

PLANNING, & DESIGN & ACCESS STATEMENT

**PROPOSAL : ERECTION OF PIG STY (PARTIALLY
RETROSPECTIVE)**

**ADDRESS : WASSAIL FARM, EAVES LANE,
WERRINGTON, ST2 8NA**

APPLICANT : MR B JARVEST

DATE : DECEMBER 2025 JOB No.: 2025-3020

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1.0 INTRODUCTION

This statement is submitted in support of a partially retrospective full planning application for the erection of a pig sty at Wassail Farm, Eaves Lane, Werrington. The application has been submitted by Sammons Architectural Ltd on behalf of Mr B Jarvest and is accompanied by drawing numbers 2025-3020-02, 2025-3020-05 and 2025-3020-06 all of which should be read in conjunction with this statement.

This planning statement analyses the site and the context in which the application is made demonstrating that the agricultural building is required to meet a genuine agricultural need and that its size and scale is commensurate with the land holding which it serves. Furthermore, it provides an assessment of the impact of the proposed building on the character and appearance of the application site and the wider surrounding area and considers the impact on residential amenity and highway safety.

2.0 SITE DESCRIPTION

The application site comprises of a rectangular parcel of land which extends to circa 450 sq metres and lies on the north eastern side of a long country track which joins the junction of Eaves Lane and Jack Haye Lane to the north. The track is not classified. The area is known as Kerry Hill with Wetley Moor to the south.

The application site, forms part of a larger agricultural field. It occupies an isolated position and is surrounded on all sides by open countryside interspersed with sporadic dwellings. For the purposes of the development plan the application site lies within the North Staffordshire Green Belt where restrictive development plan policies apply.

3.0 PROPOSAL

This is a full application which seeks partially retrospective consent for the erection of a pig sty. The building which has a simple rectangular floor plan equating to some 36 sq metres has a simple pitched roof design with an eaves height of 1.7m and an overall ridge height of 3.4m. The building which sits close to the lane has been positioned with its ridge running parallel to the highway. Constructed from concrete blockwork walls with red brickwork pillars either side of the door openings the building has exposed timber rafters to accept reclaimed plain clay roof tiles.

The application follows an enforcement complaint, registered under SMD/2025/00064. The building which was commenced on 19th May 2025 is currently unfinished. The application proposes a number of works in order to complete the building. These comprise of cladding the existing concrete block walls with randomly coursed natural stone with quoins to the corners of the building with both gable openings treated with Yorkshire boarding in a hit and miss arrangement with the upper portion having a close boarded style. The existing red brick pillars to either side of the door openings will be retained and vertically boarded timber doors shall be fitted. The roof will be finished with reclaimed plain clay roof tiles with timber fascia and barge boards fitted with black uPVC half round gutters with circular downpipes. Vehicular access to the site will be provided via the existing arrangement in the south eastern corner of the application site.

4.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The National Planning Policy Framework (NPPF) was revised in December 2024 and is an important material consideration in determining planning applications. Whilst the recently revised NPPF does not change the statutory status of the Development Plan which in this area comprises of the Staffordshire Moorlands Local Plan as the starting point for decision making it does provide guidance to LPA's. The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise.

The most relevant policies of the adopted Staffordshire Moorlands Local Plan are considered to be SS1 (Development Principles); SS2 (Settlement Hierarchy); SS10 (Other Rural Areas Strategy); DC1 (Design Considerations); DC3 (Landscape and Settlement Setting); NE1 (Biodiversity and Geological Resources) and T1 (Development and Sustainable Transport). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

5.0 ASSESSMENT

The key issues for consideration during the processing of this application are considered to be the

principle of development and whether it constitutes inappropriate development, agricultural need, the visual impact of the proposed development on the character and appearance of the site and the wider surrounding area, impact on residential amenity and highway safety.

Principle of development and whether it constitutes inappropriate development

The adopted Local Plan document contains no specific Green Belt policies. It is therefore reliant upon the policies contained within the National Planning Policy Framework (NPPF) in this regard. Section 13 of the NPPF concerns protecting Green Belt land and paragraph 142 sets out that the government attaches great importance to them with the fundamental aim of Green Belt policy being to prevent urban sprawl by keeping land permanently open. It goes on to reiterate that the essential characteristics of Green Belts are their openness and permanence.

Paragraph 153 indicates that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 sets out that the construction of new buildings is inappropriate unless one of the stated exceptions apply. The construction of new buildings for agriculture and forestry is one of the permitted exceptions. The NPPF also provides support in principle for development that supports or facilitates economic development. The principle of development is therefore acceptable subject to other considerations of need and impact on the character and appearance of the landscape.

Farming Enterprise & Agricultural Need

Size of the Holding

Wassail Farm has been owned by Mr Jarvest since November 2020. The holding comprises of 22 acres (8.09 hectares) of land of which 13 acres (5.26 hectares) are owned, 5 acres (2.02 hectares) are provided by the neighbouring landowner as part of a reciprocal agreement and farmed by the applicant and the remaining 4 acres (1.62 ha) are rented by the applicant for hay production and lie just half a mile away.

Agricultural Justification

Wassail Farm is an established small holding and registered with DEFRA under CPH number 37/102/0272. The applicant is registered with DEFRA to keep sheep (flock number is U1595193 433666), poultry (poultry number is U1595191) and pigs (pig number is U1446442 EJ3717).

Since purchasing the site in November 2020 the applicant has committed to making improvements and using the land exclusively for livestock and growing of crops. Whilst the land has previously been farmed by neighbouring farmers and grazed with sheep and cattle this has provided the

applicant with some experience and mentorship. The applicant has recently purchased a small flock of 8 pedigree Jacob ewe lambs with the intent of breeding these to support the traditional breed and because these are a hardy minimal intervention breed suitable for this location.

Approximately 1.5 acres of the land is used for pigs and divided into fenced paddocks which were erected in May 2024. Pigs were introduced to the holding in early June 2024 and the applicant currently has 8 adult pigs and at different times a varying number of piglets.

The pigs are:

1 x pedigree saddleback boar registered with the British Pig Breeders Association (BPA)

3 x Saddleback gilts currently in pig again registered with the BPA

1x Pedigree Berkshire boar registered with the BPA

1x Pedigree Berkshire Gilt registered with the BPA

2x Pure bred but not breed standard Berkshire sows both who have recently had good litters farrowing in the pig shed.

The applicant's aim is to produce pedigree breed standard pigs to maintain these traditional breeds both of which have been in decline Berkshires are now an at risk priority breed (only 236 breeding sows in the UK) and saddlebacks are also at risk (with only 315 registered breeding pedigree sows) [Conservation - British Pig Association](#) Both breeds are listed with the Rare Breeds Survival Trust [Download.ashx](#)

The Government's publication Code of Practice for the Welfare of Pigs, which was updated in October 2023 sets out a number of requirements regarding the health and welfare of pigs. This document sets out that accommodation for pigs is required not only for isolation purposes when animals are sick or injured or introducing new stock to the holding but also prior to pigs farrowing when it is important that they are kept out of sight and sound of other pigs. The RSPCA reiterates this advice stating that pigs easily get cold and it is therefore important for pigs to have warm, dry, draught-free, straw-bedded housing which is well ventilated, and give them enough room to make separate areas for dunging, exploring and sleeping. Pigs need somewhere dry to lie down, and a minimum area of 36 square metres (6 x 6 metres) per pig (ideally a larger space) is required. A pig can typically give birth to 2-3 litters per year as their gestation period is relatively short at 3 months, 3 weeks and 3 days. This allows for a quick turnaround for rebreeding after weaning piglets (around three weeks after birth). This rapid reproductive cycle means a single sow can potentially produce over 30 piglets annually making pigs very efficient livestock.

The application building has been built purely with the intention of housing the applicant's pigs hence its low eaves and modest size. There are currently no suitable buildings on site which would be capable of meeting these needs. Whilst the existing building is unauthorised the applicant's vet has confirmed that without it the recent litters born would have perished without it. The pig sty is therefore a much needed facility which is both vital to the health and welfare of the animals on site and the efficient and effective management of the holding.

Size, Scale, Form and Design and Impact on the character and appearance of the application site and wider surrounding countryside

As set out above the size and scale of the building is commensurate with the land holding which it serves and the animals held on site. It has been positioned close to the road and the existing access. It is of a simple plan form with a utilitarian design specifically for its intended purpose. In conclusion the building is commensurate in size and scale with the needs of the agricultural unit. The existing enterprise is capable of supporting a genuine agricultural holding which is registered with DEFRA and that the proposed building is reasonably necessary for the purposes of agriculture to ensure that the applicant can farm the land in an appropriate and sensitive manner whilst conserving and respecting the environment.

Highways

Paragraph 115 of the NPPF states that "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that amongst other things (a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location and safe and (b) suitable access to the site can be achieved for all users.

Paragraph 116 states that "Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development are severe' as is reflected within LP Policy T1 'Development and Sustainable Transport'

The building would be served by the existing access point which currently serves the site. The applicant already visits the site twice a day to check on stock. The building would not result in any intensification of the site and there would therefore be no conflict with CS policy T1 or with the guidance of the NPPF.

Amenity

National planning policy dictates that at the heart of its core principles, planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This is further re-iterated in Local Plan Policy DC1 which seeks to protect residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping as informed by the Council's SPD.

Due to the relatively isolated positioning of the site and the modest size and scale of the building it is not considered that the amenity of any of the surrounding residential dwellings would be unduly affected or prejudiced. In these circumstances, the proposal accords with such requirements in relation to Local Plan Policy DC1 and the NPPF.

6.0 CONCLUSION

The development is considered to be required to meet a genuine agricultural need and will allow the continued growth of this agricultural enterprise in accordance with policies contained within the NPPF. Furthermore, the agricultural building would be of a size and scale which is commensurate with the holding and of an appropriate form and design which reflects other buildings in the locality. Its overall form, design, character and appearance has been dictated by its intended use and is in keeping with its rural location. The proposed development would not be prejudicial to the reasonable enjoyment of any of the neighbouring dwellings nor adversely affect neighbouring land uses or harm highway safety. The proposed development is therefore considered to be in accordance with local plan policies and national advice contained within the National Planning Policy Framework and the Local Planning Authority is therefore respectfully requested to approve the application.