

1 Buchanan RoadUpper ArncottBicesterOX25 1PH
1 Buchanan RoadUpper ArncottBicesterOX25 1PH
1 Buttercup WayAmbrosdenBicesterOX25 2AG
1 Buttercup WayAmbrosdenBicesterOX25 2AG
1 Drinkwater ClosePiddington
1 GreenfieldsUpper ArncottBicesterOX25 1QP
1 The Village CloseUpper ArncottBicesterOX25 1QU
10 Church Leys FieldBlackthornBicesterOX25 2DF
10 Sorrel RoadAmbrosdenBicesterOX25 2AP
10 SpringfieldsAmbrosdenBicesterOX25 2AH
10 SpringfieldsAmbrosdenBicesterOX25 2AH
10 The Village CloseUpper ArncottBicesterOX25 1QU
10 The Village CloseUpper ArncottBicesterOX25 1QU
11 Teale CloseUpper ArncottBicesterOX25 1QJ
12 Buchanan Road, Upper Arncott, Bicester, OX25 1PQ
12 GreenfieldsUpper ArncottBicesterOX25 1QP
12 South MeadowAmbrosdenBicesterOX25 2LA
12 South MeadowAmbrosdenBicesterOX25 2LA
12 Violet CloseBlackthornBicesterOX25 2DJ
13 GreenfieldsUpper ArncottBicesterOX25 1QP
13 Marsh RoadAmbrosdenBicesterOX25 2AS
13 Marsh RoadAmbrosdenBicesterOX25 2AS
13 Silibaravi DriveAmbrosdenBicesterOX25 2AX
13 Silibaravi DriveAmbrosdenBicesterOX25 2AX
13 SpringfieldsAmbrosdenBicesterOX25 2AH
14 Honeysuckle WayAmbrosdenBicesterOX25 2AN
14 SpringfieldsAmbrosdenBicesterOX25 2AH
14 Violet CloseBlackthornBicesterOX25 2DJ
14 West Hawthorn RoadAmbrosdenBicesterOX25 2SE
15 Green LaneUpper ArncottBicesterOX25 1PA
15 Green LaneUpper ArncottBicesterOX25 1PA
15 Green LaneUpper ArncottBicesterOX25 1PA
15 Mill LaneUpper ArncottBicesterOX25 1PB
15 Mill LaneUpper ArncottBicesterOX25 1PB
15 Teale CloseUpper ArncottBicesterOX25 1QJ
15 Violet CloseBlackthornBicesterOX25 2DJ
15 Violet CloseBlackthornBicesterOX25 2DJ
16 Thame RoadPiddingtonBicesterOX25 1PX
16 Willow RoadAmbrosdenBicesterOX25 2RP
17 Buchanan RoadUpper ArncottBicesterOX25 1PH
17 The Village CloseUpper ArncottBicesterOX25 1QU
18 Thame RoadPiddingtonBicesterOX25 1PX
2 Buchanan RoadUpper ArncottBicesterOX25 1PQ
2 Drinkwater ClosePiddingtonBicesterOX25 1PT
2 Drinkwater ClosePiddingtonBicesterOX25 1PT
2 Drinkwater ClosePiddingtonBicesterOX25 1PT
2 Swan CloseBlackthornBicesterOX25 1TU
2 Sycamore RoadAmbrosdenBicesterOX25 2RN
2 Teale CloseUpper ArncottBicesterOX25 1QJ
2 The FlexesMerton RoadAmbrosdenBicesterOX25 2LZ
2 The FlexesMerton RoadAmbrosdenBicesterOX25 2LZ
20 Norris RoadUpper ArncottBicesterOX25 1NZ
20 SpringfieldsAmbrosdenBicesterOX25 2AH
20 The Village CloseUpper ArncottBicesterOX25 1QU
21 The Village CloseUpper ArncottBicesterOX25 1QU

21 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
22 Merton RoadAmbrosdenBicesterOX25 2LX
22 Merton RoadAmbrosdenBicesterOX25 2LX
22 Merton RoadAmbrosdenBicesterOX25 2LX
22 Merton RoadAmbrosdenBicesterOX25 2LX
22 Murcott RoadUpper ArccottBicesterOX25 1QH
22 Murcott RoadUpper ArccottBicesterOX25 1QH
22 SpringfieldsAmbrosdenBicesterOX25 2AH
22 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
22 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
23 The Village CloseUpper ArccottBicesterOX25 1QU
23 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
23 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
24 Orchard CloseUpper ArccottBicesterOX25 1QT
24 Orchard CloseUpper ArccottBicesterOX25 1QT
24 Orchard CloseUpper ArccottBicesterOX25 1QT
24 Orchard CloseUpper ArccottBicesterOX25 1QT
25 Sycamore RoadAmbrosdenBicesterOX25 2RN
25 The Village CloseUpper ArccottBicesterOX25 1QU
26 Poppy CloseAmbrosdenBicesterOX25 2AJ
27 Buchanan RoadUpper ArccottBicesterOX25 1PH
27 Ludgershall RoadPiddingtonBuckinghamOX25 1PU
27 The Village CloseUpper ArccottBicesterOX25 1QU
27 The Village CloseUpper ArccottBicesterOX25 1QU
28 Murcott RoadUpper ArccottBicesterOX25 1QH
29 East Hawthorn RoadAmbrosdenBicesterOX25 2SL
29 Marsh RoadAmbrosdenBicesterOX25 2AS
3 Buttercup WayAmbrosdenBicesterOX25 2AG
3 Harper CloseUpper ArccottBicesterOX25 1QW
3 Hopcraft CloseUpper ArccottBicesterOX25 1QL
3 SpringfieldsAmbrosdenBicesterOX25 2AH
3 Swan CloseBlackthornBicesterOX25 1TU
3 Willow EndAmbrosdenBicesterOX25 2RF
3 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
3 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
30 Grebe RoadBicesterOX26 6EL
30 Grebe RoadBicesterOX26 6EL
31 Murcott RoadUpper ArccottBicesterOX25 1PL
32 Norris RoadUpper ArccottBicesterOX25 1NZ
32 Orchard CloseUpper ArccottBicesterOX25 1QT
32B Woodpiece RoadUpper ArccottBicesterOX25 1PJ
33 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
34 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
34 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
35 The Village CloseUpper ArccottBicesterOX25 1QU
35 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
35 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
36 Birch RoadAmbrosdenBicesterOX25 2RX
36 Green LaneUpper ArccottBicesterOX25 1PA
36 Norris RoadUpper ArccottBicesterOX25 1NZ
36 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
37 Mill LaneUpper ArccottBicesterOX25 1PB
37 Murcott RoadUpper ArccottBicesterOX25 1PL
37 Woodpiece RoadUpper ArccottBicesterOX25 1PJ
39 Avocet WayBicesterOX26 6YN

3A Norris RoadUpper ArncottBicesterOX25 1NZ
4 Aspen CloseBicesterOX26 3XQ
4 Elm Tree CloseBlackthornBicesterOX25 1TS
4 Elm Tree CloseBlackthornBicesterOX25 1TS
4 Elm Tree CloseBlackthornBicesterOX25 1TS
4 Hillside CloseUpper ArncottBicesterOX25 1PF
4 Jaspers RowAmbrosdenBicesterOX25 2AT
4 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
4 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
40 Briar FurlongAmbrosdenBicesterOX25 2AD
40 The Village CloseUpper ArncottBicesterOX25 1QU
42 Green LaneUpper ArncottBicesterOX25 1PA
43 Lower EndPiddingtonBicesterOX25 1QD
46 Birch RoadAmbrosdenBicesterOX25 2RX
46 The Village CloseUpper ArncottBicesterOX25 1QU
48 The Village CloseUpper ArncottBicesterOX25 1QU
5 Church Leys FieldBlackthornBicesterOX25 2DF
5 Church Leys FieldBlackthornBicesterOX25 2DF
5 Honesty WayAmbrosdenBicesterOX25 2AL
5 Honeysuckle WayAmbrosdenBicesterOX25 2AN
5 Hopcraft CloseUpper ArncottBicesterOX25 1QL
5 Hopcraft CloseUpper ArncottBicesterOX25 1QL
5 Hopcraft CloseUpper ArncottBicesterOX25 1QL
5 Teale CloseUpper ArncottBicesterOX25 1QJ
5 Willow BrookLower ArncottBicesterOX25 1AD
5 Willow EndAmbrosdenBicesterOX25 2RF
52 Willow RoadAmbrosdenBicesterOX25 2RR
53 Lower EndPiddingtonBicesterOX25 1QD
55 Murcott RoadUpper ArncottBicesterOX25 1PL
55 Murcott RoadUpper ArncottBicesterOX25 1PL
55 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
57 Buchanan RoadUpper ArncottBicesterOX25 1PE
57 Buchanan RoadUpper ArncottBicesterOX25 1PE
57 Murcott RoadUpper ArncottBicesterOX25 1PL
57 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
57 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
57 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
59 Buchanan RoadUpper ArncottBicesterOX25 1PE
6 Bluebell RoadBlackthornBicesterOX25 2DL
6 Buchanan RoadUpper ArncottBicesterOX25 1PQ
6 Lewis CloseRisinghurstOxfordOX3 8JD
6 Lewis CloseRisinghurstOxfordOX3 8JD
6 Mill LaneUpper ArncottBicesterOX25 1PB
6 Sorrel RoadAmbrosdenBicesterOX25 2AP
62 Merton RoadAmbrosdenBicesterOX25 2LZ
63 Buchanan RoadUpper ArncottBicesterOX25 1PE
69 Murcott RoadUpper ArncottBicesterOX25 1PL
69 Murcott RoadUpper ArncottBicesterOX25 1PL
7 Chapel DriveAmbrosdenBicesterOX25 2RS
7 Chapel DriveAmbrosdenBicesterOX25 2RS
7 Chapel DriveAmbrosdenBicesterOX25 2RS
7 Church Leys FieldBlackthornBicesterOX25 2DF
7 Elm Tree CloseBlackthornBicesterOX25 1TS
7 Elm Tree CloseBlackthornBicesterOX25 1TS
7 Elm Tree CloseBlackthornBicesterOX25 1TS

7 Green LaneUpper ArncottBicesterOX25 1PA
7 Green LaneUpper ArncottBicesterOX25 1PA
7 Honeysuckle WayAmbrosdenBicesterOX25 2AN
7 Norris RoadUpper ArncottBicesterOX25 1NZ
7 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
71 Murcott RoadUpper ArncottBicesterOX25 1PL
71 Murcott RoadUpper ArncottBicesterOX25 1PL
71 Murcott RoadUpper ArncottBicesterOX25 1PL
71 Murcott RoadUpper ArncottBicesterOX25 1PL
71 Ploughley RoadArncottBicesterOX25 1NY
75 Murcott RoadUpper ArncottBicesterOX25 1PL
75 Woodpiece RoadUpper ArncottBicesterOX25 1PJ
8 Ambrosden Court CloseAmbrosdenBicesterOX25 2AR
8 Honeysuckle WayAmbrosdenBicesterOX25 2AN
8 Hopcraft CloseUpper ArncottBicesterOX25 1QL
8 Hopcraft CloseUpper ArncottBicesterOX25 1QL
8 Jaspers RowAmbrosdenBicesterOX25 2AT
8 Poppy CloseAmbrosdenBicesterOX25 2AJ
8 Sorrel RoadAmbrosdenBicesterOX25 2AP
8 Sorrel RoadAmbrosdenBicesterOX25 2AP
8 The Village CloseUpper ArncottBicesterOX25 1QU
84 Willow RoadAmbrosdenBicesterOX25 2RR
9 - 11 Church StreetBicesterOX26 6AY
9 Ash LaneAmbrosdenBicesterOX25 2RY
9 Briar FurlongAmbrosdenBicesterOX25 2AD
9 Green LaneUpper ArncottBicesterOX25 1PA
9 Teale CloseUpper ArncottBicesterOX25 1QJ
9 Teale CloseUpper ArncottBicesterOX25 1QJ
Annexe Adjacent57 Buchanan RoadUpper ArncottBicesterOX25 1PE
BanksideThame RoadBlackthornBicesterOX25 1TE
Bridge FarmPalmer AvenueLower ArncottBicesterOX25 1QS
Bridge FarmPalmer AvenueLower ArncottBicesterOX25 1QS
Bridge FarmPalmer AvenueLower ArncottBicesterOX25 1QS
Bridge FarmPalmer AvenueLower ArncottBicesterOX25 1QS
Clue Hill FarmhouseStreet At Corner Farm Running To The Greyhound Track At Clue Hill FarmArncottAylesburyHP18
Corner House24 Norris RoadUpper ArncottBicesterOX25 1NZ
Corner House24 Norris RoadUpper ArncottBicesterOX25 1NZ
Elbanna21 GreenfieldsUpper ArncottBicesterOX25 1QP
Elliott Cottage33 Lower EndPiddingtonBicesterOX25 1QD
Elm Farm43 Ploughley RoadArncottBicesterOX25 1NY
Elm Farm43 Ploughley RoadArncottBicesterOX25 1NY
Elm Farm43 Ploughley RoadArncottBicesterOX25 1NY
Foxtor50 Merton RoadAmbrosdenBicesterOX25 2LZ
Heronsgate1 Hillside CloseUpper ArncottBicesterOX25 1PF
Heronsgate1 Hillside CloseUpper ArncottBicesterOX25 1PF
HighcroftStation RoadBlackthornBicesterOX25 1TA
HM Prison BullingdonPatrick Haugh RoadUpper ArncottBicesterOX25 1PZ
HMP BullingdonPatrick Haugh RoadBicesterOxon
HQ Bicester GarrisonSt Georges BarracksLower ArncottBicesterOX25 1PP
Juniper House12 Green LaneUpper ArncottBicesterOX25 1PA
Keepers Cottage40 Green LaneUpper ArncottBicesterOX25 1PA
Keepers Cottage40 Green LaneUpper ArncottBicesterOX25 1PA
Kempton WayGranthamLincolnshireNG31 6LL
Manor CottageThame RoadBlackthornBicesterOX25 1TF
Manor CottageThame RoadBlackthornBicesterOX25 1TF

Mast 531M From New Park Farmhouse And 4M From Murcott Road Upper Arccott OX5 2FE
Mayfield Merton Road Ambrosden Oxon OX26 6WU
Mayfield Merton Road Ambrosden Bicester OX25 2LZ
Meadow Barn 1 Weir Farm Close Blackthorn Bicester OX25 1WA
Mixbury Hall Evenley Road Mixbury Brackley NN13 5RL
Mixbury Hall Evenley Road Mixbury Brackley NN13 5RL
Molefield 1 Weir Lane Blackthorn Bicester OX25 1UL
Molefield 1 Weir Lane Blackthorn Bicester OX25 1UL
New Farm Thame Road Blackthorn Bicester OX25 1TW
New Farm Thame Road Blackthorn Bicester OX25 1TW
New Farm Thame Road Blackthorn Bicester OX25 1TW
New Park Farm Cottage Murcott Oxfordshire
North End House Blackbull Lane Fencott Oxfordshire OX5 2RD
Park Farm House Merton Road Ambrosden Bicester OX25 2LX
Primrose Landscape UK Ltd Wild Meadow Thame Road Piddington Bicester OX25 1TW
Roman Way, Merton Road, Ambrosden OX26 2LZ
Rose Cottage Station Road Blackthorn Bicester OX25 1TA
The Chestnuts 1 Mill Lane Upper Arccott Bicester OX25 1PB
The Croft 10 Constables Croft Upper Arccott Bicester OX25 1PG
The Old Rose And Crown Thame Road Blackthorn Bicester OX25 1TF
The Orchard 33A Mill Lane Upper Arccott Bicester OX25 1PB
The Orchard 33A Mill Lane Upper Arccott Bicester OX25 1PB
The Peak 7 Park Rise Ambrosden Bicester OX25 2LY
Weirdown Station Road Blackthorn Bicester OX25 1TA
Westbrook Barn 5 Lower End Piddington Bicester OX25 1QD
Whitehouse Farmhouse Station Road Blackthorn Bicester OX25 1TA
Wild Meadow Thame Road Blackthorn Bicester Oxon OX25 1TW
Wild Meadow Thame Road Blackthorn Bicester OX25 1TW
Willow Barn Mill Lane Upper Arccott Bicester OX25 1PB
Willow Barn Mill Lane Upper Arccott Bicester OX25 1PB

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Amy Hardiman"/>
Address	<input type="text" value="1 Buchanan Road,Upper Arccott,Bicester,OX25 1PH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am objecting as we do not need this in our small village. We already have a working farm that creates odour and flies, we do not need anymore. It will also not be good for our wildlife."/>
Received Date	<input type="text" value="14/04/2020 17:59:34"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Paul hardiman"/>
Address	<input type="text" value="1 Buchanan Road,Upper Arccott,Bicester,OX25 1PH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I think the planning of this farm is a bad idea, we deal with the cow farm and its smells and fly issue (a real health problem) every summer and the addition of a chicken farm will only make thing worse and possibly make ppl leave the village because of the issues it will cause, i have young kids and in summer the fly issue is bad and would be even worse with a chicken farm, i say NO to the chicken farm"/>
Received Date	<input type="text" value="14/04/2020 17:16:20"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Kathleen Cooper"/>
Address	<input type="text" value="1 Buttercup Way, Ambrosden, Bicester, OX25 2AG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to the proposal on a number of grounds, including: 1. Health: it has been shown that antibiotic resistant bacteria from farms can be spread in the air to people living several hundred metres away and can also pass to people in cars when they have to travel behind lorries transporting chickens. 2. Health: There is also a considerable risk of contamination of the area with pathogens such as salmonella, campylobacter, MRSA and E coli. 3. Health: Research also suggests that, within a certain distance of poultry sheds, there are likely to be emissions such as ammonia and bio-aerosols in concentrations that are potentially harmful to human health. 4. Environmental: Due to the close proximity of the proposed site to residential areas, a large amount of people will be subjected to an overwhelming offensive odour that will affect the use and enjoyment of properties in the surrounding areas. 5. Environmental: The ranging area is halfway within the River Ray flood plain which lately has had flood waters in the fields. There doesn't appear to have been a certified flood risk assessment undertaken (just assumptions made on generic data). 6. Environmental: If the ranging area does flood, there is no way to prevent the chicken faeces and other potentially harmful bacteria entering the River Ray, which could have devastating consequences for the local wildlife. 7. Environmental: There doesn't appear to be a plan to regularly clear the waste on the ranging area, meaning a build-up from 20% of the 59k chickens will accumulate leading to an increase in vermin and flies, not to mention the smell."/>
Received Date	<input type="text" value="22/05/2020 05:59:55"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Address	Mark cooper
Type of Comment	1 Buttercup Way,Ambrosden,Bicester,OX25 2AG
Type	Objection
Comments	neighbour
Received Date	I object to the proposal on a number of grounds, including: Health: it has been shown that antibiotic resistant bacteria from farms can be spread in the air to people living several hundred metres away and can also pass to people in cars when they have to travel behind lorries transporting chickens. Health: There is also a considerable risk of contamination of the area with pathogens such as salmonella, campylobacter, MRSA and E coli. Health: Research also suggests that, within a certain distance of poultry sheds, there are likely to be emissions such as ammonia and bio-aerosols in concentrations that are potentially harmful to human health. Environmental: Due to the close proximity of the proposed site to residential areas, a large amount of people will be subjected to an overwhelming offensive odour that will affect the use and enjoyment of properties in the surrounding areas. Environmental: The ranging area is halfway within the River Ray flood plain which lately has had flood waters in the fields. There doesn't appear to have been a certified flood risk assessment undertaken (just assumptions made on generic data). Environmental: If the ranging area does flood, there is no way to prevent the chicken faeces and other potentially harmful bacteria entering the River Ray, which could have devastating consequences for the local wildlife. Environmental: There doesn't appear to be a plan to regularly clear the waste on the ranging area, meaning a build-up from 20% of the 59k chickens will accumulate leading to an increase in vermin and flies, not to mention the smell.
Attachments	23/05/2020 13:59:24

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Pam Feltbower"/>
Address	<input type="text" value="1 Drinkwater Close,Piddington"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object to the proposed development of an egg production unit on open ground between Arccott and Piddington on the following grounds: 1 It would have a adverse effect on the quality of life of nearby residents in terms of smell and dust. 2 The storage of feed and waste on site would attract vermin, representing a health hazard. 3 Many local roads are narrow and in a poor state of repair which would only be exacerbated by HGVs transporting eggs, feed and waste. 4 The B4011 is a busy road with numerous accidents and near misses, used by military vehicles as well commercial HGVs. As a rural B road it does not have the capacity to accommodate yet more traffic without compromising safety standards. 5 The site is a flood plain and is regularly under standing water after even moderately wet weather. 6 A 3-bedroomed house is not essential development and is outside the Arccott village envelope."/>
Received Date	<input type="text" value="03/05/2020 15:51:10"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mr & Mrs Dunkin"/>
Address	<input type="text" value="1 Greenfields, Upper Arccott, Bicester, OX25 1QP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My husband and I strongly object to this application for a chicken farm .We are only a small village and have enough structure with the MOD, Bullingdon Prison ,Moto Park, we do not want a smelly chicken farm on our doorstep. This application was turned down once why has been allowed to reapply . Regards Mr & Mrs Dunkin."/>
Received Date	<input type="text" value="11/04/2020 12:34:44"/>
Attachments	

Rachel Tibbetts

From: Planning
Sent: 27 April 2020 13:27
To: DC Support
Subject: FW: Application number 20/00871/P

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

Follow us:

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter @Cherwellcouncil

My usual working hours are: Monday to Friday, 08.45am to 17:15pm.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

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

From: Nick Wilde [REDACTED]
Sent: 27 April 2020 13:19
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: Application number 20/00871/P

With reference to the subject application number which I understand to be a revised submission of 19/00644/F, I would like to repeat my previous objections.

Chicken farms are a health risk to local residents. Dust on poultry feathers has a high concentration of particulate matter. This particulate matter can cause the following illnesses, particularly in children whose lungs are less developed than those of adults and thus less able to dispel dust.

- * Asthma
- * Allergic Arveolitis
- *Chronic Airwave Obstructive Disease
- *Pigeon Breeders Disease
- * Organic Dust Toxic Syndrome

It is my understanding that all of the above decrease lung function through inflammation or other means. Organic Dust Toxic Syndrome also results in 'flu' type symptoms. Asthma can be induced in children and made worse in the case of existing sufferers. In the case of children the above ailments can, apparently, lead to medical complications in later life.

It is important to note that dust clouds are created not only on site but can be wind born during transportation of waste and/or the cleaning of farms.

There is a school in Ambrosden, a short distance away from the proposed chicken farm. How many harmful particulates will young children breath in during playtime?

The local surgeries are already over-burdened with work and the farm can only put extra strain upon NHS resources in Bicester, particularly as they try to work with COVID 19 which is going to be around for a good while yet.

In addition to the above there is the likelihood of odour and an increase in flies that bring their own health risks. The Council should commission its own independent odour report.

Additionally, I am given to understand that the local eco system is under threat, not least because this is an area that regularly floods thus causing potential pollution of groundwater.

Finally, our road systems are overloaded as it is (Bicester Village, Super Store etc with more to come with the new shopping precinct and the re-location of Bicester doctor's surgeries) and the site will clearly produce more commuting and commercial traffic.

I respectfully suggest that CDC would be negligent in their duties to their residents if this application is allowed to stand.

Nick Wilde

Nick Wilde
1 Hillside Close
Arcott
OX25 1PF

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

From: Sue Wilde

Sent: 29 April 2020 17:47

To: Planning <Planning@Cherwell-DC.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>

Subject: Planning application no 20/00871/F-Egg Production Unit Arccott

Dear Sir,

I wish to object to the above planning application on the following grounds.

- Flooding
- Impact on wildlife/sites of rare plants and insects
- Noxious smell
- Fly/maggot infestations
- Traffic increase on already busy roads
- Little economic impact - negligible job creation

My objections in detail:

- The latest flood mitigation report admits that 'no flood analysis was possible at the site', but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils - near a river that regularly floods - until it is too late. As a local resident, we see the effects of the flooding of the River Ray first hand. We request that the council commission a more detailed flood risk assessment before any decision is taken.
- To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition outside the bird unit (it is widely accepted that an average chicken will release 60 grams of ammonia per day)? If this is not controlled, given the increase in summer temperatures, the noxious smell for village residents will be extremely unpleasant, particularly given the wind speeds that are ever present.
- In the Pest Management Plan, the issues of flies within the housing unit is addressed. But it is not clear how fly infestations pitching on chicken muck deposited outside in the ranging areas will be dealt with. In the Odour Report, it is cited that around one fifth of droppings will be outside. So an answer needs to be provided for how the applicants will deal with fly infestations on the ranging areas. Any increase in the number of flies in the area is a real concern for local residents.
- Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck as it will be collected daily? However, this figure appears to be contradicted elsewhere (Design and Access Statement) with every 4 days being quoted. There needs to be clarification that any collections are happening daily before any agreement is given.
- The application states that a written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. The location of this land should be made public as there will be another objection lodged if it is within the area of the villages affected by this application.
- The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of

damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. Given the government's commitment to environmental issues, anything that does not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep has to be avoided. This is a major reason for the planning application to be rejected.

- The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential noxious smell from 59,000 chickens would potentially inflame the situation for the prisoners and staff.
- Finally, this development is not, as put forward by this application, a local employment opportunity, as any roles available will be poorly paid, as well as being in an unpleasant working environment

This planning application should be rejected outright by the Cherwell District Council and not allowed to return with yet more tweaks.

Yours faithfully,

Mrs Susan Wilde

1 Hillside Close, Upper Arcott, Bicester OX25 1PF

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Kate Wheatley"/>
Address	<input type="text" value="1 The Village Close, Upper Arcott, Bicester, OX25 1QU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object to this application as I the stench emitted from this development would be unbearable, particularly during the summer months, which I have had experience of in the past and found extremely unpleasant."/>
Received Date	<input type="text" value="15/04/2020 08:40:24"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Tomasz Bartel"/>
Address	<input type="text" value="2 Buchanan Road,Upper Arccott,Bicester,OX25 1PQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="As a resident of Arccott I would like to object to this application. in our area we already have other poultry production units me and my family are worried about the possible odours and dust from this business flies in our area is already a huge problem. Council is also aware about this. Putting this farm in place would only make it worst I believe that the plan for this business will be rejected. Tomasz Bartel"/>
Received Date	<input type="text" value="24/05/2020 09:16:43"/>
Attachments	

From: laurence keel

Sent: 29 April 2020 18:52

To: Planning <Planning@Cherwell-DC.gov.uk>

Cc: DC Support <DC.Support@cherwell-dc.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: RE: Planning notification for application reference: 20/00871/F

20/00871/F Egg Production Unit

Dear Sirs,

Thank you for sending me information regarding the latest application for the proposed Egg Production Factory, you will note I objected to the proposal previously.

I have been told as this is a new application and the comments I made previously do not count which I find surprising, but if that is the rule so be it.

I however wish to object to the current application as I am extremely worried about the impact this will have on our daily lives, from the point of view of pollution, smells, increased traffic and deterioration of the local environment, plus the effects the pollution will have further afield due to water washing from the yards into the local water courses.

I have been advised that Potters and Sons Poultry still have not fully considered the effects this business will have on the locality.

I would suggest they look again at the area proposed from a flood management point of view as they certainly do not understand the impact 59,000 chickens and all the barns and buildings, concrete yards etc would have on the area which as you know floods due to the clay soil, the river which is close by also floods as we have seen recently. Best not to have this development in the area at all.

The Ammonia released into the air by all those chickens will be detrimental to the health of the folk living in the area and while Potters may give their workers PPE, as you know ammonia is corrosive and can cause a burning of the eyes, nose, throat and respiratory tract and can result in blindness, lung damage or death in prolonged cases of exposure and I expect there will be lots of chickens outside giving off the ammonia into the environment as well.

The storage of chicken poop and muck will cause lots of flies and nasty smells and will be dreadful for those living close by. The poop can cause Histoplasmosis, infection which has the fungus, *Histoplasma capsulatum*, occurring in humans and other animals. ... Hence, the storage of chicken poop may lead to histoplasmosis in humans the birds can also carry the organism on their feet, beaks, and wings.

The disease is contracted by the inhalation of dust containing spores of the fungus which can travel quite a distance to the surrounding area. I note that there is to be some sort of a deal with a local land owner to spread the chicken poop over his fields. I would not want to be him or be near the area does he know you should not

put fresh chicken manure on your garden because of the risk of contamination I don't expect the chicken poop he will get will be that well composted as somewhere it says it will be removed every 10 days so how can it be well composted in such a short time hence the risk to health of the farmer and people around.

I believe the set up is to be close to an area which is highly valued wildlife area which contributes to the area and the well being of the people in the locality one doesn't want to visit this area with a fly swat to fend off the swarms and the ammonia referred to above will also have a damaging effect on the insects and wildlife in this area the spread of diseased birds will also be unpleasant and this is a real risk in the way they will be kept.

I feel sorry for the poor chickens having to be raised in a huge, crowded shed, or cramped cages. They will no doubt be kept in dismal conditions and because they are in such close proximity to each other will suffer painful heart, skin, lung and bone problems and stress, I would rather buy free range eggs. In some cases would you believe arsenic is added to the feed of the chickens has anything been said in the plan about this?

I note that the set up is to be close to the Bullingdon prison, the smell from the chickens will be more horrendous to the inmates and staff than most affected and as the staff have enough to put up with and rather than having to cope with 59,000 chicken's on the doorstep the council should not allow the plan to go ahead.

What about the big transporters that will be going to and from the set up this will cause extra traffic and pollution itself not acceptable in my mind.

I doubt very much that the development will be sustainable, there are very few local employment opportunities relative to the size and impact of the set up and from memory there is no public transport to the site so there would be more cars on the road.

I strongly object to the proposal and respectfully ask that the application is dismissed thanks you for taking the time to review my comments

Regards
Laurence J Keel

From: laurence keel

Sent: 29 April 2020 18:58

To: Planning <Planning@Cherwell-DC.gov.uk>

Cc: DC Support <DC.Support@cherwell-dc.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: RE: Planning notification for application reference: 20/00871/F

Dear Sirs,

Thank you for sending me information regarding the latest application for the proposed Egg Production Factory, to Laurence My Husband and I you will note we objected to the proposal previously.

We have been told as this is a new application and the comments I made previously do not count which I find surprising, but if that is the rule so be it.

I however wish to object to the current application as we are extremely worried about the impact this will have on our daily lives, from the point of view of pollution, smells, increased traffic and deterioration of the local environment, plus the effects the pollution will have further afield due to water washing from the yards into the local water courses.

I believe that Potters and Sons Poultry still have not fully considered the effects this business will have on the locality.

May I suggest they look again at the area proposed from a flood management point of view as they certainly do not understand the impact 59,000 chickens and all the barns and buildings, concrete yards etc would have on the area which as you know floods due to the clay soil, the river which is close by also floods as we have seen recently. Best not to have this development in the area at all.

The Ammonia released into the air by all those chickens will be detrimental to the health of the folk living in the area and while Potters may give their workers PPE, as you know ammonia is corrosive and can cause a burning of the eyes, nose, throat and respiratory tract and can result in blindness, lung damage or death in prolonged cases of exposure and I expect there will be lots of chickens outside giving off the ammonia into the environment as well.

The storage of chicken poop and muck will cause lots of flies and nasty smells and will be dreadful for those living close by. The poop can cause Histoplasmosis, infection which has the fungus, *Histoplasma capsulatum*, occurring in humans and other animals. ... Hence, the storage of chicken poop may lead to histoplasmosis in humans the birds can also carry the organism on their feet, beaks, and wings.

The disease is contracted by the inhalation of dust containing spores of the fungus which can travel quite a distance to the surrounding area. I note that there is to be some sort of a deal with a local land owner to spread the chicken poop over his fields. I would not want to be him or be near the area does he know you should not put fresh chicken manure on your garden because of the risk of contamination I don't

expect the chicken poop he will get will be that well composted as somewhere it says it will be removed every 10 days so how can it be well composted in such a short time hence the risk to health of the farmer and people around.

From what I gather the setup is to be close to an area which is highly valued wildlife area which contributes to the area and the wellbeing of the people in the locality one doesn't want to visit this area with a fly swat to fend off the swarms and the ammonia referred to above will also have a damaging effect on the insects and wildlife in this area the spread of diseased birds will also be unpleasant and this is a real risk in the way they will be kept.

I feel sorry for the poor chickens having to be raised in a huge, crowded shed, or cramped cages. They will no doubt be kept in dismal conditions and because they are in such close proximity to each other will suffer painful heart, skin, lung and bone problems and stress, I would rather buy free range eggs. In some cases would you believe arsenic is added to the feed of the chickens has anything been said in the plan about this?

I note that the setup is to be close to the Bullingdon prison, the smell from the chickens will be more horrendous to the inmates and staff than most affected and as the staff have enough to put up with and rather than having to cope with 59,000 chicken's on the doorstep the council should not allow the plan to go ahead.

What about the big transporters that will be going to and from the set up this will cause extra traffic and pollution itself not acceptable in my mind.

I doubt very much that the development will be sustainable, there are very few local employment opportunities relative to the size and impact of the set up and from memory there is no public transport to the site so there would be more cars on the road.

I agree with my husband Laurence and strongly object to the proposal and respectfully ask that the application is dismissed

Regards
Jane Keel

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Address	Dr H F Askew
Type of Comment	2 Swan Close,Blackthorn,Bicester,OX25 1TU
Type	Objection
Comments	neighbour
Received Date	I wish to object to the above Application. There seems to be little published relating to the disposal of both liquid and solid waste from the unit. These will I gather be spread on land but no information has been provided regarding the particular areas toe be used. Clearly there is likely to be a problem with smell and other nuisance close to those areas and this is highly germane to the Application. The new application notes carcass storage outside but does not detail disposal other than vague 'pick ups'. The wind maps seem odd. The prevailing wind is from the southwest blowing towards us. The ammonia smell is noted but the peak emission data is unclear. I note that drainage into the land is limited (para4) so leading to run-off. I would be concerned that this will impact flood risk given the proximity to the Flood Zone 2.The maintenance and inspection of the drainage from the site (para7) is noted as essential but nothing is defined. Noise from the 22 high power fans may be a problem - especially low frequency noise. However, the fans have yet to be chosen so fabricated data only is provided and no data concerning frequency distribution is given. Low frequencies may well travel towards us with a southwesterly. I would also still be concerned at the level of heavy lorry traffic along roads and junctions of the B4011 that are simply not adequate for such traffic and little consideration appears to have been made regarding the impact on safety at the various junctions..
Attachments	29/04/2020 14:27:09

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Katy"/>
Address	<input type="text" value="2 Sycamore Road,Ambrosden,Bicester,OX25 2RN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I really this this would be a bad idea, for 1 point the traffic a41 very bad for accidents, also id like the add the smell will be awful and. The pollution the the surroundings, this is really not fair in such a densely populated area, however if you'd let these awful business plan go ahead it would seem you didn't care about the residents."/>
Received Date	<input type="text" value="15/04/2020 20:10:32"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Shirley Lee"/>
Address	<input type="text" value="2 Teale Close,Upper Arccott,Bicester,OX25 1QJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We have too much traffic coming through our villages as it is.. The roads are not coping and we never get any support, why is it always Arccott and surrounding villages that get targeted with 'NEW' projects. There must be another more suitable place with more access and less devastation on our community lives. We already have a prison that creates traffic , The wildlife will have no where to turn .All people seem to do is dump on us. This petition will probably not even get look at and plans are already ?? in action just like the others before them. Why cant you just leave us alone and get somewhere where there is roundabouts not green fields, traffic lights and not home lights People working and not children playing . Please give our lives at least some consideration!! Don't put pounds before people, then put all your eggs in another basket somewhere else, Nothing will make this a favourable destination for your egg farm. Think about where you all live would you like it on your doorstep ??? if you don't mind it then take it to your domain"/>
Received Date	<input type="text" value="21/04/2020 16:47:09"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Karen Driver"/>
Address	<input type="text" value="2 The Flexes, Merton Road, Ambrosden, Bicester, OX25 2LZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="To Whom it may concern, I object to the above plans. Although I understand this will bring employment opportunities I believe this is not the correct site for such a factory. During the warmer weather the smell from such factories is putrid and forces home owners to shut their windows, doors and not be able to go outside into the outdoors. In Ambrosden, this topic of distinct smell, is disliked by many and is a topic of discussion on local community social media pages. Also a concern is the level of traffic and larger Vehicles on the roads. The village communities surrounding the proposed factory would see an increase and I am concerned that the roads are not suitable for long term heavy loads. Thank you for your time, Kind regards Karen"/>
Received Date	<input type="text" value="22/05/2020 14:19:31"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="robert driver"/>
Address	<input type="text" value="2 The Flexes, Merton Road, Ambrosden, Bicester, OX25 2LZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have to contest this, the smell will be unimaginable. Some days we can smell the other chicken plant in ambrosden and its horrible but luckily it isn't very often, This one is bigger and the wind will make it smell in our village. Doesn't create jobs Will damage and fill our roads even more. There are plenty of other sites across the county, more suitable for this development, such as further down the a41 as its much more rural."/>
Received Date	<input type="text" value="17/05/2020 10:52:10"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Vince Bailey"/>
Address	<input type="text" value="3 Buttercup Way, Ambrosden, Bicester, OX25 2AG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Chicken farms do not have a good reputation for the smell they create. I didn't move to Ambrosden 4 years ago, to have the smell of chicken manure in my house"/>
Received Date	<input type="text" value="20/05/2020 14:54:24"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Address	Anne Chesney 3 Harper Close, Upper Arncott, Bicester, OX25 1QW
Type of Comment	Objection
Type	neighbour
Comments	<p>I object because it will ruin the landscape of our village, it is a quiet rural location & having this chicken farm here will disrupt this village, not only with the awful ammonia smell, and the smell of the waste, but also from the dust generated from the feed and the quantity of chickens proposed to be housed there, the noise, which will be deafening and constant, and the impact on wildlife in that area and the nearby River Ray, but also with the heavy HGV's and the many additional vehicles coming & going into the village increasing traffic on our already ill-maintained roads. I'm concerned about the impact on the health of all in this village and the immediate surrounding villages. Overall, I think the damage to the environment far outweighs the need for another chicken farm as we already have one in the next village of Ambrosden and can smell it from a couple of miles away, having to put up with it closer will be hazardous to our health and wellbeing. I strongly object to this chicken farm, let's hold on to our green belt area's and keep our village somewhere people enjoy living rather than making it somewhere where we will not want to be out in our gardens or go out for walks or even open our windows because of the all-pervading stench from the chicken farm, that no-one wants in Arncott.</p>
Received Date	02/05/2020 11:05:52
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Chris Grimes
Address	3 Hopcraft Close, Upper Arccott, Bicester, OX25 1QL
Type of Comment	Objection
Type	neighbour
Comments	<p>I and my wife formally object to the proposed egg production unit being considered for Arccott, on the following grounds: 1. The proposal has previously been refused due to numerous objections. We cannot understand why in the current time of austerity why Tax Payers money is being wasted reconsidering it. 2. Arccott is already 75% surrounded. This is by: The MOD Defence Equipment & Support depot, Bullingdon Prison, The Defence Explosive Ordnance Disposal, Munitions and Search Training Regiment, the Motocross Parc. This only leaves 25% unfilled! 3. As residents, we are concerned for our health and well being. My wife has Asthma and has survived Bowel Cancer consequently she is very prone to chest infections. As she was a few years ago by the odour from the Ambrosden chicken facility about two miles from our house. She will be seriously affected, if this proposal goes ahead, by dust, chicken odour, muck spreading etc. The increase in the number of nuisance flies and their associated carrying of disease, will be detrimental to our quality of life. 4. With the current COVID19 lockdown. if the original application had been approved and the plant was up and running, life would be even more unbearable. Even when the current lock down is over, surely this should be a consideration for any future issues of this nature. 5. The area is a flood plain and is subject to flooding during periods of wet weather. 6. We are very concerned that there hasn't been a public consultation held in the village, for this proposal. Back in 2002 a public consultation was held for the proposed Asylum Removal Centre. Which was to be built within one mile of this proposal's location. This provided both the residents and proposers with full details and the impact it would have had. Thankfully, common sense prevailed and the proposal was scrapped.</p>
Received Date	11/04/2020 13:08:42
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Michelle Thompson"/>
Address	<input type="text" value="3 Springfields,Ambrosden,Bicester,OX25 2AH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Great concerns over the local area, smells, changes to eco systems, dust, places like this can attract vermin and flies to the area. Do not want to not be able to enjoy the garden or have windows open due to the smell which I know occurs around other chicken farms. I also understand there is a rush to flooding in the area and this may impact further flooding in the area. As a village we do not want this placed on our doorstep."/>
Received Date	<input type="text" value="21/05/2020 06:43:27"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Stuart Oxley"/>
Address	<input type="text" value="3 Swan Close,Blackthorn,Bicester,OX25 1TU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Large scale chicken production produces obnoxious odours, which travels. These places shouldn't be anywhere near populated areas in my opinion."/>
Received Date	<input type="text" value="27/04/2020 17:32:33"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Laura"/>
Address	<input type="text" value="3 Willow End,Ambrosden,Bicester,OX25 2RF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The increased road traffic, noise and smell would impact the beauty, wildlife and quietness of the village. It would also decrease house prices being that close to the villages. A more suitable location on a disused field not surrounded by houses would be more beneficial to all parties."/>
Received Date	<input type="text" value="20/05/2020 20:20:44"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Lee Savidge
Address	3 Woodpiece Road,Upper Arncott,Bicester,OX25 1PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I am requesting that this application be taken to full committee as it is very a contentious application. I personally object to this application as a resident within Arncott. 1. There are 3 other poultry production units in the area already and demand for this development is unwarranted as the others will supply enough without this being built. 2. The smell within the village and parish will be awful and subject to prevailing winds could present a constant problem. 3. Dust from feed during the summer months will also be a problem depending on the prevailing winds 4. The area is a flood plain and is subject to flooding during periods of wet weather. 5. Traffic on Palmer Avenue is already high as it is a rat run road and is heavily used for MOD vehicles and HGVs coming to and from the MOD estates and surrounding farms and businesses. The building of a site will present much higher traffic and the roads around the area are already in a relatively bad state of repair. 6. The waste from the chickens cannot be kept or processed on site so will be removed. The storage of it will present issues with smell, dust, and vermin associated with such effluent. 7. Given the close proximity to the prison, I cannot vouch for their side of the argument but having a constant smell would potentially make the mood within the prison more dismal than it already is, which could potentially put the staff at risk if this problem boils over into something more serious. I'd certainly question why they are not a statutory consultee as they are a neighbour, perhaps the largest, and yet they're not being consulted. 8. As the site is relatively rural, security of it cannot be overlooked. 9. It will not provide much potential for employment if all that is required is a 3 bedroom house so this is irrelevant with regards to improving employment within the area. 10. I have concerns over outbreaks of bird flu. If we have an outbreak and this property becomes afflicted, how will that potentially deadly risk be mitigated? What controls are to be put in place to limit the spread and reduce the risk to people in the area? 11. I certainly object to the proposal to put a residential house on the site as this opens up future applications to close the site and reapply to make the entire site a residential housing estate. It's a backdoor method to make a rural site a potential for residential in the future. Should the site be given permission, I would request that conditions on the house that is required is that it is only to be used by employees of the site and it is not to be considered a residential property, rather it is an office. I also request that in the event of permission being granted that restrictions on all traffic to and from the property be restricted to the B4011 and not be allowed through the villages.</p>
Received Date	06/04/2020 10:57:27
Attachments	

From: Trevor Broadbent
Sent: 16 April 2020 10:29
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: planning application 20/00871/f

Dear sir/Madam .

I would like to object to the above planning application for a free range chicken farm near Arcnott Bicester for the following reasons .

1. Smell which comes from any large chicken production most notable when being cleaned out (anyone who lives in Ambrosden knows ,how pungent this is .
2. Dust which comes from above process and where is debris from cleaning process to be stored (general air quality)
3. Impact on the general area of such a large facility
4. Damage to environment from waste when area floods which is a constant and permanent problem
5. Increase in vehicle movements which will come from this type of facility (i.e. if waste cleaning is removed on regular basis)
6. Very limited employment when compared to effects on environment
7. Possible later change of use into different use ie building land
8. Fact that the whole area is very prone to flooding many times every year and the effect of such in the river ray .

I would be grate full if the planning committee would consider very carefully this application and the effects on a community that already has a fair share of noise and disruption With the depot C site increasing the potential of HS2 work increasing greatly in this area and the motor park which seems to be increasing in use . with the obvious exception of the present situation .

My name and address is Trevor Broadbent 3a Norris Road Upper Arcnott Bicester oxon

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="andrew sparkes"/>
Address	<input type="text" value="4 Elm Tree Close,Blackthorn,Bicester,OX25 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input (unless="" a="" activity="" also="" although="" an="" and="" animal="" any="" are="" as="" away,="" be="" before="" bicester.="" blackthorn.="" by="" carry="" close="" considered,="" controlled)="" direction="" dominate="" downwind="" dr="" far="" farm"="" further="" given.="" has="" husbandry="" in="" is="" it="" its="" life="" light="" many="" nature="" near="" needed.="" not="" of="" opportunity="" outbreaks,="" place="" quality="" rational="" reassess="" receive="" recent="" respect="" reviewing="" satisfactory.="" small="" smells="" so="" source,="" space="" sparkes"="" such="" techniques="" the="" third="" this="" to="" towards="" type="text" unwelcome="" value="In Blackthorn we already receive unwelcome and quite sickly smells emanating from Blackstone farm which receives dead livestock. The council has yet to completely address this adequately. Then there is the off-putting smell that prevails from the chicken " village,="" villages.="" virus="" w="" when="" which="" wind="" with="" would=""/>
Received Date	<input type="text" value="20/05/2020 13:29:06"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Sarah Tunnicliffe
Address	4 Hillside Close, Upper Arccott, Bicester, OX25 1PF
Type of Comment	Objection
Type	neighbour
Comments	<p>I Strongly Object to this Proposal 20/00871/F on the following Points: The Proposal would bring no Benefits to the local area and its Community. 1. Increased Pollution, Air, Ground and Waterways. 2. Negative visual and Landscape impact. 3. Detrimental effect on Health, wellbeing and Reduced Air quality. 4. Increased vehicle movement and noise. 5. Inaccuracies and Conflicting statements in Presented Management Documentation. 6. Effects on already existing institutions in the area. 1. Possible Air, Ground and Waterways Pollution: The Management document makes no provision for the removal of chicken waste from the outside free-range area. A single chicken will produce between 8-11 lb of manure per month (figures taken from national data). Multiply this by 59,000 (chickens) for twelve months, would make a total of 3,156 tons (on average) per year. The management calculate that 1,168 tons will be removed from the chicken housing per year, if this were the case there would be approximately 1,988 tons left on open ground. The resulting accumulation of chicken faeces and ammonia left on open ground would turn into slurry from a heavy rain fall and could prove catastrophic when the land floods, with its seepage into the ground water, ditches, highway and the river Ray. **The Management submitted documents and maps showing boundary lines that seem to be inaccurate, as this proposed venture falls within flooding zone 2 & 3, not flood zone I - as stated. The flood mitigation reports admits 'no flood analysis was possible at the site!' as a local resident, I see the effects of flooding from the river Ray that occurs every year, I believe a more detailed flood risk assessment, should take before placing livestock in the area. 2. The Negative impact on the environment: This proposal is very close to highly valued wildlife sites, it would have a detrimental impact on the eco systems of these, further endangering our local wildlife: Hedgehogs, Bats, Newts, birds, insects, hedgerows, ditches, flora and fauna, etc. One report says that the three potential ponds will improve biodiversity opportunities, whilst in practise they could become stagnant, rancid contaminated ponds of surface water and groundwater. That could become a breeding ground for disease carrying insects, and diseased birds, means run-off from the proposed new ponds could end up leaking into the River Ray during wet periods and flooding, having a unwelcome effect on the local ecosystem. 3. Potential increased Health issues: Local residents could possibly be at risk from increased air pollution, noxious odours, dust, airborne disease's, Avian influenza, Histoplasmosis, Coccidiosis, etc. All transferable from poultry to humans by way of multiple transitory methods - which would result in a greatly diminished quality of life. The Pest management plan addresses the issue of flies inside the housing unit but the outside area have not been mentioned, so with the extra outdoor manure and potentially stagnant ponds this will undoubtedly lead to an increase in fly infestations and in turn increase the spread of disease in the local area. 4. Proposed Increase in traffic: The increase in HGV and other traffic brings further noise and air pollution on to the A41, B4011, Ploughley Road, palmer avenue and surrounding residential areas. Our already over-stretched road system, added to by recent developments on the A41 (with no infrastructure upgrades), is becoming extremely dangerous, and in my opinion, will only add to this over-used road system. 5. Inaccuracies and conflicting statements submitted in the Management Documentation: Conflicting information for waste/wash water between Pollution Prevention and Odour Management Documents The Number of Extraction Fans varying from 12 to 22 in number within the documents. Management Plan and Matrix Noise Impact. The Matrix also document states the FF091-6DT Fan (singular) has the decibel output to be at 3dB, multiply this by the number of fans 12 or 22 = would prove to be a far higher reading than that stated. In the manufacture's fan specifications for the model used to calculate the given figures, there is no mention of a Filtration or Carbon Filtering System, leading to an intense, increased, airborne pollution output without them. **Already mentioned, the mapping of the boundary line to show favour to a reduced risk to the</p>

severity of flooding on the proposed land. 6. Effects on already existing institutions in the area. HMP Bullingdon is next door to the proposed site, it holds over 1000 prisoners that are already in a volatile environment, the smell from a huge unit holding 59,000 chickens on their doorstep will definitely inflame the situation for the staff and inmates. I have formed the view that the Presented Application Supporting Planning Documents do not present a true, sound or sustainable development proposal, and it holds very few job opportunities, and in turn provides little or no benefit to the local area.

Received Date

30/04/2020 15:03:54

Attachments

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Chris Clayton"/>
Address	<input type="text" value="4 Jaspers Row, Ambrosden, Bicester, OX25 2AT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already suffer with the smell of the chicken farm that is within the local area. The smell in the summer especially can make outdoor activities unbearable and also restricts us being able to have windows and doors left open in the summer. To have another chicken farm to the opposite side of the village would make this completely unbearable and would upset a lot of people in all local villages. Potentially pushing people away from the local area."/>
Received Date	<input type="text" value="21/05/2020 10:08:11"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Simon Gray"/>
Address	<input type="text" value="4 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Chicken farms are renowned as being dirty and smell. Our village does not need more pollution. We already have a noisy motocross track giving us noise pollution. We do not need increased smells, traffic and infestation of rats and other vermin. The company are not welcome. The road network struggles already. I object to this on a massive scale."/>
Received Date	<input type="text" value="14/04/2020 16:30:12"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Philippa Steventon"/>
Address	<input type="text" value="4 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The chicken farm will produce an increase in traffic when we already have the MOD & civilian traffic. This will cause even more problems to the road surface and travel times out of the village. The smell will be appallingly. It will effect time spent outside, being able to hang washing, children playing, family time. The noise again will effect lives. The rats & other vermin it will attract. No matter how well they attempt to keep things clean they will attract them which is then a health issue for the village. It will effect the time spent outside due to the smell & traffic. It will devalue properties due to the traffic, noise, smell. This is not a suitable location for this type of business."/>
Received Date	<input type="text" value="15/04/2020 17:25:44"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Stewart fisher"/>
Address	<input type="text" value="5 Church Leys Field,Blackthorn,Bicester,OX25 2DF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to the egg unit, for the following reasons. The area is a very delicate and important site for wildlife, it is also a natural flood plain for the river ray. I think the infrastructure on the roads isn't good enough for the HGVS, the smell for the local population would also be unbearable. It's unsightly, the lack of unemployment in the area would mean staff would probably have to come from outside the area."/>
Received Date	<input type="text" value="18/05/2020 10:40:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Phillipa fisher
Address	5 Church Leys Field,Blackthorn,Bicester,OX25 2DF
Type of Comment	Objection
Type	neighbour
Comments	<p>In November 2019 I purchased a house on the "blackthorn meadows" estate in Ambrosden, when I purchased the chicken farm had withdrawn its planning application. I would never have purchased otherwise! The sheer smell and noise of 59000 chickens needing 14 tons of muck removing every 10 days will be overwhelming. There will be a large amount of noise pollution as chickens are not quiet! The buildings would surely be an eyesore, the wildlife on Otmoor potentially damaged, and it's an important nature reserve. House prices in the area would surely suffer, especially with 3 already built estates and another in the planning in Ambrosden alone! There are lots of houses that are around this area, unemployment is practically 0 so I would imagine workers would need to be bussed in or need accommodation, which would no doubt be a later addition to planning! Which roads would be suitable for the large goods vehicles needed for such an operation? There are already plans potentially to change the route into and out of Ambrosden as the road is deemed dangerous to vulnerable and other road users. There is a school very close, not to mention a prison where the prisoners would have to put up with the noise and smell 24/7.</p>
Received Date	29/04/2020 14:52:12
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Natalia Gilham"/>
Address	<input type="text" value="5 Honesty Way,Ambrosden,Bicester,OX25 2AL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I understand that no actual flood risk assessment of the site was done, and only a few months ago there was extensive flooding across the fields. We're concerned about harm caused to the local eco systems by floodwater from the ranging area washing chicken muck (ammonia etc) into the river Ray clouding the water, reducing oxygen levels and destroying sensitive flora and fauna. NO plan to clear the chicken muck on the ranging area outside the huge building meaning it (about 20% of the total the 59k chickens will produce) will just accumulate, also attracting flies and other vermin. Very concerned about the smell, dust, etc. .. All local residents are very concerned and I hope all will object."/>
Received Date	<input type="text" value="20/05/2020 10:40:26"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Daniel Cooper"/>
Address	<input type="text" value="5 Honeysuckle Way, Ambrosden, Bicester, OX25 2AN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Totally unacceptable. The infrastructure in no way supports this development. The roads are inadequate and the traffic and noise pollution from the multiple warehouses on the A41 are unbearable already. No one respects the current traffic regulations and lorries go where they please with no consequence ever. In addition the waste , smell , noise and additional traffic created by this development has not been thought through. Ambrosden is a development dumping ground and it must stop. How much more is the village expected to take. Poor poor application which should be rejected again. Unacceptable."/>
Received Date	<input type="text" value="20/05/2020 23:11:02"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	William McDowell
Address	5 Hopcraft Close, Upper Arcott, Bicester, OX25 1QL
Type of Comment	Objection
Type	neighbour
Comments	Main objections 1. Traffic congestion and risk of accidents on roads not equipped for major industrial use. 2. Odour and air pollution to local area. 3. Increases in rat, fox and other pests. 4. Increase in fly contamination. 5. Noise 6. Loss of open green space on previously undeveloped land. 7. Building on an area well known for flooding. 8. No footpath on road next to development. Arcott has, over years, been subject to the M40 motorway, less than a mile from the village causing air pollution against EU guide lines. A category 2 prison. A major Army base run down to desolation. Uncertainty about A site, now owned by the home office. Arcott has become a convenient dumping ground for projects rejected by more affluent areas.
Received Date	21/05/2020 23:39:56
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Emily McDowell"/>
Address	<input type="text" value="5 Hopcraft Close, Upper Arcott, Bicester, OX25 1QL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Main objections 1. Traffic congestion and risk of accidents on roads not equipped for major industrial use. 2. Odour and air pollution to local area. 3. Increases in rat, fox and other pests. 4. Increase in fly contamination. 5. Noise 6. Loss of open green space on previously undeveloped land. 7. Building on an area well known for flooding. 8. No footpath on road next to development. Arcott has, over years, been subject to the M40 motorway, less than a mile from the village causing air pollution against EU guide lines. A category 2 prison. A major Army base run down to desolation. Uncertainty about A site, now owned by the home office. Arcott has become a convenient dumping ground for projects rejected by more affluent areas."/>
Received Date	<input type="text" value="21/05/2020 23:54:09"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Susan McDowell
Address	5 Hopcraft Close, Upper Arcott, Bicester, OX25 1QL
Type of Comment	Objection
Type	neighbour
Comments	Main objections 1. Traffic congestion and risk of accidents on roads not equipped for major industrial use. 2. Odour and air pollution to local area. 3. Increases in rat, fox and other pests. 4. Increase in fly contamination. 5. Noise 6. Loss of open green space on previously undeveloped land. 7. Building on an area well known for flooding. 8. No footpath on road next to development. Arcott has, over years, been subject to the M40 motorway, less than a mile from the village causing air pollution against EU guide lines. A category 2 prison. A major Army base run down to desolation. Uncertainty about A site, now owned by the home office. Arcott has become a convenient dumping ground for projects rejected by more affluent areas.
Received Date	21/05/2020 23:43:31
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Ruth Bushnell"/>
Address	<input type="text" value="5 Teale Close, Upper Arcott, Bicester, OX25 1QJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Object to this being built so closely to our homes, the chicken farm down the road is smelly enough without adding to it. We really do not need this here, extra traffic and the smell."/>
Received Date	<input type="text" value="01/05/2020 13:03:46"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Thomas Barnes"/>
Address	<input type="text" value="5 Willow Brook, Lower Arccott, Bicester, OX25 1AD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The surrounding countryside and neighbourhood is an area of beauty. With recent developments to Bicester, the traffic along Palmer avenue and Ploughley Road has significantly increased. A major reason why people seek to buy property in this area is the quiet roads, clean air and surrounding nature. These would all be at a Significant risk should this application be approved. We strongly object."/>
Received Date	<input type="text" value="27/05/2020 09:59:29"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Deborah Russell"/>
Address	<input type="text" value="5 Willow End, Ambrosden, Bicester, OX25 2RF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Having recently moved to the area I have heard about the existent chicken facility which for some time caused Ambrosden residents a high level of disturbance and air pollution (putrid smells). There is also the issue of flies and spreading of chicken much. I would question the timing of the application i.e. in the midst of the Coronavirus pandemic. I fail to see that this application brings enough positives to our area to balance out the negatives."/>
Received Date	<input type="text" value="18/05/2020 19:04:32"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Dr Mehdi Shahrestani"/>
Address	<input type="text" value="6 Bluebell Road,Blackthorn,Bicester,OX25 2DL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Hi Dear To whom it may concern I would like to raise my concern over the development of the chicken farm, the planning application 20/00871/F. I went through the document provided on the website of Cherwell District Council and could not find a robust assessment of the environmental impacts for the operation of this Chicken farm. There are many concerns in terms of ammonia emissions from the chicken farm and its impacts to the environment and the ecosystem of the area. Also, the smell and its impact on the residents is very serious and it has not been addressed in the application. Contamination of the local river very close to the site by Ammonia especially during flooding would be another major concern on this application. On top of that, It is very hard to see the contribution of the operation of this farm to the local economy and job creation. The last but not least the transportation in the area is not capable of accommodating the needs of such a huge Chicken farm. Therefore, I strongly object to the development of the chicken farm outlined in the planning application 20/00871/F. Kind Regards Mehdi Shahrestani"/>
Received Date	<input type="text" value="12/05/2020 00:36:59"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Mrs Linda hooper"/>
Address	<input type="text" value="6 Buchanan Road,Upper Arccott,Bicester,OX25 1PQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to express my concern regarding the recent application for a chicken farm 1 we have one already in Ambrose and we suffer very regular with the smell building that close to 3 villages is going to make the smell even worse 2 it wants to be build on a flood plain 3 the flies that it attracts we have a large amount every year and this will add to it 4 the planning for a dwelling is this in Mind to just open a chicken farm for a short while then to seek full planning for a lot more dwellings 5 it is very close to a residential village with a lot of elderly and the risk of bird flu is higher 6 the dust in the summer will carry 7 the amount of more traffic that this will cause 8 the storage of all the chicken shit and as to how long it will be stored"/>
Received Date	<input type="text" value="09/04/2020 07:40:42"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Zena Cox
Address	6 Lewis Close,Risinghurst,Oxford,OX3 8JD
Type of Comment	Objection
Type	neighbour
Comments	<p>Objection to planning application number 20/00871/F - Erection of egg production unit, gatehouse and agricultural workers dwelling including all associated works, Palmer Avenue, Arccott. I strongly object to the above planning application. As a landowner of meadow farm land at Bridge Farm, OX25 1QS, which is intersected by the River Ray and lies to the north of the proposed site, I believe the following points should be considered before any planning decision is made. In favour of their application, W Potters and Sons (Poultry), cite in their Assessment of Need and Design and Access Statement, policy PSD1 paragraph 2.2.1 that: "councils will always work proactively with applicants.to secure development that improves the economic, social and environmental conditions in the area." This proposal conflicts with all of these conditions. Economic: For the size and impact of this development, versus the few employment opportunities it will bring to the area (approximately 14 local people to gain from employment), there is very little economic gain to the local community. The only people who will gain are the Potters Poultry - and they are not even local. Social: Four villages are in varying proximity to this proposed site: Blackthorn, Arccott, Piddington and Ambrosden. All four would be vulnerable to the putrid smells emitted by intensively farmed egg laying chickens. Smells from the chicken units near Ambrosden and Wendlebury have posed odour issues for many of the villagers. Additionally, a chicken farm situated next to more than 1,000 inmates at Bullingdon Prison, effectively 'trapped' by the vile smell, would not be considered as an enhancement to social conditions in the area. The odour report commissioned by the applicants, is simply hypothetical. 'On the ground', the smell is very real and pungent from these units. There is no information in the Manure Management Plan about the whereabouts of the fields to be chosen as recipients for dirty water to be sprayed onto them, as well as the spread of chicken muck. This process would certainly not create social sustainability and the wellbeing of local residents in the area. I also note that the Governor of HM Prison Bullingdon has objected to the proposed development which must be taken as an objection from each and every of these inmates who aren't able to lodge and objection for themselves. Environmental: there should be grave environmental concerns with regards to the proposed site of this factory farm, owing to the following: 1. Flooding: Chickens of this intensity should be kept on well drained soil. The clay soils in this area become water logged very quickly and remain underwater for prolonged periods of time. The gradient of the Ray is among the lowest in the UK, making it particularly vulnerable to flooding. This site is in a flood zone. Even without the advent of climate change bringing warmer wetter winters (Cherwell Local Plan, Section B, ESD 1, B.177), the effect of flooding and the associated introduction of ammonia and nitrates leaching into the surface water will have catastrophic effects to nearby natural habitats. It is of interest to note that the two ponds situated on the site were reported as dry when assessed. But this will not be the case during a wet winter. Our land, recently part of Natural England's ESA scheme, is home to many rare species of grasses and scarce birds such as curlew and lapwing. As guardians of these meadows, we go to great lengths to protect their natural state and as the area floods annually, often flooding five out of eight fields on the farm, this proposal is of great concern. If the local plan part ESD6 and ESD8 is to be adhered to, this site should not be considered suitable for an intensive factory farm of this nature. 2. Pollution: According to the Centre for Ecology and Hydrology, published by DEFRA, nearly two-thirds of sensitive habitats in England were exposed to harmful levels of nitrogen between 2014-2016. Research shows that agriculture is the main culprit, with nearly 90% coming from this source. The imbalance caused by nitrogen deposition from a factory farm unit, such as the Potters application, will be very damaging to our land and our ongoing efforts to keep it protected and in its natural state. As our land neighbours the Arccott Bridge Meadows SSSI, the effect of nitrogen deposition and floodwater carrying ammonia downstream towards this area would be</p>

extremely damaging. Ammonia damage to the environment is irreversible. Once this unit is up and running, we are at its mercy and it will be too late, once damage to our protected land has been done. Protecting the biodiversity of an area is clearly stated in the Cherwell Local Plan, part ESD10: "If significant harm resulting from a development cannot be avoided then the development will not be permitted." 3. Flooding. The site sits substantially on a flood plain. This winter we saw half the site under water. I note that one of the objections is accompanied by a recent photo of the site under flood. Not only would this overwhelm the dirty water storage system proposed by the applicants, but would also necessarily mean that waste water and surface faeces would flow north to pollute the river Ray. The two ponds on the site would also be polluted. It is worth noting that the soil is of a heavy clay type where natural drainage/infiltration of surface water is very limited, leading easily to bogs and quagmires in the surface clay. The site will quickly be turned to mud when 118,000 chicken feet continuously wade about in it. From an animal welfare point of view, the mud consistency will be wholly inappropriate for chickens, who need dry conditions underfoot for good health. 4. Destruction: Three of our fields to the north of the River Ray are part of the Ray Conservation Target Area (CTA). "CTAs represent the areas of greatest opportunity for strategic biodiversity improvement in the District and as such, development will be expected to contribute to the achievement of the aims of the target areas through avoiding habitat fragmentation and enhancing biodiversity." For the reasons given above, it is difficult to understand how this application, its magnitude and the potential pollutants it can emit, is able to enhance biodiversity of our land. Accordingly, Section A of the Local Plan, 'Strategy for Development in Cherwell', part SO15 cites the aim of sustainable development is: "To protect and enhance the historic and natural environment and Cherwell's core assets including opportunities for improving biodiversity and minimizing pollution in rural areas." There is little doubt that this proposal would be a major risk to the Ray natural habitat with the potential for irreversible damage caused by air and water pollution by the threat of ammonia particles and nitrogen deposition. 5. Visual intrusion: Currently the pastures that make up Bridge Farm are intersected by a bridleway and several footpaths. These are frequented by many local walkers, as well as keen nature lovers and bird watchers. In essence, our land offers pleasant countryside walks and are very much appreciated by local residents, all of who can reach the pastures by foot, from three out of the four villages: Blackthorn, Arncott and Ambrosden. The area is picturesque offering far reaching views across open countryside towards Arncott Hill and Brill. Unfortunately, the suggested Viewpoints within the Landscape and Visual Impact Assessment, offered as part of the application, are not an accurate reflection of the visual impact of this proposed unit and its works. They will be clearly visible from the bridleway and two footpaths that cross the land at Bridge Farm. The unit will not be discreetly nestling under the hedge line, as the view montages suggest. In addition, these viewpoints were montaged during the summer months when the unit will be better screened by hedges in full leaf. But in the winter months, when vegetation has died back, there is no doubt that a building of this magnitude with adjoining grain silos and extractor fan gantries will be clearly visible and will ruin the landscape views for all those who currently enjoy them. Mitigation planting of young trees on the plans is insufficient to offset the loss of visual amenity to the public - certainly for many years until they've grown to an acceptable height. There is no certainty they will even grow in an area that floods so regularly and I very much doubt that tree planting will be high on their agenda unless this is enforced from the outset. Furthermore, the proposed dwelling house is to be situated in open countryside, completely disconnected from any other residential property or housing scheme. This building would be detrimental to the character of open countryside in a Conservation Target Area. The proposed dwelling house is shown on the plans to be located some distance from the egg facility, so why could the employees not be accommodated in existing housing stock in the neighbouring villages? The applicants cite one of the reasons for needing a residence on site is to not disturb villagers by having to leave in the middle of the night to attend to distressed birds. But many people work shifts through the night these days and neighbours will be used to the comings and goings of people's work patterns. So, this appears to be a lame excuse. On site security overnight would be an adequate alternative to a new residential house being built here. In addition, the dwelling house is a potential means to obtaining further residential infill at a later date, which would further blight the views of the countryside. There is also insufficient detail about the applicant's intention to plant a wood to mitigate impact from odour and ammonia on residents to the north east. Species, hardiness to water logged conditions and a full management plan are missing from the supporting documents provided by the applicant. The latest National Planning Policy Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. It is my belief that a development of this size, built on uninterrupted open countryside, is unable to demonstrate that the benefits of the proposal can outweigh any adverse impacts. This and for the reasons given above, I please ask you to exercise your powers and turn this application down.

Received Date

20/05/2020 11:57:27

Attachments

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Gemma Tysoe"/>
Address	<input type="text" value="6 Mill Lane, Upper Arccott, Bicester, OX25 1PB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We should be investing in improving the village, not making it worse. It will stink."/>
Received Date	<input type="text" value="30/04/2020 22:32:19"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Sam Porteous
Address	6 Sorrel Road, Ambrosden, Bicester, OX25 2AP
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to express my concerns regarding planning application 20/00871/F.</p> <ol style="list-style-type: none">1. Flooding The River Ray and its associated floodplains are part of the Oxfordshire Conservation Target Area Scheme and are home to rare species of insect, wildlife and vegetation. Only part of the site to be developed is in a low flood risk area, a big part of the site is to be located in high flood risk areas. In fact, it is not actually high risk, arguably this area is guaranteed to flood, as it has done many times over the last few years. There appears to be complete disregard to the threat of damage to these fragile ecosystems from flooding, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the thriving biodiversity of our local, natural environment and the detrimental aspects of this development on the local biodiversity have already been reported by the Berks, Bucks & Oxon Wildlife Trust as a response to this, AND the previously withdrawn application.2. Noise and Disturbance The fans need in the development to address the issue of ammonia will create significant noise pollution in the local area. In addition, it is not clear how much heavy goods traffic will be regularly going to and from the site (for egg collection, delivery of supplies, removal of waste materials including manure) and whether this is to be a 24/7 operation. In which case, this noise pollution could have a detrimental affect on the mental health of local villagers (constant white noise, traffic noise during night time hours etc.)3. Air Pollution The information within the Odour Management Plan seems only to apply to the inside of the egg laying building, but makes no reference to the levels of ammonia gas that would be emitted from the outdoor roaming areas. The village of Ambrosden is one of a number of local villages currently affected by existing chicken farms and the repugnant smells that are carried from them across our villages throughout the year. This development will just compound this problem. Additionally, the outside roaming area is bound to attract fly infestations, which inevitably will adversely affect local residents. Furthermore, during hot weather when the chickens will be scratching around outside and creating dust, this will be carried in the air across to local villages. The impact of this dust on people's health has not been assessed in the application.4. Traffic As mentioned previously, it is not clear how much heavy goods traffic will be regularly going to and from the site and which routes this traffic will be requested to go. There is a strong possibility this traffic will be routed through Ambrosden from the A41, which is already has problems with speeding, volumes of heavy goods traffic and poor road conditions (e.g. potholes) - the traffic associated with this development will only exacerbate these existing problems.5. Lack of Job Opportunities If it was universally agreed that this plot of land should be developed in order to provide job opportunities for the local community, this would not be a development that would fit the criteria as it has such limited job opportunities associated with it. The council should be considering planning applications that provide long term sustainability and employment opportunities to the increasing number of residents in Bicester and the surrounding villages rather than these applications with little or no opportunities.
Received Date	21/05/2020 12:29:08
Attachments	

Rachel Tibbetts

From: Dawn Seaward [REDACTED]
Sent: 20 May 2020 16:40
To: Bob Neville; Planning
Cc: Councillor David Hughes; Councillor Simon Holland; Councillor Timothy Hallchurch
Subject: Planning Reference 20/00871/F - Proposed Egg Production Unit at Arcott

Dear Sir

I have been reviewing the planning application for the above reference and wish to register my objection to this application being approved.

I live in Ambrosden, and live approximately 1½ miles from this facility in a direct line should it be built. Being so close means that it would have a direct and very material negative impact on the village and quality of life for those within it, on top of a risk of significant negative environmental consequences locally.

I object on the following grounds:-

1. The latest application's flood mitigation report states that "no flood analysis was possible at the site" and has relied on a flood model which is based on a generalised model of the area instead. It is known (and we have seen locally first hand only recently) that the River Ray floods frequently. As much of the land in question is in that river's flood plain it is inconceivable that reliance should be placed on a Risk Assessment that is largely theoretical when considering the impact of 59,000 chickens ranging on a flood plain of clay soils near a river that regularly floods. As a local resident, we see the effects of the prolonged flooding episodes of the River Ray first hand. Nearly half of the site will be in a designated flood zone, where chicken muck will become a slurry, affecting wildlife and eventually washing into the river basin. The attenuation basins proposed are not a 'quick fix', as our climate continues to become warmer and wetter over time. The council needs to commission a more detailed, independent flood risk assessment of their own. Without it, if this site were to be built, major flood problems will occur and a risk of significant and irreversible environmental damage, which could and should have been foreseen.
2. Cherwell District Council has ruled that an Environmental Impact Assessment is not required for this application. As a local resident, this demonstrates the council's lack of awareness and understanding of the local pasture land in question, which backs onto countryside that has been designated as protected wildlife sites. An EIA should be mandatory for the magnitude and potential adverse environmental effects this application is likely to have.
3. The viewpoint photos in the current Landscape and Visual Impact Assessment are misrepresentative. In particular, plates 4, 5, 7, 8 and 9 are inaccurate. Most of the photos show the view-points, either in the opposite direction to where the unit will be sited, or just capture a frame of fuller vegetation, and this is not a true representation of the areas in question. It should also be noted that the photos have been taken in the summer when vegetation is at its fullest, whereas during the winter months, when trees and shrubs have died back, the unit will be clearly visible from the noted road and footpaths in the area, rendering it unacceptable and inappropriate for such a location. The site should have been visited and assessed in winter as well, as things stand the current report is flawed.
4. It is generally accepted that 20% of droppings from chickens will be in the ranging area rather in the indoor one. There is nothing indicating what steps will be taken to clear this area of such droppings. A single chicken will produce between 8 and 11lb of droppings per month, 20% of even the lower figure of 8lb is 1.6lb. There will therefore on that basis be 94,000lb of droppings each month added to the ranging area, risking significant leeching of ammonia and other pollutants into the water-courses and significant damage to delicate eco-systems and local flora and fauna.

5. The applicant only details what is proposed to offset release of ammonia within the housing unit, relying on filtration and fans where a reduction of “up to” 89%. However, following on from the point above this does not cover the ranging area or specify what controls would be in place to cover ammonia release from that source. Accepting that a chicken can produce 60g of ammonia each day, 20% of that multiplied by 59,000 chickens is a very significant volume.
6. The issue of pest management again only extends to the housing unit. It is not made clear how fly infestations pitching on chicken “muck” will be managed as far as the external ranging areas are concerned (20% of all droppings). This is a real concern to me as a local resident, and the applicant must produce satisfactory proposals based on sound science as to how fly infestations as a whole will be effectively managed at the location.
7. In addition to pest management there is the issue of air pollution, dust and other diseases spread from this site which could have direct and very significant impact on the health of communities in close proximity.
8. There is mention of a 15m x 6m muck store. If trailers are to be left in situ for collection of muck and moved once full, why is there any need for such a store? Further to that point, clarity is needed as to the frequency of muck removal from the site – would it be every 4 days as per the Odour Report or 10 days as per the Design Access Statement? Indeed, the Manure Plan is completely insufficient, based on a brief email. Additionally, plans are only in place to remove muck from within the egg laying building – not the whole site. How will this be dealt with? Currently, there is no proposal for this. As things stand, tonnes of chicken muck will be deposited and accumulate on the outside paddocks each day, creating a health and environmental hazard for thousands of local people and wildlife. How will the stench from thousands of chickens roaming outside the egg unit be controlled? This has yet to be properly addressed – loose assumptions are insufficient when thousands of local people are at risk of being affected.
9. A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.
10. Returning again to the point of ecological damage, but to expand further, this proposed unit is positioned just to the south of highly valued wildlife sites which provide homes to rare species of insects, wildlife and vegetation. There is nothing in this application explaining how damage to these delicate ecosystems by the leeching of ammonia will be prevented, nor the spread of disease etc. Indeed this development will do nothing to protect (never mind enhance) the biodiversity of our local natural environment, if anything it would appear very likely the opposite will be the outcome.
11. Sustainability. This unit provides insignificant local employment opportunity (2 jobs) when compared to the sheer size, scale and overall impact of what is being proposed and there is no public transport to the site. It is impossible to see how this can therefore be described as a “Sustainable Development” in the planning sense.
12. I have noted the Governor of HMP Bullingdon has submitted an objection, and this is entirely understandable. In addition to concerns of local residents regarding the smells, flies and potential dust pollution that will ensue, the impact on a prison environment which by its very nature will be volatile already would be detrimental to prisoners and staff. Let’s not forget we are talking about 1,100 prisoners contained within its walls, the potential for unrest is very real.
13. The development will be directly south east of Five Acres Primary School, where hundreds of children stand to be affected by poultry dust drifting in the air, which would be a serious risk to those with respiratory issues, as well as having to endure the smell emitted from the unit.
14. Vehicle movements along Palmer Avenue. This is already the principal route in for HGVs and other vehicles visiting the Army’s C Site at Arcott and increasing following drawdown from Graven Hill. This development will generate additional traffic, while providing nothing beneficial to the local communities.

15. I note that there is to be one house on the site. There are understandable concerns that should the current proposal proceed, then the ultimate aim could be to turn the site over to residential development after a period of time, something equally inappropriate at the location.

In conclusion, this proposed development at the location brings virtually no benefit to local communities economically, no gain in biodiversity and very real risks environmentally both in terms of areas of habitat for wildlife and the health and quality of life for local communities. As such there can be no justification whatsoever for it being allowed to proceed and I would implore the Planning Committee to decline it. Please can this email be recorded as my objection to this application.

Regards

Dawn Seaward

7 Chapel Drive

Ambrosden

OX25 2RS

Rachel Tibbetts

From: Planning
Sent: 04 May 2020 08:54
To: DC Support
Subject: FW: Planning Reference 20/00871/F - Proposed Egg Production Unit, Palmer Avenue, Arncott (Cherwell District Council)

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

Follow us:

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

My usual working hours are: Monday to Friday, 08.45am to 17:15pm.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Roy Seaward [REDACTED]
Sent: 03 May 2020 16:20
To: Bob Neville <Bob.Neville@cherwell-dc.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: Planning Reference 20/00871/F - Proposed Egg Production Unit, Palmer Avenue, Arncott (Cherwell District Council)

Dear Sir

I have been advised recently that the planning application withdrawn last year has been resubmitted under the above reference. I wish to register my **strong objection** to this application being approved.

I am a resident of Ambrosden, and from what I can estimate would live approximately 1 – 1.5 miles from this facility in a direct line should it be built. Being in such close proximity means that it would have a direct and very material negative impact on the village and quality of life for those within it were it allowed to proceed, on top of a very serious risk of significant negative environmental consequences locally.

I will expand further as follows: -

1. The latest application's flood mitigation report states that "no flood analysis was possible at the site" and has relied on a flood model which is based on a generalised model of the area instead. It is known (and we have seen locally first hand only recently) that the River Ray floods frequently. As much of the land in question is in that river's flood plain it is inconceivable that reliance should be placed on a Risk Assessment

that is largely theoretical when considering the impact of 59,000 chickens ranging on a flood plain of clay soils near a river that regularly floods. As a local resident, we see the effects of the prolonged flooding episodes of the River Ray first hand. Nearly half of the site will be in a designated flood zone, where chicken muck will become a slurry, affecting wildlife and eventually washing into the river basin. The attenuation basins proposed are not a 'quick fix', as our climate continues to become warmer and wetter over time. The council needs to commission a more detailed, independent flood risk assessment of their own. Without it, if this site were to be built, major flood problems will occur and a risk of significant and irreversible environmental damage, which could and should have been foreseen.

2. Cherwell District Council has ruled that an Environmental Impact Assessment (EIA) is not required for this application. As a local resident, this demonstrates the council's lack of awareness and understanding of the local pasture land in question, which backs onto countryside that has been designated as protected wildlife sites. An EIA should be mandatory for the magnitude and potential adverse environmental effects this application is likely to have.
3. The viewpoint photos in the current Landscape and Visual Impact Assessment are misrepresentative. In particular, plates 4, 5, 7, 8 and 9 are inaccurate. Most of the photos show the view-points, either in the opposite direction to where the unit will be sited, or just capture a frame of fuller vegetation, and this is not a true representation of the areas in question. It should also be noted that the photos have been taken in the summer when vegetation is at its fullest, whereas during the winter months, when trees and shrubs have died back, the unit will be clearly visible from the noted road and footpaths in the area, rendering it unacceptable and inappropriate for such a location. The site should have been visited and assessed in winter as well, as things stand the current report is flawed.
4. It is generally accepted that 20% of droppings from chickens will be in the ranging area rather in the indoor one. There is nothing indicating what steps will be taken to clear this area of such droppings. A single chicken will produce between 8 and 11lb of droppings per month, 20% of even the lower figure of 8lb is 1.6lb. There will therefore on that basis be 94,000lb of droppings each month added to the ranging area, risking significant leeching of ammonia and other pollutants into the water-courses and significant damage to delicate eco-systems and local flora and fauna.
5. The applicant only details what is proposed to offset release of ammonia within the housing unit, relying on filtration and fans where a reduction of "up to" 89%. However, following on from the point above this does not cover the ranging area or specify what controls would be in place to cover ammonia release from that source. Accepting that a chicken can produce 60g of ammonia each day, 20% of that multiplied by 59,000 chickens is a very significant volume.
6. The issue of pest management again only extends to the housing unit. It is not made clear how fly infestations pitching on chicken "muck" will be managed as far as the external ranging areas are concerned (20% of all droppings). This is a real concern to me as a local resident, and the applicant must produce satisfactory proposals based on sound science as to how fly infestations as a whole will be effectively managed at the location.
7. In addition to pest management there is the issue of air pollution, dust and other diseases spread from this site which could have direct and very significant impact on the health of communities in close proximity.
8. There is mention of a 15m x 6m muck store. If trailers are to be left in situ for collection of muck and moved once full, why is there any need for such a store? Further to that point, clarity is needed as to the frequency of muck removal from the site – would it be every 4 days as per the Odour Report or 10 days as per the Design Access Statement? Indeed, the Manure Plan is completely insufficient, based on a brief email. Additionally, plans are only in place to remove muck from within the egg laying building – not the whole site. How will this be dealt with? Currently, there is no proposal for this. As things stand, tonnes of chicken muck will be deposited and accumulate on the outside paddocks each day, creating a health and environmental hazard for thousands of local people and wildlife. How will the stench from thousands of chickens roaming outside the egg unit be controlled? This has yet to be properly addressed – loose assumptions are insufficient when thousands of local people are at risk of being affected.

9. A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.
10. Returning again to the point of ecological damage, but to expand further, this proposed unit is positioned just to the south of highly valued wildlife sites which provide homes to rare species of insects, wildlife and vegetation. There is nothing in this application explaining how damage to these delicate ecosystems by the leeching of ammonia will be prevented, nor the spread of disease etc. Indeed this development will do nothing to protect (never mind enhance) the biodiversity of our local natural environment, if anything it would appear very likely the opposite will be the outcome.
11. Sustainability. This unit provides insignificant local employment opportunity (2 jobs) when compared to the sheer size, scale and overall impact of what is being proposed and there is no public transport to the site. It is impossible to see how this can therefore be described as a "Sustainable Development" in the planning sense.
12. I have noted the Governor of HMP Bullingdon has submitted an objection, and this is entirely understandable. In addition to concerns of local residents regarding the smells, flies and potential dust pollution that will ensue, the impact on a prison environment which by its very nature will be volatile already would be detrimental to prisoners and staff. Let's not forget we are talking about 1,100 prisoners contained within its walls, the potential for unrest is very real.
13. The development will be directly south east of Five Acres Primary School, where hundreds of children stand to be affected by poultry dust drifting in the air, which would be a serious risk to those with respiratory issues, as well as having to endure the smell emitted from the unit.
14. Vehicle movements along Palmer Avenue. This is already the principal route in for HGVs and other vehicles visiting the Army's C Site at Arncott and increasing following drawdown from Graven Hill. This development will generate additional traffic, while providing nothing beneficial to the local communities.
15. I note that there is to be one house on the site. There are understandable concerns that should the current proposal proceed, then the ultimate aim could be to turn the site over to residential development after a period of time, something equally inappropriate at the location.

In conclusion, this proposed development at the location brings virtually no benefit to local communities economically, no gain in biodiversity and very real risks environmentally both in terms of areas of habitat for wildlife and the health and quality of life for local communities. As such there can be no justification whatsoever for it being allowed to proceed and I would implore the Planning Committee to decline it.

Please can I finally ask that my objection be registered.

Kind Regards

Roy Seaward

Name: - Roy Seaward

Address: - 7 Chapel Drive, Ambrosden, OX25 2RS.

Sent from [Mail](#) for Windows 10

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Laura Wright"/>
Address	<input type="text" value="7 Church Leys Field,Blackthorn,Bicester,OX25 2DF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="As a nearby resident I am concerned about the impact on health and well being. The air pollution and smell are the reasons that we left our Brackley house and brought our current. Now we have seen there is an application for something similar extremely close to us. How will the ammonia levels be dealt with and the smell and the flies ? The current pandemic should add considerations as to whether this is safe due to virus that have started with animals. Animal muck will have to be spread far and wide, and with another chicken farm already in Edgcott / marsh gibbon would it not be more considered to enhance that one rather than build another adding to additional complaints from a whole new set of residence. Realistically this will create minimal jobs, with no bus links and a lovely quiet villages of ambrosden and arncott will be Ridden with lorries that add additional noise and pollution.and the roads are already close to the house so will make it hard to enjoy the lovely countryside that we have moved to."/>
Received Date	<input type="text" value="17/05/2020 20:08:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Address	<input type="text" value="7 Elm Tree Close,Blackthorn,Bicester,OX25 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please accept my formal objection to this planning application. Blackthorn suffers badly from the fallen animal farm on the A41 and occasional stench coming from the Invego site on Station road. We back onto the River Ray in the fields behind our property and these chicken-raising units always generate horrific smells and should be placed miles away from any homes. Adding this sort of operation would seriously affect our lives here in Blackthorn."/>
Received Date	<input type="text" value="22/05/2020 08:41:49"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Rebecca Keenan"/>
Address	<input type="text" value="7 Elm Tree Close,Blackthorn,Bicester,OX25 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please accept my formal objection to this planning application. Blackthorn suffers badly from the fallen animal farm on the A41 and occasional stench coming from the Invego site on Station road. We back onto the River Ray in the fields behind our property and these chicken-raising units always generate horrific smells and should be placed miles away from any homes. Adding this sort of operation would seriously affect our lives here in Blackthorn."/>
Received Date	<input type="text" value="22/05/2020 09:29:37"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Joan C Keenan"/>
Address	<input type="text" value="7 Elm Tree Close,Blackthorn,Bicester,OX25 1TS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please do not agree to this proposed development, as it stands we already suffer disgusting smells from the dropped animal farm in the area, there is also, already one of these chicken developments close by and the stench is appalling. It will have a detrimental effect on the whole area, and make the quality of life of the residents unpleasant, as they will be unable to use their gardens or open windows due to the horrendous stench these places produce!"/>
Received Date	<input type="text" value="20/05/2020 09:05:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Susan Dale
Address	7 Green Lane,Upper Arccott,Bicester,OX25 1PA
Type of Comment	Objection
Type	neighbour
Comments	<p>Myself and my partner, Mr Frederick Chatterley would like to register our objections to the proposed application for the erection of a free range egg production unit, gatehouse and agricultural workers dwelling. We do not feel that this proposed unit considers the health and well being of residents of Arccott and believe cause dust, odour, ammonia and flies (particulary causing a nuisance in hot weather). With a unit already in existence in Ambrosden we have been very aware of the odour which permeates the air. We feel that this will increase traffic flow through the village with heavy vehicles which will cause damage to what are already badly maintained roads. There is already a high number of heavy goods vehicle movement to the various MOD sites and a large number of vehicles who use the village as a "rat run" to travel to Oxford for work. Is it sensible to build a unit on land which may be susceptible to flood? We also have concerns regarding where chicken muck will be stored until removal or where any muck spreading would take place. In our opinion this application uses "free range" loosely. We would strongly urge that the application is refused.</p>
Received Date	01/05/2020 14:31:37
Attachments	

From: Pat
Sent: 30 April 2020 13:28
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Egg farm Arcott

I wish. to object strongly to the above. This farm will be a health hazard.

1. smell

2. the ammonia released into the River Ray will have a knock on effect on the wildlife and fish, also the surrounding land.

3 additional traffic

4 Attract vermin

Mrs.Patricia Murray
7,Norris Road,
Upper Arcott
Bicester
Oxon
OX25 1nz

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Charlotte"/>
Address	<input type="text" value="7 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already have a huge amount of flies in the village from the local farm abd battery chicken farm in the nearby village. The smell from a battery chicken farm will be horrendous and bring more uncleanliness in the way of flies. There is a battery chicken farm in the next village already Which stinks to high heaven and adding one to arncott is completely unnecessary and above all... battery hens is 100% cruel, uncalled for and unnecessary. hens and chickens should be free range. This absolutely cannot go ahead."/>
Received Date	<input type="text" value="16/04/2020 09:43:24"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Mr M Richardson
Address	8 Ambrosden Court Close,Ambrosden,Bicester,OX25 2AR
Type of Comment	Objection
Type	neighbour
Comments	<p>I write to object to the proposed chicken factory application. We currently have a chicken factory to the north (about the same distance away) and to the west (further away), and regularly the smell is disgusting from one or both. Another such factory to the east of us would make it unbearable. The application talks of minimising problems such as smell, but not eradicating them. Any smell and any pollution of the surrounding waterways is unacceptable. There is talk of distributing chicken waste on land - but does not state where, and there is talk of chicken waste not being stored on the site, so why are waste storage tanks being constructed? We back onto a known flood plain and the fields behind sometimes flood right up to our back fence - caused by the river Ray flooding. The flow of the river is from east to west, so any pollution in the waterways or the surrounding grounds will affect the pastureland behind us and 50 other houses, and the resultant stink and risk of flies and disease will be horrendous. And it WILL flood around the site of the new application and foul water Will pollute the river Ray. This application must be declined for the good of all neighbouring villagers and residents. It does not offer employment prospects for any/many local people or any material benefit to the community. If the applicants are so sure that there will be no pollution, smell and disease, then have it written into the agreement that the place will be immediately shut down if any such occurs. I suspect they would then not wish to proceed.</p>
Received Date	17/05/2020 09:39:22
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Maria Venter"/>
Address	<input type="text" value="8 Honeysuckle Way,Ambrosden,Bicester,OX25 2AN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We object to the chicken farm firstly as we feel it is too close to Ambrosden the smell is already quite bad at times from the existing farm and that is further away , sometimes it makes it unpleasant to sit in our gardens, we also have an asthmatic son and feel this could impact his health we also feel it would have a negative impact on house prices in the area and lastly we feel that there would be a bigger impact on the traffic especially bigger lorry' s in the area. Thank you"/>
Received Date	<input type="text" value="20/05/2020 16:33:40"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Adam Sanders"/>
Address	<input type="text" value="8 Hopcraft Close, Upper Arccott, Bicester, OX25 1QL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to the above application. In a straight measurement I live 1 mile from this application, I have lived in Arccott for 8 years and as a young family my wife and I intend to raise our family here, if this application proceeds I will be moving. Our beautiful village has already had a very large increase of HGV's entering on the Ploughley Road due to the MOD moving their main storage containers/material control location from Graven Hill Site D to Arccott site C, I've noticed the impact of this traffic and we do not want any more. Please consider the impact upon the surrounding 4 Villages of the proposed farm. The odour from the proposed egg production unit would be overwhelming. A similar illustration has been developed near the Bicester Avenue Garden centre, many times when I visit the Tesco superstore on the Oxford road I feel the need to run into the store then back to my car as the odour is unbearable. Please do not imprison us within our own homes and not want to enjoy the surrounding countryside. This unit in Bicester is only 3.2 miles away, do we really need another one??.. NO Thank you for reading my comment and I hope it is taken into consideration."/>
Received Date	<input type="text" value="20/05/2020 22:10:25"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Simon Brewerton"/>
Address	<input type="text" value="8 Jaspers Row, Ambrosden, Bicester, OX25 2AT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear Sir, I object to the proposed application on the basis of two grounds. 1) Impact to the environment - the area identified to build has been flooded on numerous occasions. By building on this land it will risk further flooding and /or risk diverting the flooding to another area in close proximity. Putting at risk local villages. 2) Residents impact - it's is well know that these sites produce a large amount of poo due to all of the chickens. This creates an unpleasant smell for the residents in the surrounding villages and cannot be healthy. Thanks, Simon Brewerton"/>
Received Date	<input type="text" value="18/05/2020 15:29:26"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Kevin Foster"/>
Address	<input type="text" value="8 Poppy Close, Ambrosden, Bicester, OX25 2AJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input "="" type="text" value="There is already several similar chicken farms close to Ambrosden, the smell is horrible and stinks for days, this one is literally going to be on our back garden it's that close, roads are already getting busy and there is also H2O starting to use a a piece of land close to the proposed chicken farm as a storage transportation also increasing traffic, fully against as believe it's not required it is being built on natural rural land full of wild life that is getting rare due to the hundreds of new houses being built and there is plans for hundreds more,"/>
Received Date	<input type="text" value="20/05/2020 17:40:06"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Zoe Pope"/>
Address	<input type="text" value="8 Sorrel Road,Ambrosden,Bicester,OX25 2AP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this application on two grounds. First, I am vegan and therefore morally oppose the imprisonment and exploitation of any animal. i therefore feel I'm obliged to object this application given the proposed site is less than 2 miles from my home. Secondly, given the proximity, I also object to the inevitable noise, odour and environmental pollution. I've seen all the documentation and understand that measures will be in place to reduce those impacts, but the fact is, the only suitable measure is not building it in the first place. Any pollution from this chicken prison will be too much. We do not need another egg farm in this locality and I hope that enough of my neighbours feel the same such that the application will be rejected."/>
Received Date	<input type="text" value="20/05/2020 19:13:46"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Address	<input type="text" value="8 Sorrel Road,Ambrosden,Bicester,OX25 2AP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Will have a negative impact on the area."/>
Received Date	<input type="text" value="20/05/2020 19:23:41"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Rebecca Chatterley
Address	8 The Village Close, Upper Arccott, Bicester, OX25 1QU
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing with my objection to the proposed egg production unit. Firstly the area is a known flood plain, subject to flooding in wet weather, which poses an environmental risk of pollution. We should also consider the increased risk of flooding due to climate change. Secondly I'm raising my concerns over the smell of the unit. There is already a chicken unit located in Ambrosden which causes a very strong and unpleasant odour frequently. Another unit in such close proximity is only going to add to the unpleasant odour that residents have to live with. It is unfair on residents, and the poor chickens who will likely live in unpleasant conditions, whatever the plans may say. Thirdly, and perhaps most concerning is the traffic impact to an already overburdened village. Palmer Avenue is already heavily used by MOD traffic and farm traffic from surrounding farms. An increase in traffic to already busy roads, and no pavements along Palmer Avenue poses a significant risk to pedestrians especially school children who will be using this route daily to walk to school now that the County Council had cancelled the school bus between Ambrosden and Arccott. This unit has already been rejected once and it is unclear what has changed and why another application has been submitted. Egg units such as these are unsustainable, unethical and strongly opposed.</p>
Received Date	01/05/2020 00:00:12
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="April spencer"/>
Address	<input type="text" value="9 Ash Lane,Ambrosden,Bicester,OX25 2RY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is unnecessary, the smell from the other chicken farms in Bicester is enough to ruin your day now trying to add another one closer to our homes close to a primary school. Taking more green away to supply something Bicester already have enough off"/>
Received Date	<input type="text" value="20/05/2020 20:04:37"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Sam Perring"/>
Address	<input type="text" value="9 Briar Furlong, Ambrosden, Bicester, OX25 2AD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We would like to strongly object to the proposal for a new free range chicken farm between Arncott and Blackthorn. As a resident of Ambrosden we already suffer from the smell of local poultry farms, which can at times be incredibly offensive and feel the addition of this farm will be detrimental both to the lifestyle and health of residents in Ambrosden, Arncott and other local villages. We feel that the farm location is too close both to residential dwellings and the primary school in Ambrosden. The villages are becoming increasingly busy and we already struggle with traffic flow as the villages are used as a cut through. Speeding is an increasing problem and we constantly have trucks and lorries rumbling through the village, shaking the windows of our houses. Adding further businesses on the outskirts of the villages will only make this worse. We suffer from dust levels, particularly in the warmer months, with our windows being coated with a layer of it. A chicken farm will only add to this further, with air borne dust created by the feed, feathers, etc."/>
Received Date	<input type="text" value="28/04/2020 08:05:45"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="lucy rattenberry"/>
Address	<input type="text" value="9 Teale Close,Upper Arccott,Bicester,OX25 1QJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We have a big fly issue at present in the village and the erection of this farm will undoubtedly contribute to an already unbearable issue for all residents"/>
Received Date	<input type="text" value="20/05/2020 21:36:47"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Matthew Brockfield"/>
Address	<input type="text" value="9 Teale Close, Upper Arncott, Bicester, OX25 1QJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There is a very severe fly issue already in this village that affects all residents. The addition of this chicken farm will undoubtedly contribute to this already abysmal issue. We have 2 chicken farms near here already and do not need another. Why should we have to smell this horrible addition? The only person to benefit is the company who sets this up. Don't destroy the residents lives, house prices, and quality of life for some fat cats."/>
Received Date	<input type="text" value="20/05/2020 21:47:30"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Cristiano Torti
Address	10 Sorrel Road, Ambrosden, Bicester, OX25 2AP
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this application and I am concerned by the sheer presence of this revised application after the initial fell through the cracks. I already suffer from highly offensive odours from the other nearby chicken farm. The proposed farm would be about 1.5 miles from my home, The contributed odours would make time spent outdoors highly unpleasant. It will also mean being unable to open windows, particularly during hotter times of the year. We have young children that spend a lot of time outdoors and not only will another chicken farm result in terrible odours, but I would also fear about the health risks to my young children resulting from ammonia. Furthermore, we already have an ever-growing nuisance of traffic on the roads into and surrounding Bicester as a result of a complete lack of vision and a far too relaxed approach to granting planning permission for large projects. As it is Bicester and surrounding has become a carpark with no improvements on road infrastructure to meet the growing needs, and hardly any infrastructure in place to accommodate the growing number of residents (whether it be schools, surgeries, shops - and I do not include unaffordable Bicester Village). Another chicken farm will add further traffic to our already bursting roads and will offer no benefits in terms of amenities or jobs. Thank you.</p>
Received Date	19/05/2020 13:47:52
Attachments	

From: Pardeep Kaur
Sent: 04 May 2020 08:59
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Re: Planning Application 20/00871

10 Springfields Ambrosden Bicester OX25 2AH

Many Thanks!

Get [Outlook for Android](#)

From: Planning <Planning@Cherwell-DC.gov.uk>
Sent: Monday, May 4, 2020 8:55:16 AM
To: Pardeep Kaur
Subject: RE: Planning Application 20/00871

Good morning,

Please provide your full postal address so your comments can be registered against the planning application.

Kind regards

Development Management

Cherwell District Council

Direct Dial 01295 227006

planning@cherwell-dc.gov.uk

www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Pardeep Kaur
Sent: 03 May 2020 23:07
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>
Subject: Planning Application 20/00871

Re: Planning Application no 20/00871/F – Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works – re-submission of 19/00644/F

Dear Sir/Madam

I am writing regarding the aforementioned planning application. Like many other neighbours and local residents, I am extremely concerned by this application and would appreciate if you could note the following reasons for my objections:

The latest flood mitigation report admits that 'no flood analysis was possible at the site', but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils – near a river that regularly floods – until it is too late. As a local resident, we see the effects of the prolonged flooding episodes of the River Ray first hand. Nearly half of the site will be in a designated flood zone, where chicken muck will become a slurry, affecting wildlife and eventually washing into the river basin. The attenuation basins proposed are not a 'quick fix', as our climate continues to become warmer and wetter over time. The council needs to commission a more detailed, independent flood risk assessment of their own. Without it, this site will be built, major flood problems will occur and it will then be a case of too little, too late.

Cherwell District Council has ruled that an Environmental Impact Assessment (EIA) is not required for this application. As a local resident, this demonstrates the council's lack of awareness and understanding of the local pasture land in question, which backs onto countryside that has been designated as protected wildlife sites. An EIA should be mandatory for the magnitude and potential adverse environmental effects this application is likely to have.

To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%, which in itself, sounds optimistic. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? What are the ammonia levels that will be released from the paddocks? (It is widely accepted that an average chicken will release 60grams of ammonia per day.)

In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited OUTSIDE, in the ranging areas. In the Odour Report, it is cited that around 1/5 of droppings will be outside (if this accurate, then this will come from approximately 11,800 roaming birds). So how will the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents.

Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1½ buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct?

The Manure Plan is completely insufficient, based on a brief email. Additionally, plans are only in place to remove muck from within the egg laying building – not the whole site. How will this be dealt with? Currently, there is no proposal for this. As things stand, tonnes of chicken muck will be deposited and accumulate on the outside paddocks each and every day, creating a health and environmental hazard for thousands of people and the wildlife. How will the stench from thousands of chickens roaming outside the egg unit be controlled? This has yet to be properly addressed – loose assumptions are insufficient when thousands of local people are in line to be affected.

A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.

The viewpoint photos in the current Landscape and Visual Impact Assessment are misrepresentative. In particular, plates 4, 5, 7, 8 and 9 are inaccurate. Most of the photos show the viewpoints, either in the opposite direction to where the unit will be sited, or just capture – rather conveniently – a frame of fuller vegetation. This is not a true representation of the areas in question. The photos have also been taken in the summer when vegetation is at its fullest. During the winter months, when trees and shrubs have died back, the unit will be clearly visible from the noted road and footpaths in the area, making it a complete eyesore. The site should have been visited and assessed in winter instead. Therefore the current report is flawed.

The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep.

The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights?

The development will be directly south east of Five Acres Primary School, where hundreds of children stand to be affected by poultry dust drifting in the air, which can be a risk to those with respiratory issues, as well as having to endure the smell emitted from the unit.

Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development – and there is no public transport to the site.

I previously objected to the planning application 19/00644/F, which was subsequently withdrawn in August 2019. In my opinion, the current application is fundamentally the same – the same facility on the same parcel of land creating the same hazards. I feel strongly that my previous objection should also still stand. This, along with the points above, should demonstrate that this proposal is not fit for purpose when so many local people are to be adversely affected. These units produce significant amounts of waste, pollution and are a nuisance and a potential health risk to so many local people in the area and the nearby protected wildlife sites. Therefore, this application should be refused.

Yours sincerely

Mrs P.Kaur

From: Pardip S Dhesi
Sent: 04 May 2020 09:08
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Re: Planning Application 20/00871

10 Springfields,
Ambrosden
Bicester
Oxfordshire
OX25 2AH

Get [Outlook for Android](#)

From: Planning <Planning@Cherwell-DC.gov.uk>
Sent: Monday, May 4, 2020 8:55:33 AM
To: Pardip S Dhesi
Subject: RE: Planning Application 20/00871

Good morning,

Please provide your full postal address so your comments can be registered against the planning application.

Kind regards

Development Management

Cherwell District Council

Direct Dial 01295 227006

planning@cherwell-dc.gov.uk

www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Pardip S Dhesi
Sent: 03 May 2020 23:08
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>
Subject: Re: Planning Application 20/00871

Re: Planning Application no 20/00871/F – Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works – re-submission of 19/00644/F

Dear Sir/Madam

I am writing regarding the aforementioned planning application. Like many other neighbours and local residents, I am extremely concerned by this application and would appreciate if you could note the following reasons for my objections:

The latest flood mitigation report admits that 'no flood analysis was possible at the site', but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils – near a river that regularly floods – until it is too late. As a local resident, we see the effects of the prolonged flooding episodes of the River Ray first hand. Nearly half of the site will be in a designated flood zone, where chicken muck will become a slurry, affecting wildlife and eventually washing into the river basin. The attenuation basins proposed are not a 'quick fix', as our climate continues to become warmer and wetter over time. The council needs to commission a more detailed, independent flood risk assessment of their own. Without it, this site will be built, major flood problems will occur and it will then be a case of too little, too late.

Cherwell District Council has ruled that an Environmental Impact Assessment (EIA) is not required for this application. As a local resident, this demonstrates the council's lack of awareness and understanding of the local pasture land in question, which backs onto countryside that has been designated as protected wildlife sites. An EIA should be mandatory for the magnitude and potential adverse environmental effects this application is likely to have.

To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%, which in itself, sounds optimistic. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? What are the ammonia levels that will be released from the paddocks? (It is widely accepted that an average chicken will release 60grams of ammonia per day.)

In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited OUTSIDE, in the ranging areas. In the Odour Report, it is cited that around 1/5 of droppings will be outside (if this accurate, then this will come from approximately 11,800 roaming birds). So how will the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents.

Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1½ buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct?

The Manure Plan is completely insufficient, based on a brief email. Additionally, plans are only in place to remove muck from within the egg laying building – not the whole site. How will this be dealt with? Currently, there is no proposal for this. As things stand, tonnes of chicken muck will be deposited and accumulate on the outside paddocks each and every day, creating a health and environmental hazard for thousands of people and the wildlife. How will the stench from thousands of chickens roaming outside the egg unit be controlled? This has yet to be properly addressed – loose assumptions are insufficient when thousands of local people are in line to be affected.

A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.

The viewpoint photos in the current Landscape and Visual Impact Assessment are misrepresentative. In particular, plates 4, 5, 7, 8 and 9 are inaccurate. Most of the photos show the viewpoints, either in the opposite direction to where the unit will be sited, or just capture – rather conveniently – a frame of fuller vegetation. This is not a true representation of the areas in question. The photos have also been taken in the summer when vegetation is at its fullest. During the winter months, when trees and shrubs have died back, the unit will be clearly visible from the noted road and footpaths in the area, making it a complete eyesore. The site should have been visited and assessed in winter instead. Therefore the current report is flawed.

The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep.

The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights?

The development will be directly south east of Five Acres Primary School, where hundreds of children stand to be affected by poultry dust drifting in the air, which can be a risk to those with respiratory issues, as well as having to endure the smell emitted from the unit.

Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development – and there is no public transport to the site.

I previously objected to the planning application 19/00644/F, which was subsequently withdrawn in August 2019. In my opinion, the current application is fundamentally the same – the same facility on the same parcel of land creating the same hazards. I feel strongly that my previous objection should also still stand. This, along with the points above, should demonstrate that this proposal is not fit for purpose when so many local people are to be adversely affected. These units produce significant amounts of waste, pollution and are a nuisance and a potential health risk to so many local people in the area and the nearby protected wildlife sites. Therefore, this application should be refused.

Yours sincerely

Mr P.Dhesi

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Paul gardner"/>
Address	<input type="text" value="11 Teale Close,Upper Arccott,Bicester,OX25 1QJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object against the chicken farm as the smell in Arccott can be quite bad as it is, I also feel that the chicken farm being built here would impact the house prices, people would not want to by a house that close to a chicken farm that releases such an odour. I also object as Arccott village is use as a rat run with morning traffic from the ring road into oxford and adding the farm would just add more traffic and pollution."/>
Received Date	<input type="text" value="04/05/2020 18:38:21"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Address	<input type="text" value="12 Buchanan Road, Upper Arccott, Bicester, OX25 1PQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I feel I need to object to this as the egg farm, in my opinion. Will bring a stench that will consume the village from the amount of faeces produced by the amount of hens the plant would need to hold to be productive. Strict plans are always made to avoid this during planning but are very rarely adhered to during production therefore bringing the inevitable stench along with the high risk to the health of all residents living in or near the village."/>
Received Date	<input type="text" value="14/04/2020 15:54:25"/>
Attachments	

PDC
- 6 MAY 2020
POST 900011

12 Greenfield Rd

Upper Amcott

Bicester

OX25 1QP

1/5/20

Dear Sir/Madam,

I am writing to object
to Planning Replication 20/00871/F
Egg Production Unit.

I object to the plans for a chicken
farm in this area. It is close to residential
areas, as well as Bullingdon prison. A
chicken farm of that size will inevitably
generate odours, flies + dust, not to
mention the effect of the manure. It has to
be stored + disposed of + that quantity
is totally unacceptable. How often +
it is reported that some will be spread
over some land - where? The odour
from chicken manure is pretty potent! Also
flies will be inevitable.

How much impact will all this have
on wild life + vegetation, not to forget
any potential infections.

I cannot see any value of manure
a mile in this area, only negatives.

All that is needed is a hucup in their
filtration plant for the ammonia - what
effect + how wide an impact on the lives
of people in the area + wildlife.

The manure that is dropped while the
chickens are out side, is an uncontrollable
problem with that amount of chickens!

Please consider the people + their
health in this area - we do NOT need
this on our doorstep.

Yours,

[REDACTED]
MRS G. O'BRIEN

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Lucia Handley"/>
Address	<input type="text" value="12 South Meadow,Ambrosden,Bicester,OX25 2LA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="On warm evenings we already have to put up with the smell of sweaty chickens finally getting some fresh air after a hot day. This is not ok for us and not ok for them. Chickens should have fresh air and space - find them a bigger space near our house and I would happily support it. The intensity of the smell is the build up of 23 hours of hot movement and is frankly disgusting in smell and what it represents in terms of welfare. This sweaty smell comes from a farm about 4 miles away. Please do not add to it with another chicken farm even closer... my 6 and 2 year olds love being outdoors in our village location but this smell is sickening night after night."/>
Received Date	<input type="text" value="21/05/2020 00:07:55"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Stephen Handley"/>
Address	<input type="text" value="12 South Meadow, Ambrosden, Bicester, OX25 2LA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already have a chicken farm to the north east of the village which given an unfavourable wind direction gives the village air a thick and very unpleasant odour. The addition of another chicken farm to the south west (and closer than the existing one) would mean that the respite of a summer's evening with no chicken smell would become a thing of the past. How are we to enjoy our outside spaces, how will we sleep in the summer if we have to have our windows closed pretty much permanently. What will it do to the value of my home? I think the adverse impact on our village will far out weigh any gains to the local economy."/>
Received Date	<input type="text" value="21/05/2020 00:26:00"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Ashley"/>
Address	<input type="text" value="12 Violet Close,Blackthorn,Bicester,OX25 2DJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Morning, I object to the development of an Egg farm in it's current location, I have lived around chicken farms for years and the smell is very potent depending which way the wind is blowing, I live on a development within Ambrosden and believe that the smell which is my biggest concern will ruin what is a beautiful village. Surely there are other sites further away from substantial villages that could be suggested. My objection is purely the smell that is generated from the farm that will come across the fields to where I live. I understand they want to have it built somewhere but I believe this isn't the correct spot for the moment, maybe further south towards Oakley may be a better location."/>
Received Date	<input type="text" value="16/06/2020 07:05:14"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Peter Forrest
Address	13 Greenfields, Upper Arccott, Bicester, OX25 1QP
Type of Comment	Objection
Type	neighbour
Comments	<p>I am objecting to this proposal. The proposal attempts to paint a picture of a well run unit. Yet in justifying on-site worker accommodation the proposal acknowledges that staff responding to alarms will happen so frequently that it will cause a disturbance to local residents and that the incidents will be so serious that even a delay of a few minutes in getting to the site will risk the deaths of thousands of animals. This paints a picture of a unit run on the edge of disaster. 500 tonnes of chicken poop will be produced in a 14 month cycle. 20% of it will be deposited outside. The site design will transport this 20% towards the River Ray. That is 100 tonnes of chicken poop being dumped into the River Ray every 14 months. That is not acceptable. There will be an increase in pollutants. Dust, traffic, ammonia, odours, noise to name a few. Individually these are not expected to exceed environmental health thresholds. However, these are going to be added to additional pollution sources and some of those figures are pretty close to the thresholds. Indeed, the reports deliberately obscure how close by describing levels as 'well below' thresholds. The figures for pollution are generally within around 1% of breaching thresholds. They are very close to the thresholds and will undoubtedly breach the thresholds when environmental conditions are not favourable. One report says that as female chickens they will be very quiet. Another report says that they are very prone to panic and lists a number of unavoidable events that are likely to cause them panic. 60,000 chickens in a panic cannot be described as 'very quiet'. And as an aside - just how many people are they planning to squeeze into this accommodation? The report claims that biodiversity opportunities will be increased by the creation of new ponds and scrapes. These will be directly in the path of chicken poop making it's way to the River Ray. These will not end up as healthy ecological systems; they will be stagnant fetid pits. Ideal breeding grounds for disease carry insects and a hazard for the many rare flora and fauna listed. This proposal contains too many contradictions for me to support. My personal view is that the reason there are contradictions is because this not a good proposal for this site. They are having to stretch too many points to make the proposal fit the regulations designed to protect residents and the environment. It does not read as a genuine attempt to give the planning committee the information they need to make an informed and equitable decision.</p>
Received Date	18/04/2020 14:46:27
Attachments	

Rachel Tibbetts

From: Planning
Sent: 04 May 2020 08:38
To: DC Support
Subject: FW: Planning notification for application reference: 20/00871/F

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

Follow us:

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

My usual working hours are: Monday to Friday, 08.45am to 17:15pm.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: jenny Bleach [REDACTED]
Sent: 01 May 2020 17:37
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Re: Planning notification for application reference: 20/00871/F

Hello

My address is 13 marsh road ambrosden OX25 2AS

On Fri, 1 May 2020, 12:23 Planning, <Planning@cherwell-dc.gov.uk> wrote:

Good afternoon,

Please could you provide your full postal address so your comments can be registered against the planning application.

Kind regards

Development Management

Cherwell District Council

Direct Dial 01295 227006

planning@cherwell-dc.gov.uk

www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: jenny Bleach [REDACTED]
Sent: 29 April 2020 18:37
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Re: Planning notification for application reference: 20/00871/F

Hello

I object the planning to put the 20/00871/F Egg Production Unit

As it will release ammonia into the air it's not fair for locals. Fly infections will be a problem with locals.

Chicken farm will ruin the local wildlife and ecosystem.

It's not fair on chickens to range on flooded land.

PLEASE REFUSE THIS APPLICATION

Jennifer Bleach

Marsh Road Ambrosden

On Wed, 29 Apr 2020, 16:22 CDC Development Management, <planning@cherwell-dc.gov.uk> wrote:

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Georgia"/>
Address	<input type="text" value="13 Silibaravi Drive,Ambrosden,Bicester,OX25 2AX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Bicester have smelt the chicken farm based at Chesterton / Wendlebury for years. The smell is so unpleasant at times you wouldn't want to sit in your own garden. Graven Hill is a brand new development the first in the country of its kind. Why would anyone want to buy let alone build their dream home where they would be unable to sit in their own gardens on a warm summers day due to the smell of a local chicken farm? If CDC approve this planning application they would be damaging the potential the Graven Hill development has to be a wonderful and one of a kind place to live."/>
Received Date	<input type="text" value="29/04/2020 20:16:57"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Steven pugh"/>
Address	<input type="text" value="14 Honeysuckle Way,Ambrosden,Bicester,OX25 2AN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I feel this will have a huge impact on the local villages with increased traffic and also an environmental impact with added dust ammonia and also the smell, I think this should not be built"/>
Received Date	<input type="text" value="20/05/2020 11:44:04"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Aimee Harris"/>
Address	<input type="text" value="14 Violet Close,Blackthorn,Bicester,OX25 2DJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am objecting because I dont want the smell of chickens near my home. I want to be able to open my windows in the summer and enjoy my garden without the smell this would create."/>
Received Date	<input type="text" value="20/05/2020 08:05:14"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Helen Francis"/>
Address	<input type="text" value="14 West Hawthorn Road, Ambrosden, Bicester, OX25 2SE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is an environmentally sensitive area which is prone to flooding and not suitable for development. I also object to the impact this will have on local residents, including increases in traffic, noise and the waste which will be generated is likely to smell pretty bad."/>
Received Date	<input type="text" value="18/05/2020 16:21:55"/>
Attachments	

MR. D. WILLIAMS
15, Green Lane
Upper Arnclott

PLANNING APPLICATION
20100871/F



Dear Sir / madame,

I am writing to object to the proposed egg production unit for 59,000 chickens north of Arnclott.

The latest flood mitigation report admits that no flood analysis was possible at the site but taken from a generalised flood model of the area instead.

This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils near a River that regularly floods until it is too late. As a local resident I see the effects of the flooding of the River Ray first hand . I believe the council should Commission a more detailed flood risk assessment.

To offset ammonia released into the air by the chickens the applicants are proposing to install an ammonia filtration system on the housing unit ,Claiming an ammonia reduction of up to 89% ,but this does not address the issue of ammonia released by the chickens still ranging .

What controls are in place for dealing with ammonia deposited outside the bird unit? (It is widely accepted that an average chicken will release 60 grams of ammonia per day.)

In the pest management plan the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside. So how will the applicants deal with all fly infestations not just those inside the chicken house? fly infestations are a real concern for local residents.

Why is a 15 metre by 6 metre muck stores needed if the applicants say there will be no onsite storage for chicken muck? Also, there are discrepancies one report (design and access Statement) Says that muck will be removed every 10 days. Another report (Odour report) Says it will be every four days which is correct? A written agreement has been made between Potters and a landowner who will receive the chicken Muck to spread over the land . Where is this land to be? Local Residents have a right to know if it is to be in our area.

The chicken farm will be positioned just South of highly valued wildlife sites home to rare species of insect wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local natural environment that thrives on our doorstep.

The huge unit will be built next door to HMP Bullingdon Which holds 1100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens were just inflame the situation for the prisoners and staff. What about their human rights?

Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact

of this development. And there is no public transport to the site.

Yours sincerely



Luke Williams
15, Green Lane
Upper Arncliff

PLANNING APPLICATION
20/00871/F



Dear Sir / madame,

I am writing to object to the proposed egg production unit for 59,000 chickens north of Arncliff.

The latest flood mitigation report admits that no flood analysis was possible at the site but taken from a generalised flood model of the area instead.

This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils near a River that regularly floods until it is too late. As a local resident I see the effects of the flooding of the River Ray first hand . I believe the council should Commission a more detailed flood risk assessment.

To offset ammonia released into the air by the chickens the applicants are proposing to install an ammonia filtration system on the housing unit ,Claiming an ammonia reduction of up to 89% ,but this does not address the issue of ammonia released by the chickens still ranging .

What controls are in place for dealing with ammonia deposited outside the bird unit? (It is widely accepted that an average chicken will release 60 grams of ammonia per day.)

In the pest management plan the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside. So how will the applicants deal with all fly infestations not just those inside the chicken house? fly infestations are a real concern for local residents.

Why is a 15 metre by 6 metre muck stores needed if the applicants say there will be no onsite storage for chicken muck? Also, there are discrepancies one report (design and access Statement) Says that muck will be removed every 10 days. Another report (Odour report) Says it will be every four days which is correct? A written agreement has been made between Potters and a landowner who will receive the chicken Muck to spread over the land . Where is this land to be? Local Residents have a right to know if it is to be in our area.

The chicken farm will be positioned just South of highly valued wildlife sites home to rare species of insect wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local natural environment that thrives on our doorstep.

The huge unit will be built next door to HMP Bullingdon Which holds 1100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens were just inflame the situation for the prisoners and staff. What about their human rights?

Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact

of this development. And there is no public transport to the site.

Yours sincerely



MISS B. SUMMERHWA

PLANNING APPLICATION

15, Green Lane
Upper Arcott



20100871/F

Dear Sir / madame,

I am writing to object to the proposed egg production unit for 59,000 chickens north of Arcott.

The latest flood mitigation report admits that no flood analysis was possible at the site but taken from a generalised flood model of the area instead.

This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils near a River that regularly floods until it is too late. As a local resident I see the effects of the flooding of the River Ray first hand . I believe the council should Commission a more detailed flood risk assessment.

To offset ammonia released into the air by the chickens the applicants are proposing to install an ammonia filtration system on the housing unit ,Claiming an ammonia reduction of up to 89% ,but this does not address the issue of ammonia released by the chickens still ranging .

What controls are in place for dealing with ammonia deposited outside the bird unit? (It is widely accepted that an average chicken will release 60 grams of ammonia per day.)

In the pest management plan the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside. So how will the applicants deal with all fly infestations not just those inside the chicken house? fly infestations are a real concern for local residents.

Why is a 15 metre by 6 metre muck stores needed if the applicants say there will be no onsite storage for chicken muck? Also, there are discrepancies one report (design and access Statement) Says that muck will be removed every 10 days. Another report (Odour report) Says it will be every four days which is correct? A written agreement has been made between Potters and a landowner who will receive the chicken Muck to spread over the land . Where is this land to be? Local Residents have a right to know if it is to be in our area.

The chicken farm will be positioned just South of highly valued wildlife sites home to rare species of insect wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local natural environment that thrives on our doorstep.

The huge unit will be built next door to HMP Bullingdon Which holds 1100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens were just inflame the situation for the prisoners and staff. What about their human rights?

Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact

of this development. And there is no public transport to the site.

Yours sincerely



From: Monica McCrae

Sent: 29 April 2020 12:34

To: Planning <Planning@Cherwell-DC.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: Planning application 20/00871/F egg production unit.

29th April 2020

Dear Planning and Counsellors,

RE: application number 20/00871/F. Egg production Unit

I have just received a second notification of a proposed chicken farm egg production unit housing anything up to 59,000 chickens in a vast purpose built unit near the Thame Road not far from the Villages of Arncott, Ambrosden, Blackthorn and Piddington.

The odour from such a proposed establishment would be absolutely overwhelming. An illustration of such is the chicken farm near to the Blue Diamond Centre. That odious smell invades the air even at Bicester Village Outlet, something that is probably not acceptable to that business venture. Also, on particularly windy days the odour from that chicken farm had blown over to Arncott. Even with the proposed installation of an ammonia filtration system within the housing unit, how is going to address the free ranging birds excrement??

Why is a on site storage for the chicken excrement needed in site measuring 15m X 6m
When the applicant says there will be no on site storage for this waste? In the Design and Access statement it is mentioned that the muck will be removed every 10 days whereas in the Odour report this states this will be carried out every 4 days. Quite a discrepancy it would appear.

I find it worrying that this will increase the number of flies and rats in this area. Rats are notorious for breeding rapidly. This could lead to all sorts of environmental and health related issues.

This does not bode well for the number of wildlife sites in this area if the ammonia waste is sprayed on land by vacuum tanker on the owners land. This dirty water will join the supplies in the natural water table infecting the fragile Eco-system.

An environmental impact assessment needs to be submitted by the Applicant because ammonia from chicken faeces is a danger to wildlife and human inhabitants of this area? This includes endangered hedgerows, birds, insects and vegetation to the north of the proposed site.

The large amounts of dust created from the clearing of the chicken faces could have a serious impact on certain individuals fragile state of health. Also the smell will be disgusting. I can foresee a huge state of unrest at HMP Bullingdon with the prisoners reacting to the overwhelming choking amonia smell. This would cause great problems for the Prison staff.

It seems that the proposed agricultural business will offer very few employment opportunities. There are no access pavements along the main road to the site this in turn will create more individual traffic as public transport does not reach the site.

A serious consideration needs to be taken upon the effect on the surrounding 4 Villages and local farmers.

Another valid point in view of the current world health epidemic of Covid 19, this proposed environment would cause much distress to this with breathing difficulties . Is it such a wise business to approve. The ecological environment has become such an important issue to many more countries now and we have to do all can to sustain and improve what is left of our natural wildlife inhabitants.

Finally, please think of the life that these poor chickens will be submitted to. We buy our eggs from a local farmer whose chickens have space to scratch at the earth and enjoy freedom. There is no problem whatsoever with smells emitting from his chicken farm.

With many thanks.

Your sincerely,

Mrs Monica McCrae
Upper Arccott
Bicester
Oxon.
OX25 1PB

From: Monica McCrae
Sent: 30 April 2020 14:14
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: Proposed chicken farm near Arncott

29th April 2020

Dear Planning and Counsellors,

RE: application number [20/00871](#)/F. Egg production Unit

I have just received a second notification of a proposed chicken farm egg production unit housing anything up to 59,000 chickens in a vast purpose built unit near the Thame Road not far from the Villages of Arncott, Ambrosden, Blackthorn and Piddington.

The odour from such a proposed establishment would be absolutely overwhelming. An illustration of such is the chicken farm near to the Blue Diamond Centre. That odious smell invades the air even at Bicester Village Outlet, something that is probably not acceptable to that business venture. Also, on particularly windy days the odour from that chicken farm had blown over to Arncott. Even with the proposed installation of an ammonia filtration system within the housing unit, how is going to address the free ranging birds excrement??

Why is a on site storage for the chicken excrement needed in site measuring 15m X 6m
When the applicant says there will be no on site storage for this waste? In the Design and Access statement it is mentioned that the muck will be removed every 10 days whereas in the Odour report this states this will be carried out every 4 days. Quite a discrepancy it would appear.

I find it worrying that this will increase the number of flies and rats in this area. Rats are notorious for breeding rapidly. This could lead to all sorts of environmental and health related issues.

This does not bode well for the number of wildlife sites in this area if the ammonia waste is sprayed on land by vacuum tanker on the owners land. This dirty water will join the supplies in the natural water table infecting the fragile Eco-system.

An environmental impact assessment needs to be submitted by the Applicant because ammonia from chicken faeces is a danger to wildlife and human inhabitants of this area? This includes endangered hedgerows, birds, insects and vegetation to the north of the proposed site.

The large amounts of dust created from the clearing of the chicken faces could have a serious impact on certain individuals fragile state of health. Also the smell will be disgusting. I can foresee a huge state of unrest at HMP Bullingdon with the prisoners reacting to the overwhelming choking ammonia smell. This would cause great problems for the Prison staff.

It seems that the proposed agricultural business will offer very few employment opportunities. There are no access pavements along the main road to the site this in turn will create more individual traffic as public transport does not reach the site.

A serious consideration needs to be taken upon the effect on the surrounding 4 Villages and local farmers.

Another valid point in view of the current world health epidemic of Covid 19, this proposed environment would cause much distress to this with breathing difficulties . Is it such a wise business to approve. The ecological environment has become such an important issue to many more countries now and we have to do all can to sustain and improve what is left of our natural wildlife inhabitants.

Finally, please think of the life that these poor chickens will be submitted to. We buy our eggs from a local farmer whose chickens have space to scratch at the earth and enjoy freedom. There is no problem whatsoever with smells emitting from his chicken farm.

With many thanks.

Your sincerely,

Mr Robert McCrae
15 Mill Lane
Upper Arcott
Bicester
Oxon.
OX25 1PB

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Paul Wilson
Address	15 Teale Close, Upper Arncott, Bicester, OX25 1QJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I objected last year to the previous application for this proposed facility and I am strongly objecting to this application. As a resident of Arncott village I am very concerned about the effects that a facility such as this will have on the residents of the village and the surrounding area. I would ask for CDC to record my objection to the proposed planning application for this facility and I would also like to request that this application is presented to the full committee of the council for its consideration. What has changed so much from last year's application to this year's application ? Looking at the documents that have been submitted, there would seem to be no fundamental difference between the two. The issues associated with last year's application with regard to the impact that this facility would have on the local area environment and people's health are still the same. A major concern is the likely smell that will come from the chicken farm. The applicant's documents state that 59,000 chickens will be kept on this site. Looking online, it seems that a chicken produces around 4kg of faeces per month so 59,000 chickens will produce around 240 tonnes of manure every month. Ambrosden villagers suffer from many instances of significant odour issues throughout each year from the chicken farm situated close to that village. In periods of hot weather those odours make it especially difficult for those residents to live comfortably if they have to have their doors and windows open. With winds blowing in the right direction that would also be the case for the Arncott residents if this facility is built. This threat also applies to all local area residents, businesses, and especially residents in the nearby farms, Blackthorn village and the inmates and staff at Bullingdon prison. Bullingdon Prison is not included in the Consultee List - why ? The health and safety of staff and inmates within the prison could be threatened. The continual stench of chicken manure within the confines of the prison - particularly in hot summer months - could prompt an adverse reaction from the inmates. The local area air quality will be affected. Loose feathers along with dust from feed and bedding will be present in large quantities. The chickens will very quickly eat all the grass within the enclosed site and the site will end up as a huge patch of bare dirt and dust that will quickly get covered in uncomposted faeces. It takes about six months for chicken manure to be completely composted. Is this going to happen on site or off site ? If uncomposted manure is intended to be collected and taken away by vehicles then the vehicle movements should be restricted such that they are not allowed to travel through Arncott village but must use the B4011 Thame roadway instead. If it is not properly composted, chicken manure is dangerous to people, animals and the environment. It could contain harmful pathogens such as cryptosporidium, E.coli and salmonella. Whilst these pathogens eventually die, this takes time and needs the correct weather conditions. However, the ones that die will be continually replaced with new ones. With 59,000 chickens scratching at the ground, a dust cloud will be formed from the dirt and faeces. The pathogens that become airborne before they die will be mixed with the other dust and pollutants and will be blown by the winds across the local areas. This could end up on peoples' clothes and in their cars and houses and cause health issues. Uncomposted chicken manure is very strong and can damage plant roots, kill off some plant types and generally have an adverse effect on the surrounding areas. The proposed site and surrounding area is flat and contains a lot of clay. In times of rainfall, the high concentration of faeces on the large dirt patch will be mixed with the rainwater and the runoff will leach into the surrounding land areas, ditches and hedgerows. Why is there no requirement for an environmental impact assessment to be carried out ? Permission for this facility to be built at the proposed location must be refused.</p>
Received Date	27/04/2020 15:02:47
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Edward Hopkins"/>
Address	<input type="text" value="15 Violet Close,Blackthorn,Bicester,OX25 2DJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Apart from the obvious noise and traffic disruption, from an increased volume of HGV's driving in and out of the village; the vile smell of festering chicken faeces only a few minutes down the road. The main issue to my objection is the ecological issue that surrounds the non-removal of chicken faeces, that will naturally be washed away into the river Rae! This sort of operation needs to be placed in a more secluded location and not right next to an ever growing village."/>
Received Date	<input type="text" value="20/05/2020 18:09:11"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Rachel Surman"/>
Address	<input type="text" value="15 Violet Close,Blackthorn,Bicester,OX25 2DJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This proposal will have a negative impact not only on our lives but on the environment also. I don't feel that this is an appropriate location for such a large scale proposal."/>
Received Date	<input type="text" value="20/05/2020 14:01:11"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Sarah Jackson"/>
Address	<input type="text" value="16 Willow Road, Ambrosden, Bicester, OX25 2RP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Area already has a awful smell from local farm without the need for more. The pollution from these chicken will ruin the area"/>
Received Date	<input type="text" value="17/05/2020 09:42:13"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Ann Harding"/>
Address	<input type="text" value="17 Buchanan Road, Upper Arccott, Bicester, OX25 1PH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is Horrendous, the smell, the noise, & the flies of which we already have millions, because of the farm already attracts them. This Location is totally the wrong place... on the edge of a village & pub please withdraw your application. A horrified Arccott resident"/>
Received Date	<input type="text" value="01/05/2020 07:00:51"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Donna Jackson"/>
Address	<input type="text" value="17 The Village Close, Upper Arccott, Bicester, OX25 1QU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am writing to object to this development. I moved here 6 years ago from Brackley which is surrounded by chicken farms, factories etc. The smell is unbearable especially on warmer days. I do not want to live with it again. Arccott is a lovely little village and it will be ruined if this is allowed to go ahead."/>
Received Date	<input type="text" value="18/05/2020 11:11:42"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Roderick Delve
Address	18 Thame Road,Piddington,Bicester,OX25 1PX
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to the proposed development of a 60,000 bird, 'free range' poultry facility at the location defined in the application. As a resident of Piddington I am within two miles of the chicken sheds and have real concerns about the impact on the beautiful and rich environment and my neighbours in nearby villages, farms and homesteads affected by the deposition of dust, stink, Ammonia, noise and light pollution not to mention the more topical health risks seemingly not considered. I have skim read much of the application and probably in more detail than many whose job it is to do so. The meat is very technical and unsurprisingly the results always seem to demonstrate that impact falls within guidelines! I honestly don't think that I could say anything better than has been laid out in the document submitted by 'Arnett Parish Council' entitled..."Arcott PC - additional comments" and I would implore that you read it in full in support of reasons to object to this second application for the development on behalf of Potter's Poultry. I am dumbfounded if I understand correctly that it has been deemed unnecessary for a full environmental impact assessment. For my part I am too concerned about the initial impact to the environment in respect of noise from plant and increased traffic, light pollution, odour that doesn't know anything about 'Wind Roses" and the potential of invisible health risks to the community. I am of course also concerned that given the permission there would appear to plenty of opportunity to expand the size of the facility in the future. I can't personally speak on the nuisance caused by the existing smaller units spoken of in the local area but I have experience of working within an area where similar units are operating and can attest to the unwanted smell and nuisance caused. Sadly I have as a resident of Piddington already witnessed how the machinery of politics, Political Correctness, planning and business can bamboozle with technical diatribe and how rational extensive and reasonable objection can be overruled by a so called single learned gentleman. I pray that in this instance it doesn't go that far. Yours, Roderick Delve.</p>
Received Date	02/05/2020 11:33:12
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation	
Name	Peter Moore
Address	20 Norris Road, Upper Arncott, Bicester, OX25 1NZ
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the proposed free range egg production unit in planning application 20/00871/F Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F . I agree with all of the reasons for rejecting this application given in previous comments including: The foul smells that emanate from such establishments which nobody should be expected to have to put up with in their own homes The large increase in flies and vermin such as rats and foxes in the area. The air pollution to be added to that which we already get from three large intensive chicken farms, two waste incinerators, the M40 motorway, the A41 and quite likely in the future the Oxford/Cambridge expressway. The site is on an existing flood plain which due to global warming can only get worse as has been shown by the increase of flooding generally in the UK over the last two years making the applicants largely theoretical report very untrustworthy. In addition The foul smells from the chickens and their waste could cause serious disturbances in Bullingdon Prison which already has problems. The prison is also facing serious shortages of staff and who would want to work in an establishment which on top of all its other problems has foul smells as well. The applicant claims up to 89% reduction in ammonia release into the atmosphere. What this doesn't say is what the actual reduction will be. It might be 89% when everything is running perfectly which could be one day a year while the other three hundred and sixty four days being as low as 30% because of low maintenance etc. What we all know is that up to is a meaningless statement and the actual output will most probably never be tested to the detriment in the health of the people in the surrounding villages. Also this does not address the ammonia problems caused by the large number of birds ranging outside. The surface water to the external areas of the barn which will be contaminated by anything from 6,000 to 30,000 birds each day which will presumably just run off into any adjoining water ways. Having lived with both cattle and horses close to our home we are very aware of what a great problem masses of flies can be trying to keep them out of your home and off of food and food preparation areas. With the world running out of effective antibiotics it seems crazy to keep building these intensive farming establishments with their large use of those that we can still use. We must also remember how many very dangerous viruses are cross contaminated from birds etc to humans as shown only too clearly with the latest pandemic. There are ambiguous statements in the report regarding storage and removal of the muck within the application, which is correct? The removed muck is intended to be spread on a farmer's land, if local that only makes the problems of this site worse. In the past there have been problems of bird flu caused by chickens which will could well cause problems for the RSPB which has bird sanctuaries locally. Arncott has had the M40, Bullingdon Prison, a gipsy site and the motocross park built very close to its boundaries plus having to previously fight off the proposed asylum centre and the large warehouse to C site. Enough is enough, we have already taken more than our fair share of the Country's problem developments.</p>
Received Date	29/04/2020 13:00:49
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	SIMON LOVEGROVE
Address	20 Springfields,Ambrosden,Bicester,OX25 2AH
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sirs - I would strongly object to this application on the basis of the smell and noise and general disruption this development will bring to the local villages. People will not want to live near a massive chicken farm and the development will impact house prices in the area and negatively impact any future plans to develop houses in the area. In particular the objection is made on the following basis: - adverse impact on the local landscape - industrial appearance in a rural landscape - the scheme appears to be generally unimaginative - road safety for traffic coming into and out of development and the impact that will have on local roads; impact of articulated lorries at unsocial hours - Odour nuisance/ prevailing wind will carry odour to residents - this will have particular ramifications to both the local prison and also local schools and nurseries in the area not to mention local residents generally - there are already smells from an another nearby chicken farm and this will substantially increase the problem - Dust - Litter - negative impact on local wildlife - many buildings in Ambrosden suffer from poor drainage; particularly in periods of heavy rain. Increased foul water from the site will substantially increase this problem, making life more difficult for local residents The villages are growing but this proposed development will be a significant blight on the landscape. Not only will it impact existing residents but I suggest that it will also blight future developments - i.e. who wants to build new houses which are blighted by smell and noise. Many thanks for your kind consideration. Yours sincerely Simon Lovegrove</p>
Received Date	14/05/2020 11:42:32
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="George Anderson"/>
Address	<input type="text" value="20 The Village Close, Upper Arccott, Bicester, OX25 1QU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this planning proposal for the following reasons:- In the summer we get the smell from a similar establishment in Ambrosden which is offensive, to build this plant so close to the village would be detrimental to the quality of life for villagers. The ammonia from chicken waste is a danger to the environment and given the increased flooding that is happening in that area may have a wider detrimental effect later on. The inclusion of workers dwelling shows that there are limited plans to bring gainful employment to the area. It would increase local traffic on already damaged roads. This is an unnecessary development given the egg production plant within the local vicinity of the proposed site."/>
Received Date	<input type="text" value="15/04/2020 16:43:01"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Lewis"/>
Address	<input type="text" value="21 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Absolutely unnecessary placement, there is already a farm in Upper Arccott (off Buchanan Rd) which continues to produce good knows what, making the village smell all year round, the flies (In absolute millions) leave the farm and end up in houses like mine, thus preventing me from having my doors or windows open in the summer, pardon my language but this farm is ALREADY a [REDACTED]. Keep your egg production far away from us, it's presence is certainly not welcomed in Arccott."/>
Received Date	<input type="text" value="15/04/2020 10:37:48"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Bryan McGowan
Address	22 Merton Road, Ambrosden, Bicester, OX25 2LX
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to the proposed egg production unit, at Palmer Avenue, Arccott (application number 20/00871/F) based on the following: The updated ammonia emissions and nitrogen deposition plan, which sets out the applicant's intentions to reduce odour etc via air filtration systems is no guarantee that this will be the case. As a long-time resident of living near to the Ambrosden poultry unit, I can assure you that the air was often filled with the putrid smell of chicken muck and during clean out when the units were fully washed down, the smells were repulsive. So much so, that we would be forced indoors with our windows closed. This is not good for the health of anyone. As climate change predicts our summer temperatures to become hotter and longer there is no doubt that the odour report for this application will soon become inaccurate and out of date. Also, how do the applicants intend to deal with ammonia and nitrogen deposition of the chickens ranging outside? The odour report doesn't appear to have a strategy for this. So, the current report is not a true reflection of the impact these 59,000 chickens are likely to have on us - the local residents - and the nearby wildlife sites. Part of the site will also be constructed on the flood plain. This is totally ill suited to a chicken farm; the River Ray flooded several times last winter and for prolonged periods of time. How will they be able to deal with that scenario and the safety of 59,000 chickens? This proposal is an environmental hazard in itself - specific flood reports should have been conducted at the very site upon which this unit could be built. Modelling scenarios are not sufficient. Many young families are moving to the new developments in Merton Road, Springfield Farm and Blackthorn Meadows. The proposal is ill suited to its site, being near so many villages and people. The nearby Five Acres primary school will also be adversely affected by the disgusting smells, flies and dust, some of which is not good for children with conditions such as asthma. It will also be inappropriate to site this development so near to a secure prison, where the smell of chickens will be unavoidable for the inmates stuck in their cells and by no means of getting away from the stench. In addition, it is well known locally that the meadow land behind the proposed development is home to many rare insects, grasses and wildlife. We should be protecting our environment for future generations. I believe the Cherwell Local Plan has a section on the Protection and Enhancement of Biodiversity, which clearly states that a development should not be allowed to go ahead if there is likely to be significant harm to nature. The effect of ammonia and other harmful products from chicken mess, especially in times of flood in our local area which is frequent during the winter months - could wash into the River Ray and surrounding fields, leading to irreparable damage to this local nature area. Protecting our wildlife and local countryside is important for the next generation. For the reasons stated above, we feel strongly that this application should be refused.</p>
Received Date	12/05/2020 16:18:10
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Patricia McGowan
Address	22 Merton Road, Ambrosden, Bicester, OX25 2LX
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to the proposed egg production unit, at Palmer Avenue, Arccott (application number 20/00871/F) based on the following: The updated ammonia emissions and nitrogen deposition plan, which sets out the applicant's intentions to reduce odour etc via air filtration systems is no guarantee that this will be the case. As a long-time resident of living near to the Ambrosden poultry unit, I can assure you that the air was often filled with the putrid smell of chicken muck and during clean out when the units were fully washed down, the smells were repulsive. So much so, that we would be forced indoors with our windows closed. This is not good for the health of anyone. As climate change predicts our summer temperatures to become hotter and longer there is no doubt that the odour report for this application will soon become inaccurate and out of date. Also, how do the applicants intend to deal with ammonia and nitrogen deposition of the chickens ranging outside? The odour report doesn't appear to have a strategy for this. So, the current report is not a true reflection of the impact these 59,000 chickens are likely to have on us - the local residents - and the nearby wildlife sites. Part of the site will also be constructed on the flood plain. This is totally ill suited to a chicken farm; the River Ray flooded several times last winter and for prolonged periods of time. How will they be able to deal with that scenario and the safety of 59,000 chickens? This proposal is an environmental hazard in itself - specific flood reports should have been conducted at the very site upon which this unit could be built. Modelling scenarios are not sufficient. Many young families are moving to the new developments in Merton Road, Springfield Farm and Blackthorn Meadows. The proposal is ill suited to its site, being near so many villages and people. The nearby Five Acres primary school will also be adversely affected by the disgusting smells, flies and dust, some of which is not good for children with conditions such as asthma. It will also be inappropriate to site this development so near to a secure prison, where the smell of chickens will be unavoidable for the inmates stuck in their cells and by no means of getting away from the stench. In addition, it is well known locally that the meadow land behind the proposed development is home to many rare insects, grasses and wildlife. We should be protecting our environment for future generations. I believe the Cherwell Local Plan has a section on the Protection and Enhancement of Biodiversity, which clearly states that a development should not be allowed to go ahead if there is likely to be significant harm to nature. The effect of ammonia and other harmful products from chicken mess, especially in times of flood in our local area which is frequent during the winter months - could wash into the River Ray and surrounding fields, leading to irreparable damage to this local nature area. Protecting our wildlife and local countryside is important for the next generation. For the reasons stated above, we feel strongly that this application should be refused.</p>
Received Date	12/05/2020 16:25:56
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Elizabeth Crabb"/>
Address	<input type="text" value="22 Murcott Road, Upper Arcott, Bicester, OX25 1QH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached"/>
Received Date	<input type="text" value="29/04/2020 13:07:54"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• 2020-04-29.pdf

I wish to object to the proposed egg production unit for a number of reasons. As a member of this community I must insist the council commission their own independent odour report. Currently there is insufficient information of the impact of noxious chicken odour and the effect of pollutants within the odour report commissioned by the Applicant.

Insist that the Applicant submit an Environmental Impact Assessment for the 2 reasons here:

1. Ammonia from chicken faeces is a danger to the environment and humans and can upset the ecosystems of our local wildlife sites, which includes endangered hedgerows, birds, insects and vegetation to the north of the proposed site.
2. As nearby residents, we could have our health and wellbeing affected by large amounts of dust, chicken odour, muck spreading on nearby land and the increase in the number of nuisance flies and their associated carrying of disease if this proposal goes ahead.

This application does not protect and enhance the biodiversity of our natural environment. It will be positioned in an area that regularly floods, causing potential pollution of the groundwater and have a knock on effect to the environment.

This planning application is not a sustainable development. For its scale and impact, this agribusiness provides very few employment opportunities, with no public transport to the site and no access pavements along Palmer Avenue, creating more traffic. It also poses a risk to nearby wildlife sites. Finally its effect on the health and wellbeing of 4 neighbouring villages is not fully understood.

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Name	Peter Crabb
Address	22 Murcott Road, Upper Arccott, Bicester, OX25 1QH
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the proposed egg production unit for a number of reasons. As a member of this community I must insist the council commission their own independent odour report. Currently there is insufficient information of the impact of noxious chicken odour and the effect of pollutants within the odour report commissioned by the Applicant. Insist that the Applicant submit an Environmental Impact Assessment for the 2 reasons here: 1. Ammonia from chicken faeces is a danger to the environment and humans and can upset the ecosystems of our local wildlife sites, which includes endangered hedgerows, birds, insects and vegetation to the north of the proposed site. 2. As nearby residents, we could have our health and wellbeing affected by large amounts of dust, chicken odour, muck spreading on nearby land and the increase in the number of nuisance flies and their associated carrying of disease if this proposal goes ahead. This application does not protect and enhance the biodiversity of our natural environment. It will be positioned in an area that regularly floods, causing potential pollution of the groundwater and have a knock on effect to the environment. This planning application is not a sustainable development. For its scale and impact, this agribusiness provides very few employment opportunities, with no public transport to the site and no access pavements along Palmer Avenue, creating more traffic. It also poses a risk to nearby wildlife sites. Finally its effect on the health and wellbeing of 4 neighbouring villages is not fully understood.</p>
Received Date	29/04/2020 11:53:25
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Phil hawkins
Address	22 Woodpiece Road, Upper Arccott, Bicester, OX25 1PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I'm opposing this application. There are quite a few reasons that worry me about this being approved. The first reason being the smell. That many chickens in one area will produce a strong smell that will fill the village when the wind is blowing this way. It will be intolerable and the villagers will be unable to sit in their gardens or have their windows open in the summer time. We already have another chicken farm on the outskirts of Ambrosden which means two of the sides of the village would have one. A really worrying one is that Chicken poo contains ammonia. As the chickens would be free range this would go into the ground and then into the surrounding areas and waterways. This would be very hazardous to people and animals. The river ray runs very close by and if it got into that waterway it would be spread all around the area. The proposed site is a flood plain so it would be regularly flooding and spreading water between the fields/waterways around it. The size of the plot is taking up one of our only sides of countryside. We have MOD land, the prison and a motocross park on other sides. This is the only free farming field land within walking distance of the village. Building a chicken farm would damage the precious countryside that's being taken up so quickly in this area. Chickens attract vermin to the area. This can bring disease on many different levels. Rat urine also causes leptospirosis and Weils disease if it gets into the surrounding waterways. This is extremely worrying. Increased traffic on already busy roads. The roads in and out are smaller country roads with dangerous junctions not the a41. Heavy vehicles coming in and out would add to the potential accidents. The a41 has a high number of accidents as it is, without adding more slow moving heavy goods vehicles parked out onto it. It would be of no benefit to the area. There's a three bedroom dwelling proposed on site so there would not be many (if any) job opportunities to the local community. The local area would have a large amount of noise pollution from various parts of the production unit - machinery, the chickens, the large vehicles in and out. Altogether I have no reason to believe this would benefit our area. It would make the area intolerable to live in with the noise, smell, disease it can bring with it, not to mention the precious countryside it will steal away in an already overdeveloped area.</p>
Received Date	08/04/2020 21:50:51
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Pauline Blaylock"/>
Address	<input type="text" value="23 Woodpiece Road,Upper Arncott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have lived in Arncott for 50+ years and watched it grow with new housing estates prison and the Tally ho changing from hotel into some sort of religious meeting place, as well as having a Travellers camp now you want to add a chicken farm when there is one only a mile away from us now so in the good weather we won't be able to peg washing out due to the smell which if the wind is blowing in the right direction we will get it from both ends. I don't feel we can copy this on are doorstep and you should be looking else where Regards A very frustrated member of Arncott Village..."/>
Received Date	<input type="text" value="15/04/2020 14:45:16"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Brian Blaylock"/>
Address	<input type="text" value="23 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I previously objected this application due to living in upper arncott, and being very close to where this chicken farm is due to be positioned. and the smell from the farm will be a major problem. Also there will be numerous health issues that can occur from this farm being placed.we also have a chicken farm 1 mile down the road in the next village.i stronger object to this application being pasted."/>
Received Date	<input type="text" value="15/04/2020 19:45:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Penny Monaghan"/>
Address	<input type="text" value="24 Orchard Close,Upper Arccott,Bicester,OX25 1QT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We do not want this chicken farm in Arccott. I object strongly with the proposals. There would be more traffic, noise, smell and commotion from it. Our village can't handle this huge amount of construction and livelihood. We have a farm which has lovely eggs to collect, we really don't need any more."/>
Received Date	<input type="text" value="17/05/2020 11:59:05"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Tony Monaghan"/>
Address	<input type="text" value="24 Orchard Close,Upper Arncott,Bicester,OX25 1QT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The size of this chicken farm would make Arncott very smelly, noisy, dusty and would pollute the river Ray as the field floods, and no chicken poo is to be picked up. This is totally not suitable for our lovely village, and I object strongly."/>
Received Date	<input type="text" value="20/05/2020 12:01:12"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Tony Monaghan"/>
Address	<input type="text" value="24 Orchard Close,Upper Arccott,Bicester,OX25 1QT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This will be too much traffic, large amounts of odour, and noise. Plus we don't need any more egg farms in this area. We have wonderful eggs from Brook Farm. I object totally."/>
Received Date	<input type="text" value="14/04/2020 15:54:29"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Penelope Monaghan"/>
Address	<input type="text" value="24 Orchard Close,Upper Arccott,Bicester,OX25 1QT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly oppose to this planning application. It will be too big for Arccott to cope with. Too many smells noise and traffic through the village. We don't need this at all!"/>
Received Date	<input type="text" value="14/04/2020 17:37:10"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Scott Brown"/>
Address	<input type="text" value="25 Sycamore Road, Ambrosden, Bicester, OX25 2RN"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Hi, chicken really smell quite bad. Are there any measures going to be put in place to contain the aromas created by such a large volume of chickens. Used to have this problem in Ambrosden for many years, I'm not sure if the chicken farm has closed or found a solution to the problem. If there is a solution and it's applied to the new farm fair enough. If the previous /farm has closed, and I feel quite strongly that the smell created from such forms, impinges on the quality of life of local residents And may also affect house prices"/>
Received Date	<input type="text" value="15/06/2020 19:46:10"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Name	Alison Drake
Address	25 The Village Close, Upper Arncott, Bicester, OX25 1QU
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to the proposed egg production unit being considered for Arncott. Given that the village is already in close proximity to the MOD Defence Equipment & Support depot, Bullingdon Prison, The Defence Explosive Ordnance Disposal, Munitions and Search Training Regiment, the Motocross Parc and MOD firing range. This only leaves a small percentage undeveloped. The residents already experience very strong odours from Arncott Farm, muck spreading on the fields and nearby chicken facility Faccenda chicken which can be smelt for up to 3 miles away. The impact to our wellbeing is significant because people are forced to stay indoors and close windows when the stink is at its worst. Adding chicken muck to local lands will add to the levels of bad odours in the atmosphere. In addition, the issue of flies will get even worse for residents because if chickens are roaming outside their chicken faeces will attract even more flies and ammonia will be released into the air because it can't be controlled if chickens are supposedly outside. Ammonia is a risk to health and to the environment. If the area is a local flood plain and no flood analysis has been carried out there is a huge risk that the land will flood as it does in the nearby fields because the river Ray floods following prolonged rain fall. Flood water would be therefore contaminated and pollute the groundwater. There has been no public consultation to local residents or surrounding villages which is a great concern. We are being threatened with this proposal without seeing and understanding what the production unit facility will look like and how it would impact the community and how the wildlife surrounding the area will be protected. We have not been told where muck will be taken or spread. If locally, then this mitigates the argument that there will be no odour or air pollution. I strongly object to the intensive nature of this kind of free range egg facility from an ethical standpoint. We should not support facilities on this scale.</p>
Received Date	30/04/2020 22:08:05
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Ellie Bennett"/>
Address	<input type="text" value="26 Poppy Close,Ambrosden,Bicester,OX25 2AJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to raise an objection to this application. I worry for the local eco system given the amount of waste this site is likely to produce. I understand that that area has flooded regularly for the past few years also so will this waste drain into the river? It will also bring much dust and bad smells which will affect the local area including my little village quite significantly."/>
Received Date	<input type="text" value="20/05/2020 19:31:19"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mrs A Gardiner"/>
Address	<input type="text" value="27 Buchanan Road, Upper Arccott, Bicester, OX25 1PH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We object to the smell and air pollution caused to the local area."/>
Received Date	<input type="text" value="18/04/2020 17:05:57"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Lynda Willis"/>
Address	<input type="text" value="27 Ludgershall Road,Piddington,Buckingham,OX25 1PU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Not needed, smelly. Reject as previous"/>
Received Date	<input type="text" value="21/05/2020 00:34:54"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Lorraine Curling
Address	27 The Village Close, Upper Arcott, Bicester, OX25 1QU
Type of Comment	Objection
Type	neighbour
Comments	This would spoil our lovely little village, the smell the mess the attraction of Mice and rats that cause havoc to our homes the extra traffic transporting to and from the site.
Received Date	04/05/2020 11:57:58
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Will Richards
Address	28 Murcott Road, Upper Arccott, Bicester, OX25 1QH
Type of Comment	Objection
Type	neighbour
Comments	<p>To whom it may concern, I would like to voice my objection to this proposed project. I live in the local village and am concerned about the impact of having this large scale production site erected so close to the surrounding villages. The villages and surrounding roads (including the road where the proposed site is to be constructed) are used widely by the public, not only for driving, but for running, walking, cycling etc. The thought of the environmental impact such a site would have is worrying and I hope that the environmental impact assessment is thorough and takes into account all factors. The increased traffic to the area would also be a concern as the road network is only setup for the villages, and not for constant commercial vehicles. Bicester is a rapidly growing town and the road network (although is being improved) cannot possibly cope at this rate of expansion. My partner and daughter often walk down the road in question and we will have no choice but to move house if this planning is approved as i do not want my family around this type of site as we chose to live where we do due to the lack of sites such as this. Thank you for your time in reading this, I hope my objection is noted. Kind Regards Will Richards</p>
Received Date	14/04/2020 19:55:25
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 20 May 2020 17:31
To: DC Support
Subject: New comments for application 20/00871/F

New comments have been received for application 20/00871/F at site address: OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott

from Kerrie Ponting [REDACTED]

Address:
29 East Hawthorn Road, Ambrosden, Bicester, OX25 2SL

Comment type:
Objection

Comments:
This will cause an awful smell to the village - not good for people when in gardens/using outside space etc a very negative impact on the environment too!
It will cause people to not want to go out because of the smells it can generate May also affect housing prices

Case Officer:
Bob Neville

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Melanie Ash
Address	30 Grebe Road, Bicester, OX26 6EL
Type of Comment	Objection
Type	neighbour
Comments	<p>We object to the proposed development 20/00871/F of the egg production unit at Palmer Avenue, Arncott, for the following reasons: Odour emissions - the smell from chickens is noxious and is likely to affect thousands of residents in the villages surrounding the site. We regularly visit relatives in Ambrosden and have experienced the smell from the chickens that were kept at the Faccenda unit just north of the village. From a residents' welfare perspective, this application for an intensively farmed chicken unit should not be allowed in such close proximity to so many villages. This is especially the case for the many young families that have chosen to relocate to the new build developments, to enjoy the nearby open pastureland and countryside. The odour report, issued by the applicants, is purely hypothetical. Anecdotal evidence from residents living at Weston-on-the-Green, near to an existing (and fairly recently built) chicken unit, say that their village is regularly filled with the revolting smells from it. Once this unit is built, it will be too late to do anything about the smell - these reports are just a box ticking exercise to get the plans through. In reality, fancy filtration systems have very little effect. And the filtration system proposed for the unit, will have no effect on the chickens ranging outside. The odour report is therefore insufficient. HMP Bullingdon Prison - the map of the site suggests the chicken unit is very near to the high security prison, which means many prisoners will be subjected to the putrid smells with no means of being able to get away from it. Surely a breach of their human rights? Not a sustainable development - 'sustainable development' is about change for the better. The only change for the better with this development will be for the expanding poultry company who stand to make huge financial gains from it. It will offer very few local employment opportunities - just 14-15 people from a 27 hectare site. There are inadequate public transport links and no pavements for walking. The site will pose a danger to HGVs pulling out onto Palmer Avenue, already busy from HGVs serving the base during the week and the many cyclists, including our family, that use this popular route. Conservation Target Areas (CTAs) - there are CTAs very near to the proposed development, as well as BBOWT's Meadow Farm. Chickens can carry bacterial diseases and the ammonia from their waste can have detrimental and irreversible effects to these areas of conservation. Cherwell Local Plan clearly states that there is the need for the district's biodiversity to be protected. This application is a risk to the area's biodiversity - and these areas should be protected especially at a time when the environment is at global risk. If we don't start protecting our environment locally, then how will we ever reverse or halt the damage on a global scale? SSSI at Arncott Bridge Meadows - this special area of conservation will be downstream from the proposed development. This area needs to be spared the risk of environmental damage by 59,000 chickens and their associated muck etc. leaching into the soils at times of flood and the potential air pollution that so many birds will bring. Food Mitigation Report - this latest report is hypothetical as there was no on site analysis of the flood risk. So this report is insufficient for an area that regularly floods. The force of nature will override any flood control proposed by the applicants. At the end of the day, this unit will be built on clay soil and part of it on a flood plain. You cannot alter the nature of the soil upon which this vast unit will be placed - clay soil is impervious and does not drain well. It is well known that the River Ray floods on a regular basis. A recipe for disaster for the local wildlife, flora and fauna - and no less for the 59,000 chickens that will also be exposed to the damaging effects of flood. The Assessment of Need Report itself, says: "I have been provided with evidence that in flocks of this size, there is a high risk of panic. This can quickly lead to stress, massing, suffocation and death" Surely, for the sake of the welfare of the hens and the potential flood risk they face, this site is not well suited to an intensive farm of this scale? Based on the points above, I feel strongly that this application should be refused.</p>
Received Date	12/05/2020 14:53:39

Attachments



From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 12 May 2020 15:04

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 20/00871/F

New comments have been received for application 20/00871/F at site address: OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott

from Neil Ash

Address:

30 Grebe Road, Bicester, OX26 6EL

Comment type:

Objection

Comments:

We object to the proposed development 20/00871/F of the egg production unit at Palmer Avenue, Arncott, for the following reasons:

Odour emissions - the smell from chickens is noxious and is likely to affect thousands of residents in the villages surrounding the site. We regularly visit relatives in Ambrosden and have experienced the smell from the chickens that were kept at the Faccenda unit just north of the village. From a residents' welfare perspective, this application for an intensively farmed chicken unit should not be allowed in such close proximity to so many villages. This is especially the case for the many young families that have chosen to relocate to the new build developments, to enjoy the nearby open pastureland and countryside.

The odour report, issued by the applicants, is purely hypothetical. Anecdotal evidence from residents living at Weston-on-the-Green, near to an existing (and fairly recently built) chicken unit, say that their village is regularly filled with the revolting smells from it. Once this unit is built, it will be too late to do anything about the smell - these reports are just a box ticking exercise to get the plans through. In reality, fancy filtration systems have very little effect. And the filtration system proposed for the unit, will have no effect on the chickens ranging outside. The odour report is therefore insufficient.

HMP Bullingdon Prison - the map of the site suggests the chicken unit is very near to the high security prison, which means many prisoners will be subjected to the putrid smells with no means of being able to get away from it. Surely a breach of their human rights?

Not a sustainable development - 'sustainable development' is about change for the better. The only change for the better with this development will be for the expanding poultry company who stand to make huge financial gains from it. It will offer very few local employment opportunities - just 14-15 people from a 27 hectare site. There are inadequate public transport links and no pavements for walking. The site will pose a danger to HGVs pulling out onto Palmer Avenue, already busy from HGVs serving the base during the week and the many cyclists, including our family, that use this popular route.

Conservation Target Areas (CTAs) - there are CTAs very near to the proposed development, as well as BBOWT's Meadow Farm. Chickens can carry bacterial diseases and the ammonia from their waste can have detrimental and irreversible effects to these areas of conservation. Cherwell Local Plan

clearly states that there is the need for the district's biodiversity to be protected. This application is a risk to the area's biodiversity - and these areas should be protected especially at a time when the environment is at global risk. If we don't start protecting our environment locally, then how will we ever reverse or halt the damage on a global scale?

SSSI at Arncott Bridge Meadows - this special area of conservation will be downstream from the proposed development. This area needs to be spared the risk of environmental damage by 59,000 chickens and their associated muck etc. leaching into the soils at times of flood and the potential air pollution that so many birds will bring.

Food Mitigation Report - this latest report is hypothetical as there was no on site analysis of the flood risk. So this report is insufficient for an area that regularly floods. The force of nature will override any flood control proposed by the applicants. At the end of the day, this unit will be built on clay soil and part of it on a flood plain. You cannot alter the nature of the soil upon which this vast unit will be placed - clay soil is impervious and does not drain well. It is well known that the River Ray floods on a regular basis. A recipe for disaster for the local wildlife, flora and fauna - and no less for the 59,000 chickens that will also be exposed to the damaging effects of flood. The Assessment of Need Report itself, says: "I have been provided with evidence that in flocks of this size, there is a high risk of panic. This can quickly lead to stress, massing, suffocation and death" Surely, for the sake of the welfare of the hens and the potential flood risk they face, this site is not well suited to an intensive farm of this scale?

Based on the points above, I feel strongly that this application should be refused.

Case Officer:
Bob Neville

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Wendy Wilkins"/>
Address	<input type="text" value="31 Murcott Road, Upper Arncott, Bicester, OX25 1PL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am requesting that this application be taken to full committee as it is very a controversial application with huge potential impact on the surrounding villages. My husband and I personally object to this application as residents of Arncott. This kind of establishment just should not be built anywhere near residential areas. The stench would be unbearable and prevent residents of Arncott from enjoying their own homes and gardens. We already have other similar facilities in the vicinity including in Ambrosden which affect us when the wind is from that direction. This would be another direction from which the smell would come. There would be an increase in dust and pollutants which would easily be carried to our homes. There would be a likelihood of rats and other vermin. We would see a rise in the number of flies increasing the risk of disease. The risk of bird flu is should not be ignored especially in the light of the current pandemic. The nearby river would be at risk of pollution as this is on a floodplain and the waste from outside the buildings would likely end up in the river causing devastation to the environment. The prison would be adversely affected which would not be good for the prison population and would put the staff at risk. Traffic through the village and all adjoining roads would increase substantially. There are already a lot of large vehicles through Arncott due to the MOD. I cannot see that this facility will improve employment to the area. I object to the siting of a house on the property which opens up the likelihood of further housing development in the future."/>
Received Date	<input type="text" value="15/04/2020 15:28:32"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Name	Tim Curry
Address	32 Norris Road,Upper Arccott,Bicester,OX25 1NZ
Type of Comment	Objection
Type	neighbour
Comments	<p>Thank you for this chance to comment but disappointed to see this application back again. This is not a suitable development for this area and does not support local businesses. The owners of the proposed facility live very far away and unlikely to be engaged with the concerns of this community. Their development is another lost agricultural space which previous was well used for other farming purposes. I am concerned about obnoxious odour coming from the facility. There is a chicken farm on the other side of Bicester which we can smell from time to time - and that is over 4 miles away. Having one so close will make it unbearable. Nothing in the application deals with this. There is a risk of increased traffic and increase in local noise. The application does not deal sufficiently with the risk of pollution to the River Ray, particularly in light of the increased risk of flooding as has been seen for the last few years. There is also a risk of increased rodent infestation - already a problem due to dilapidated MOD property near by. In terms of animal welfare, the numbers of chickens that will be intensively farmed and then disposed of is horrific. New homes are being built near by and I am sure none of them will want to sit in their gardens once the smell of this facility wafts over. The smell of the facility will inevitably affect local house prices as a result and represent another imposition of undesirable pollution of village life which is already impacted by road noise, MOD traffic and the local motor cross park. Many thanks Tim</p>
Received Date	18/05/2020 19:59:16
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Kelly Kennedy"/>
Address	<input type="text" value="32 Orchard Close,Upper Arccott,Bicester,OX25 1QT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please do not allow this egg/chicken farm to be built here. I fear that the smell and air pollution will severely affect my asthma and our quality of life. We already put up with antisocial behaviour from the local traveller site, and noise from the motor-cross park. A stink and dust from a chicken farm would make a summers day even worse!"/>
Received Date	<input type="text" value="21/05/2020 17:27:42"/>
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 28 April 2020 11:34
To: DC Support
Subject: New comments for application 20/00871/F

Follow Up Flag: Follow up
Flag Status: Completed

New comments have been received for application 20/00871/F at site address: OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott

from alan hopkins [REDACTED]

Address:
Elliott Cottage,33 Lower End,Piddington,Bicester,OX25 1QD

Comment type:
Objection

Comments:

I'm shocked to hear that this application is even being considered without an Environmental Impact Assessment. It is a known fact that ammonia from chicken excrement is a danger to humans and local eco systems. I am unable to see from the application where or how the applicant intends to dispose of this toxic waste. I therefore have to object to this application on this point alone, however there are other points to consider to object to this application.

The proposed area is known for regularly flooding - again any waste could easily be "washed" into the local river and effect the biodiversity of the surrounding area. Having a Chicken Farm at Wendlebury we all know the odour impact it has on a local environment, are the council going to commission an independent odour report, and share its findings with the local residents? Also all the international visitors to Bicester Village (2nd most visited Tourist location in the UK) could remember the area as "that smelly place" - again influencing a possible return. The local road infrastructure cannot accommodate the additional traffic/ road use this application will bring. The lack of public transport in the area means that additional transport movements HAVE to increase - on a road that has no pavements! The Councils own planning statement states plans must be sustainable, how can a project this dangerous be sustainable. Employment? very little, adding value to local community? very little? Fitting in with the local landscape? Not really. I hope the planning committee refuse this application.

Case Officer:
Bob Neville

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Mary Smith"/>
Address	<input type="text" value="33 Woodpiece Road,Upper Arncott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My reasons for objection are: Is there really a need for this site? The proposed site is prone to flooding. Dust created from feed, an increase in flies, at the moment flies are a problem in the summer making it a health hazard, the proposed site will make it harder still to cope with this. There is a similar site in Ambrosden which produces an acrid smell as it is, this other proposal will produce similar odours, not to mention the vermin that it will cause.Traffic will certainly increase with deliveries and removal of waste products. There is already a high volume of traffic with the MOD sites. Noise pollution from the moto cross, M40. We have a travellers site, prison, moto cross site, MOD sites, extra housing, gradually taking away our green field areas. I have lived in Arncott for over 30 years."/>
Received Date	<input type="text" value="18/04/2020 16:34:03"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Rebecca"/>
Address	<input type="text" value="34 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already have a massive fly problem and the smell would be terrible.we do not want or need it in this area its been objected to first time."/>
Received Date	<input type="text" value="30/04/2020 22:42:18"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Stuart"/>
Address	<input type="text" value="34 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The smell of a egg production plant is disgusting and not some thing I wish to smell from my house"/>
Received Date	<input type="text" value="30/04/2020 22:49:12"/>
Attachments	

Rachel Tibbetts

From: Planning
Sent: 28 April 2020 16:39
To: DC Support
Subject: FW: Planning Application - 20/00871/F

Follow Up Flag: Follow up
Flag Status: Completed

From: Pawel Wieczorek [REDACTED]
Sent: 28 April 2020 15:06
To: Planning <Planning@Cherwell-DC.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: Planning Application - 20/00871/F

Hello,

I have been made aware of this plan for construction of the huge free-range egg production facility in my area (Arncott) that have been resubmitted.

I have been against the initial plan and I would resubmitt all of mu concerns again this time.

From the information that I have found again it does not give any information regarding impact on the air pollution and chicken muck odour in the area.

The experience that we have currently with the farm located outside Ambrosden we know that the smell can be very disturbing. Having another facility in close distance will increase this odour level.

In the document that have been found it is stated that some of the chicken muck will be spread on the nearby lands. This will definitely increase the dust and odour in the area.

Over the past couple of years the amount of flies in the area have drastically increased and I am very worried that having chicken farm in close proximity that will dispose chicken waste on the local land will have additional impact on the amount of the flies in the area.

This production facility does not give back to the community much in terms of work opportunity but if it will go ahead it may affect the well-being of the residents of four neighbouring villages and may drastically reduce the value of the house in the region. I can also imagine that the transport of the eggs and waste disposal (about 16 tonnes per week) will also increase the traffic on the local roads and this by itself will have huge impact in the air pollution and odour.

Based on the above concerns I would strongly object to the proposed plan.

I am sure that more remote location can be found for that kind of production facility where it will not affect any local communities.

Best regards
Pawel Wieczorek
OX25 1QU
Upper Arncott

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Stephen Wells
Address	35 Woodpiece Road, Upper Arccott, Bicester, OX25 1PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I personally object to this application being a long time resident of Arccott. The proposed development will be situated within an area that is already subject to extensive flooding during very wet spells of weather and does not protect or afford any benefit to our natural environment. The unpleasant smell from the unit will add to those coming already coming from a similar complex at Ambrosden. These will be amplified when the chicken muck is being removed especially if the muck is spread on local fields. There is likely to be an increase in nuisance flies at this time and especially during the hot summer months. Also dust from the feed will cause issues adding to an already unpleasant and unhealthy problem. The volume of traffic will increase with deliveries to the site, transport of the eggs away from the site and removal of waste products from the site including chickens past their egg producing days. Palmer Avenue already experiences high volumes of traffic as it is used by HGV's coming to and from the MOD estates and surrounding businesses. Arccott is already affected by noise pollution from the M40, additional traffic to and from HMP Bullingdon and the Motocross site. The demand for this development is not sustainable and affords little or no local employment.</p>
Received Date	28/04/2020 15:49:07
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Penny Wells"/>
Address	<input type="text" value="35 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="As a resident of Arccott, I personally object to this application. The proposed development does not protect or afford any benefit to our natural environment. It will be situated within an area that is already subject to extensive flooding during very wet spells of weather. The smell from the unit will be most unpleasant . The community already experiences noxious smells from a similar complex at Ambrosden . During the summer months, dust from the feed will cause issues and there is likely to be an increase in nuisance flies, adding to an already unpleasant and unhealthy problem. The volume of traffic will increase with deliveries to the site and removal of waste products from the site. Palmer Avenue already experiences high volumes of traffic as it is used by HGV's coming to and from the MOD estates and surrounding businesses. Arccott is already affected by noise pollution from the M40 , additional traffic to and from HMP Bullingdon and the Motocross site. The demand for this development is not warranted as there are already other egg production units in the area."/>
Received Date	<input type="text" value="18/04/2020 14:22:25"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Paula Gracie"/>
Address	<input type="text" value="36 Birch Road, Ambrosden, Bicester, OX25 2RX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My main objection is the terrible smell. We already experience terrible overpowering smell from the other chicken farm which is further away. It's so strong you can't open your windows or enjoy the outside. It's far worse smell than any other farming. The location for this application is much closer to my home and larger. It's bad enough all the housing being built on green spaces but at least the impact is just visual and not inside my home, that would be intolerable."/>
Received Date	<input type="text" value="20/05/2020 19:18:53"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Mandy"/>
Address	<input type="text" value="36 Norris Road,Upper Arccott,Bicester,OX25 1NZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="objection to the smell the chicken farm will produce and extra traffic etc round the village"/>
Received Date	<input type="text" value="30/04/2020 22:27:04"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Nicola Mcneill"/>
Address	<input type="text" value="36 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Chicken poop often and smells bad, given the latest trend of summers being on the hotter side, with the cattle farm located on Woodpiece Road they would be numerous complaints."/>
Received Date	<input type="text" value="14/04/2020 22:13:08"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation	
Name	Geoff Foster
Address	37 Mill Lane,Upper Arncott,Bicester,OX25 1PB
Type of Comment	Objection
Type	neighbour
Comments	<p>Good afternoon, I wish to object to this application on the grounds detailed below. I would ask that the application be taken to full committee for consideration. As a general point, I would like to raise the fact that there are numerous inconsistencies across the various supporting documents, which potentially invalidate some of the reports or mitigating factors.</p> <ol style="list-style-type: none">1. Pests - The village of Arncott currently already suffers badly from flies in the summer (disproportionately relative to other villages in the area). We have also had recent rat infestations requiring council intervention. The proposed development would only add to this. There are some statements in Design and Access statement which talk about 'reduced pest activity especially flied [sic]'. This therefore implies that there will be some additional pest activity expected relative to the current pasture field. The statement talks about measures to keep flies out of the building, but nothing to control them or their spread locally. In my experience, where ever there are chickens, there are also rats, which again is admitted in the D&A statement.2. Odour / Dust - This is a major consideration. It is well known that chicken facilities have a strong odour and notable dust emission. This is a concern for Arncott village but I would have thought also much more significant for HMP Bullingdon which is very close to the application site. I would have thought that anything which significantly altered the environment there would be a cause for alarm. The fact that HMP Bullingdon is not even mentioned in the odour report is alarming. There are discrepancies in the frequency of waste removal between the design and access statement (10 days) and the odour report (4 days). Which is correct and if it is the former, does that invalidate the odour report? There are further discrepancies in the methods of ventilation across the supporting documents which may affect the level of odour released.3. If the waste is removed directly from the chicken shed onto lorries as per the D&A statement and Dust Management plan, why do they then need a 15x8m 'Muck Store' as described in the D&A statement.4. Environmental Impact - There are a number of concerns: The leaching of ammonia into the environment from chicken facilities is a risk. Again, there are discrepancies with the application supporting documents. The 'Munters' filtration unit cited as a mitigating measure is not mentioned in the design and access statement, where it states the use of different technology to mitigate noise. Which will be used? Similarly, the statement in the dust report that extraction is on the sides of the building is at odds with the D&A statement. The area drains into the River Ray. This in turn flows into the Otmoor conservation area so any pollution that is introduced will have an impact on that protected area. The fact that the site will be enclosed with electric fencing (D&A statement) and will mean the loss of habitat and transit routes for existing wildlife. The site is not located 'in a natural hollow' as per the D&A statement. It is on flat land. Flat land that is on the flood plain of the River Ray. If you had seen the site back in January this year, you could appreciate that the location is more suited to ducks than chickens! The 'manure management plan' is a token gesture at best, consisting of an email copied into a report format with no defined conclusion. There is nothing about frequency of removal, access, traffic management etc etc.4. On site dwelling - the needs cited for this property are tenuous in the extreme. So much so that it makes me think the whole application is a backdoor to getting a future residential development on the site. I would ask that if the application is granted, some sort of safeguards are put in place in terms of planning conditions to prevent this ever happening. I do not see the need for any sort of on site dwelling. It's not like there is a shortage of new housing locally!5. Finally, there is no need or benefit for this facility within the local area. The employment provided is negligible, in an area where there is already extremely low unemployment. We already have egg production locally. In short, the potential downsides to this development massively outweigh any benefit that it provides. Regards Geoff Foster

Received Date

14/04/2020 17:12:13

Attachments

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Sharon Gordon"/>
Address	<input type="text" value="37 Murcott Road, Upper Arcott, Bicester, OX25 1PL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Upper Arcott already has a problem with flies which I believe would only be increased by the location of a chicken farm so close to the village. The residents of the village are already unable to leave doors and windows open for several weeks during warm weather and the prospect of this being an ongoing, increased problem combined with the offensive smells a chicken farm gives off and also the possibility of increased traffic will only have a negative effect for Upper Arcott residents and the value of their property."/>
Received Date	<input type="text" value="15/04/2020 15:43:49"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Charmaine winman"/>
Address	<input type="text" value="37 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Our village already has tons of flies in it during the summer and a bad smell coming from the farm we really dont need a chicken farm adding to it"/>
Received Date	<input type="text" value="01/05/2020 00:23:37"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Matthew Smallbone"/>
Address	<input type="text" value="39 Avocet Way, Bicester, OX26 6YN"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I believe that this is a fantastic venture, supporting local workers, local production and pushing forward production at a time where investment in our countryside and self sufficiency are a vital and important matter."/>
Received Date	<input type="text" value="20/05/2020 19:30:41"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Elizabeth"/>
Address	<input type="text" value="40 Briar Furlong, Ambrosden, Bicester, OX25 2AD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="More traffic and more bad smells? No thank you!"/>
Received Date	<input type="text" value="17/05/2020 09:55:41"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Rebecca Blackmore
Address	40 The Village Close, Upper Arccott, Bicester, OX25 1QU
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to state that I strongly object to the application for planning for the Egg Production Unit to be built on land near my home. I consider that the building and plant would be of detriment to the surrounding area, causing pollution to the environment, both air pollution due to the chemicals and waste that will no doubt be used and caused respectively; and in addition noise pollution of the factory itself and associated increase in traffic. I also object to the effect that this pollution would have on the wildlife and believe it is an area of conservation that should be protected. In addition it would cause a visual eyesore to this area which is currently a landscape that is valued and treasured. I must also object on behalf of the prisoners at Bullingdon Prison, who may not be able to object themselves. Please do not allow this to happen.</p>
Received Date	01/05/2020 09:53:49
Attachments	

From: Ann Cummings
Sent: 01 May 2020 16:03
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: Fwd: Objection to 19/00644/F

Subject: Objection to 20/00871/F

Dear Sir / Madam,

I am very concerned by the news that a large egg production facility is planned for the area between Piddington and Ambrosden. Regular trips to Bicester in hot weather have ensured that I know how bad the odour can be from such facilities - there are days when Bicester absolutely stinks due to the facility situated next to Bicester Avenue. Have the Council commissioned their own independent odour report or are you relying on information supplied by the Applicant? I have a large garden that I enjoy working in and do not want to be forced to be indoors due to the smell outside.

I am also surrounded by conservation areas, protecting orchids and great crested newts, a fact that I am deeply appreciative of. I regularly take part in bird and butterfly counts and see deer, jays and woodpeckers on an almost daily basis. How lucky are we to have such countryside on our doorstep given how much building is going on around us and how much destruction we are inflicting on our environment? Is there an Environmental Impact Assessment for this development? If so, can we please see it? How is the environment and those creatures and plants within it going to be protected from damage by this development?

I object to the fact that a company based in Rugby is planning this development not in their back yard but miles away - affecting people and an area whom they have no knowledge of and no concern about. If their planning application is passed and there are subsequent problems, how easy will it be to access the people involved? They will, in affect, be absentee landlords. Why is this development not being planned for their own locality? Have they tried and failed locally? What is our locality going to gain from this development other than noise, smell, pollution and increased traffic? We already have the MOD, a prison and the threat of the Expressway in this area - why should we have 59,000 chickens as well?

I am also struck by the timing of this application - are they hoping for an easier ride given the fact that all our attention is currently on the pandemic rather than on planning applications? What are they doing in relation to the pandemic, other than using it to get their planning application through?

My final objection is based upon the fact that surely we should not be supporting farming in this way anymore. All the evidence is that people no longer want intensively reared chickens from a unit such as this - more and more people want to know where their food has come from, how it has been reared and confirmation that it has had a good life before it reaches the plate. We should be supporting farmers to do this in an environmentally sound way and the proposed application does not deliver this. A facility for 59,000 chickens is not what the majority of us understand and expect from 'free range' - it is intensive farming with all the issues that go with that.

I object strongly and would like my views taken into account when this application is heard.

Thank you
Ann M Cummings
43 Lower End,
Piddington
OX25 1QD

From: JOHN COOPER

Sent: 30 April 2020 12:41

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: Planning Application 20/00871/F Egg Production Unit at ARNCOTT

I wish to strongly object to the above application on the following grounds

(1) There has been no specific flood analysis carried out at the site, the impact of droppings from 59,000 chickens being washed into the River Ray will be very serious, not least on the local farms that are downstream of the site, who rely on the water being of sufficient quality to allow their livestock to drink it. The water quality is measured by Thames Water to ascertain that it meets standards, and that fish can thrive in the river. Many of our local watercourses are no longer good habitats for fish, as any angler will confirm, and further pollution higher upstream will worsen an already poor situation.

(2) There are no plans in place to control the release of ammonia from the chickens whilst ranging outside of the buildings.

(3) Pest and odour management plans do not address the issues of smells and fly infestations caused by chicken droppings in the outside areas.

(4) There are discrepancies between the Odour Report and the Design and Access Statement regarding the frequency of removal of the accumulated chicken muck. Whilst it is stated there will be no on-site storage of muck, plans include a 6m x 15 m muck store. How much will this accommodate, and is it for temporary storage between the 4 day (or 10 day) muck removal cycle?

(5) The location of the site that is to receive the muck, and the proposed route to deliver it, should be identified. Unless the muck is to be ploughed in or otherwise treated or disposed of it is simply moving the nuisance to another site, probably with a trail of spillage from the unit to the receiving site. If it is not a local site the additional 'muck miles' are additionally environmentally unfriendly.

(6) The proximity of the site to valuable local wildlife sites gives cause for concern about the threat of damage to these ecosystems.

(7) The site is also adjacent to HMP Bullingdon, where the staff and inmates will be most likely to suffer from the noise, smells and fly infestation problems that the unit will cause.

(8) There is no public transport to the site, and very few job opportunities relative to its size and impact on the area, meaning it is not a sustainable development.

Please consider these points very seriously when determining the outcome of this application, as the impact of a successful application on the local area will be enormous.

Yours sincerely

John Cooper
Past Chairman, Arncott Parish Council

43 Ploughley Road
Lower Arncott
Bicester
OX25 1NY

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Valerie Knight"/>
Address	<input type="text" value="46 Birch Road, Ambrosden, Bicester, OX25 2RX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to object to this proposal due to the fact that planning permission was not granted previously. Also with it being close to a village the smell would be bad for the residents and I feel it will not be good for the environment. Also it is not good for the welfare of the chickens. Increased transport would not be good so close to surrounding villages."/>
Received Date	<input type="text" value="20/05/2020 10:35:37"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Jac osborne"/>
Address	<input type="text" value="46 The Village Close,Upper Arccott,Bicester,OX25 1QU"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My family and I are completely AGAINST the proposal because it will increase traffic on very small roads, it will make the air in the area extremely foul to smell. It will be very disruptive and very noisy to our local village life. Also will have a detrimental effect to our local wildlife."/>
Received Date	<input type="text" value="30/04/2020 10:32:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Sarah Peedell
Address	48 The Village Close, Upper Arncott, Bicester, OX25 1QU
Type of Comment	Objection
Type	neighbour
Comments	<p>Re: Planning Application no 20/00871/F - Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F I am writing regarding the aforementioned planning application. Like many other neighbours and local residents, I am extremely concerned by this application and would appreciate if you could note the following reasons for my objections: The latest flood mitigation report admits that 'no flood analysis was possible at the site', but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils - near a river that regularly floods - until it is too late. As a local resident, we see the effects of the prolonged flooding episodes of the River Ray first hand. Nearly half of the site will be in a designated flood zone, where chicken muck will become a slurry, affecting wildlife and eventually washing into the river basin. The attenuation basins proposed are not a 'quick fix', as our climate continues to become warmer and wetter over time. The council needs to commission a more detailed, independent flood risk assessment of their own. Without it, this site will be built, major flood problems will occur and it will then be a case of too little, too late. Cherwell District Council has ruled that an Environmental Impact Assessment (EIA) is not required for this application. As a local resident, this demonstrates the council's lack of awareness and understanding of the local pasture land in question, which backs onto countryside that has been designated as protected wildlife sites. An EIA should be mandatory for the magnitude and potential adverse environmental effects this application is likely to have. To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%, which in itself, sounds optimistic. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? What are the ammonia levels that will be released from the paddocks? (It is widely accepted that an average chicken will release 60grams of ammonia per day.) In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited OUTSIDE, in the ranging areas. In the Odour Report, it is cited that around of droppings will be outside (if this accurate, then this will come from approximately 11,800 roaming birds). So how will the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents. Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1 buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct? The Manure Plan is completely insufficient, based on a brief email. Additionally, plans are only in place to remove muck from within the egg laying building - not the whole site. How will this be dealt with? Currently, there is no proposal for this. As things stand, tonnes of chicken muck will be deposited and accumulate on the outside paddocks each and every day, creating a health and environmental hazard for thousands of people and the wildlife. How will the stench from thousands of chickens roaming outside the egg unit be controlled? This has yet to be properly addressed - loose assumptions are insufficient when thousands of local people are in line to be affected. A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area. The viewpoint photos in the current Landscape and Visual Impact Assessment are misrepresentative. In particular, plates 4, 5, 7, 8 and 9 are inaccurate. Most of the photos show the viewpoints, either in the opposite direction to where the unit will be sited, or just</p>

capture - rather conveniently - a frame of fuller vegetation. This is not a true representation of the areas in question. The photos have also been taken in the summer when vegetation is at its fullest. During the winter months, when trees and shrubs have died back, the unit will be clearly visible from the noted road and footpaths in the area, making it a complete eyesore. The site should have been visited and assessed in winter instead. Therefore the current report is flawed. The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep. The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights? The development will be directly south east of Five Acres Primary School, where hundreds of children stand to be affected by poultry dust drifting in the air, which can be a risk to those with respiratory issues, as well as having to endure the smell emitted from the unit. Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development - and there is no public transport to the site. These points should demonstrate that this proposal is not fit for purpose when so many local people are to be adversely affected. These units produce significant amounts of waste, pollution and are a nuisance and a potential health risk to so many local people in the area and the nearby protected wildlife sites. Therefore, based on these reasons above, this application should be refused. Yours sincerely Sarah Peedell

Received Date

22/05/2020 14:49:09

Attachments

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Michael Micklethwaite"/>
Address	<input type="text" value="52 Willow Road, Ambrosden, Bicester, OX25 2RR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I've lived in Ambrosden for many years, and the smell that we have to endure during the year is not pleasant. For some reason they seem to do there cleaning out on the hottest days, so your not able to enjoy the day because of the smells. Then you have to close all your windows and doors to try and keep the smells out. I would strongly not recommend To have a new chicken farm near the surrounding villages."/>
Received Date	<input type="text" value="16/06/2020 08:18:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Gillian"/>
Address	<input type="text" value="53 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I want to strongly object! I am extremely concerned about odour . I am very worried that I will smell this from my garden in Piddington as my home is over the fields opposite Palmer ave. Then there's the added problem of vermin!! And Flies. Also light Pollution at night . And how noisy might it be??? simply PLEASE don't allow this project !"/>
Received Date	<input type="text" value="15/04/2020 23:17:40"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Nicholas speke"/>
Address	<input type="text" value="55 Murcott Road,Upper Arccott,Bicester,OX25 1PL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to object to this planning application of the egg production unit situated on palmer Avenue for a number of reason. The first being the smell and pollution that it would cause to local residents of the area. We already have a similar facility located just down the road and that generates an horrendous smell. The second reason is due to the increased traffic around the local area. I believe this would have a detrimental effect to infrastructure, roads etc. Thirdly, the application for this facility has already once been declined by residents and the local committee, should this decision now go against the outcome of that previous judgement? Lastly, this facility will damage the environment and have a huge impact on local wildlife that habitats the areas surrounding this proposed development. Please take my objection into consideration. Thanks"/>
Received Date	<input type="text" value="14/04/2020 16:13:53"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Sophie Humphrey"/>
Address	<input type="text" value="55 Murcott Road, Upper Arcott, Bicester, OX25 1PL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Reasons for objection: Traffic pollution Air pollution (including factory/production smell) Environmental pollution Animal rights"/>
Received Date	<input type="text" value="14/04/2020 17:12:36"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Michaela Middleton"/>
Address	<input type="text" value="55 Woodpiece Road,Upper Arccott,Bicester,OX25 1PJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We don't need another chicken farm, as we have one at ploughly Road already, it has a bad smell, and affects the villagers in Ambrosden. We don't want that to effect our village here in Arccott. This will bring more trucks and pollution to our area and it's not something we want for our children."/>
Received Date	<input type="text" value="15/04/2020 20:30:55"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Jakob Sharman"/>
Address	<input type="text" value="57 Buchanan Road, Upper Arccott, Bicester, OX25 1PE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The village already has a problem with the number of flies in the summer. This will make it almost impossible to relax outside. I would consider moving house if this application is granted."/>
Received Date	<input type="text" value="14/04/2020 16:16:47"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Amanda jerman"/>
Address	<input type="text" value="57 Buchanan Road, Upper Arccott, Bicester, OX25 1PE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This will cause huge disruption to the village causing more flies, which we already have loads off. The development is not welcomed in the village"/>
Received Date	<input type="text" value="16/04/2020 08:37:47"/>
Attachments	

From: Andrew Hancock
Sent: 30 April 2020 13:16
To: Planning <Planning@Cherwell-DC.gov.uk>; DC Support <DC.Support@cherwell-dc.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: OBJECTION to Planning application 20/00871/F Egg Production Unit, Arncott (Cherwell District Council)

Name: Andrew Hancock
Address: 57 Woodpiece Road, Upper Arncott, Bicester OX25 1PJ
Date: 30/04/2020

OBJECTION to Planning application 20/00871/F Egg Production Unit, Arncott (Cherwell District Council)

I am writing to voice my strong objection to the planning application re-submitted by Rugby-based Potters & Sons Poultry for the proposed huge agri-business Egg Production Unit for approx. 59,000 chickens, cited at a location north of the village of Arncott, Oxfordshire.

I am led to believe their latest re-submission has revised the location of the proposed dwelling house- which is largely irrelevant. Along with a new report submitted addressing the flood risk to the site and how they intend to manage that, along with how they plan to deal with the ammonia released by the birds- a by product of chicken manure which is a risk to human health and the environment.

No matter how Potters & Sons Poultry try to re-dress their proposal, it does not digress from the fact they intend to build yet another 'big shed' business in a currently beautiful country setting which does nothing but benefit the few, to the detriment of all local residents and the environment. The area surrounding Bicester is currently teeming with big shed businesses popping up in greenfield sites- a plague which must be controlled and managed before the countryside disappears under concrete! The re-submission still proposes a big 'blot on the landscape' shed to be built on green agricultural land, bringing along with it associated putrid smells of chickens and ammonia, flies, dust and transportation trucks driving too and from the site down currently quiet country roads. Not to mention a hellish unnatural environment for chickens who deserve a better existence than to be rammed into congested sheds simply reared for profit.

And why Cherwell District Council has informed that previous objections lodged by residents last year are null and void is beyond comprehension? For what reason? The proposal is essentially the same!

Additional points to consider in my objection:

- The latest flood mitigation report admits that 'no flood analysis was possible at the site' but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils - near a river that regularly floods - until it is too late. As a local resident, we see the effects of the flooding of the River Ray first-hand. We believe the council should commission a more detailed flood risk assessment.
- To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? (It is widely accepted that an average chicken will release 60grams of ammonia per day.)
- In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside, in the ranging areas. In the Odour Report, it is cited that around 5 of droppings will be outside. So how will

the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents.

- Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1% buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct?
- A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.
- The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep.
- The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights?
- Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development - and there is no public transport to the site.

I hope you consider all the above points when concluding that my objection to this proposal has been taken seriously. And in light of this I would hope you proactively implement the powers afforded by the position you hold (following the people voting for you), to the very best of your ability when representing and defending my views.

For the sake of the chickens, the residents, the environment, and the beautiful countryside I trust you will do your best to prevent this unwanted foul, dirty, smelly inhumane proposal.

Yours faithfully,

Andrew Hancock
local resident

From: Noriko Fiko

Sent: 01 May 2020 11:56

To: Planning <Planning@Cherwell-DC.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: OBJECTION to Planning application 20/00871/F Egg Production Unit, Arccott (Cherwell District Council)

Name: Noriko Nattaya Fiko

Address: 57 Woodpiece Road, Upper Arccott, Bicester OX25 1PJ

Date: 31/04/2020

OBJECTION to Planning application 20/00871/F Egg Production Unit, Arccott (Cherwell District Council)

I am writing to voice my strong objection to the planning application re-submitted by Rugby-based Potters & Sons Poultry for the proposed huge business Egg Production Unit for approx. 59,000 chickens, cited at a location north of the village of Arccott, Oxfordshire.

I am led to believe their latest re-submission has revised the location of the proposed dwelling house- which is largely irrelevant. Along with a new report submitted addressing the flood risk to the site and how they intend to manage that, along with how they plan to deal with the ammonia released by the birds- a by product of chicken manure which is a risk to human health and the environment.

No matter how Potters & Sons Poultry try to re-dress their proposal, it does not digress from the fact they intend to build yet another 'big shed' business in a currently beautiful country setting which does nothing but benefit the few, to the detriment of all local residents and the environment. The area surrounding Bicester is currently teeming with big shed businesses popping up in greenfield sites- a plague which must be controlled and managed before the countryside disappears under concrete! The re-submission still proposes a big 'blot on the landscape' shed to be built on green agricultural land, bringing along with it associated putrid smells of chickens and ammonia, flies, dust and transportation trucks driving too and from the site down currently quiet country roads. Not to mention a hellish unnatural environment for chickens who deserve a better existence than to be rammed into congested sheds simply reared for profit.

And why Cherwell District Council has informed that previous objections lodged by residents last year are null and void is beyond comprehension? For what reason? The proposal is essentially the same!

Additional points to consider in my objection:

- The latest flood mitigation report admits that 'no flood analysis was possible at the site' but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils - near a river that regularly floods - until it is too late. As a local resident, we see the effects of the flooding of the River Ray first-hand. We believe the council should commission a more detailed flood risk assessment.
- To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? (It is widely accepted that an average chicken will release 60grams of ammonia per day.)
- In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside, in the ranging areas. In the Odour Report, it is cited that around s of droppings will be outside. So how will

the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents.

- Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1% buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct?
- A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.
- The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep.
- The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights?
- Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development - and there is no public transport to the site.

I hope you consider all the above points when concluding that my objection to this proposal has been taken seriously. And in light of this I would hope you proactively implement the powers afforded by the position you hold (following the people voting for you), to the very best of your ability when representing and defending my views.

For the sake of the chickens, the residents, the environment, and the beautiful countryside I trust you will do your best to prevent this unwanted foul, dirty, smelly inhumane proposal.

Yours faithfully,

Noriko Nattaya Fiko
local resident

From: Marc Bowen

Sent: 03 May 2020 14:19

To: Planning <Planning@Cherwell-DC.gov.uk>; DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: OBJECTION to Planning application 20/00871/F Egg Production Unit, Arncott (Cherwell District Council)

Name: Marc Bowen

Address: 57 Woodpiece Road, Upper Arncott, Bicester OX25 1PJ

Date: 0/05/2020

OBJECTION to Planning application 20/00871/F Egg Production Unit, Arncott (Cherwell District Council)

I am writing to voice my strong objection to the planning application re-submitted by Rugby-based Potters & Sons Poultry for the proposed huge agri-business Egg Production Unit for approx. 59,000 chickens, cited at a location north of the village of Arncott, Oxfordshire.

I am led to believe their latest re-submission has revised the location of the proposed dwelling house- which is largely irrelevant. Along with a new report submitted addressing the flood risk to the site and how they intend to manage that, along with how they plan to deal with the ammonia released by the birds- a by product of chicken manure which is a risk to human health and the environment.

No matter how Potters & Sons Poultry try to re-dress their proposal, it does not digress from the fact they intend to build yet another 'big shed' business in a currently beautiful country setting which does nothing but benefit the few, to the detriment of all local residents and the environment. The area surrounding Bicester is currently teeming with big shed businesses popping up in greenfield sites- a plague which must be controlled and managed before the countryside disappears under concrete! The re-submission still proposes a big 'blot on the landscape' shed to be built on green agricultural land, bringing along with it associated putrid smells of chickens and ammonia, flies, dust and transportation trucks driving too and from the site down currently quiet country roads. Not to mention a hellish unnatural environment for chickens who deserve a better existence than to be rammed into congested sheds simply reared for profit.

And why Cherwell District Council has informed that previous objections lodged by residents last year are null and void is beyond comprehension? For what reason? The proposal is essentially the same!

Additional points to consider in my objection:

- The latest flood mitigation report admits that 'no flood analysis was possible at the site' but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils - near a river that regularly floods - until it is too late. As a local resident, we see the effects of the flooding of the River Ray first-hand. We believe the council should commission a more detailed flood risk assessment.
- To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? (It is widely accepted that an average chicken will release 60grams of ammonia per day.)

- In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside, in the ranging areas. In the Odour Report, it is cited that around s of droppings will be outside. So how will the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents.

- Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1% buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct?

- A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area.

- The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep.

- The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights?

- Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development - and there is no public transport to the site.

I hope you consider all the above points when concluding that my objection to this proposal has been taken seriously. And in light of this I would hope you proactively implement the powers afforded by the position you hold (following the people voting for you), to the very best of your ability when representing and defending my views.

For the sake of the chickens, the residents, the environment, and the beautiful countryside I trust you will do your best to prevent this unwanted foul, dirty, smelly inhumane proposal.

Yours faithfully,

Marc Bowen

local resident

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Tania Tipping
Address	59 Buchanan Road, Upper Arncott, Bicester, OX25 1PE
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing regarding the aforementioned planning application. Like many other neighbours and local residents, I am extremely concerned by this application and would appreciate if you could note the following reasons for my objections: The latest flood mitigation report admits that 'no flood analysis was possible at the site', but taken from a generalised flood model of the area instead. This means it is largely theoretical and that no one will fully understand the full impact of 59,000 chickens ranging on a flood plain of clay soils - near a river that regularly floods - until it is too late. As a local resident, we see the effects of the prolonged flooding episodes of the River Ray first hand. Nearly half of the site will be in a designated flood zone, where chicken muck will become a slurry, affecting wildlife and eventually washing into the river basin. The attenuation basins proposed are not a 'quick fix', as our climate continues to become warmer and wetter over time. The council needs to commission a more detailed, independent flood risk assessment of their own. Without it, this site will be built, major flood problems will occur and it will then be a case of too little, too late. Cherwell District Council has ruled that an Environmental Impact Assessment (EIA) is not required for this application. As a local resident, this demonstrates the council's lack of awareness and understanding of the local pasture land in question, which backs onto countryside that has been designated as protected wildlife sites. An EIA should be mandatory for the magnitude and potential adverse environmental effects this application is likely to have. To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%, which in itself, sounds optimistic. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia deposition OUTSIDE the bird unit? What are the ammonia levels that will be released from the paddocks? (It is widely accepted that an average chicken will release 60grams of ammonia per day.) In the Pest Management Plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited OUTSIDE, in the ranging areas. In the Odour Report, it is cited that around of droppings will be outside (if this accurate, then this will come from approximately 11,800 roaming birds). So how will the applicants deal with ALL fly infestations, not just those inside the chicken house? Fly infestations are a real concern for local residents. Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? (A unit the length of 1 buses.) Also, there are discrepancies. One report (Design and Access Statement) says that muck will be removed every 10 days. Another report (Odour Report) says it will be every 4 days. Which is correct? The Manure Plan is completely insufficient, based on a brief email. Additionally, plans are only in place to remove muck from within the egg laying building - not the whole site. How will this be dealt with? Currently, there is no proposal for this. As things stand, tonnes of chicken muck will be deposited and accumulate on the outside paddocks each and every day, creating a health and environmental hazard for thousands of people and the wildlife. How will the stench from thousands of chickens roaming outside the egg unit be controlled? This has yet to be properly addressed - loose assumptions are insufficient when thousands of local people are in line to be affected. A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land to be? Local residents have a right to know if it is to be in our area. The viewpoint photos in the current Landscape and Visual Impact Assessment are misrepresentative. In particular, plates 4, 5, 7, 8 and 9 are inaccurate. Most of the photos show the viewpoints, either in the opposite direction to where the unit will be sited, or just capture - rather conveniently - a frame of fuller vegetation. This is not a true representation of the areas in question. The photos have also been taken in the summer when vegetation is at its fullest.</p>

During the winter months, when trees and shrubs have died back, the unit will be clearly visible from the noted road and footpaths in the area, making it a complete eyesore. The site should have been visited and assessed in winter instead. Therefore the current report is flawed. The chicken farm will be positioned just south of highly valued wildlife sites, home to rare species of insect, wildlife and vegetation. There are real concerns about the threat of damage to these fragile ecosystems, due to ammonia and the potential spread of any diseased birds. This development will not protect and enhance the biodiversity of our local, natural environment that thrives on our doorstep. The huge unit will be built next door to HMP Bullingdon, which holds 1,100 prisoners. Already a volatile environment, the potential smell from 59,000 chickens would just inflame the situation for the prisoners and staff. What about their human rights? The development will be directly south east of Five Acres Primary School, where hundreds of children stand to be affected by poultry dust drifting in the air, which can be a risk to those with respiratory issues, as well as having to endure the smell emitted from the unit. Finally, this development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development - and there is no public transport to the site. These points should demonstrate that this proposal is not fit for purpose when so many local people are to be adversely affected. These units produce significant amounts of waste, pollution and are a nuisance and a potential health risk to so many local people in the area and the nearby protected wildlife sites. Therefore, based on these reasons above, this application should be refused. On a personal reason I moved to Arcott for a healthy lifestyle, I have lung cancer and my little boy has Asthma I feel this would also have an effect on our health. Yours sincerely Tania.Tipping

Received Date

11/05/2020 18:54:39

Attachments

60 and 62 Merton Road
Ambrosden
Bicester
Oxon
OX25 2LZ

30th April 2020.

Cherwell District Council
Bodicote House
Banbury
OX15 4AA

Dear Sir

Town and Country Planning Act 1990

Application: 20/00871/F

Applicant's Name: Potters

Proposal: OUTLINE -.

Parishes: Ambrosden, Arccott and Blackthorn.

**OS Parcel 3300 North of Railway Line adjoining Palmer Avenue Lower Arccott
Erection of a free range egg production unit, gatehouse and agricultural workers
dwelling including all associated works.-re submission of 19/00644/F**

Validated: 10/04/2019

I object strongly to this application for the following reasons:

1. The Council should commission its own independent odour report. There is currently insufficient information about the impact of noxious chicken odour and the effect of pollutants within the odour report commissioned by the Applicant.
2. The Applicant should submit an Environmental Impact Assessment for two reasons:
 - (a) Ammonia from chicken faeces is a danger to the environment and humans can upset the ecosystems of our local wildlife sites, which include endangered hedgerows, birds, insects and vegetation to the north of the proposed site.
 - (b) As nearby residents, we could have our health and well being affected by large amounts of dust, chicken odour, muck spreading on nearby land and the increase in the number of nuisance flies and their associated carrying of disease, if this proposal goes ahead.
3. This application does not protect and enhance the biodiversity of our natural environment. It will be sited in an area which regularly floods, causing potential pollution of the groundwater and have a consequential effect on the environment.
4. This application is not a sustainable development. For its scale and impact, this business provides very few employment opportunities, with no public transport to the site and no access pavements along Palmer Avenue, creating

more traffic. It also poses a risk to nearby wildlife sites. Finally its effect on the health and wellbeing of four neighbouring villages is not fully understood.

Yours faithfully

Gavin Lloyd

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Terrence Chiddle"/>
Address	<input type="text" value="63 Buchanan Road, Upper Arcott, Bicester, OX25 1PE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We strongly object to this application being sanctioned we already have a chicken factory in Ambrosden and we will not put up with the extra traffic, noise, yes noise and the terrible smell that will envelop our village. It will be a health Issue also being so close to our village. Please do not allow this to go ahead."/>
Received Date	<input type="text" value="14/04/2020 17:30:28"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Natalie Harmsworth
Address	69 Murcott Road, Upper Arccott, Bicester, OX25 1PL
Type of Comment	Objection
Type	neighbour
Comments	<p>Hi, I would object or require more information on the following reasons: I understand to offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of up to 89%. But this does not address the issue of ammonia released by the chickens still ranging outside. What controls are in place for dealing with ammonia depositions outside the bird unit. Why is a 15m x 6m muck store needed if the applicant say there will be no on site storage of chicken muck? A written agreement has been made between Potters and a landowner, who will receive the chicken muck to be spread over the land. Where is this land? Local residents have a right to know if it is to be in our area. This development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development and there is no public transport to the site</p>
Received Date	30/04/2020 17:07:42
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Jason Harmsworth
Address	69 Murcott Road, Upper Arccott, Bicester, OX25 1PL
Type of Comment	Objection
Type	neighbour
Comments	<p>Hi, I would like to object and require more information on the below: To offset ammonia released into the air by the chickens, the applicants are proposing to install an ammonia filtration system on the housing unit, claiming an ammonia reduction of upto 89%. But this does not address the issue of ammonia released by the chicken still ranging outside. What controls are in place for dealing with ammonia deposition outside the bird unit? In the past management plan, the issues of flies are addressed within the housing unit. But it is not clear how they will deal with fly infestations pitching on chicken muck deposited outside, in the ranging areas. In the odour report, it is cited that around 1/5 of droppings will be outside. So how will the applicants deal with all fly infestations, not just those inside chicken house? Why is a 15m x 6m muck store needed if the applicants say there will be no on-site storage for chicken muck? Also there are discrepancies. One report (design and access statement) says that muck will be removed every 10 days. Another report (odour report) says it will be every 4 days. Which is correct? A written agreement has been made between Potters and a landowner, who will receive chicken muck to be spread over the land. Where is this land? Local residents have a right to know if it is to be in our area. This development is not a sustainable development. There are very few local employment opportunities relative to the size and impact of this development- and there is no public transport to the site.</p>
Received Date	01/05/2020 11:10:30
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Address	Kevin Bloor
Type of Comment	71 Murcott Road, Upper Arccott, Bicester, OX25 1PL
Type	Objection
Comments	neighbour
Received Date	I have a strong objection to the application for the proposed F Egg Production Unit. I object to this application on several grounds. For instance, no flood analysis appears to have been carried out. I also note the proposal of the installation of an ammonia filtration system on the housing unit giving a reduction of up to 89%. However, this clearly does not address the issue of ammonia released outside of the unit. In regards to pest management, the issue of flies outside of the unit is not addressed. In regards to storage of muck, why is a muck store needed at all? There also appears to be differences with the number of times muck will be removed from the site (either every 10 days or 4 days). This must clearly be detrimental to health and wellbeing. I would also like clarification as to which written agreement exists? I also understand that the farm will be located near to important wildlife sites which are home to rare insects, wildlife and vegetation. This is not a proposal that is likely to enhance the biodiversity of the local and natural environment. It prioritises profit over people.
Attachments	29/04/2020 19:00:52

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville

Organisation Name	M Bloor
Address	71 Murcott Road, Upper Arncott, Bicester, OX25 1PL
Type of Comment	Objection
Type	neighbour

Comments

As a resident of Arncott, I object to this application in the strongest possible terms based on the negative impact this will have on the area: 1) Flood migration report - no flood analysis appears to have been carried out even though it is listed as being in an area at risk of flooding. The fields and local surrounding area flood on a fairly regular basis. A fully detailed flood risk assessment must be carried out as the arrangements listed so far appear not to be suitable. 2) Animal welfare - having read the proposal and supporting documents, the plans for the storage of the birds etc may meet certain standards but the welfare of the chickens does not seem to be of a high standard. 3) Environmental impact - I understand that the farm will be located near to important wildlife sites which are home to rare insects, wildlife, and vegetation. Surely this will affect the ecosystems that exist there due to the ammonia. This is not a proposal that is likely to enhance the biodiversity of the local and natural environment. With the number of extractor fans etc this will clearly do nothing towards helping with climate change either. This combined with the potential of avian diseases (such as fowl pox, botulism, fowl cholera, infectious bronchitis, infectious coryza, marek's disease, thrush, air sac disease, Newcastle disease, mushy chick pullorum, avian influenza some of which can affect humans). 4) Ammonia offset - I note the proposal of the installation of an ammonia filtration system on the housing unit giving a reduction of up to 89%. However, this clearly does not address the issue of ammonia released outside of the unit. What controls will be in place for dealing with this issue outside of the unit. 5) Pest management- the issue of flies/blow flies are addressed within the unit. However, this does not cover the issue of flies outside of the unit. Arncott and the surrounding area already suffer from the issue of flies for several weeks during the summer months meaning the quality of life decreases during these periods with windows and doors being unable to be kept open. How will the operators of this proposed unit address the issue of flies outside of the unit as the residents and businesses of Arncott clearly do not need an increase in any fly infestations. I also note that there will be an electric fence erected to stop foxes. If this is necessary then surely this is the wrong place for such a facility - in the middle of farm land and fields where wild life is expected. 6) Foul sewage - on the application it lists as unknown how foul sewage is to be disposed of and it is also unknown if they are connecting to the existing drainage system. This is not good enough for such a proposal. The residents in Murcott Road already have drainage issues with drains becoming blocked on a regular basis. We do not need anything else which may affect drains in this area which may impact on people's health. 7) Dead birds/carcasses - I note that Dead birds will be collected by an approved contractor of the National Fallen Stock Disposal Scheme, but prior to this they will be stored in a secure container. This is clearly going to attract vermin and whilst they will have pest control contracts in place - I assume that these will only visit on a monthly basis to reset poisons in traps etc. This will not be enough for the number of birds that are listed to be housed at this unit. 8) Dust/smells/noise/reduced air quality - The impact of all these on residents and being located so close to the prison is unacceptable and inappropriate. There will be mechanical ventilator extractor fans, 12 mechanical extractor fans used to control the temperature of the building operating more frequently during hot weather. This will clearly increase noise pollution around the area especially as we are having warmer weather over longer periods. Natural ventilation will be used for the remainder of the year which surely must mean there will be smells coming from the facility throughout the year. There are enough awful smells that permeate through the villages depending on the wind direction during the year - we clearly do not need a facility such as this to create more. To have a farm which is going to produce awful smells and more noise so close to approx. 1100 prisoners plus the staff can only exacerbate what must already be difficult conditions for those concerned. Dust from the feed will also be a concern during the summer months.

Residents will surely be at risk from dust, avian and airborne diseases. Following the recent Covid 19 pandemic I believe that this proposal is inappropriate for this area. 9) Hazardous substances - the application indicates no use or storage of any hazardous substance. I refer to the Muck store - If there will be no on-site muck storage why is a muck store needed? There also appears to be differences with the number of times muck will be removed from the site (either every 10 days or 4 days). This must clearly be detrimental for the health and wellbeing of local residents. This combined with the storage of dead chickens must surely mean there are some hazardous substances onsite. There must also be some specialised cleaning products onsite if they are proposing to clean the site every 14 months once the chickens are removed. Surely this would be classed as hazardous waste and therefore there must be proper COSHH storage. This combined with any chicken muck and ammonia left on open ground will surely make for ground contamination which in the event of wet weather will pollute the surrounding areas. 10) Written agreement - a written agreement exists between Potters and a landowner regarding the chicken muck to be spread over the land. Which landowner and where is the land concerned? Local residents and businesses have a right to know if this could have an effect on resident's health and the environment. 11) Traffic management - the roads around Arncott and the surrounding areas will not be able to cope with any other pressures from extra vehicles, especially large ones. It already has to cope with the large volumes of traffic going via the MOD properties, Oxford, Aylesbury, Thame, M40 and A34. Bicester has had exponential growth with warehouses, large shops and houses being built over the last few years. The current infrastructure is not viable for a proposal such as this especially near to the local villages and prison, especially as we still have a question mark over the level crossing near Bicester village. Traffic is already a problem within the area. I also note that there are no vehicle/cycle parking spaces and none are being added. How will the staff get to and from the site as there is little if any public transport near the site? Travelling to Oxford on the first bus from Arncott is already time consuming so any additional traffic added will only increase the amount of traffic and pollution in the area. 12) Hours of opening - I note that all movements shall be restricted to daytime hours to "respect neighbours" thus meaning that movements shall only occur between 07:00 and 18:00. Large and noisy vehicles should not be allowed this early in the day for the health and wellbeing of the residents and prison populace. Feed when transmitted to the feed bins is a normal occurrence on a farm, however the applicant shall ensure that delivery is between 07:00 and 18:00. Again, this should not happen this early if the noise/movement will impact on the local populace. 13) Trade Waste - the proposal does not involve the need to dispose of trade effluents or trade waste. Surely there must be some trade waste. 14) Removal of waste - the supporting documents indicate that the conveyor belt system is operated every 10 days and removes approximately 14 tonnes from the internal conveyor belt systems via an external conveyor belt into a parked trailer outside the building. After 14 months the flock is removed and the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle. Due to the manure being moved every 10 days there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage. All manure will be exported off site. This does not indicate where it will be dumped prior to being removed and where will it be removed to. Unless they can guarantee the full and safe removal of this waste through the villages and surrounding areas this should not be allowed in any way shape or form. 15) Waste Storage and Collection - there is no storage to aid the collection of waste listed or anything regarding separate storage for the collection of recyclable waste. This is clearly not acceptable for any business or building which houses workers. 16) Residential Dwelling - I believe that a residential dwelling is not appropriate for this proposal. Whilst the staff would need to be there for work I assume it would impact their health and wellbeing located so near to the business itself. There is also no vehicle or cycle parking either. This combined with the possibility of it being used to introduce further housing to the site at a later date means it should not go ahead. 17) Employment opportunities - this is surely not a sustainable development as there are very few local employment opportunities for the size of this proposal. The negatives of this proposal far outweigh any positives (I can think of none) for this area. This proposal should not be given consent.

Received Date

28/04/2020 19:58:03

Attachments

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Helen Stringer"/>
Address	<input type="text" value="71 Ploughley Road, Arcott, Bicester, OX25 1NY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We object to this due to traffic and smell, we already have too much traffic going through the village as a rat run to Oxford"/>
Received Date	<input type="text" value="30/04/2020 22:25:17"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Lynne Ottway"/>
Address	<input type="text" value="75 Murcott Road, Upper Arccott, Bicester, OX25 1PL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Arccott is a small village which currently has to cope with large volumes of traffic going through it to go to the MOD sites, Oxford or pick up the M40 and A34. This already creates a lot of noise and air pollution. The addition of this farm will increase both of those elements and really impact the quality of living within the village and surrounding areas. We have already suffered in relation to our property values because of the travellers site, (I don't have any issue with those that live there). It is entirely unreasonable to expect us to accept another loss, which will undoubtedly occur, if this farm goes ahead. We already suffer in the warmer months with insects and odours due to the dairy farm, the idea of having to cope with more of both is literally repugnant! Those of us that choose to live here do so because we prefer the quieter way of living and slightly rural aspect it offers. It is entirely unreasonable to keep keep chucking developments at one of the smallest villages in the county!!"/>
Received Date	<input type="text" value="14/04/2020 18:02:54"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Address	Sandra McGladdery 75 Woodpiece Road, Upper Arccott, Bicester, OX25 1PJ
Type of Comment	Objection
Type	neighbour
Comments	I personally object to this application as a resident within Arccott on the grounds of: Level of noise and general disturbance to local residents. Affect on children from the local school in Ambrosden Smells and Odours. We currently have to endure the odour emissions from the existing Chicken farm in Ambrosden. Disease produced by the poultry. The infestation of insects, pests, rats. Flies are currently a main concern, local residents already have to deal with an infestation of flies every spring/summer produced by the animals from the local farm. The generation of traffic and road safety. The impact on traffic has already increased in the village following the closure of the MOD D & E sites last year. Animal and Plant habitat destruction. Also I believe this land to be a flood plain.
Received Date	16/04/2020 11:48:02
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Anna cartlidge"/>
Address	<input type="text" value="84 Willow Road,Ambrosden,Bicester,OX25 2RR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We all ready have a chicken farm at the bottom of ploughley Road and it smells rotten ever time they clean them out. It is not a pleasant smell and we have to keep windows and doors shut in the summer months and hot weather.I feel we do not need another chicken farm up the road it would be double the smell which would be very unpleasant to handle."/>
Received Date	<input type="text" value="15/04/2020 20:04:09"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Dee Robertson"/>
Address	<input type="text" value="Annexe Adjacent,57 Buchanan Road,Upper Arccott,Bicester,OX25 1PE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This would be an absolute travesty for the village. The village has taken a massive decline in recent years and the bad points are starting to out way the good points and this would only add to this! Do you think we really want to sit out in our garden on a hot day and enjoy the sound of the M40 mixed with the sound of the moto track along with what the flies and smell that this chicken farm will bring? Leave our village alone, we've already rejected this once!"/>
Received Date	<input type="text" value="21/05/2020 08:58:13"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Selina Coleman
Address	Bridge Farm,Palmer Avenue,Lower Arncott,Bicester,OX25 1QS
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing for a second time to strongly object to the proposed egg production unit, at Palmer Avenue, Arncott (20/00871/F). Despite small revisions by applicants, Potters, to this revised proposal, the main application is essentially unchanged and it should be refused on the following grounds: (1) Flood risk - building a large poultry unit for 59,000 chickens, spanning 27 hectares to include a ranging area across two flood zones, is fundamentally flawed. As most locals can testify and any sensible site-based flood risk survey can reveal, the alluvial lowland area of the River Ray regularly floods widely into the surrounding fields. The 132 acres of fields associated with Bridge Farm, Arncott, is intersected by the River Ray and some of the fields, run almost parallel to the proposed development. Floods can be a regular occurrence here throughout the year, from autumn through to spring. Surrounding pasture land, consisting of clay, drains inefficiently leaving long-standing stagnant water. At worst, all of Bridge Farm's fields can be under water with the exception of the two most northern fields. There have been occasions where the farm has been in serious flood for weeks at a time, with stagnant water reaching thigh depth. I believe the accuracy of the latest flood assessment by Hydro-Logic Services, is questionable. The last paragraph says: "In summary, flood risks at the site are generally low for all sources (except surface water) and if the measures recommended within this report are implemented, run off from the site would be managed to comply with the flood risk provisions of the NPPF." As residents at our family farm for the past 13 years, I can assure you that this proposed site comes with a big and regular risk of flooding. This has become more frequent and more extensive over the years. I note the applicant's intention to install attenuation basins to negate this, but these will be a gesture and they will not be able to cope with the extent of the flooding in this local area. This being especially the case in the face of global warming. Additionally, the site would be constructed in a "hollow" - confirmed as such by the applicants. This would be an additional cause for concern, with the site already constructed on a flood plain. It is interesting to note that the Environment Agency have objected to the proposal this time, based on the applicants not complying with their requirements for a site-specific flood risk assessment. The truth is, a site-specific assessment would no doubt reveal this site to be wholly inappropriate for such an intensive operation, due to its extensive flooding. Policy ESD8 Water Resources of Cherwell Local Plan state: "Development proposals which would adversely affect the water quality of surface or underground water bodies, including rivers as a result of directly attributable factors, will not be permitted." Chicken faeces washing into regular flood water from the ranging area - and elsewhere - and then into the River Ray is a major cause for concern, from an environmental and ecological point of view. The above policy should be heeded when this application is considered at committee. 2) Threat to local wildlife and ecology - In times of flood, there is a grave risk that chicken faeces mixed with rain water will pollute the River Ray and surrounding pasture land, damaging the farm's surrounding vegetation, hedgerows and pasture. Great efforts are made to protect the farm's flora, fauna and wildlife, with minimal hedging and spraying, following on from the farm's commitment to the Environmentally Sensitive Area (ESA) scheme. The pasture is home to many rare species of grasses, with plentiful butterflies in the summer and river life such as herons, swans and wild duck. The farm is essentially pasture land, grazed by sheep for some months of the year, in accordance with Rural Payment Agency rules and the livestock also use the river for drinking water. Leaching of nitrates and ammonia from chicken faeces will pollute the water course, putting the health of livestock at risk, as well as the wildlife that thrives there. The River Ray, which runs through the farm, is a Conservation Target Area (CTA) and four of the fields at Bridge Farm are included in this scheme. The biohazard posed by 59,000 chickens and their associated disease risk, both air borne in dust particles and by way of the by-products of their faeces leaching into the clay soil via flood</p>

water, in such close proximity to this area, is a major risk to the CTA. Cherwell District Council's Business Plan for 2019-2020 sets out the council's 3 strategic priorities, one of which is to ensure the district is "clean, green and safe". I would suggest that based on the above, this application would flout this priority. It would have a huge ecological impact and there is a lack of net biodiversity gain for the local area. 3) Visual harm - The fields at Bridge Farm, Arncott, have a wide network of footpaths and a Bridleway, enjoyed by the many residents from the three surrounding villages of Arncott, Ambrosden and Blackthorn. Walkers are able to access the fields of Bridge Farm on foot from their village locations. This also includes many new residents of the Springfield Farm and Blackthorn Meadows development, including a number of residents within the affordable housing scheme who choose to move to a village environment and enjoy the use of the footpaths and the open countryside on their doorstep. Many walkers comment about the lovely, uninterrupted views of open countryside, as they walk the footpaths with their dogs and families. The proposed unit is to be sited in an isolated position in the middle of this open countryside. Its position would be a blot on the landscape and would have a huge visual intrusion to the countryside. Hedgerows will be removed to make way for an unwelcome development, trees may be planted by the applicants. But who will enforce this? Also, what are the guarantees that these new trees will thrive in an area that always floods, unless they are planning to plant mangroves? Additionally, Viento's viewpoints are inaccurate and are not a true representation of the site and how it would be shielded from view by existing hedgerows/field boundaries etc. The viewpoint photos are either taken in the wrong direction or are irrelevant photos. Additionally, these photos are taken in full summer when hedges are at their most verdant. In the winter months, when everything has died back, the unit and works will be very visible from many viewpoints, in particular from the many footpaths that intersect Bridge Farm. 4) Not a sustainable development - there is very little detail in the applicant's Assessment of Need and Design report which justifies its need in our local area. Will these eggs be sold locally, is there any community gain should this proposal be granted permission? There are only to be 2 full time employees on site - and a total of 14 new jobs to be created for a 27-hectare controversial application. Is there a need for a new residential dwelling in an isolated position when there is ample housing a minute's drive away in Arncott or Blackthorn villages? If the business fails, will this be a backdoor application for a rural housing development, which is not on the fringes of one of the villages? There is no bus stop opposite the site and no pavements to walk along, making it a hostile environment for pedestrians when the general policy is to reduce the need for car travel. How will the addition of HGVs for movement of birds, manure and eggs etc. affect the already increasing MOD and HS2 depot traffic to the area? Is our current highway infrastructure able to accommodate traffic turning out from the proposed site, safely? All of these questions remain unanswered and makes this application very tenuous indeed. 5) Offensive smells - odour modelling cannot legislate for the reality of the smell of a chicken farm 'on the ground', near to so many villages. Wind direction, temperature, ventilation from the units, manure load from the chickens ranging outside and regular removal of tonnes of chicken muck, means the stench can vary, on an hour to hour basis. Unless you have personally experienced the smell first hand, you will understand that these models are purely hypothetical. Many of us are well versed in the smells of the Wendlebury and Ambrosden chicken farms. The smell can be eye watering when the wind is in the wrong direction. Four villages will likely be affected by putrid smells - depending upon wind direction. Detailed odour reports submitted by the applicants, may claim to address ammonia/odours from within the unit. But filtration systems etc. are unable to do anything about smells from chickens, ranging outside. So, these reports are flimsy. Additionally, HMP Bullingdon Prison is a mere 540m south of the site. More than 1,000 prisoners serving time there, do not have the voice to object to the offensive smells, which is sure to ignite an already volatile situation. Surely a breach of their human rights? The Local Plan policy AG3 mentions that planning permission for new and existing units should be refused where smell will affect nearby residents. This should have particular relevance to those without a voice, at Bullingdon Prison. Based on the above reasons, I feel strongly that this application is totally inappropriate for the proposed site and should be refused.

Received Date

20/05/2020 11:23:24

Attachments

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arncott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Henry Coleman
Address	Bridge Farm,Palmer Avenue,Lower Arncott,Bicester,OX25 1QS
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing for a second time to strongly object to the proposed egg production unit, at Palmer Avenue, Arncott (20/00871/F). Despite small revisions by applicants, Potters, to this revised proposal, the main application is essentially unchanged and it should be refused on the following grounds: (1) Flood risk - building a large poultry unit for 59,000 chickens, spanning 27 hectares to include a ranging area across two flood zones, is fundamentally flawed. As most locals can testify and any sensible site-based flood risk survey can reveal, the alluvial lowland area of the River Ray regularly floods widely into the surrounding fields. The 132 acres of fields associated with Bridge Farm, Arncott, is intersected by the River Ray and some of the fields, run almost parallel to the proposed development. Floods can be a regular occurrence here throughout the year, from autumn through to spring. Surrounding pasture land, consisting of clay, drains inefficiently leaving long-standing stagnant water. At worst, all of Bridge Farm's fields can be under water with the exception of the two most northern fields. There have been occasions where the farm has been in serious flood for weeks at a time, with stagnant water reaching thigh depth. I believe the accuracy of the latest flood assessment by Hydro-Logic Services, is questionable. The last paragraph says: "In summary, flood risks at the site are generally low for all sources (except surface water) and if the measures recommended within this report are implemented, run off from the site would be managed to comply with the flood risk provisions of the NPPF." As residents at our family farm for the past 13 years, I can assure you that this proposed site comes with a big and regular risk of flooding. This has become more frequent and more extensive over the years. I note the applicant's intention to install attenuation basins to negate this, but these will be a gesture and they will not be able to cope with the extent of the flooding in this local area. This being especially the case in the face of global warming. Additionally, the site would be constructed in a "hollow" - confirmed as such by the applicants. This would be an additional cause for concern, with the site already constructed on a flood plain. It is interesting to note that the Environment Agency have objected to the proposal this time, based on the applicants not complying with their requirements for a site-specific flood risk assessment. The truth is, a site-specific assessment would no doubt reveal this site to be wholly inappropriate for such an intensive operation, due to its extensive flooding. Policy ESD8 Water Resources of Cherwell Local Plan state: "Development proposals which would adversely affect the water quality of surface or underground water bodies, including rivers as a result of directly attributable factors, will not be permitted." Chicken faeces washing into regular flood water from the ranging area - and elsewhere - and then into the River Ray is a major cause for concern, from an environmental and ecological point of view. The above policy should be heeded when this application is considered at committee. 2) Threat to local wildlife and ecology - In times of flood, there is a grave risk that chicken faeces mixed with rain water will pollute the River Ray and surrounding pasture land, damaging the farm's surrounding vegetation, hedgerows and pasture. Great efforts are made to protect the farm's flora, fauna and wildlife, with minimal hedging and spraying, following on from the farm's commitment to the Environmentally Sensitive Area (ESA) scheme. The pasture is home to many rare species of grasses, with plentiful butterflies in the summer and river life such as herons, swans and wild duck. The farm is essentially pasture land, grazed by sheep for some months of the year, in accordance with Rural Payment Agency rules and the livestock also use the river for drinking water. Leaching of nitrates and ammonia from chicken faeces will pollute the water course, putting the health of livestock at risk, as well as the wildlife that thrives there. The River Ray, which runs through the farm, is a Conservation Target Area (CTA) and four of the fields at Bridge Farm are included in this scheme. The biohazard posed by 59,000 chickens and their associated disease risk, both air borne in dust particles and by way of the by-products of their faeces leaching into the clay soil via flood</p>

water, in such close proximity to this area, is a major risk to the CTA. Cherwell District Council's Business Plan for 2019-2020 sets out the council's 3 strategic priorities, one of which is to ensure the district is "clean, green and safe". I would suggest that based on the above, this application would flout this priority. It would have a huge ecological impact and there is a lack of net biodiversity gain for the local area. 3) Visual harm - The fields at Bridge Farm, Arncott, have a wide network of footpaths and a Bridleway, enjoyed by the many residents from the three surrounding villages of Arncott, Ambrosden and Blackthorn. Walkers are able to access the fields of Bridge Farm on foot from their village locations. This also includes many new residents of the Springfield Farm and Blackthorn Meadows development, including a number of residents within the affordable housing scheme who choose to move to a village environment and enjoy the use of the footpaths and the open countryside on their doorstep. Many walkers comment about the lovely, uninterrupted views of open countryside, as they walk the footpaths with their dogs and families. The proposed unit is to be sited in an isolated position in the middle of this open countryside. Its position would be a blot on the landscape and would have a huge visual intrusion to the countryside. Hedgerows will be removed to make way for an unwelcome development, trees may be planted by the applicants. But who will enforce this? Also, what are the guarantees that these new trees will thrive in an area that always floods, unless they are planning to plant mangroves? Additionally, Viento's viewpoints are inaccurate and are not a true representation of the site and how it would be shielded from view by existing hedgerows/field boundaries etc. The viewpoint photos are either taken in the wrong direction or are irrelevant photos. Additionally, these photos are taken in full summer when hedges are at their most verdant. In the winter months, when everything has died back, the unit and works will be very visible from many viewpoints, in particular from the many footpaths that intersect Bridge Farm. 4) Not a sustainable development - there is very little detail in the applicant's Assessment of Need and Design report which justifies its need in our local area. Will these eggs be sold locally, is there any community gain should this proposal be granted permission? There are only to be 2 full time employees on site - and a total of 14 new jobs to be created for a 27-hectare controversial application. Is there a need for a new residential dwelling in an isolated position when there is ample housing a minute's drive away in Arncott or Blackthorn villages? If the business fails, will this be a backdoor application for a rural housing development, which is not on the fringes of one of the villages? There is no bus stop opposite the site and no pavements to walk along, making it a hostile environment for pedestrians when the general policy is to reduce the need for car travel. How will the addition of HGVs for movement of birds, manure and eggs etc. affect the already increasing MOD and HS2 depot traffic to the area? Is our current highway infrastructure able to accommodate traffic turning out from the proposed site, safely? All of these questions remain unanswered and makes this application very tenuous indeed. 5) Offensive smells - odour modelling cannot legislate for the reality of the smell of a chicken farm 'on the ground', near to so many villages. Wind direction, temperature, ventilation from the units, manure load from the chickens ranging outside and regular removal of tonnes of chicken muck, means the stench can vary, on an hour to hour basis. Unless you have personally experienced the smell first hand, you will understand that these models are purely hypothetical. Many of us are well versed in the smells of the Wendlebury and Ambrosden chicken farms. The smell can be eye watering when the wind is in the wrong direction. Four villages will likely be affected by putrid smells - depending upon wind direction. Detailed odour reports submitted by the applicants, may claim to address ammonia/odours from within the unit. But filtration systems etc. are unable to do anything about smells from chickens, ranging outside. So, these reports are flimsy. Additionally, HMP Bullingdon Prison is a mere 540m south of the site. More than 1,000 prisoners serving time there, do not have the voice to object to the offensive smells, which is sure to ignite an already volatile situation. Surely a breach of their human rights? The Local Plan policy AG3 mentions that planning permission for new and existing units should be refused where smell will affect nearby residents. This should have particular relevance to those without a voice, at Bullingdon Prison. Based on the above reasons, I feel strongly that this application is totally inappropriate for the proposed site and should be refused.

Received Date

20/05/2020 11:35:14

Attachments

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Vincent Warrington
Address	Corner House,24 Norris Road,Upper Arccott,Bicester,OX25 1NZ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the proposed egg production unit on Ploughley Road in Arccott. Despite revision, the application is not a sustainable development. For its scale and impact it provides minimal employment opportunities for local residents or the wider Bicester community - indeed, the proposed building of a two storey, three bedroom 'Agricultural Worker's Dwelling' on the site would indicate that any employment opportunities are likely to be restricted to migrant workers. This is also a common tactic used by developers so that, in future, the land can be considered to be residential in nature and thus can be evidenced to obtain permission to build an extensive residential estate 'through the back door'. There is no assessment of the impact of additional HGV traffic on local roads. There are no access pavements along Palmer Avenue and the inevitable increase in traffic will pose a risk to pedestrians not only in the immediate vicinity of the application but also along Ploughley Road, which will soon see additional footfall of young children following the recent decision by Oxfordshire County Council to cancel the school bus service between Arccott and Ambrosden. Should this application be approved it must be made a condition that all HGV traffic heading to/from the A41 is routed via the B4011 and not through the villages of Arccott, Ambrosden, Piddington or Blackthorn. There is insufficient information on the potential impact of noxious chicken odour and the effect of pollutants within the odour report commissioned by the Applicant. As a local resident I must insist the Council commission their own independent odour report, and the applicant must submit an Environmental Impact Assessment for the following reasons; 1. Ammonia from chicken faeces is a danger to the environment and this application has the potential to upset the ecosystems of our local wildlife sites - which includes endangered hedgerows, birds, insects and vegetation - to the north of the proposed site. 2. The impact of large amounts of dust, chicken odour, muck spreading on nearby land, along with the associated increase in the number of flies and other disease-carrying insects or vermin, onto the residents of the village of Arccott has not been adequately assessed and potentially poses a serious risk to the health of the residents of Arccott. 3. The application does not protect and enhance the biodiversity of our natural environment. It will be positioned in an area that is known to flood on a regular basis, which increases the probability of potential pollution of the groundwater and have a knock on effect to the environment. 4. The application incorrectly states that the land to be used does not flood. This is totally incorrect, as the land regularly floods right up to the River Ray. This will introduce further likelihood of environmental pollution.</p>
Received Date	14/04/2020 14:21:27
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Heather Warrington
Address	Corner House,24 Norris Road,Upper Arccott,Bicester,OX25 1NZ
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the proposed egg production unit on Ploughley Road in Arccott. This application is not a sustainable development. For its scale and impact it provides minimal employment opportunities for local residents or the wider Bicester community - indeed, the proposed building of a two storey, three bedroom 'Agricultural Worker's Dwelling' on the site would indicate that any employment opportunities are likely to be restricted to migrant workers. This is also a common tactic used by developers so that, in future, the land can be considered to be residential in nature and thus can be evidenced to obtain permission to build an extensive residential estate 'through the back door'. If this proposal is to be approved, it MUST come with the condition that the 'Agricultural Worker's Dwelling' is reclassified as office/administration space and not as a residential unit. There is no assessment of the impact of additional HGV traffic on local roads. There are no access pavements along Palmer Avenue and the inevitable increase in traffic will pose a risk to pedestrians not only in the immediate vicinity of the application but also along Ploughley Road, which will soon see additional footfall of young children following the recent decision by Oxfordshire County Council to cancel the school bus service between Arccott and Ambrosden. Should this application be approved it MUST be made a condition that all HGV traffic heading to/from the A41 is routed via the B4011 and not through the villages of Arccott, Ambrosden, Piddington or Blackthorn, and that the traffic is monitored by CDC for compliance. There is insufficient information on the potential impact of noxious chicken odour and the effect of pollutants within the odour report commissioned by the Applicant. As a local resident I must insist the Council commission their own independent odour report, and the applicant must submit an Environmental Impact Assessment for the following reasons; 1. Ammonia from chicken faeces is a danger to the environment and this application has the potential to upset the ecosystems of our local wildlife sites - which includes endangered hedgerows, birds, insects and vegetation - to the north of the proposed site. 2. The impact of large amounts of dust, chicken odour, muck spreading on nearby land, along with the associated increase in the number of flies and other disease-carrying insects or vermin, onto the residents of the village of Arccott has not been adequately assessed and potentially poses a serious risk to the health of the residents of Arccott. 3. The application incorrectly states that the land to be used does not flood. This is totally incorrect, as the land regularly floods right up to the River Ray, which increases the probability of potential pollution of the groundwater and have a knock on effect to the environment. This application will introduce further likelihood of environmental pollution. 4. Given the ongoing COVID19 outbreak it is frankly unbelievable that there are no provisions within the application for the protection of the local residents and wildlife should the unit be the cause of, or be afflicted by, any variation of Bird Flu.</p>
Received Date	14/04/2020 14:44:33
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Hayley hennessy"/>
Address	<input type="text" value="Elbanna,21 Greenfields,Upper Arccott,Bicester,OX25 1QP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I previously objected this application due to living in upper arncott, and being very close to where this chicken farm is due to be positioned. I have 3 young children and the smell from the farm will be a major problem. Also there will be numerous health issues that can occur from this farm being placed."/>
Received Date	<input type="text" value="08/04/2020 18:48:04"/>
Attachments	

From: Tina Cooper

Sent: 30 April 2020 15:12

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: Planning Application 20/00871/F Egg Production Unit at Arccott

Please note my strong objections to the above application for the following reasons

1. There has been no proper flood analysis at the actual site, meaning that the risk of large quantities of chicken droppings being washed into the River Ray has not been properly assessed and as the river floods regularly this will impact on the downstream areas badly.
2. The smell and associated flies from the droppings outside will be very unpleasant.
3. The plan to remove droppings at 10 day or 4 day intervals is not showing where they will be taken, the route, or what happens to them afterwards, suggesting that it is just relocating the problem, and affecting additional areas.
4. The location of the unit is very close to the prison at Bullingdon, and local wildlife sites, so any nuisance, pests etc will heavily impact on these people and creatures.
5. There is no public transport to the site, and very few jobs will be created, meaning this proposal is not improving the local economy or environment, and is not sustainable.

Yours sincerely

Christine Cooper
43 Ploughley Road
Lower Arccott
Bicester
OX25 1NY

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Robert Owen"/>
Address	<input type="text" value="Foxtor,50 Merton Road,Ambrosden,Bicester,OX25 2LZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This area is prone to flooding, it always has been in the 30 years I've lived here. I fear the chicken muck will cause severe damage to the area and river."/>
Received Date	<input type="text" value="20/05/2020 11:39:09"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Amanda Grater"/>
Address	<input type="text" value="36 Green Lane,Upper Arcott,Bicester,OX25 1PA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I support free range chicken farming. Large chicken farms create very unpleasant odours. No thank you to a chicken farm on the edge of our village. Ethically and ecologically wrong."/>
Received Date	<input type="text" value="01/05/2020 08:56:39"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Carrie Kirby"/>
Address	<input type="text" value="Highcroft, Station Road, Blackthorn, Bicester, OX25 1TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already have to put up with revolting, hazardous to health smells from the Rat factory and Blackstone Farm, which prevent us from using our garden. I do not wish to add chicken faeces smell to this. Especially during this lockdown period, which I can foresee being reinforced for some time to come, I need to be able to use my garden to help with my mental health, as do my husband and two children and neighbours. I'm also concerned about the welfare of the chickens as the land floods and the birds will not be able to go outside for much of the time, and therefore will not be free range. We have constant traffic issues where prison staff and others use our road as a rat run from the A41 to the B4011 with drivers far exceeding the 30 mph speed limit. I am concerned about additional traffic coming through our village as a short cut, including large lorries when the birds go for processing. I totally object to this form developing into a free range chicken producing 'factory' farm."/>
Received Date	<input type="text" value="21/05/2020 10:24:41"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	
Name	Laura Sapwell
Address	HMP Bullingdon,Patrick Haugh Road,Bicester,Oxon
Type of Comment	Objection
Type	neighbour
Comments	<p>As Governor of HMP Bullingdon at the postal address above I am objecting as a 'neighbour' to the site of the proposed development. I understand that a previous application was made in 2019 and an objection was made by the then Governor Mr Ian Blakeman. We were not informed by CDC of this latest application. I have noted the objections of my predecessor. I have also read and noted the Odour management plan and Dispersement modelling study. I have seen the map and plan of the proposed development and wish to object to the process (we were not properly recognised and consulted as a neighbour. On p3 of the Dispersion modelling study other residences are mentioned, but the prison is not). I also object to the proposal because of the likelihood of foul smells. The odour concentration levels (p5 of the Dispersion modelling)) and likelihood of odour pollution (p6) give me concern, not least because there are too many variables to give any confidence of the findings. Bullingdon holds over 1100 prisoners and employs around 600 staff. This is challenging work at the best of times, and the safety and stability of the prison can be adversely affected by even small changes in conditions. The impact of foul smells from the site, particularly in hot weather, for prisoners who may have to share a cell, which for safety and security reasons has small windows/vents, is significant. The prison regime limits prisoners' choice about when they can be outside, and many will choose not to if the smell is particularly bad. This will impact negatively on health, safety and wellbeing. The impact for staff having to work in similar conditions also cannot be underestimated. Recruitment and retention are real risks for any prison, and if working conditions deteriorate at Bullingdon, staff may look to move to other prisons, or seek other employment. I therefore object to the proposal because the smell created by activity on site will adversely affect the safety and wellbeing of my staff and prisoners.</p>
Received Date	22/04/2020 16:56:08
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Stacey Arrowsmith
Address	Keepers Cottage,40 Green Lane,Upper Arccott,Bicester,OX25 1PA
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object for the following reasons :- -the applicant has not submitted and Environmental Impact Assessment so environmental impact is unknown and unseen. - insufficient information about the impact of noxious chicken odour and effect of pollutants - the risk of ammonia from chicken faeces damaging humans and the environment, endangering hedgerows, birds, insects and vegetation - dust, chicken odour and muck spreading on nearby land will further affect the environment and well-being of the local population - the area is prone to flooding (which due to climate change is increasing in frequency) causing potential pollution to groundwater, which can then enter the water supply, causing serious risks to public health - there is no public transport to the site, increasing local traffic still further and the site will generate minimal employment opportunities, meaning it is not a sustainable development. - Arccott is already in the vicinity of an existing chicken processing plant (near Ambrosden), an MOD firing range, and a motor cross circuit, so is already subjected to chicken odour and excessive noise without yet another site adding to this !</p>
Received Date	03/05/2020 11:51:10
Attachments	

Comment for planning application 20/00871/F

Application Number	20/00871/F
Location	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
Proposal	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
Case Officer	Bob Neville
Organisation Name	Stuart Arrowsmith
Address	Keepers Cottage,40 Green Lane,Upper Arccott,Bicester,OX25 1PA
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object for the following reasons :- -the applicant has not submitted and Environmental Impact Assessment so environmental impact is unknown and unseen. - insufficient information about the impact of noxious chicken odour and effect of pollutants - the risk of ammonia from chicken faeces damaging humans and the environment, endangering hedgerows, birds, insects and vegetation - dust, chicken odour and muck spreading on nearby land will further affect the environment and well-being of the local population - the area is prone to flooding (which due to climate change is increasing in frequency) causing potential pollution to groundwater, which can then enter the water supply, causing serious risks to public health - there is no public transport to the site, increasing local traffic still further and the site will generate minimal employment opportunities, meaning it is not a sustainable development. - Arccott is already in the vicinity of an existing chicken processing plant (near Ambrosden), an MOD firing range, and a motor cross circuit, so is already subjected to chicken odour and excessive noise without yet another site adding to this !</p>
Received Date	15/04/2020 16:32:10
Attachments	

Bob Neville

From: Kernon Countryside Consultants <info@kernon.co.uk>
Sent: 17 June 2020 11:20
To: Bob Neville
Subject: FW: 20/00871/F: Poultry Unit, Lower Arccott
Attachments: image004.emz; image006.emz; image015.emz; image021.emz; image023.emz; image025.emz

Dear Bob

Just to confirm that the email below has been sent to all Councillors on the Planning committee scheduled for Thursday 18 June 2020.

With kind regards.

Yours sincerely

Tony Kernon

BSc(Hons), MRICS, FBIAC



Kernon Countryside Consultants Ltd

REGISTERED AS A
FIRM REGULATED BY RICS
Firm Registration No: 023680

Tel: 01793 771333
Email: info@kernon.co.uk
www.kernon.co.uk



Registered office: Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL

Under the General Data Protection Regulations (GDPR) May 2018, we are required to inform you that by agreeing to engage us to perform the above service, you are happy for us to hold your information. We do not share this with other parties except with your consent as required to ensure the service is performed appropriately.

From: Kernon Countryside Consultants
Sent: 17 June 2020 10:48
To: james.macnamara@cherwell-dc.gov.uk
Subject: 20/00871/F: Poultry Unit, Lower Arccott

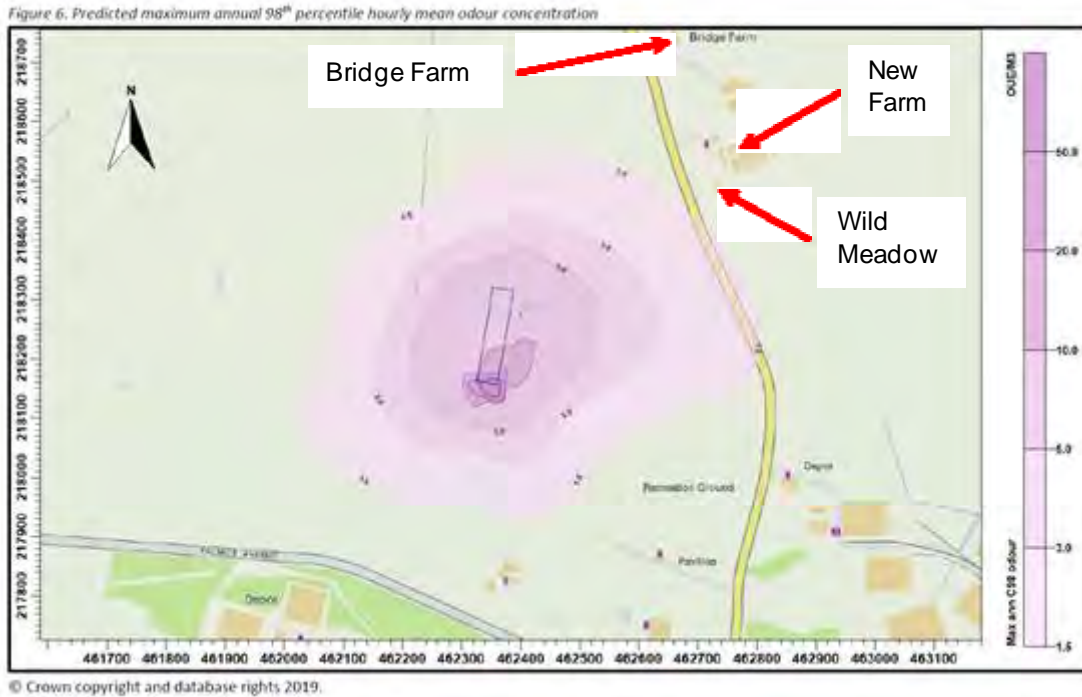
KCC2739

Dear Councillor Macnamara

I write on behalf of two of the three households closest to the proposed poultry unit which comes before you on Thursday's virtual planning committee, New Farm and Bridge Farm. I apologise for contacting you directly, but both the subject matter and the virtual format of the meeting lead me to believe this is easier for yourself.

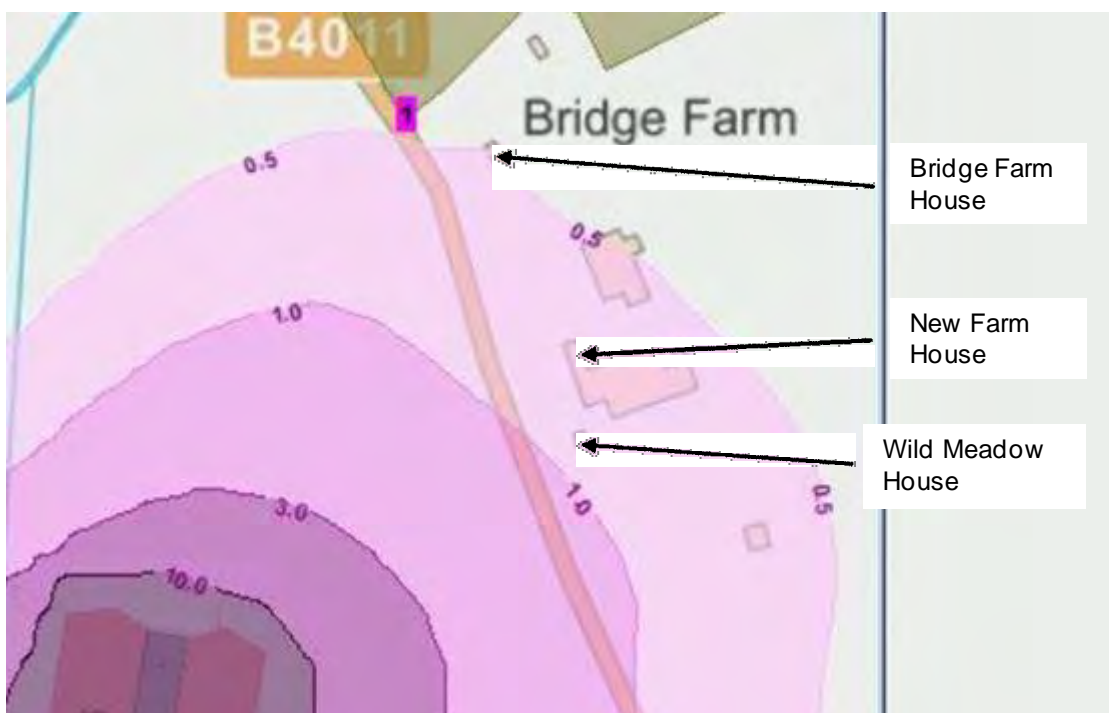
The application is recommended for refusal by planning officers. Mr Neville has written a detailed and thorough report and recommends refusal on the grounds of landscape impact, potential ecological harm and river pollution, and an inadequate Flood Risk Assessment that does not account for climate change.

My clients lie immediately downwind of the proposed poultry shed under the prevailing wind. They have concerns about odour. Their properties, New Farm (which for some reason is omitted from the planning officer's list of properties potentially affected) and Bridge Farm are just beyond the 1.5 contour on the Applicant's odour plan, reproduced below. Their properties include residential and commercial properties. The officer's report comments that the modelling shows that these levels of odours "should not give rise to significant proportion of complaints" (paragraph 9.61 et seq).



The above plan is taken from the objection report May 2020.

These properties lie within the areas affected by ammonia, as below (also taken from one of the Applicant's plans).



The officer points out that there are discrepancies in the manure storage and handling proposals that underpin the Applicant's odour reports.

All of these factors and errors indicate that there might not, but there may be, an odour problem. If there is a problem then it is my clients and their commercial tenants who will mostly suffer it.

Accordingly we urge you to take this matter very seriously. You may well be supporting officers and reject the application. If you are minded otherwise, then please defer the decision so that the Applicant and the Council can investigate odour and ammonia matters in more detail.

It may be, as the EHO's response notes, that there may not be "a significant proportion of complaints". It may also be, as the EHO also notes, that if odours "draw complaints then it will be for the EA to investigate in the first instance". Hence it is clear that there may be problems and complaints. It is my clients who will most likely experience any problems. These words, from the EHO, do not give the degree of confidence and certainty that my clients should expect, and can accept, from a planning decision.

Thank you for taking the time to read this.

With kind regards.

Yours sincerely

Tony Kernon
BSc(Hons), MRICS, FBIAC



Kernon Countryside Consultants Ltd

REGISTERED AS A
FIRM REGULATED BY RICS
Firm Registration No: 023680

Tel: 01793 771333
Email: info@kernon.co.uk
www.kernon.co.uk



Registered office: Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL

Under the General Data Protection Regulations (GDPR) May 2018, we are required to inform you that by agreeing to engage us to perform the above service, you are happy for us to hold your information. We do not share this with other parties except with your consent as required to ensure the service is performed appropriately.

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Thomas Anderson"/>
Address	<input type="text" value="Manor Cottage,Thame Road,Blackthorn,Bicester,OX25 1TF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="As a longstanding local resident I would like to strongly object to this proposal. Firstly on the grounds of environmental impact. The smell generated by intensive chicken farming is very offensive. With even the most elaborate masking efforts this would be difficult to adequately control. Secondly, the proposed site is subject to frequent flooding that is not controllable. This has been the subject of several unsuccessful projects to manage the flooding over many years. This is why the field are rarely used for animal grazing and never for arable farming. Chicken effluent could gain access and contaminate the water table on a regular basis. Thirdly the site is in close proximity to Bullingdon Prison. The governor quite rightly objected to the previous failed application on the grounds that the smell could affect the inmates adversely and cause a security risk. I would support this view. Fourthly, the Council has granted planning permission to many adjacent residential developments. To subsequently grant permission to this development would adversely affect the value of these new houses but also affect future developments and hence the local economy."/>
Received Date	<input type="text" value="02/05/2020 11:25:46"/>
Attachments	

Comment for planning application 20/00871/F

Application Number	<input type="text" value="20/00871/F"/>
Location	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
Proposal	<input type="text" value="Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F"/>
Case Officer	<input type="text" value="Bob Neville"/>
Organisation Name	<input type="text" value="Nick"/>
Address	<input type="text" value="Mast 531M From New Park Farmhouse And 4M From,Murcott Road,Upper Arccott,OX5 2FE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="As an experienced poultry farm of 20.000 free range organic layers , I can only tell you that the smell of this farm will be horrendous. Plus the rodent problem will 100% explode and introduce rodents to every town and village in the surrounding areas. Pest control at its best , will not stop the sudden explosion in vermin . The chickens will produce a pandemic of red mite . Chickens at the number they will be kept at , even being free range , will suffer a horrendous life of confusion under a non existing pecking order. The treatment of these birds as they are taken away in lorries after the laying period is over , gives me great concern. No body wants this unit built as it's a great concern for the local area and animal welfare."/>
Received Date	<input type="text" value="20/05/2020 12:23:04"/>
Attachments	