



PLANNING STATEMENT

Proposal: Slurry Lagoon at Henton Farm

Client: SWN Waters & Son

Address: Cross Farm, Goldcliff, Newport, NP18 2AT

26/02/2026



ADAS GENERAL NOTES

Project No.: 1011720

Title: Planning Statement: Slurry Lagoon at Henton Farm

Client: Mr Andrew Waters
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Date: 26/02/2026

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1 INTRODUCTION

- 1.1.1 ADAS has prepared this planning statement on behalf of our client Mr Andrew Waters (hereafter referred to as 'the applicant'). It supports the submission of a full planning application for the construction of an earth banked slurry lagoon at Henton Farm.
- 1.1.2 This statement provides an appraisal of the site and its broader context, followed by a description of the proposed development with reference to access and design.
- 1.1.3 The application is accompanied by the following suite of reports and plans:
- 01 Location Plan
 - 02 Site Plan (Existing)
 - 03 Site Plan (Proposed)
 - 04 Layout Plan
 - 05 Cross Section

2 THE APPLICATION SITE

2.1 The Site

- 2.1.1 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.
- 2.1.2 The applicant owns both Cross and Henton Farms which extended to 188 hectares surrounding the farmsteads of traditional and modern agricultural buildings associated with the dairy business and are used for cattle housing.
- 2.1.3 Vehicular access to the site is via Henton Road from Nash Road, an unclassified single lane highway terminating at the farm entrance.

2.2 Site Context

- 2.2.1 The site encroaches marginally within the boundary of the Gwent Levels – Nash and Goldcliff SSSI.
- 2.2.2 The site lies entirely within Zone C1 of the Development Advice Maps (DAM) as contained in TAN15 and within a low flood risk area with the annual chance of flooding of between 1 in 1000 (0.1%) and 1 in 200 (0.5%).
- 2.2.3 There are no Public Rights of Way running through or adjacent to the site.

3 PROPOSED DEVELOPMENT

3.1 Proposals

- 3.1.1 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, which requires substantial refurbishment will be decommissioned and reinstated to agricultural land.
- 3.1.2 The proposed slurry lagoon will be used in conjunction with the day to day running of the working farm. 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.
- 3.1.3 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.
- 3.1.4 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.
- 3.1.5 **The proposed lagoon will not result in any increase to the numbers of livestock on the farm.**

3.2 Landscape and Visual Impact

- 3.2.1 The proposed lagoon can be seen on the accompanying site plan and will be sited to the southeast and within the immediate proximity of the existing farmyard.
- 3.2.2 Due to the site's location adjacent to the existing farmyard and its setting within an established agricultural unit, the formation of the lagoon is not considered to be an incongruous form of development in the open countryside and therefore will not be out of character in this location.
- 3.2.3 The lagoon will be largely excavated into the surrounding field to ensure that it will be well-screened and effectively hidden within the landscape. The excavated material will be used to form embankments around the structure.
- 3.2.4 The embankments will be graded into the open field and will be seeded with grass and will be well screened by existing mature native hedgerows.
- 3.2.5 A 1.3m high security fence, to Health and Safety Executive (HSE) standards, will be constructed around the perimeter of the lagoon.
- 3.2.6 The siting of the proposed slurry lagoon has been selected for operational reasons, for the lagoon to be used in conjunction with the established farming business on the site.
- 3.2.7 The proposed layout optimises the use of the site whilst considering the existing features and maintaining the use of existing screening to shield the site from view.

3.3 Highways and Transport

- 3.3.1 The proposal is to establish a new access onto Henton Road in order to provide a safer, more efficient point of entry and exit for vehicles, thereby improving operational access.
- 3.3.2 This will have minimal impact on the surrounding highway network as Henton Road terminates at the farm entrance.
- 3.3.3 The proposal will also not give rise to an increase in vehicle movements within or surrounding the site and consequently will not have a detrimental impact on highway safety or efficiency. Rather, the lagoon ensures the self-containment of the site which will reduce vehicle movements to transport slurry for spreading on nearby blocks of land.

3.4 Flood risk

- 3.4.1 In accordance with Natural Resources Wales Flood Risk Map for Planning, the site is located within an area classified as Flood Risk Zone C1 and benefitting from Flood Risk Defences. TAN 15 states the use of land at risk of flooding for agriculture is likely to be acceptable in most cases. TAN 15 also categorises developments in terms of their vulnerability to flooding however, it is not applicable to agricultural developments and as such, no Flood Consequence Assessment has been undertaken to support this application.
- 3.4.2 The proposed lagoon will not result in an increased surface water discharge, and the proposed development is not anticipated to increase the flood risk elsewhere.

3.5 Ecology and Biodiversity

- 3.5.1 The existing habitat can be described as improved agricultural grassland. The grass crops that would be impacted on by the proposals are of negligible site ecological importance. 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. Best practice precautionary measures have therefore been included to prevent any breach of legislation occurring.
- 3.5.2 The lagoon encroaches within the boundary of the Gwent Levels – Nash and Goldcliff SSSI. The lagoon has been sited so that it is a minimum of 10m from the reed and ditch (aquatic) habitat that is characteristic of the Gwent Levels SSSI. This will minimise the impact on the potential variety of aquatic flora, and aquatic and terrestrial invertebrate fauna. The SSSI designation also includes the improved grassland however this is considered to be of limited ecological interest.

4 ENVIRONMENTAL SUSTAINABILITY

- 4.1.1 The creation of the proposed slurry lagoon will allow for slurry to be managed appropriately and in compliance with current legislation. The proposal will allow the business flexibility to spread slurry during optimal weather conditions and when there is a greater crop nutrient requirement. As a result, there should be a reduction in phosphate loss and nitrate leaching.
- 4.1.2 This additional contingency volume offers essential provision, ensuring resilience during periods of exceptional or prolonged adverse weather.
- 4.1.3 The proposed lagoon is designed to serve the existing herd and therefore neither nitrate nor phosphate loads will be increased within the catchment area, consequently reducing the risk of pollution and environmental harm.

5 CONCLUSIONS

- 5.1.1 The proposals represent a proportionate and operationally driven enhancement to the existing dairy unit, making use of land immediately adjacent to the established farmstead and accessed directly from Henton Road. The siting and form of the lagoon are not incongruous to the agricultural landscape, with earth-banked construction and graded embankments to ensure the development integrates effectively within its surroundings.
- 5.1.2 The scheme delivers essential slurry-storage improvements required to comply with the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, providing 6.5 months of capacity to support efficient nutrient management. This will allow slurry to be applied during optimal weather and crop-uptake conditions, reducing pollution risk while offering operational resilience during prolonged adverse weather.
- 5.1.3 Although the lagoon lies marginally within the boundary of the Gwent Levels – Nash and Goldcliff SSSI, its position maintains an appropriate buffer to the reed and ditch network, safeguarding the distinctive aquatic flora and invertebrate species characteristic of the designation. The site comprises improved grassland of low ecological value, and precautionary measures will ensure compliance with relevant wildlife legislation.
- 5.1.4 The new access onto Henton Road will provide a safer and more efficient route for farm vehicles without increasing traffic volumes or impacting the surrounding highway network. By enabling sufficient on-site slurry storage, the lagoon will reduce the need for off-farm slurry movements, further limiting transport impacts.
- 5.1.5 Taken together, the development provides a necessary, environmentally responsible and policy-compliant investment that supports the farm's continued viability, enhances regulatory compliance, and preserves both the character and ecological sensitivities of the wider Gwent Levels landscape.