KCC3
Extract from the National Soil Map
(SSEW, 1983)

