

Kaveriaw Farm, DONS - CC/OOS 16/FUL and
23/00002/RREF

A response to NPF4 comments.

Policy 5 - Soils.

The new building was sited in the existing envelope of the farm yard and not a green field site, therefore is not in conflict with policy 5.

Policy 14 - Design, quality and place.

This policy requires that development improve the quality of an area in their design impacts.

The officer's comments are incorrect as with or without the shed the farm is able to keep 2000 pigs but is unable to keep more than 2000. Therefore the overall capacity would not increase. It does however allow the farm to relocate pigs located in the buildings closest to the dwellings, to the new shed further away. This relief in per stock density has led to a decrease in noise and smell issues which were before, an existing problem. Residents together feel this has improved their quality of living and furthermore it's led to improved welfare for the animals.

In light of this it's considered that the development complies with policy 14.

Policy 23 - Health and Safety.

This policy aims to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

As previously stated, concerns raised by the council's environmental health department ~~at~~ over an increase in noise are incorrect as the development has not allowed the farm to increase numbers as the legal limit of 2000 were kept on the farm before the erection of the shed. All residents have stated in a letter to the council that the shed erection has led to an improved quality of life due to the decreased noise and smell levels. There is concern however that if planning is refused and the pigs have to be relocated back into the sheds closer to the dwelling the increased pen density would lead to unacceptable noise and smell levels and return to the previously unacceptable quality of life. Therefore planning refusal would adversely impact the amenity of nearby residential properties.

Although the farm has more than the required space area needed per pig, this is a minimum requirement and not a target. We as the owners have seen a vast improvement on pig health and wellbeing due to the decrease in competition for space, and food and water, with

Policy 23 continued.

our garden pig out standing
the animals have never looked
better. There had been concern,
before the shed erection, from the
vet that pen density was ~~an~~ a
problem at times.

Therefore with residents from the
dwelling houses and the vet
both in agreement that the erection
of the shed has lead to an increase
in quality of life, to an adequate,
acceptable level, and has also
contributed to improved animal
welfare.

Conclusion.

The development complies with policy 5, 14 and 23 of
NPPF, and contrary to the officers comments, the building
does not allow the farm to increase livestock numbers and
has lead to an improvement on the issues which were previously
a problem at the farm, which has positively impacted on the
amenity and the nearby dwellings.