

Delegated Decision Report

Application No:	26/0177	Statutory Period Expires:	16th July 2026
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Site:	<i>Henton Farm Henton Farm Road Goldcliff Newport South Wales</i>		
Proposal:	<i>CONSTRUCTION OF AN EARTH BANKED SLURRY LAGOON (50.0M X 30.0M, 4.5M TOTAL DEPTH) TO PROVIDE 3,500M³ STORAGE FOR CATTLE SLURRY</i>		
Applicant:	<i>A Waters</i>		
Type:	Full	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is situated approximately 1.5 kilometres north west of the village of Goldcliff and is set within the corner of the field adjacent to the existing farmyard, surrounded by agricultural land. The applicant owns both Cross Farm and Henton Farm which extend to 188 hectares surrounding the farmsteads of traditional and modern agricultural buildings associated with the dairy business and are used for cattle housing. Vehicular access to the site is via Henton Road from Nash Road, an unclassified single lane highway terminating at the farm entrance.

2.2 The holding extends to 188 hectares across both Cross and Henton Farms which are located next door to each other. The land surrounds both farmsteads of traditional and modern agricultural buildings associated with the dairy business and are used for cattle housing.

2.3 The site is situated in the Countryside and the Gwent Levels Special Landscape Area/ Site of Special Scientific Interest. The site lies entirely within Zone C1 of the Development Advice Maps (DAM). There are no Public Rights of Way running through or adjacent to the site.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application proposes the creation of an earth banked slurry lagoon (bank top dimensions: 50m x 30m, 4.5m deep) to provide 3,500m³ storage (excluding freeboard). The existing slurry lagoons at Henton Farm, will be decommissioned and reinstated to agricultural land. The banked earth would measure 1.7m above ground level around the perimeter of the slurry lagoon and would be approximately 10m in width. All external embankments and bank tops would be finished with topsoil and seeded with grass. The maximum slurry level would be 1m above ground level and the lagoon would be used in conjunction with the day to day running of the working farm.

3.2 The need has been identified to increase slurry storage to comply with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. The proposal exceeds the statutory minimum slurry-storage requirement of 5 months by providing 6.5 months of combined slurry and dirty-water storage capacity. This additional volume offers essential contingency provision, ensuring resilience during periods of exceptional or prolonged adverse weather such as that experienced over the winter 2025-26. This will improve the present scenario by providing flexibility to spread during optimal weather conditions and when there is a greater crop nutrient requirement. The creation of this slurry lagoon is essential for the continued viability and operation of the dairy farming business and is of importance to ensure the business complies with current legislation. The slurry lagoon has been designed to comply with the slurry storage standards set out in The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and BS5502, and follows CIRIA C759 design and construction guidance. The proposed lagoon will not result in any increase to the numbers of livestock on the farm.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 – Sustainability states that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary. They will be assessed as to their potential contribution to: i) the efficient use of land; ii) the reuse of previously developed land and empty properties in preference to greenfield sites; iii) providing integrated transportation systems, as well as encouraging the co-location of housing and other uses, including employment, which together will minimise the overall need to travel, reduce car usage newport local development plan 2011 – 2026 january 2015 17 and encourage a modal shift to more sustainable modes of transport; iv) reducing energy consumption, increasing energy efficiency and the use of low and zero carbon energy sources; v) the minimisation, re-use and recycling of waste; vi) minimising the risk of and from flood risk, sea level rise and the impact of climate change; vii) improving facilities, services and overall social and environmental equality of existing and future communities; viii) encouraging economic diversification and in particular improving the vitality and viability of the city centre and district centres; ix) conserving, enhancing and linking green infrastructure, protecting and enhancing the built and natural environment; x) conserving and ensuring the efficient use of resources such as water and minerals.

Policy SP5 – Countryside states that development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

Policy SP8 – Special Landscape Areas states that proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features.

Policy SP9 – Conservation of the Natural, Built and Historic Environment states that the Conservation of the Natural, Historic and Built Environment the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

Policy GP2 – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour,

promote inclusion and provide adequate amenity for future occupiers.

Policy GP5 – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

5.4 TECHNICAL ADVICE NOTE (TAN) 15: DEVELOPMENT, FLOODING AND COASTAL EROSION

6. CONSULTATION RESPONSES

6.1 NATURAL RESOURCES WALES / CYFOETH NATURIOL CYMRU

No objection

We have no objection to the proposed development as submitted and provide the following advice.

Protected sites and pollution prevention

Further to our previous response (ref: CAS-302729-W3D7, dated 9th April 2026), we have reviewed the letter by ADAS dated 14/04/2026 and confirm that the information provided satisfies our previous concerns raised and we have no objection to the proposed development.

Our advice regarding buffer zones and the internal drainage district remain. Please refer to our previous response for these details (ref: CAS-302729-W3D7, dated 9th April 2026).

Flood risk

Please refer to our previous response (ref: CAS-302729-W3D7, dated 9th April 2026).

6.2 HENEB / GLAMORGAN GWENT ARCHAEOLOGICAL TRUST

No objection

We have consulted the regional Historic Environment Record and note that the proposal is located within the Newport Archaeologically Sensitive Area (ASA), as well as the Gwent Levels Historic Registered Historic Landscape, specifically the Nash/Goldcliff Character Area (HLCA001). However, there are no known archaeological sites within the proposed development area.

The proposed development involves the construction of an earth banked slurry lagoon (50.0M X 30.0M, 4.5M total depth) to provide 3,500M³ storage for cattle slurry. The works are in an area of low archaeological potential. Therefore, it is unlikely that buried archaeological remains could be encountered during the groundworks.

As a result, there is unlikely to be an archaeological restraint to this proposed development. Consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.3 LANDSCAPE OFFICER

The site is within the Gwent Levels Special Landscape Area Policy SP8, located near to the existing farmyard. The proposal states the embankments will be graded into the open field and seeded with grass.

The proposal also states the site will be well screened by existing mature native hedgerows however google earth images show hedges are highly maintained and low providing an open view across onto the site.

The proposal is to establish a new access onto Henton Road, there will be minor hedge losses at the point of access.

Policies:

The site is protected by a number of policies:

☐ Caldicot Levels Special Landscape Area Policy SP8

☐ SSSI boundary – also note that the slurry transfer pipe crosses the reën, please refer to the ecologist consultee.

☐ Archaeologically Sensitive Area policy

New planting is required to meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

- All works should be sufficiently offset to retain the highway and reed hedges on the south-east and north-east boundaries.
- If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].
- A landscape scheme is required and could include management of the existing hedges to aid screening. A scheme could be conditioned but should provide the following:
 - o Soft Landscape/Planting Plan showing planting type, species, size, density using locally native species
 - o Soft landscape maintenance and management plan for five years to cover new planting until established.

6.4 ENVIRONMENTAL HEALTH OFFICER

No response received to date.

6.5 SENIOR SCIENTIFIC OFFICER

No response received to date.

6.6 ECOLOGY OFFICER

No response received to date.

6.7 HIGHWAYS OFFICER

No objection

No significant highway impacts are anticipated. The lane ends just beyond the proposed access therefore an agricultural access is acceptable with minimal visibility requirements.

7. **PUBLIC REPRESENTATIONS**

Site Notice was put up on 13.03.2026.

7.1 GOLDCLIFF COMMUNITY COUNCIL: No response received to date.

8. **ASSESSMENT**

8.1 **Principle of Development:**

The site is located within both the open countryside and a special landscape area. As such policies SP5 and SP8 are relevant and state respectively 'development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.' 'Proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features.'

8.2 The subtext of Policy SP5 states that 'the countryside has value for landscape, natural resources, agriculture, ecology, geology, history, archaeology and outdoor recreation and it will rarely be the appropriate location for development, except where this is for the specific benefit of the rural economy'. What's more, Planning Policy Wales (Edition 12) states that 'planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation'. The development is for the purposes of agriculture and would assist in the operation of the rural enterprise by offering contingency provision of slurry, ensuring resilience during periods of exceptional or prolonged adverse weather. As such, the proposed development is considered appropriate in this setting, and

the principle of development is established in this instance.

8.3 Visual Amenity/ Character and Appearance;

In terms of visual amenity, the slurry lagoon and associated security fencing would be located to the southeastern corner of the field to the west of the site. As previously mentioned, the site can only be accessed via an unclassified single lane which terminates at the farm entrance and there are no Public Rights of Way in, or around the site. The development would be located between Henton Farm and Cross Farm, which are both within the applicant's ownership. Given this, there is limited traffic/footfall along Henton Farm Road and public views of the development would be limited. What's more, given the nature of the development, it will be largely excavated into the field with only the 1.3m security fencing and embanked grass visible above ground level and views of which would largely be screened by an existing hedgerow which runs along the boundary of the field.

8.4 Residential Amenity:

It is not anticipated that the development would adversely affect residential amenity, given that the development is sited well-within a 188-hectare holding which is within the applicant's ownership and the nearest neighbouring property is in excess of 380m from the development site. Moreover, the proposed lagoon would replace 2no existing smaller slurry lagoons located on site, so the impact over and above the existing situation is considered limited.

8.5 Biodiversity:

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Planning Policy Wales (Edition 12) (PPW) reiterates that biodiversity must be maintained and enhanced to enable resilient ecological networks to be built and deliver net benefits for biodiversity. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity.

Furthermore, PPW indicates that a step-wise approach must be taken to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Evidence in the form of a Green Infrastructure Statement should accompany the application to ensure that the step-wise approach has been followed. Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission.

In this instance, the loss of existing habitat, namely a section of the agricultural grassland is unavoidable and the need for the development justified. The Planning access statement describes the grass crops as of negligible ecological importance and notes that the field boundary may provide suitable habitat for reptiles and nesting birds. Badgers and Hedgehogs could also be located within the site although no evidence was recorded during the walkover survey. The application is not accompanied by a Green Infrastructure Statement although significant weight has been given to the merit of the scheme and the guidance set out in PPW 12, whereby it states that 'planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation'. Having regard to the merit of the scheme and the guidance set out in Planning policy, the absence of a Green Infrastructure Statement and a scheme of biodiversity enhancement does not necessitate a refusal in this instance and instead, a suitably worded planning condition will be added to ensure the submission of a proportionate biodiversity enhancement scheme.

8.6 Other Issues:

The application initially proposed a single-track vehicular access from Henton Farm Road, which in turn would have necessitated the removal of a section of hedgerow. This element of the proposal has since been removed and no access, or hedgerow removal is proposed as part of this development.

8.7 The site is within the Newport Archaeologically Sensitive Area (ASA), as well as the Gwent Levels Historic Registered Historic Landscape, specifically the Nash/Goldcliff Character Area (HLCA001) however, there are no known archaeological sites within the proposed development area. The development involves significant groundworks and as such, Heneb (Glamorgan Gwent Archaeological Trust) were consulted. Heneb have advised that the works are in an area of low archaeological potential and therefore, it is unlikely that buried archaeological remains could be encountered during the groundworks. As a result, there is unlikely to be an archaeological restraint to this proposed development.

8.8 **Landscaping:**

The Landscape Officer was consulted on this application and has advised that all works should be sufficiently offset to retain the highway and reed hedges on the south-east and north-east boundaries. The Landscape Officer has also advised that a planting plan is required and could include management of the existing hedges to aid screening. A landscaping plan will be secured via a suitably worded planning condition.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact

upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 The development would not cause demonstrable harm to this pleasant countryside setting in accordance with policies SP5 and SP8 of the Newport Local Development Plan. The submission of a biodiversity enhancement scheme and a landscape scheme will be imposed via a suitably worded planning condition to ensure accordance with Future Wales Policy 9, the aims of PPW in so far as they relate to biodiversity/landscape interests and environmental protection and Policy GP5 of the Newport Local Development Plan (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- 01 Location Plan REV A
- 03 Proposed Site Plan REV A
- 04 Layout Plan REV A
- 05 - Cross Sections
- Construction Environmental Management Plan
- Planning Access Statement.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, a soft landscape scheme/planting plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- Soft Landscape/Planting Plan showing planting type, species, size, density using locally native species
- Soft landscape maintenance and management plan for five years to cover new planting until established

The scheme shall be implemented in accordance with the approved plans and retained as such thereafter for the lifetime of development.

Reason: In the interest of visual amenity, in accordance with Policy SP8 and SP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved. The location and details of these must be shown on relevant plans.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: 01 Location Plan REV A, 02 - Existing Site Plan, 03 Proposed Site Plan REV A, 04 Layout Plan REV A, 05 - Cross Sections, Construction Environmental Management Plan, Planning Access Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP8, SP9, GP2, GP5 and GP6 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.