

# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Rose Bracewell
<b>Address</b>	Mayfield, Merton Road, Ambrosden, Bicester, OX25 2LZ
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I would like to object to the proposed egg production unit, at Palmer Avenue, Arccott (20/00871/F). This is the second objection I have had to write and much of my previous points are still relevant to this revised application. A unit of this size with ranging chickens isn't suitable to an area of heavy clay soils where drainage is an issue. This is especially the case during periods of flood when there is a risk of pollutants from the factory farm, mixing with flood water and washing into the River Ray and polluting it. Further downstream, an area of SSSI, which should be protected from extremely large agribusinesses such as these, is likely to be adversely affected by chicken faeces mixed with flood water, upsetting the delicate wildlife that is protected there. The applicant's proposal of attenuation basins will not be an adequate long-term solution. As the climate changes and the weather becomes warmer and wetter, these will not be an adequate flood defence, as the River Ray floods more regularly and with greater impact on the surrounding flood plain, upon which part of this proposed development will be sited. In addition, there are many local wildlife sites within 1km of the site. It is wrong that these delicate areas will be potentially ruined by chicken droppings mixing with flood water which will eventually end up in the river basin. Without an Environmental Impact Assessment (EIA), residents are very much in the dark and councillors tasked with making such an important decision, will not be provided with the full environmental damage scenario of such a huge development. The council should have a duty of care to the future of the district and commission an independent assessment so we can all fully understand its full impact on the environment, if this application is likely to be passed. Surely an EIA is absolutely critical now the Environment Agency has objected to this application? There are lots of young families moving into the area for a better quality of life, choosing countryside over town. The area has good amenities with lovely walks through pretty meadows along the bridleway and footpaths to the south of the village, as well as amenities including allotments being created near Springfield Farm. The smell and also the risk of air borne ammonia from this unit, not to mention the addition of more flies, could pose a health risk to residents. The views of the chicken farm will be there for all to see, while walking the footpaths behind it in the winter months, once the hedge rows and trees have died back. The pictures supplied to the council show the area in the summer when hedgerows etc. have maximum coverage. I would also think that it would be inappropriate to locate 59,000 chickens over the road from a category B prison, which has in effect, more than 1,000 inmates (and many employees) trapped from the effect of flies, the smell and dust this chicken unit is likely to emit. One of the applicant's reports says that ammonia will be controlled by a filtration system, but such systems will not be able to control the ammonia released into the air from chickens who choose to go outside the unit and range.</p>
<b>Received Date</b>	12/05/2020 16:52:27
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="John Henderson"/>
<b>Address</b>	<input type="text" value="Meadow Barn,1 Weir Farm Close,Blackthorn,Bicester,OX25 1WA"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="The erection of this chicken farm will add to the existing odours we experience in Blackthorn. For a number of years, we have suffered from a miasma of decaying animals from a nearby fallen stock processing unit. We have battled with Cherwell for many years to have the problem permanently dealt with, but it continues from time to time. There is a quality of life issue that needs considered here. There are other areas where this business could be located, far enough away from local communities, where it would not create a detrimental effect on quality of life for the community. This is not like normal farm and animal smells. It is odious and if you are unsure what to expect, just visit Bicester Village when the wind is in the right direction and you will experience the smell. I OBJECT."/>
<b>Received Date</b>	<input type="text" value="17/05/2020 15:29:59"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Gemma Harris
<b>Address</b>	Mixbury Hall, Evenley Road, Mixbury, Brackley, NN13 5RL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<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, details of which are set out below. Our family farm, Bridge Farm, Palmer Avenue, Arccott, along with much of the protected wildlife sites nearby, will be adversely affected by this development. The fields to this farm which are laid to pasture, lie either side of the River Ray and are north of the proposed site. 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</p>

deposition and floodwater carrying ammonia towards this area would be 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 minimising 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.

## Attachments

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Nick Pugh"/>
<b>Address</b>	<input type="text" value="Molefield,1 Weir Lane,Blackthorn,Bicester,OX25 1UL"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="Hi, Further to my letter of 1st August 2019, please see my remaining concerns. There seems to be little information around distribution and the traffic resulting, what will the impact be? There is far too much development in the Bicester area at this time, industrial units just built along the A41 have only just started producing traffic, the highway infrastructure is not adequate to accept additional heavy loads. In terms of sustainability, it delivers little in terms of new roles, perhaps a few new local jobs. Fly infestations remain a key concern, especially if as indicated a local farmer (not named) will be spreading on fields nearby....where will this be? The odour issue is perhaps the most contentious with the planned management of ammonia being tenuous at best, it is just simply too close to these local villages to be able to avoid a significant impact. Kind Regards Nick Pugh"/>
<b>Received Date</b>	<input type="text" value="05/05/2020 16:02:54"/>
<b>Attachments</b>	

**APPLICATION 20/00871  
ERECTION OF FREE-RANGE  
EGG PRODUCTION UNIT,  
GATEHOUSE AND DWELLING**

---

**OBJECTION TO PLANNING  
APPLICATION**

**May 2020**





**APPLICATION 20/00871  
ERECTION OF FREE-RANGE  
EGG PRODUCTION UNIT,  
GATEHOUSE AND DWELLING**

---

**OBJECTION TO  
PLANNING APPLICATION**

**May 2020**

**COPYRIGHT**

The contents of this document must not be copied in whole or in part without the written consent of Kernon Countryside Consultants.

**Authorised By APK 05/20**

*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL  
T: 01793 771333 Email: [info@kernon.co.uk](mailto:info@kernon.co.uk) Website: [www.kernon.co.uk](http://www.kernon.co.uk)*

---

*Directors - **Tony Kernon** BSc (Hons), MRAC, MRICS, FBIAC **Sarah Kernon**  
Consultants - **Sam Eachus** BSc (Hons) **Pippa Glanville** BSc (Hons)*



# 1 INTRODUCTION

---

1.1 This objection is submitted on behalf of Mr and Mrs Marklew-Brown of New Farm, and Mrs McAuliffe of Bridge Farm.

1.2 The objectors, together with the adjoining dwelling Wild Meadow, are the closest residents to the proposed development, and are immediately downwind of the proposed unit, as shown below. As such the objectors have a particular concern about the environmental impacts of the proposals on their residences and the businesses operating from their premises.

*Insert 1 : Plan Showing Locations*



1.3 The application is a re-submission with variations, of application 19/006441F. The proposed dwelling has been repositioned from the road access to a location closer to the poultry shed, but otherwise the proposal is essentially the same.

1.4 This objection:

- briefly sets out the proposed development, highlighting the areas of concern;
- sets out the objections.

## **2 THE PROPOSALS**

---

- 2.1 The principal building remains a poultry shed for up to 59,000 hens. This building would, if built, be some 159m long by 35m wide, with a floor area of 5,565 sq metres. The building is thus more than 0.55 ha, or 1.37 acres, in size. It will have a ridge at just under 8 metres.
- 2.2 The building will have ranging areas outside on all sides. The building will house laying hens, and each flock will be kept for 14 months.
- 2.3 It is explained in the DAS that the areas around the building get the heaviest wear from the birds, and so will be stoned (DAS page 3).

### 3 OBJECTIONS

---

- 3.1 The previous application was recommended for refusal. Therefore the re-application must overcome the objections, or it should be recommended for refusal for similar reasons. There were recommended reasons for refusal in respect of:
- landscape impact;
  - ecological and biodiversity harm;
  - pollution risk;
  - flood risk.
- 3.2 The Council did not, on the previous application, raise objections in terms of noise, dust, odour, lighting and residential amenity.
- 3.3 The Council's previous position notwithstanding, this application needs to be considered afresh. There are numerous technical reports which the Council's consultees must study in depth. My clients' principal objections are in respect of:
- (i) odour potential and its effect on amenity and the various businesses operating from their premises;
  - (ii) noise from fans, especially on warm evenings;
  - (iii) flood risk and the risk of pollution from the operation of the unit;
  - (iv) landscape impact and the effect on night time skies.
- 3.4 They have concerns, and accordingly secondary objections (which will really depend upon management practices), in respect of:
- dust;
  - flies.

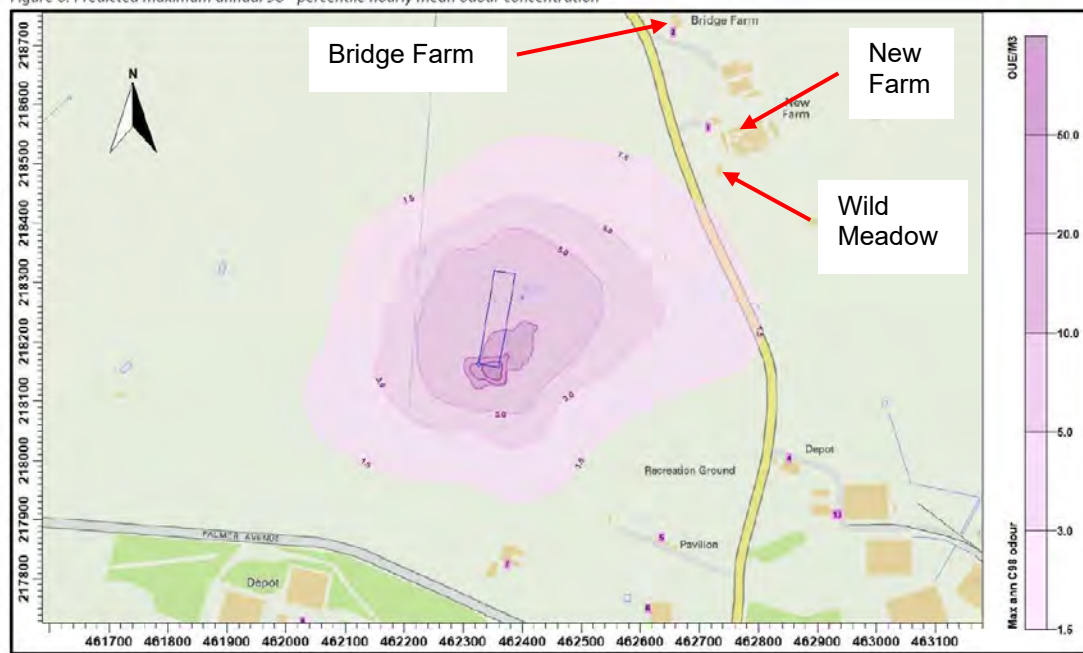
#### **Odour Potential**

- 3.5 In application 19/00644/F the Officer's report, at Section 9.58, stated that **“the results of the modelling indicate that the 98<sup>th</sup> percentile hourly mean odour concentration at all nearby residential properties and commercial businesses would be below the Environment Agency's threshold for moderately offensive odours. Thus, based on this, such odours should not give rise to a significant proportion of complaints.....”**
- 3.6 This is clear recognition that the objectors, living at between 420 and 500m away, will suffer odour, even if it is just below **“moderately offensive”**. **There is also** recognition that complaints, even at this level, can be expected. The threshold test has been set at a “significant proportion” of complaints, not the threshold of no expected complaints.

Clearly the assessment assumes that people will be adversely affected. Given that they are immediately downwind the residents of Wild Meadow, Bridge Farm and New Farm seem the most likely to be affected so the planning system needs to give their position particularly careful consideration.

3.7 The application is accompanied by an Odour Report (Steve Smith 5 June 2019). The wind rose within that report confirms the predominant wind direction is from the south west. The consequence is that the objectors live directly down wind. The odour concentration map shows New Farm and Bridge Farm houses just outside the area modelled as below.

Figure 6. Predicted maximum annual 98<sup>th</sup> percentile hourly mean odour concentration



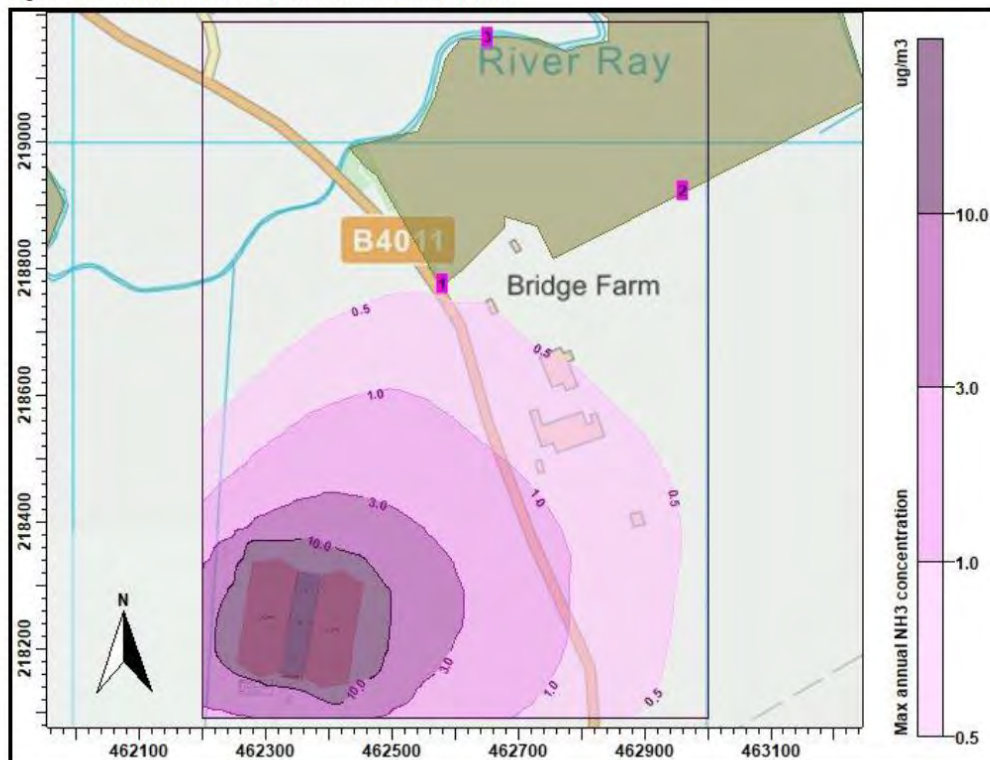
3.8 The table below, shows that New Farm and Bridge Farm top the list as dwellings affected by odour.

Table 3. Predicted maximum annual 98<sup>th</sup> percentile hourly mean odour concentrations at the discrete receptors

Receptor number	X(m)	Y(m)	Name/Location	Maximum annual 98 <sup>th</sup> percentile hourly mean odour concentration (ou <sub>e</sub> /m <sup>3</sup> )
				GFS Calms Terrain
1	462715	218561	New Farm	0.97
2	462655	218721	Bridge Farm	0.63
3	462633	218794	Meadow farm	0.52
4	462852	218003	Depot	0.66
5	462636	217870	Sports Pavilion	0.56
6	462614	217750	Depot	0.45
7	462375	217824	Depot	0.86
8	462029	217728	Depot	0.44
9	462354	217688	Depot	0.47
10	462439	217349	Depot	0.21
11	462597	217324	Depot	0.22
12	462484	217223	Depot	0.18
13	462935	217909	Depot	0.39
14	463058	217592	Depot	0.18
15	463194	217839	Depot	0.28
16	461500	217742	Depot	0.28
17	461406	217884	Palmer Avenue	0.26
18	461550	217950	Palmer Avenue	0.34
19	462146	219234	Blackthorn (S)	0.17
20	462229	219207	Blackthorn (S)	0.19

3.9 The ammonia report plan shows the dwellings at Bridge Farm, New Farm and Wild Meadow all affected by ammonia.

Figure 6a. Maximum annual ammonia concentration



© Crown copyright and database rights. 2018.

3.10 The following is a zoom-in of the above plan, with the three dwellings identified.



3.11 It is recognised that the “moderately offensive” level of odours does not extend, on this modelling, to the neighbouring properties. However this is a generalised overall model and it seems inevitable that they will experience odours from the proposal. Some days those will be moderately offensive, other days the smell may be below this level, but it is not suggested that there will be no smell. Hence their objection.

3.12 Their objection should be taken seriously for two main reasons. These require the lpa to either refuse the application or impose strict conditions, and very much better control than proposed:

- (i) many residents have objected on odour grounds, many citing their experience of odour from existing poultry units nearby. Whatever the science, it is clear that odours are created, so the concerns must be taken seriously. It is critical to embed monitoring and mitigation into any approval;
- (ii) the farmyards contain numerous rural business units in addition to the dwellings. If these experience odour they will move, which will result in the loss of local jobs and have significant economic impacts much wider than just for my clients. The proposed poultry unit will not generate much labour, so the balance must lie in favour of protecting the existing workforce and businesses locally.

3.13 Odours are recognised from poultry farms. See, for example, the article from the local news magazine from 2008, attached. This is a real, and clearly ongoing, local problem from other farms, see the objections

- 3.14 The EHO's response of 6 April 2020 acknowledges that on occasion odour will be experienced. The Parish Councils of Blackthorn and Arcott both cite existing odour problems.
- 3.15 The EHO's response to this application is that if odours **“draw complaints then it will be for the EA to investigate in the first instance however the Council does still have a duty to carry out investigations should a persistent odour be noted and evidenced.”** That does not sound like the degree of confidence and certainty that my clients can accept, or should indeed expect. The lpa should not be permitting development of this nature where the evidence suggests that low levels of problems giving rise to complaint are realistic and to be expected. The lpa should only be supporting development where the evidence shows that no adverse effects that would give rise to complaints are to be expected. After all there is no particular agricultural, food safety or locational reason why eggs have to be produced in this location. If the location is a bad one then an egg unit should be refused as there are many other parts of the area that could be suitable for a self-contained poultry enterprise.
- 3.16 In the event that the Council does consider an approval, then detailed conditions are needed. The EHO suggests no conditions, but if there is a problem how can that then be mitigated? It will be necessary to condition the unit to require ongoing odour monitoring at the edge of the property, with the results submitted to the Council for review, and a condition worded such that any exceedance of odours above a detectable threshold should result in cessation of farming until effective mitigation has been put in place by the Applicants.

### **Noise**

- 3.17 Similarly, noise is already experienced from fans from other developments in the area.
- 3.18 The EHO's comments are that he is satisfied, based on what has been written, that noise will not be experienced. However, he then states: **“should other equipment be used that has a higher noise rating the calculations should be run again and if required mitigation installed and operated to ensure that they do not exceed those stated in the noise report.”**
- 3.19 This suggests that problems are expected as equipment is varied, changed or different fan units are installed. That is not an acceptable position, and accordingly my clients object. If the Council is minded to permit the Scheme then a noise assessment must be carried out before the building is first brought into use, and if the survey shows noise

levels in excess of the application claims, mitigation must be installed before the poultry are brought to the farm.

3.20 As with odour, it is not acceptable not to apply any ongoing monitoring or mitigation conditions. It is critical that a suitable condition, requiring monitoring and with a process for mitigation failing which the use must cease, be attached to any consent. Otherwise problems seem likely, which is not acceptable.

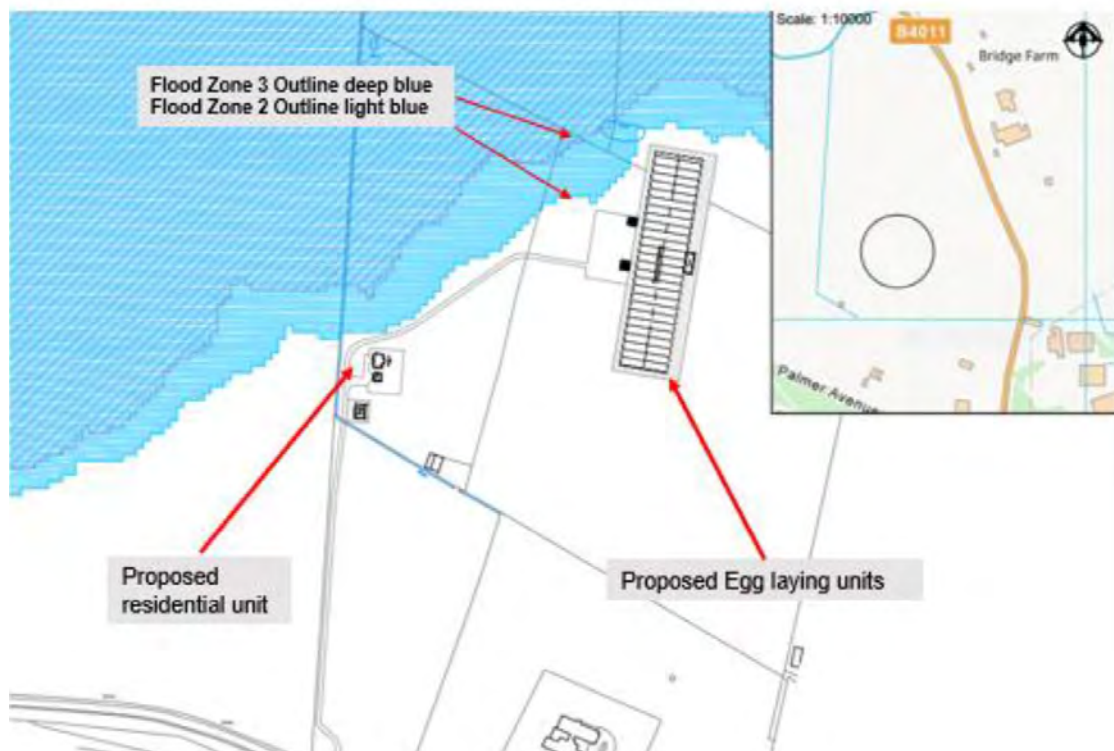
3.21 Numerous local objections show that noise from farms from other units is already a problem. Therefore very careful control is essential, and necessitates an effective condition with penalties for non-compliance.

3.22 The noise assessment assumes that at night only 25% of fans are running but on warm summer nights, when all the fans are likely to be running and household windows likely to be open, the impact could be very different. This the Council needs to review carefully.

### **Flood Risk**

3.23 The Environment Agency objects. That should be enough to refuse the application.

3.24 The reason is clear. The building lies just outside Flood Zone 2 and 3, as shown below which is taken from the application reports. Flood Risk Assessments need to include for increased flood levels as a result of climate change, and the FRA does not.





- 3.25 It seems very likely that the building will flood once climate change considerations have been factored in. Hence the development should not be taking place in this location.

### **Biodiversity Impacts**

- 3.26 BBOWT object to the proposals, because as with the last application it is apparent that the proposal has a risk of water course pollution. As the ranging areas will or could flood, then pollution into watercourses then reaching ecologically important areas, is a real risk.
- 3.27 Please see the photographs submitted by a neighbour, from Wild Meadow, the one below (from her objection letter) being the application site.



### **Landscape Impacts**

- 3.28 The proposed building is very large, 159 metres long and 1.37 acres in size. It will sit in a flat landscape and will be very visible. The inevitable need for at least periodic outside lighting will change the landscape at night as well as during the day.
- 3.29 In the last application the officers were recommending refusal due to landscape harm, and we see no reasons (such as changed planning policy) or information presented by the applicants to change that position.

### **Other Concerns**

- 3.30 **Dust.** The application contains a dust management plan. This does not include any assessment of controlling dust from the ranging areas. The application recognises that these areas become denuded of vegetation, and therefore they are at risk of wind erosion, when they are dry and have no, or little, grass to bind the dry soil.

- 3.31 Dust from the vents is normal with poultry units, and can usually be seen on the roof sheets around the fan outlets. The application does not seem to address this issue, and therefore does not demonstrate that the dust expelled from the ridges at height into the wind will not reach the objectors' houses as they are directly downwind for most of the time.
- 3.32 **Flies.** There is no explanation about how flies will be controlled, should they become an issue.

## **4 CONCLUSION**

---

4.1 My clients therefore object to the proposals.

4.2 Their objection is based on valid concerns about:

- odour potential – it seems that they will experience smell and ammonia;
- noise from the fan units;
- the development is at risk of flooding, and of causing pollution into floodwaters;
- the clear landscape impact of such a large dwelling.



**Bicester Blight!**

Everyone in Bicester must have smelt the odour emanating from the chicken farm at Ambrosden. Maybe we experience it more on Langford Village, being closest, but what to do about it? More often than not, evenings and weekends are the times I would go outside and notice the smell. If it was strong enough to be nauseating, I would search Cherwell District Council's website and ring the complaint line. Having left numerous messages, I confess that it is the sum total of my actions.

However, one warm evening in August, the smell came into the house through the open windows. It was disgusting. I, once again, rang the complaints line and left a message. However, this time, I followed up the following day with a phone call and actually spoke to someone! Apparently nobody else had complained, but they promised to follow up. Soon afterwards, I received a letter from an individual in CDC, explaining that they had visited and everything seemed to be OK, but they would monitor the situation. Then, nothing..... I rang and emailed this person, but to no avail. I either had to leave a message, to which there was no response, or received an "out of office" to the email.

Finally, I rang the general number and was passed around to six different people; it seemed that no-one knew who dealt with odour pollution. Maybe, this is why no-one complains!!

Today, over 6 months from the reported incident, I received an email from CDC advising that the Environment Agency has taken over responsibility for odour pollution. So, I rang the number and logged the problem. I actually got to speak to someone, got a reference and a promise of a return call. However, unless we all take action, a single complaint will have no effect. Consider when you want to sell your house, or your family come to visit, or you are having a BBQ on a summer's evening – and the smell starts drifting over!! The complaints process may have put people off in the past, but hopefully by publishing the number more widely, people will start to take action.

When you call the number, don't be put off by the options. If you listen to them all, you won't find one that mentions "odour pollution". However, select option 3, which will take you through to an operator who will log your call. They work 24/7, so preferably you should call at the time. And... it's a freephone number!

**Environment Agency    Tel: 0800 80 70 60**

**Please report all incidents — only by all our actions  
will something be done!**





*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon, Wiltshire SN5 4LL*  
*Telephone: 01793 771333 • Email: [info@kernon.co.uk](mailto:info@kernon.co.uk) • Website: [www.kernon.co.uk](http://www.kernon.co.uk)*



# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value=""/>
<b>Address</b>	<input type="text" value="Mr and Mrs Marklew-Brown"/>
<b>Type of Comment</b>	<input type="text" value="New Farm,Thame Road,Blackthorn,Bicester,OX25 1TW"/>
<b>Type</b>	<input type="text" value="Objection"/>
<b>Comments</b>	<input type="text" value="neighbour"/>
<b>Received Date</b>	<input type="text" value="Please see attached objection report."/>
<b>Attachments</b>	<input type="text" value="21/05/2020 16:32:41"/>

The following files have been uploaded:

- KCC2739 Objection May 20 Final.pdf

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value=""/>
<b>Name</b>	<input type="text" value="Claire Sherwood"/>
<b>Address</b>	<input type="text" value="New Park Farm Cottage, Murcott, Oxfordshire"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input a="" allowing="" also="" an="" because="" but="" by="" cause="" i="" it="" major="" not="" object="" odour="" only="" practices",="" problem."="" progress,="" this="" to="" type="text" unpleasant="" value="Not only do I fundamentally disagree with animals being subjected to farming " vermin="" will=""/>
<b>Received Date</b>	<input type="text" value="30/04/2020 22:44:26"/>
<b>Attachments</b>	



# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Mervyn Wynne
<b>Address</b>	Primrose Landscape UK Ltd, Wild Meadow, Thame Road, Piddington, Bicester, OX25 1TW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I strongly object to this application as it stands. This is a spurious and clandestine attempt to seek permission by misinforming and misleading both the planning department and public alike. The application is full of contradictions and omissions in order to manipulate the need (or lack of it) for a full Environmental Impact Assessment. The number of birds quoted is not consistent, the management practices have gaping holes, the health and safety of the general local public is only deemed affected by the bird housing unit and not the outdoor ranging space, and the impact on the sensitive environment ignored, despite the reports from BBOWT, who are surely better qualified to make that assessment? I object for the following reasons: The environmental role: there is no benefit. A dwelling and large industrial unit in green belt that floods regularly, depositing dust and ammonia on land, and polluting watercourses. Additional noise from fans and alarms, both of which will reside within 350m of my residence and business premises. The landscaping plan submitted is negligible - the proposed planting will take a minimum of 10 years to mature to a point that it will be of any benefit to either wildlife or for screening. The lack of a meaningful flood report is alarming - a site visit should and would have been pertinent by the appropriate parties between the first application and this current one. The area has flooded thoroughly twice in that time! (see attached). The social role: there is no benefit. There is one dwelling to house two full-time workers. This is not sustainable development as it offers very few jobs, and exacerbates already existing smells, noise and flies (due to a number of very similar operations in the locality). The economic role: there is no benefit in terms of where the site is proposed. This is not a small, local family-run business selling from the gate. The only local economic advantage may be to the landowner(s) that will be (possibly) be paid for spreading the manure on removal from site. As the applicant is unwilling to disclose where or to whom this will be, it may not even be of a benefit in that regard. THE APPLICATION ALSO STATES THAT THE NEAREST AFFECTED DWELLING IS NEW FARM AT A DISTANCE OF 460M. THIS IS UNTRUE!!! WILD MEADOW IS 350M FROM THE PROPOSED UNIT. From personal experience I believe that a development such as this cannot be considered if it falls within 400m of the nearest dwelling. If this is the case, the application should be rejected without delay. I would like to take this opportunity to say that this is a highly contentious application, and the decision to submit at an unprecedented time such as this means that we, the local community, are unable to present our case against it in the usual public forum. I would urge that this should go to full committee at a time when we may all present our cases effectively and in person.</p>
<b>Received Date</b>	19/05/2020 14:00:02
<b>Attachments</b>	The following files have been uploaded: <ul style="list-style-type: none"><li>• CHICKEN UNIT FIELD.pdf</li></ul>



Roman Way

Merton Road.

Ambrosden

OX25 2LZ.



Dear Sir,

I wish to object to Planning Application 20/00871/F Egg Production Unit. on the following points. 1) Smell from the days when cleaning out the sheds takes place and I question the reason for a storage for muck on site, here in Ambrosden we have only just recovered from years of smells from the Hacienda site (due to its closure). One always knew when they were cleaning, the smell lingers on furnishings, washing and in the air, where it plays havoc with people who have allergies. Annett along with Ambrosden has had a large amount of housing built. This development is in the wrong place, as when it was too late, it was decided that Hacienda had been put too close to housing.

2) This area floods, when the water table is high, even without flooding, poisons will enter the earth and spread throughout the area.

2.

This is definitely, the wrong place for this development. It needs to be in a more rural area, which is not designated for further development.

Yours faithfully  
Karen Cosens.

ODC  
13 MAY 2020  
CROOM

Mr M. Cossens,  
'Roman Way',  
Merton Road,  
Ambrosden,  
Bicester,  
Oxon.

8th May 2020

Mr. Bob Neville , Planning Officer,  
Cherwell District Council,  
Bodicote House,  
BANBURY, Oxon.  
OX15 4AA

Reference Planning Application 20/008781/F - Chicken Farm Arncott.

Dear Sir, May I please register my strong opposition to the application for a new chicken farm alongside Palmers Avenue in Arncott. The area of Wendelbury, Arncott and Ambrosden has had a long and troubled problem with Chicken farm odours. They are experienced as particularly insidious and very offensive to nearby populations. There is a long record of the problems within Cherwell Planning Branch including Enquiry Investigations which resulted in rejection of the subject application.

This latest version of the application seeks to mitigate all previously negative matters but ultimately it remains essentially a chicken farm and it has already been accepted that each chicken will produce the same quantity of offensive odour and the problem will always be how to stop the smells reaching the already existent dwellers who are likely to be affected. Open air free range farming has the disadvantage that the smells cannot be confined or reduced artificially within a building. Locally it has always been difficult to be sure whether the smells being experienced emanated from the Ambrosden or Wendlebury sites which demonstrates how widespread and strong the smells can be. Certainly the chosen site is far too central in Arncott not to intrude upon the local quality of life, particularly when the levels of new housing are taken into consideration. The development has now been moved enough not to be on flood plain. It is still on low lying land and with the context of rising water tables there can be no guarantee that free range chicken effluent could not be drained into future water supplies.

In the last few weeks the Faccenda chicken farm in Ambrosden has closed, which may indicate that the site is now too valuable to be wasted on farming. The adverse degree of concentrated chicken odours is not possible to adequately describe; - they need to be experienced or personally 'felt' to realise the impact levels of environmental damage. . With the passing of the periodic long term problem smells which took place every shed cleansing period (even after the use of sealed vehicles had been specified) it would be a retrograde step to agree a replacement 'nose'sore by allowing this latest unsocial application in Arncott.

Sincerely,



Malcolm Cossens

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="William Harris"/>
<b>Address</b>	<input type="text" value="Rose Cottage, Station Road, Blackthorn, Bicester, OX25 1TA"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="My small family live in blackthorn. We are already sandwiched between the agricultural crematorium off the A41 and the rat farm in blackthorn (envigo). Both of these often make life outdoors in our village unbearably awful. The addition of this chicken farm would add to what is already a foul smelling area and I expect would massively devalue the properties in the village. Thank you for considering my thoughts. Bill"/>
<b>Received Date</b>	<input type="text" value="17/05/2020 16:46:30"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="Lindsay Brown"/>
<b>Address</b>	<input type="text" value="The Croft, 10 Constables Croft, Upper Arccott, Bicester, OX25 1PG"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I strongly object to this application. As a resident in Arccott for the past 9 years I feel that this application going ahead would cause many problems for the village. The smell would be a real issue, this is unfair to build a chicken farm so close to a village which already struggles with motor cross tracks and MOD eyesores of derelict buildings and fencing. I believe that this would cause selling of properties to be harder if it was to go ahead. We have had so many industrial buildings that have been built recently on the A41 alongside a massive housing development project in Bicester and the latest approval of HS2 railway is already changing the face of our rural location and a chicken farm will be another negative factor in our community. Please consider a refusal of the application and ask that this farm be relocated elsewhere"/>
<b>Received Date</b>	<input type="text" value="15/04/2020 20:41:36"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="Liz Smith"/>
<b>Address</b>	<input type="text" value="The Old Rose And Crown,Thame Road,Blackthorn,Bicester,OX25 1TF"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I am concerned about the effects of this proposed site. It is likely that it will cause noise and smells that will impact on our ability to enjoy our property. I'm concerned about health hazards due to the likely increase in vermin and possibly other pests, as well as from emissions from increased commercial traffic."/>
<b>Received Date</b>	<input type="text" value="20/05/2020 16:18:33"/>
<b>Attachments</b>	



# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="Deborah Holland"/>
<b>Address</b>	<input type="text" value="The Orchard,33A Mill Lane,Upper Arccott,Bicester,OX25 1PB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="We object to this planning application due to the smell of the Chicken Farm as we know it will smell as there is already a chicken farm in Ambrosden, which we can smell when the wind is in the right direction and we do not need another chicken farm which is close between Ambrosden and Arccott. It will also increase traffic in and around the Village. It may also create a bio hazard in the Vicinity of our Village where we have lived for over 20 years. As this has been refused planning once before, I see no reason that this planning application should be approved. We, as the Villagers will not be able to sit in our own Gardens if this is approved."/>
<b>Received Date</b>	<input type="text" value="14/04/2020 16:00:26"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation</b>	<input type="text"/>
<b>Name</b>	<input type="text" value="Darrell Holland"/>
<b>Address</b>	<input type="text" value="The Orchard,33A Mill Lane,Upper Arccott,Bicester,OX25 1PB"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="It's going to smell like the Ambrosden chicken farm, we will not be able to sit out in the garden etc!"/>
<b>Received Date</b>	<input type="text" value="14/04/2020 16:08:03"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="Natasha Smith"/>
<b>Address</b>	<input type="text" value="The Peak,7 Park Rise,Ambrosden,Bicester,OX25 2LY"/>
<b>Type of Comment</b>	<input type="text" value="Support"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I fully support this application as I'd rather a chicken farm than more houses being built. We live in the country, residents should expect rural smells. Crack on!!"/>
<b>Received Date</b>	<input type="text" value="21/05/2020 21:05:06"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	<input type="text" value="20/00871/F"/>
<b>Location</b>	<input type="text" value="OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott"/>
<b>Proposal</b>	<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"/>
<b>Case Officer</b>	<input type="text" value="Bob Neville"/>
<b>Organisation Name</b>	<input type="text" value="Shirley Grant"/>
<b>Address</b>	<input type="text" value="Weirdown, Station Road, Blackthorn, Bicester, OX25 1TA"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I wish to object to this planning application. We already experience smells from the nearby dead animal depot, and that together with the exhaust fumes from the A41, can make sitting in the garden unpleasant at times. The distinctive smell from a chicken farm will surely make for unpleasant air pollution during hot weather. What about flooding? When we had searches carried out we were told there was only 1% chance of flooding in Blackthorn but the amount of water around Blackthorn and in our garden this year has proved this not to be the case. Will the chicken farm become a mud plain?"/>
<b>Received Date</b>	<input type="text" value="20/05/2020 11:20:22"/>
<b>Attachments</b>	

# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Graham Jenner
<b>Address</b>	Whitehouse Farmhouse, Station Road, Blackthorn, Bicester, OX25 1TA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object to this application on the grounds that insufficient evidence is provided by the applicants in respect of the following: Traffic - the number of additional vehicle movements for distribution and for removal of waste Noise - from the chickens and from fans operating at the site. There are residential properties relatively close to the site that will be impacted by the noise Smell and hazardous substances - the impact on neighbouring properties and on local wildlife habitats and waterways has not been properly assessed Flooding - the site regularly floods but the application makes insufficient reference to the measures necessary to avoid contamination from the site entering waterways and other habitats or to the welfare of the chickens on site when flooding occurs. I am aware that this is a relatively complex application, including reports on significant technical matters which it is all too easy to simply accept. I would urge the Council to consider carefully the above matters together with issues raised in other objections from local residents, with reference to whether the application and supporting reports provide sufficient evidence to enable the application to be approved and, if not, to refuse the application.</p>
<b>Received Date</b>	20/05/2020 12:57:06
<b>Attachments</b>	









PROPOSED SITE OF  
CHICKEN HOUSING





RIVER RAY

# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Alison Wynne
<b>Address</b>	Wild Meadow,Thame Road,Blackthorn,Bicester,Oxon OX25 1TW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

**Comments**

I strongly object to the proposed development on the following grounds: Traffic generated by both the construction and operation of the unit. It is not quantified within the proposal how much waste (which it states will be removed from site) will result in the operation, nor the level of additional heavy traffic using either B4011 or village roads. Traffic is already exacerbated by the HS2 traffic from the MOD depot, and likely to continue for a number of years. Impact of utilities. The development will require electricity and water, both of which will require connecting to a regularly faltering supply. Water pressure is already extremely low to our properties, and the addition of yet another agricultural facility and dwelling will be detrimental to the supply to existing properties, farms and businesses. Noise and disturbance. Apart from the initial construction, 59,000 chickens will not only make significant noise, but moreover the fans on the barn, alarms, plus the vehicles required to collect and distribute eggs, and the waste removal vehicles (all of which will also contribute to emissions). With regard to the proposed fans; we already suffer from a constant drone of similar fans from Envigo in Blackthorn day and night, situated approx. 1000 metres away from our property. The same fans for the egg unit will be 350 metres away, with largely prevailing winds driving the noise directly towards us. Visual impact on landscape. The building is significant in size, and will look like a warehouse in the middle of an open expanse of green belt. This also leads to the possibility of further redevelopment at a later date, for either change of use or infill planning consent. Smell. The odour generated will be significant. Our property is sited within the path of prevailing winds, and therefore we can rightly assume that we will suffer the full impact of the smell being carried towards our property on a regular basis (please refer to wind rose within application). This will potentially mean that we are unable to have windows and doors open when necessary, without suffering the effect of the ammonia odour. Hazardous substances. Our property is situated within the designated ammonia deposition zone. The concerns with regard to this are: The effect it will have on plants, vegetation and wildlife, as well as our grazing. We work hard to ensure we fulfil our cross compliance, and there is no assurance that this will remain unaffected by such a development within close proximity. Effect on local biodiversity. Within the locality are both the River Ray and a neighbouring Nature Reserve consisting of meadows that have been untouched for decades. As a result rare flora and fauna can be found there, and this too, is situated within the ammonia deposition zone. I refer to the 76 page report by Rand and The Royal Society titled 'The impact of ammonia emissions from agriculture on biodiversity'  
[https://www.rand.org/content/dam/rand/pubs/research\\_reports/RR2600/RR2695/RAND\\_RR2695.pdf](https://www.rand.org/content/dam/rand/pubs/research_reports/RR2600/RR2695/RAND_RR2695.pdf)  
I would also draw attention to BBOWT's response to both the initial application and this subsequent one with regard to the detrimental effects on the local biodiversity. Flooding. The application states that the site is 'within a natural bowl', but will not flood! As the site sits within recognised flood zones, this cannot be a honest interpretation. The latest flood mitigation report admits that 'no flood analysis was possible at the site', but has been 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 ALL local residents will clarify, the site floods on a regular basis, and twice this winter (please see attached photographic evidence); floods that extend to the River Ray, the BBOWT site, and neighbouring farms. The outdoor excrement, for which there appears to be no management plans, could be washed downstream, contaminating watercourses to Oxford and beyond, as well as the neighbouring ditches and land. Animal Welfare. Due to the certainty of flooding (see attached), the welfare of the birds is of significant concern. The applicants have a duty of care, which will be compromised due to non-aquatic birds being kept on waterlogged/flooded ground for several months, and therefore in contravention of Section 4 of the Animal Welfare Act 2006. Previous planning precedent. Previously we sought permission from Cherwell to site a lambing tunnel on our property. The application was refused on the grounds that the proposed site fell within 400 metres of

the neighbouring residence. In this case, the poultry unit falls within 350 metres of our house, NOT the 460 metres quoted within the application. This will therefore exacerbate all noise, pollution, deposition and smell on our property. The revised application remains spurious and contradictory, with conflicting facts and figures therein. In order that a rational decision may be made, the application should provide clear and concise documentation of the facts and figures in full, omitting all contradictions.

**Received  
Date**

19/05/2020 09:02:03

**Attachments** The following files have been uploaded:

- RAY.pdf
- Flood 5.pdf
- FLOOD 3.pdf
- FLOOD 4.pdf
- FLOOD 2.pdf

# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arcott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Alison Wynne
<b>Address</b>	Wild Meadow,Thame Road,Blackthorn,Bicester,Oxon OX25 1TW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

**Comments**

I strongly object to the proposed development on the following grounds: Traffic generated by both the construction and operation of the unit. It is not quantified within the proposal how much waste (which it states will be removed from site) will result in the operation, nor the level of additional heavy traffic using either B4011 or village roads. Traffic is already exacerbated by the HS2 traffic from the MOD depot, and likely to continue for a number of years. Impact of utilities. The development will require electricity and water, both of which will require connecting to a regularly faltering supply. Water pressure is already extremely low to our properties, and the addition of yet another agricultural facility and dwelling will be detrimental to the supply to existing properties, farms and businesses. Noise and disturbance. Apart from the initial construction, 59,000 chickens will not only make significant noise, but moreover the fans on the barn, alarms, plus the vehicles required to collect and distribute eggs, and the waste removal vehicles (all of which will also contribute to emissions). With regard to the proposed fans; we already suffer from a constant drone of similar fans from Envigo in Blackthorn day and night, situated approx. 1000 metres away from our property. The same fans for the egg unit will be 350 metres away, with largely prevailing winds driving the noise directly towards us. Visual impact on landscape. The building is significant in size, and will look like a warehouse in the middle of an open expanse of green belt. This also leads to the possibility of further redevelopment at a later date, for either change of use or infill planning consent. Smell. The odour generated will be significant. Our property is sited within the path of prevailing winds, and therefore we can rightly assume that we will suffer the full impact of the smell being carried towards our property on a regular basis (please refer to wind rose within application). This will potentially mean that we are unable to have windows and doors open when necessary, without suffering the effect of the ammonia odour. Hazardous substances. Our property is situated within the designated ammonia deposition zone. The concerns with regard to this are: The effect it will have on plants, vegetation and wildlife, as well as our grazing. We work hard to ensure we fulfil our cross compliance, and there is no assurance that this will remain unaffected by such a development within close proximity. Effect on local biodiversity. Within the locality are both the River Ray and a neighbouring Nature Reserve consisting of meadows that have been untouched for decades. As a result rare flora and fauna can be found there, and this too, is situated within the ammonia deposition zone. I refer to the 76 page report by Rand and The Royal Society titled 'The impact of ammonia emissions from agriculture on biodiversity'  
[https://www.rand.org/content/dam/rand/pubs/research\\_reports/RR2600/RR2695/RAND\\_RR2695.pdf](https://www.rand.org/content/dam/rand/pubs/research_reports/RR2600/RR2695/RAND_RR2695.pdf)  
I would also draw attention to BBOWT's response to both the initial application and this subsequent one with regard to the detrimental effects on the local biodiversity. Flooding. The application states that the site is 'within a natural bowl', but will not flood! As the site sits within recognised flood zones, this cannot be a honest interpretation. The latest flood mitigation report admits that 'no flood analysis was possible at the site', but has been 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 ALL local residents will clarify, the site floods on a regular basis, and twice this winter (please see attached photographic evidence); floods that extend to the River Ray, the BBOWT site, and neighbouring farms. The outdoor excrement, for which there appears to be no management plans, could be washed downstream, contaminating watercourses to Oxford and beyond, as well as the neighbouring ditches and land. Animal Welfare. Due to the certainty of flooding (see attached), the welfare of the birds is of significant concern. The applicants have a duty of care, which will be compromised due to non-aquatic birds being kept on waterlogged/flooded ground for several months, and therefore in contravention of Section 4 of the Animal Welfare Act 2006. Previous planning precedent. Previously we sought permission from Cherwell to site a lambing tunnel on our property. The application was refused on the grounds that the proposed site fell within 400 metres of

the neighbouring residence. In this case, the poultry unit falls within 350 metres of our house, NOT the 460 metres quoted within the application. This will therefore exacerbate all noise, pollution, deposition and smell on our property. The revised application remains spurious and contradictory, with conflicting facts and figures therein. In order that a rational decision may be made, the application should provide clear and concise documentation of the facts and figures in full, omitting all contradictions.

**Received  
Date**

19/05/2020 09:02:07

**Attachments** The following files have been uploaded:

- RAY.pdf
- Flood 5.pdf
- FLOOD 3.pdf
- FLOOD 4.pdf
- FLOOD 2.pdf

**From:** David Tunnicliffe

**Sent:** 18 May 2020 19:05

**To:** Councillor David Hughes <[David.Hughes@Cherwell-DC.gov.uk](mailto:David.Hughes@Cherwell-DC.gov.uk)>; Councillor Timothy Hallchurch <[Timothy.Hallchurch@Cherwell-DC.gov.uk](mailto:Timothy.Hallchurch@Cherwell-DC.gov.uk)>; Councillor Simon Holland <[Simon.Holland@Cherwell-DC.gov.uk](mailto:Simon.Holland@Cherwell-DC.gov.uk)>; Bob Neville <[Bob.Neville@cherwell-dc.gov.uk](mailto:Bob.Neville@cherwell-dc.gov.uk)>

**Subject:** Planning Application 20/00871/F

Please consider my comments in respect of the above application.

Willow Barn

Mill Lane

Upper Arccott

Bicester

OXON OX26 1PB

Bob Neville

Cherwell DC

Bodicote House

Bodicote

Banbury

OXON OX15 4AA

!8 May 2020

Dear Bob Neville.

**Planning Application 20/00871/F.**

**I strongly object to this Proposal on the following Grounds:**

The Proposal would bring no Benefits to the local area and it's 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.

### **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 1 - as stated.*



## **2. The Negative impact on the environment:**

This proposal would have a detrimental impact on our environment and eco system, further endangering our protected 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. Run-off from the proposed new ponds could end up leaking into the River Ray during wet periods and flooding.

## **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.

## **4. Proposed Increase in traffic:**

The increase in HGV and other traffic brings further noise and air pollution on to the A41, B4011, Ploughly Road and surrounding residential areas. Our already over-stretched road system, added to by recent developments on the A41 in our area (with no infrastructure upgrades), is becoming extremely dangerous as the Highways Authority - Yellow 'Accident Black Spot Signs' signify. In my opinion, to add to this over-used road system would be ill considered.

## 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 severity of flooding on the proposed land.

**I believe the following key issues make the proposal unacceptable for the following reasons:**

1. Proposals represent unjustified sporadic new residential development within open countryside;
2. Adverse visual harm;
3. Ecological impacts and lack of any net Biodiversity gain;
4. Drainage and flood-risk issues.

I have formed the view that the Presented Planning Application Supporting Planning Documents, do not present a true, sound, or sustainable proposal. David Tunnicliffe

# Comment for planning application 20/00871/F

<b>Application Number</b>	20/00871/F
<b>Location</b>	OS Parcel 3300 North Of Railway Line Adjoining Palmer Avenue Lower Arccott
<b>Proposal</b>	Erection of a free range egg production unit, gatehouse and agricultural workers dwelling including all associated works - re-submission of 19/00644/F
<b>Case Officer</b>	Bob Neville
<b>Organisation Name</b>	Pauline Tunnicliffe
<b>Address</b>	Willow Barn, Mill Lane, Upper Arccott, Bicester, OX25 1PB
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I Strongly Object to this Proposal 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. 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 rainfall 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 &amp; 3, not flood zone I - as stated. 2. The Negative impact on the environment: This proposal would have a detrimental impact on our environment and eco system, further endangering our protected 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 practice they could become stagnant, rancid contaminated ponds of surface water and groundwater. That could become a breeding ground for disease carrying insects. Run-off from the proposed new ponds could end up leaking into the River Ray during wet periods and flooding. 3. Potential increased Health issues: Local residents could possibly be at risk from increased air pollution, noxious odours, dust, airborne decease'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. 4. Proposed Increase in traffic: The increase in HGV and other traffic brings further noise and air pollution on to the A41, B4011, Ploughly Road and surrounding residential areas. Our already over-stretched road system, added to by recent developments on the A41 in our area (with no infrastructure upgrades), is becoming extremely dangerous as the Highways Authority - Yellow 'Accident Black Spot Signs' signify. In my opinion, to add to this over-used road system would be ill considered. 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 Noise Impact document also 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 severity of flooding on the proposed land. I have formed the view that the Presented Application Supporting Planning Documents do not present a true, sound or sustainable proposal.</p>
<b>Received Date</b>	22/04/2020 12:03:15
<b>Attachments</b>	