

Delegated Decision Report

Application No:	25/1083	Statutory Period Expires:	13th March 2026
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Site:	<i>Henton Farm Henton Farm Road Goldcliff Newport South Wales</i>		
Proposal:	<i>CONSTRUCTION OF A ROOF OVER THE EXISTING CONCRETE DIRTY YARD AREA</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 farms part of an existing farmyard surrounded by agricultural land in Goldcliff and is surrounded by the Gwent Levels SSSI. The applicant owns both Cross and Henton Farms which extend to 188 hectares surrounding the farmsteads, are of traditional and modern agricultural buildings associated with the dairy business and are used for cattle housing. The site is located within countryside and archaeologically sensitive area. It is within a Special Landscape Area and Flood Risk Area.

2.2 Vehicular access to the site is via Henton Road from Nash Road, an unclassified single lane highway terminating at the farm entrance.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application proposes the creation of a structure measuring 23.0m x 23.2m, 4.8m to eaves, 7.9m to ridge over an existing dirty yard area adjacent to the existing agricultural buildings. It would be clad in corrugated grey fibre cement sheets to the roof and steel sheets to the end and side. The purpose of the proposal is to reduce clean rainfall falling on the yard and the subsequent need to store the contaminated rainfall as slurry. This will reduce the slurry storage requirements on the holding.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
08/0871	EXTENSION TO AGRICULTURAL BUILDING	PRIOR APPROVAL NOT REQUIRED	1/7/2008

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 favours proposals which make a positive contribution to sustainable development.

Policy SP5 Countryside limits development outside of the settlement boundary.

Policy SP8 Special Landscape Area restricts development that may impact on the characteristics of the six designated Special Landscape Areas.

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP2 General Development Principles – 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 General Development Principles – 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 General Development Principles – 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.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy CE6 Archaeology states that proposals in areas known to have archaeological interest or potentially have archaeological interest will be required to undertake an archaeological impact assessment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE ARCHAEOLOGY AND ARCHAEOLOGICALLY SENSITIVE SITES WILDLIFE AND DEVELOPMENT

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: **We have no objection to the proposed development as submitted and provide the following advice.**

Pollution Prevention

We note that the proposal is to construct a roof over the existing dirty yard which will reduce the amount of contaminated water produced reducing the overall amount of slurry to be managed.

The addition of a roof in itself is not covered by The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 (CoAPR).

Installation and ongoing maintenance of the roof must not compromise the structural integrity of any part of the existing structure. All stores should meet the construction and capacity requirements of the CoAPR.

Protected Sites

We have considered the information submitted in support of the above planning application.

Based on the information submitted, we consider that the proposed development is not likely to damage the notified features of the Nash and Goldcliff Site of Special Scientific Interest (SSSI).

Flood Risk

The planning application proposes less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 (Rivers) and 3 (Sea) and a TAN15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

- 6.2 Ecology officer: I have no objection to this application as it would not significantly affect any habitats, species or designated sites. NRW have confirmed in their response of 16th January that they do not consider these proposals would affect the adjacent Gwent Levels SSSI. If consent is granted, we should attach our usual condition to require a biodiversity enhancement scheme which is appropriate to the nature and location of the development.
- 6.3 Landscape officer: The application is to roof (23.0m x 23.2m, 4.8m to eaves, 7.9m to ridge) over an existing dirty yard area adjacent to the existing agricultural buildings within the existing farmyard. I would advise the application should meet LDP GP5 vi "the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks." For the scale of the proposal this could comprise native tree or hedge planting in an appropriate location.
- 6.4 Heneb: Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:
The works are within the Archaeologically Sensitive Area (ASA) of Newport. Henton Farm is possibly extant from 1565. Two sub-rectangular enclosures were found next to the farm and are of medieval origin. A review of the 1st – 3rd Edition (1883, 1901, 1920) historic Ordnance Survey maps show the footprint of the property. The proposal includes the construction of a roof over an existing hard-surfaced yard. The works are of small scale, and with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low.
As a result, there is unlikely to be an archaeological restraint to this proposed development and 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.

7. PUBLIC REPRESENTATIONS

Site notice was put up on 9th January 2026.

- 7.1 NEIGHBOURS: No response received.

8. ASSESSMENT

8.1 Principle of Development:

The site is located within the countryside whereby development is restricted to that which is appropriate and where it respects the landscape character and biodiversity of the area. In this instance the proposal is for an agricultural-type structure to reduce slurry storage

at a working farm. The proposals are therefore considered to be acceptable in principle.

- 8.2 The Gwent Levels has a variety of protection through designation as Site of Special Scientific Interest, Landscape of Outstanding Historic Interest and Archaeologically Sensitive Area. These matters are discussed further below.

8.3 **Visual Amenity/ Character and Appearance;**

As noted above, the application site forms part of a large working farm. The structure would be sited within an existing farm building complex over existing hardstanding. Whilst the site is surrounded by SSSI, the proposals would be seen against the backdrop of the existing large agricultural buildings and would not expand the footprint of the farm. The building is functional and typical of agricultural sites so will not appear incongruous in context. It is therefore considered to be appropriate in this location and would not result in an adverse impact to the rural character of the area.

8.4 **Residential Amenity:**

There are dwellings within close proximity to the site but as these form part of the farm and the structure is to be sited over an existing yard surrounded by existing large agricultural buildings, the proposal would not result in an adverse impact to neighbouring privacy or amenity.

8.5 **Movement:**

The proposals would not alter existing access arrangements at the site or result in a greater parking demand.

8.6 **Drainage/ Flooding:**

The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 (Rivers) and 3 (Sea) and a TAN15 Defended Zone. This part of the farm is not affected by surface water flooding. The planning application proposes less vulnerable development. NRW advise that given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) they consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. The proposals are not considered to result in an adverse flood risk impact.

8.7 **Biodiversity:**

As previously noted, the structure is to be sited over an existing yard standing area within the farm complex. There would be no loss of ecological habitat and the Council's Ecology officer offers no objection subject to biodiversity enhancement being secured. The plans indicate 2no Swallow nest cups are to be installed on the barn. In addition, the structure itself will have large openings and will provide opportunities for wild birds to nest. This is considered appropriate and can be secured by condition. Whilst the Council's Landscape officer has requested landscaping to comprise native tree or hedge planting in an appropriate location, given that there would be no loss of any green infrastructure as a result of the proposal and alternative enhancement is provided, this is not considered to be warranted in this instance.

- 8.8 The site is surrounded by SSSI (site of Special Scientific Interest) noted for its rich biodiversity and watercourse structure. As the proposals relate to an area covered by existing hardstanding and aim to reduce slurry storage at the farm, they would not result in an adverse impact to the SSSI. NRW offer no objections to the proposals.

8.9 **Archaeology:**

The site is archaeologically sensitive. Heneb have been consulted and advise that the works are of small scale, and it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, they offer no objection to

the proposals.

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 proposals are considered to be appropriate and justified in this location and will not result in an adverse impact to the rural character of the area, biodiversity or residential amenity.

10.2 Ecological enhancement can be secured by condition.

10.3 The application is granted subject to the following conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents; 1011720/A/05 Version 1, 1011720/1/03 Version 1.

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

Pre –first use conditions

02 Prior to the first use of the development hereby approved, the biodiversity enhancement measures set out on the approved drawing(s) shall be provided in accordance with the approved details and shall thereafter be permanently retained.

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: 1011720/A/05 Version 1, 1011720/A/03 Version 1, 1011720/A/04 Version 1, 1011720/A/01 Version 1, 1011720/A/02 Version 1, 1011720/1/03 Version 1, Planning Statement 12/12/2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP8, SP9, GP2, GP5, GP6, GP7 and CE6 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.

04 The applicant is advised that the works are within an area at risk of flooding. It is recommended that the developer considers opportunities to incorporate flood resilience into the approved design where feasible.