

LECO HOUSE

OLD FARM ROAD ATHERSTONE WARWICKSHIRE CV9 1QN
Telephone 01827 62251

Miss S Wilkinson
North Warwickshire Borough Council
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

9 July 2015

Dear Ms Wilkinson

Re: PAP/2015/0348. 40,000 Bird Broiler Unit

We are writing to register our objection to the above proposal due to the potential adverse impact it will have on the settlement of Mancetter of which we are residents.

Having looked through the application details we would wish to make the following comments:

- The site is less than 1 hectare but supporting documentation frequently refers to planning legislation relating to agricultural and farming activity of which this site is clearly neither. (NPPF para 28)
- In the Planning Policy section reference is made to the NPPF paragraph 109; *'the planning system should contribute to and enhance the natural and local environment by... preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability'* We and other residents of Mancetter do not believe this proposal complies with this requirement.
- Policy NW10 states that; *'development should meet the needs of residents and businesses without compromising future generations to enjoy the same quality of life'*. No doubt NWBC and the Environment Agency presumed that based purely upon technical submissions the DeMulders plant would also achieve a similar result which patently 20 or more years later and having significant investment does not. The only viable area for future expansion of Mancetter in residential terms would be in the direction of the application site, due to constraints of

the river, the railway line and its present boundary with Atherstone. This would bring future dwellings even closer to an activity that clearly would compromise the ability of future generations to enjoy a similar quality of life currently enjoyed by the present generation.

- Policy NW13. It is difficult to see how a proposal for a large linear shed that responds to the natural topography of the site by being cut in at one end by approximately 2 metres and projecting above the existing natural ground line by 2 metres at the other end enhances or responds to the landscape character.
- Approval of this scheme could set a precedent as similar potential sites exist close to Mancetter with an ability to accommodate a similar operation to this one.
- The Applicant feels that this activity would be preferable to the community instead of use for cattle. Personally, we would much prefer cattle instead of a Broiler unit but appreciate the financial benefits this would bring to the Applicant, who appears to have no prior expertise in this type of operation. Sheep and cows currently graze much closer to the settlement than this site and are not considered to be unduly detrimental, unlike the periodic odours and flies from the DE Mulders plant located almost a mile away.
- We understand that this site has some planning history and has previously been subjected to enforcement action following tipping and burning of landfill materials. No doubt the Council's Environment Officer will wish to be satisfied about the potential contamination this may have caused and request the appropriate reports.
- We have concerns about the future management and maintenance of such a facility, particularly in the event of a power failure which would inevitably cause huge problems in welfare and environmental terms. A full time back-up generator would seem to be a minimum requirement in this respect.
- A short distance further away from the application site on the boundary of the Parish lies the Sewage Works and the former DeMulders plant, which is considered to be enough of an imposition on the residents of Hartshill and Mancetter without being further exacerbated by another environmental nightmare.

In conclusion, we are unable to see any positive benefits that this proposal brings to the immediate area or the settlement of Mancetter. Clearly there is a role for such facilities but not in such close proximity to established dwellings.

Residents of Mancetter have expressed their disappointment at the combined failure of the Environment Agency and the Council to adequately protect their amenity from the environmental fallout of the DeMulders plant in the past, and will expect the Council to ensure that there is no repetition in this instance should the Council be minded to approve this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'I + D Ritchie'. The 'I' and 'D' are connected, and the 'Ritchie' is written in a cursive style.

Ian & Diane Ritchie

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