

Design & Access Statement

Proposed Pig Finishing Building & Pig Nursery Building at:

New Cliff House Farm
Cross Lane
Sinnington
Pickering
North Yorkshire
YO62 6SS

Amount

The proposal seeks full planning permission for the erection of 2No. Piggery buildings for pigs from wean to 40kg (Nursery building) and 40kg live weight to market weight of 110kg (Finishing building) to complement already in place like for like buildings.

Use

Pigs require hygienic and warm conditions for their well being and growth. This proposal provides both. The pigs are moved from the nursery house at about 80 days of age and placed in groups in this finisher building.

The building provides an optimal environment for the pigs – fresh air is provided to mix with the heat the pigs give off naturally. The mix of the two provides a warm and healthy environment for the animal.

Within each pen there are feeders and drinkers supplying food and water 24 hours per day – they are replenished automatically – the food from an internal food carrying auger fed from an external feed silo and water from storage header tanks within each room. Pigs are very clean animals and like to organise their living areas into zones of different activity.

Lighting is provided within the buildings at two levels – one – the lower for living conditions and the higher for examination of the pigs.

Extract fans and controlled inlets provide accurate ventilation for the animals well being.

Smell

The piggery is designed to store the effluent below slat level to minimise emissions and smell. The unit is designed to exhaust air at high level. The system is very popular in Germany where emissions to air are rigorously controlled.

The buildings are cleaned and disinfected between batches of pigs for control of disease and general cleanliness, the cleaner the facility the less the smell.

Smell – cleaning out

The liquid manure is cleaned out of the tank below the building before being spread to land. Methods are employed in line with the Code of Good Agricultural Practice for the protection of water issued by DEFRA.

With the rise in the cost of artificial fertilizers, natural fertilizers are becoming a valuable and valued commodity again. This gradual return to natural farming practices will improve the quality of the land in the longer term.

Dust

Dust is inevitably produced from food and the skin of the pig. Pelleting the food minimizes food based dust and the efficient ventilation system eliminates any possible problem. Most pig based dust is retained within the building and washed into the below slat tank during cleaning to be treated as part of the liquid effluent.

Flies

Management techniques for the elimination and control of flies are employed.

Rodents

The unit has a well managed rodent control programme vital where animal feed is available which is run under a council contract

Feral

The pigs permanently live within the buildings therefore predators are not a problem.

Layout

The layout of the building is determined by its purpose. Free access for the pigs to food, water, dunging facilities and rest areas is vital for their wellbeing. Modern facilities reflect these requirements with more and more space being given to each animal.

The building is part of a continuous process and its relationship to surrounding facilities, other buildings, feed storage and pig movement areas is important.

The building is designed to integrate with and complement existing facilities.

Scale

The size of the buildings have been determined by two factors. As already mentioned more space for each animal is required both for performance and well being and following several years of disease problems industry wide production has improved. These two factors have combined to leave most units requiring more space for the same number of breeding animals. This unit serves those animals. These buildings are run in conjunction with the existing facilities on this site.

Landscaping and Appearance

This building is an addition to a bigger overall unit and is designed to blend in as an addition to it. External treatment is to match the existing buildings and the surrounding area is to be treated in such a way as to blend with the existing surroundings.

Access

Vehicular access to the farm is existing and the added building is not going to significantly affect or increase traffic movements.

Access to the building for animals and humans will be by low walled races – extended from existing facilities.

Inclusive Access

Due to the nature of the development, a pig finishing house and a pig nursery house, inclusive access is not considered relevant.

A. M. WARKUP LTD
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