

Planning Application 22/03405/FULL - Butchery in Coningsby Lane

On behalf of OGAFCA Environment there are questions relating to this situation which need to be asked :

- 1** - What is the exceptional reason, overriding need, or circumstance which justifies such commercialisation and Industrialisation of a GREEN BELT location ?

- 2** - There appears to have been no attempt to present an analysis or quantification of the inevitable increase in the volume and weight of traffic along this narrow country lane. This is used throughout the week as a quiet lane leisure facility and access to public footpaths and bridleways such as Green Lane by local families with prams and children in push chairs, dog walkers, cyclists, horse riders etc. and is a highly valued asset to the Community. The lane itself is merely a spray of tarmac over the packed earth it once was - certainly not ever built to accommodate heavy vehicles. The coming and going of heavy trucks bringing rubble and soil onto the site to raise the surface level have already damaged the entrance and ditch which is indicative of the sort of wear and tear this will inflict. When may the Community expect to see a report on the likely frequency and weight of traffic which will be needed to make this a viable business proposition ?

- 3** - *Please see images attached as background to this item.*
Whoever has been developing the site has recently been pumping excess water into the field ditch alongside the new barns. This threatens to potentially overwhelm parts of the entire drainage route to the Fifield Road. We were told at the time of the earlier original applications for this site that there is no excess water problem in this area and therefore does not need to be considered. As we have been intimately concerned with this very subject since 2009~10 we know this to be foolishly blinkered. The land in this spot as a simple green field site was always prone to extremely soggy conditions but now there has been a huge increase in the hard surface run-off. Yet there seems to be no study of how this matter will be managed in the long term. When can the Community expect to see such a study or report ?

- 4** - Apologies if this has somehow been missed but there does not appear to be any mention of how waste materials from this operation are to be managed. What is to happen to manure ? Is it expected that the product from 35 animals will all simply dissipate into the grazing area available ? If any animals are to spend time inside the new barns how will the slurry be dealt with ? Will it be spread over the open areas or collected and somehow stored for periodic removal in more heavy vehicles ? If no animals are expected to spend time under cover then what are the barns to be used for ? All the same questions apply to the management of slurry and waste from the butchery process. How will the smell be managed ? How can there be a guarantee that none of any of this will ever find its way into the main field drainage running right alongside ?

- 5** - During this week Electricity utility contractors have been digging up the lane to lay a new 3-phase supply to the site. It is only a fairly substantial industrial operation that requires 3-phase these days. This inevitably raises the question of the continued legitimacy of the Agricultural status of this entire project ? But the other interesting question is ... how confident a gambler is required to squander financial resources to support a project that has not yet had permission to exist ?

- 6** - Perhaps the most important question of all concerns finding some kind of justification for

the destruction of a green country ambience or atmosphere which has so far managed to survive amidst the encroaching pressures from all sides of spreading swathes of concrete. Is there really such a dearth of existing sites with more suitable traffic access capable of accommodating an operation like this that it becomes necessary to allow yet another transparent scheme to turn a green field site into a brown field one ?

Please help the Community to resist the constantly repeated pressures to exploit this diminishing green resource and REFUSE this application.

Thank you.

Rod Lord
OGAFCA - Environment

Oakley Green, Fifield and District Community Association Ltd
www.ogafca.co.uk/PAGES/environment.htm

