

DC Admin

From:
Sent: 20 February 2026 13:17
To: DC Admin
Subject: Planning Application 2025/93387

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I am objecting to this application, citing concerns regarding local amenity, the environment and animal welfare amongst others.

The application states that the requirement for a poultry building is for diversification across another enterprise. The definition of “diversification” is for a business to enlarge or vary its range of products to reduce reliance on a single product or market. Alongside the farm shop, café, sheep and cattle, the applicant has also diversified into horse and dog breeding – although this fact has not been mentioned in his application.

The most recent set of Financial Statements submitted to Companies House show that the applicant’s farm shop has in excess of £3.7 million of cash at bank and in hand – this is an increase of £1.0 million from the previous year – hardly a business that needs to find further diversification as a means to help it survive.

Pollutants

I am concerned about the increase in odours, ammonia emissions and particulate matter that will arise from the building, including the spreading of chicken manure. These pollutants are detrimental to health and a source of considerable nuisance for those living nearby. This represents both an environmental concern and a potential infringement on the right to peaceful enjoyment of one’s property. The application does not appear to contain a manure management plan which, surely, should form a fundamental part of the application given the toxic nature of poultry manure to both human health and the environment.

Watercourse

A land drain runs a few metres away from the proposed location of the poultry building. The applicant has been economical with the truth again in this application – just as he was in his previous application for this poultry building – and is denying the existence of this watercourse.

It is imperative that the existence and location of this land drain is taken into account regarding this application. Poultry manure is highly concentrated with pollutants. When spread on land or when run-off occurs from poultry sites, these pollutants - primarily nitrogen (nitrates) and phosphorus (phosphates) - leach into water systems. The land drain in Bolster Moor is a source of drinking water for animals and eventually drains into the River Colne.

Waste Products and Biosecurity

There is no mention of how waste (manure, deceased birds, damaged eggs, etc) will be dealt with. There is no mention of any biosecurity measures relating to the keeping of these poultry. The applicant already owns other birds (free range hens and racing pigeons), yet there is no mention as to how he intends to prevent diseases spreading between the different flocks and different bird species. Biosecurity is a serious matter and should not be overlooked. The omission from the application of these matters is a serious oversight.

Bird flu risk in poultry units is high; millions of birds have been culled in recent years in the UK due to bird flu. Wild birds are also impacted and should be protected from this terrible virus. Disturbingly, scientists are reporting that the risk of bird flu causing the next pandemic is rising.

Hen Welfare

The application states that these hens are to be kept in minimal welfare conditions. This causes me great concern and I feel it is imperative that animal welfare concerns relating to these hens are taken into account as part of the planning decision. This poultry building will be tightly stocked with hens, leaving them little space to move freely. Flocks normally have dominant individuals within them and these cramped conditions will mean that hens will not be able to evade bullying behaviour from the more dominant hens, leading to birds suffering from feather loss and injurious pecking. The application states that only the applicant will be tending to these hens. How often will they be inspected by an authorised animal welfare inspector who will actually do something if the birds are suffering? Distress will be caused to local residents from knowing birds are living in suboptimal conditions, and from the sounds associated with the slaughter process at the end of each 18 month production cycle.

Traffic

Although the applicant says there will be no additional traffic as a result of this poultry building, this cannot possibly be true. Additional traffic will be necessary - deliveries of animal feed and bedding for the large number of birds and removal of waste amongst many other journeys will need to be made in order to correctly service the poultry. This increase in traffic poses a significant threat to road safety due to the fact that Drummer Lane is a narrow rural lane, has no pavements and is a popular route for walkers and forms part of the Colne Valley Circular walk. Additional traffic in the area will undoubtedly damage local infrastructure – the roads around Bolster Moor, especially Quebec Road, are already in a shocking condition.

Sale of Eggs

The application says that the bulk of the eggs will be sold through the applicant's farm shop. No mention is made of what will happen to the remainder of the eggs. Is the applicant planning to sell them from his farm gate? If so, this will also have an impact on the amount of increased traffic through Bolster Moor. As stated above, Drummer Lane has no pavements and is a narrow lane with no suitable parking areas and has limited sight lines out into Bolster Moor Road. Pedestrian safety on Drummer Lane would not be guaranteed if the applicant is allowed to sell his eggs in this manner.

Green Belt

This livestock building would be inappropriate development in a Green Belt area.

All the above points show this application, as with the applicant's first application submitted in 2024, to be ill thought through and wholly unnecessary and it should therefore be refused.