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# **Planning Statement: New Agricultural Storage Building**

**PREPARED FOR:**  
**LOWER WENALLT FARM**  
**GOLYNOS LANE**  
**ROGERSTONE**  
**NEWPORT**  
**NP10 9GR**

**June 2025**  
**HN/2462/0525**

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## 1.0 INTRODUCTION

- 1.1 Acorus Rural Property Services Limited has been instructed to prepare a full planning application on behalf of Mr Stark.
- 1.2 The planning application concerns the proposed siting of a new agricultural storage building on the existing yard at Lower Wenallt Farm, Rogerstone.

## 2.0 DESCRIPTION OF THE EXISTING SITE

- 2.1 Lower Wenallt Farm is situated to the northeast of Risca and approximately 1.4 miles west of Bettws. Figure 1 below provides the location of the farm within the wider context.



Figure 1, Plan showing the wider location in which Lower Wenallt Farm sits (ProMap, 2025).

- 2.2 The farm is accessed from the west side of Golynos Lane and benefits from a private driveway extending north to the farm complex approximately 340m from the lane.
- 2.3 The complex of existing farm buildings lies to the north of the farmhouse as shown in Figure 2 below.

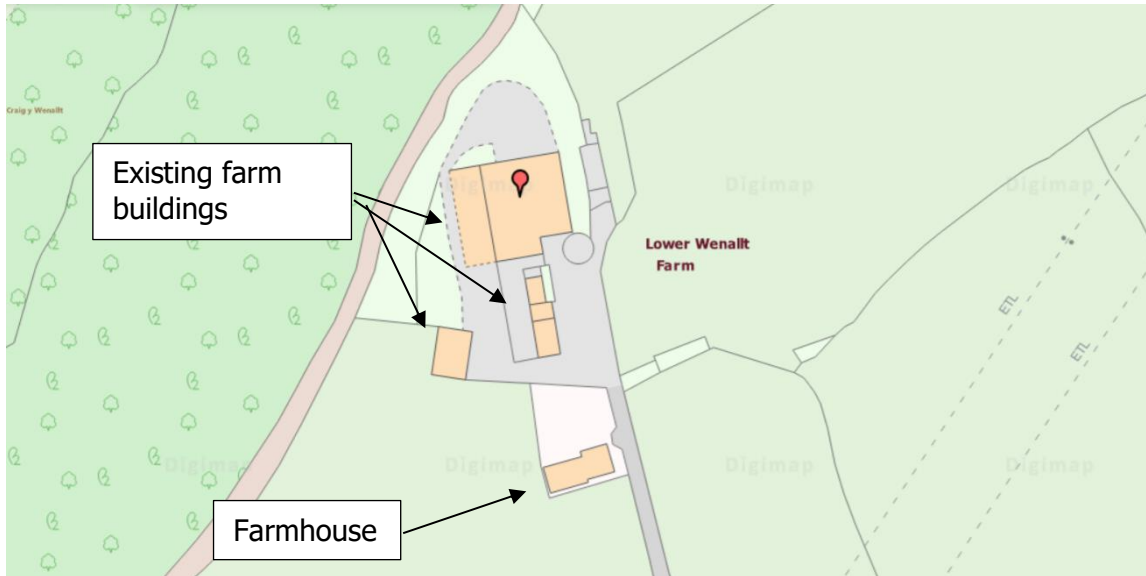


Figure 2, Plan showing form of existing agricultural buildings and farmhouse (ProMap, 2025).

- 2.4 The farm lies outside the built up areas of Risca and Pontymister.
- 2.5 There are broadleaved woodlands (National Forest Inventory) to the west of the farm complex as shown in light green on Figure 3 below.

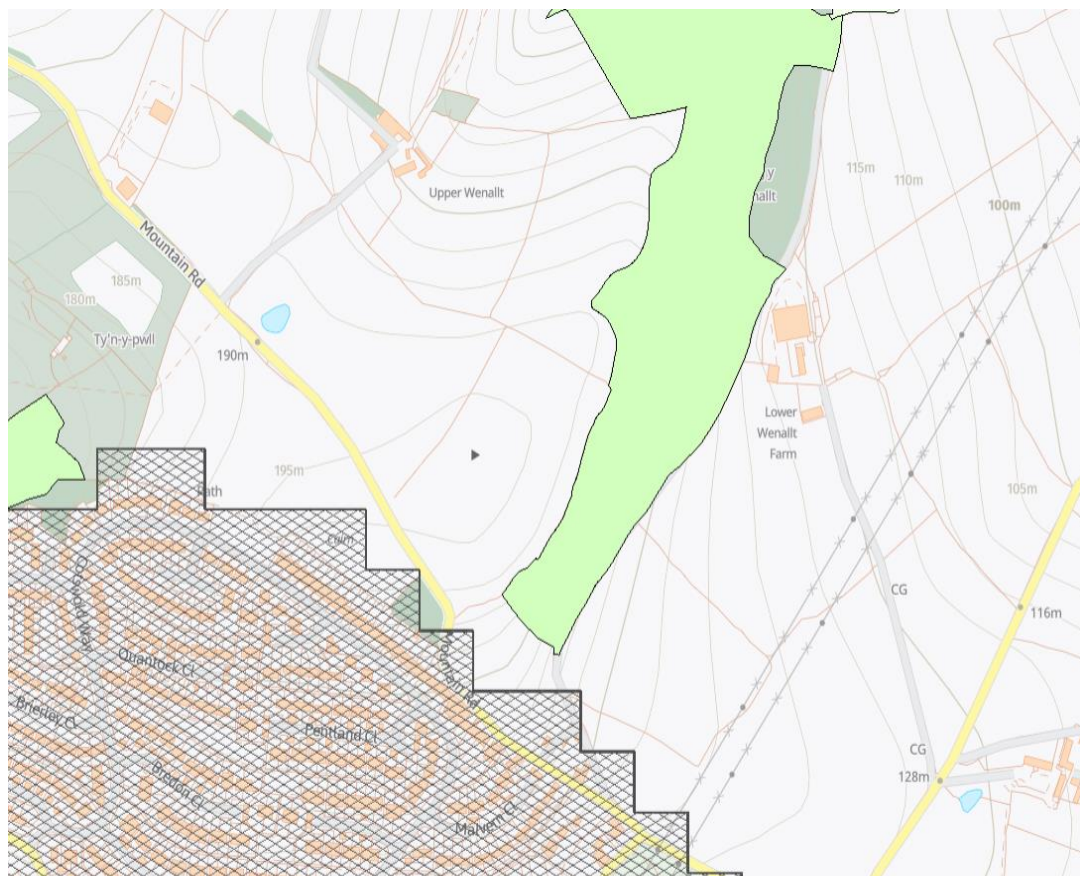


Figure 3(a), Map showing National Forest Inventory broadleaved woodland and built up areas (Magic Maps, May 2025)

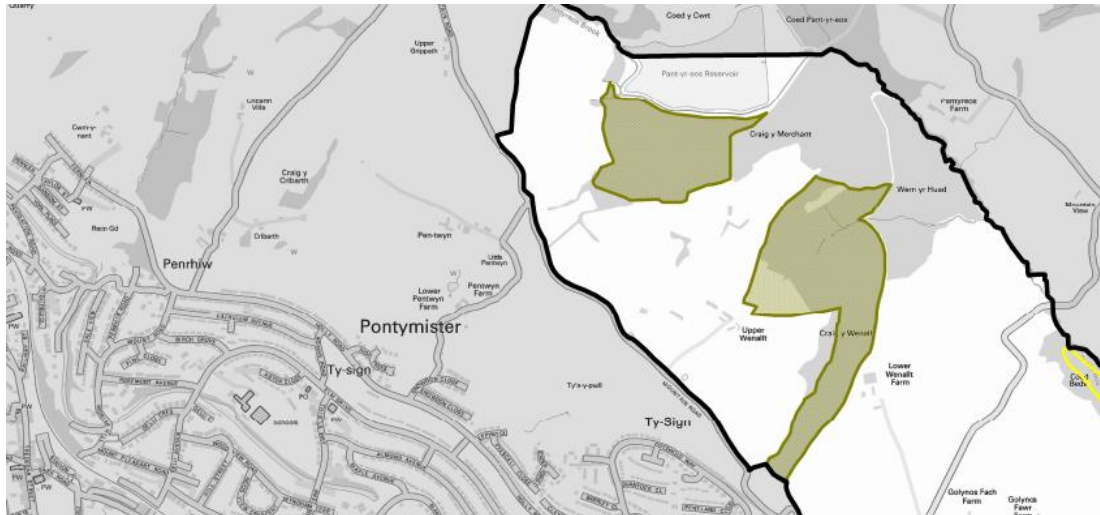


Figure 3(b), Policy Constraints Map (Newport City Council, June 2025)

2.6 There are no nearby designated historic assets. The most proximate historic assets are Round Cairn which lies approximately 400m southwest and the Church of Saint Peter and the remains of the Churchyard Cross which are located approximately 650m to the northeast. Figure 4 below provides a plan indicating the location of the designated historic assets closest to Lower Wenallt Farm.

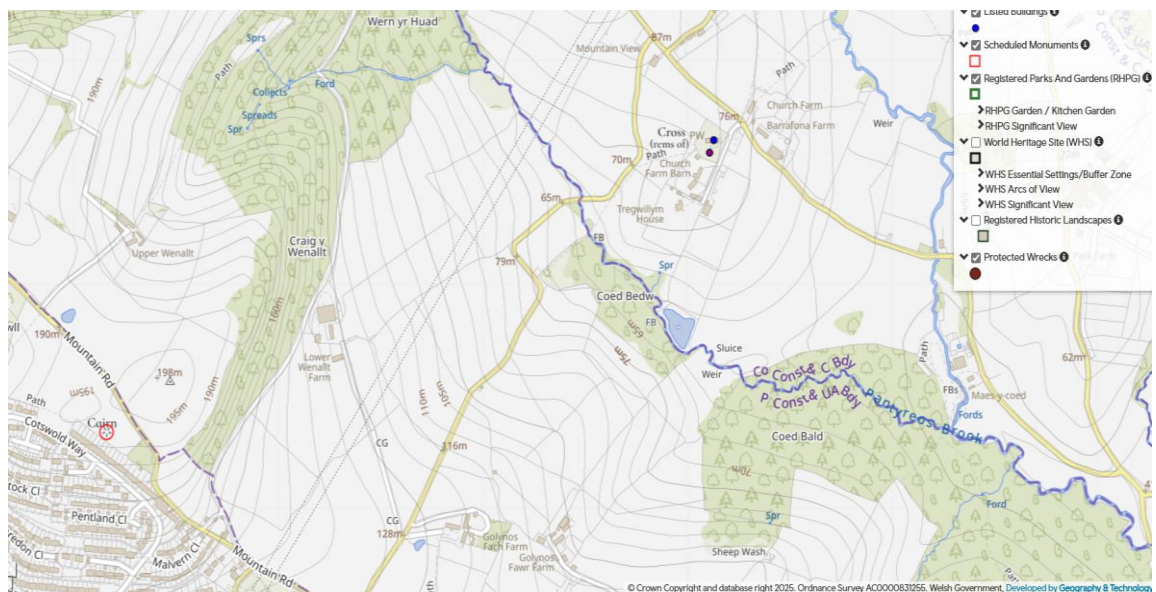
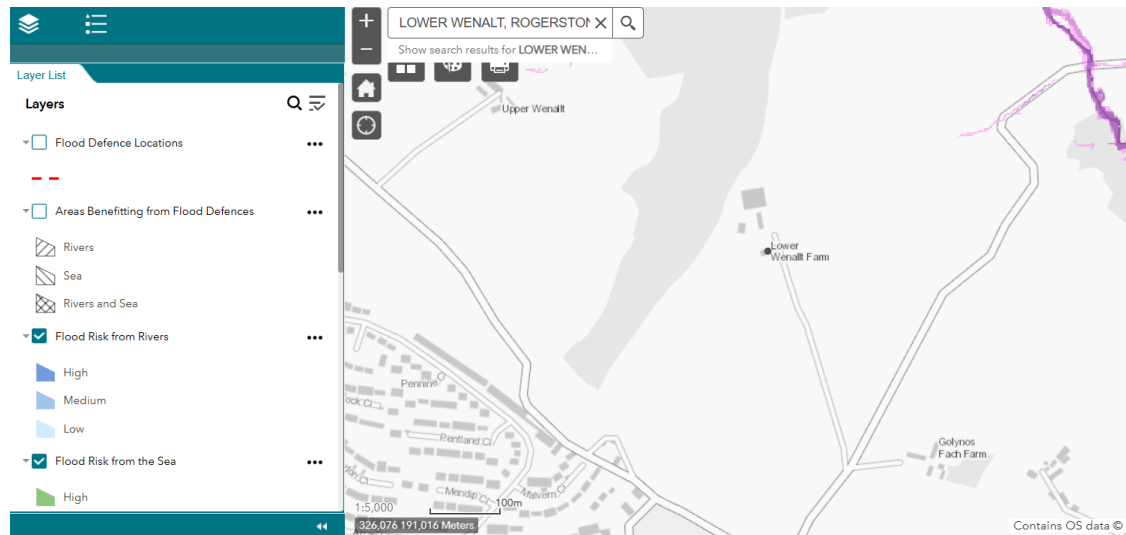


Figure 4, Map of Cadw Search Record for Proposal Site (Cadw, May 2025)

2.7 The proposal site is not in an area prone to flooding. Indeed, the site has very low probability of river, sea or surface water flooding. Figure 5 below reproduces the Natural Resources Wales (NRW's) flood and coastal erosion risk map for Lower Wenallt Farm.



*Figure 5, Flood Risk Map for Proposal Site (NRW, May 2025)*

### 3.0 PROPOSAL

- 3.1 This planning application involves the siting of a new agricultural storage building to the immediate east of the existing agricultural buildings on the farm yard at Lower Wenallt Farm.
- 3.2 The proposed agricultural storage building will be sited within the main farm complex at Lower Wenallt Farm. The building will be positioned in proximity to the existing agricultural building and will be accessed from the existing farm yard. Figure 6 provides a photo taken from the access looking across to the existing farm complex.



*Figure 6, Photo from access to Lower Wenallt Farm (Acorus Rural Property Services, March 2025)*

- 3.3 The building is intended to be used mainly for the storage of feed and fodder as well as for the storage of some farm machinery.



Figure 7, Plan of agricultural storage building (ProMap, 2025).

- 3.4 As existing, earthworks have been undertaken by the Applicant to raise the level of the land to that of the existing farm yard and to enable access from the yard to the adjacent field. The extent of these works are well below 0.5 hectares. As such this work did not require a prior notification to be submitted under Part 6, nor does it require full planning permission. Figure 8 below provides a Google Earth image from 2024 (as this was a clearer image) with the area measurement being drawn around the works.



Figure 8, Aerial image showing earth works for ground levelling at Lower Wenallt Farm (Google Earth, June 2025)

- 3.5 The roof will be coloured fibre cement profiled roof sheeting. With translucent roof sheet lights over each bay. Vertical hit and miss boarding will be fixed to the columns on the east and west elevations.
- 3.6 The building will measure 40.5m (L) x 15.6m (W). The ground area to be covered by the building totals 632.0sqm.
- 3.7 The height of the building to eaves is 4.3m and to ridge is 6.4m.
- 3.8 The building will have nine bays each measuring 4.5m in width. The building will be open to the east and west elevations with vertical hit and miss timber boarding above. See Figure 9(a) and 9(b) below reproduce the proposed east and west elevations.

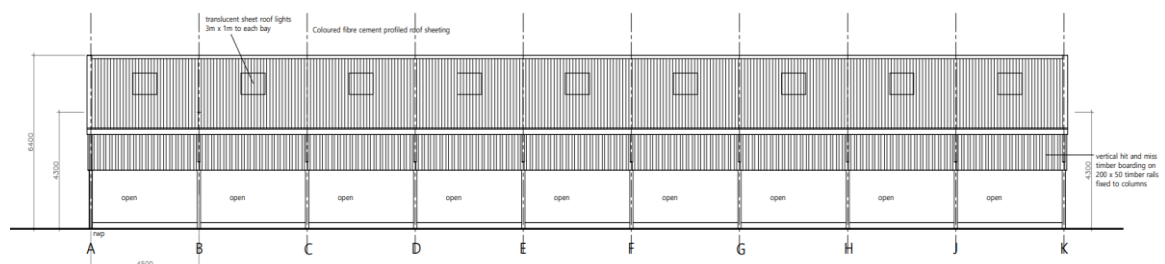


Figure 9(a), Proposed West Elevation

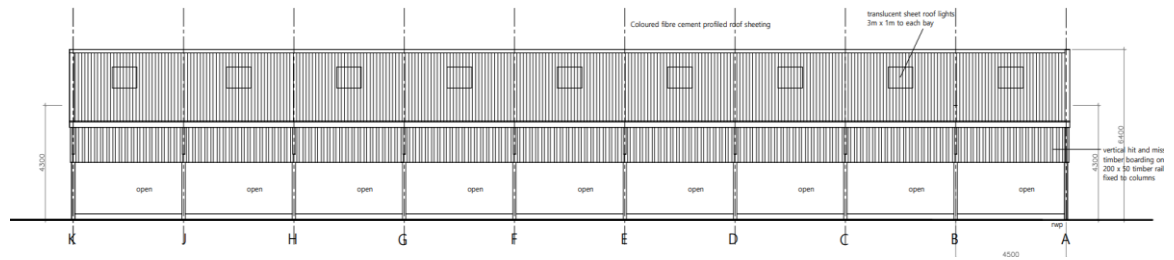


Figure 9(b), Proposed East Elevation

- 3.9 To the north and south elevations there will be solid vertical profiled sheeting doors hinge fixed to a steel frame, see Figures 9(c) and 9(d) below.

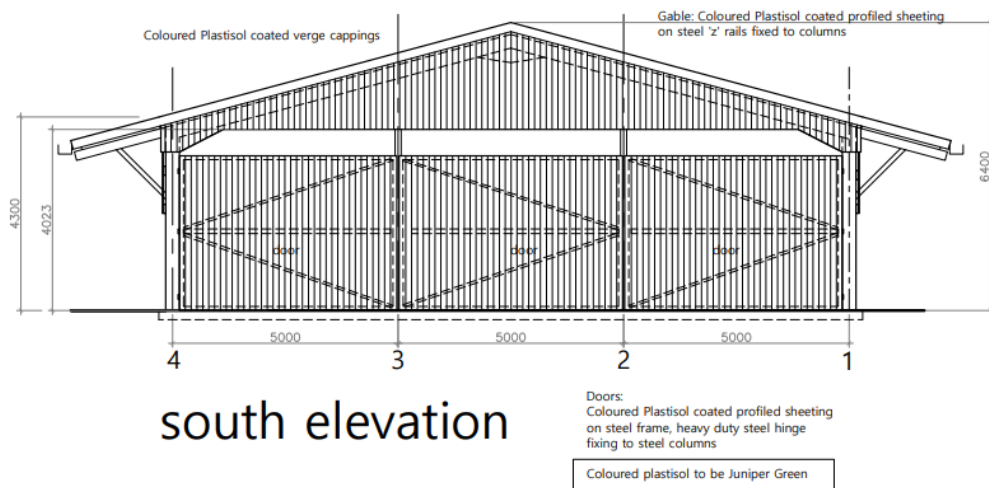


Figure 9(c), Proposed South Elevation

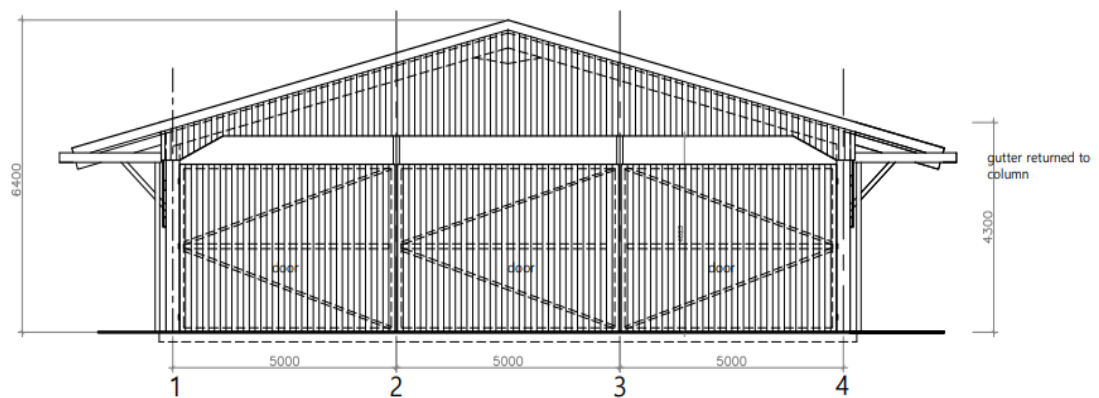


Figure 9(d), Proposed North Elevation

- 3.10 The development is designed for agricultural purposes. The building is designed to store feed and fodder and some farm machinery. The open front and rear elevations and the sets of doors to the gable ends of the building enable easy access into the building with transporters, tractors and trailers. Furthermore, this design allows for the movement of vehicles within the shed in order to collect, deposit, rearrange and pick using appropriate machinery for efficiency and the reduction in manual work.

#### **4.0 THE FARM BUSINESS**

- 4.1 The Applicant and his father operate a farm comprising of approximately 135 acres at Lower Wenallt Farm and a further 640 acres at another site.
- 4.2 The farm comprises of approximately 600 ewes and lambs and 20 breeding cows and followers as well as one bull.
- 4.3 The sheep are housed at lambing time (February-April) and done in interval blocks. Lambs around 10 months old are sometimes housed for fattening. This depends upon feed availability and weather conditions.
- 4.4 The cattle are housed from November until the end of April. This covers the calving period. Thereafter, depending upon the weather they will be turned out the graze.
- 4.5 Approximately 172 acres were mowed in 2024 for winter feed and feed sales. Approximately 1800 large bales of hay/haylage were produced along with filling a 40x80ft silage clamp at Cwmbran. The bales need to be kept dry irrespective of whether the farm is utilising the hay/haylage on the farm or selling it on to local farmers and the equestrian market. Last year the Applicant had excess and was able to sell this on.
- 4.6 As can be seen from the above, the farm business is a significant and multigeneration enterprise. The acquisition of Lower Wenallt Farm has increased the land forming part of the entire holding and enabled the Applicant and his family to now reside on the farm complex. This, in turn, is accelerating the growth of the business, as the proposal for the new agricultural storage building signifies.

## 5.0 PLANNING HISTORY

5.1 This statement accompanies the submission of a full planning application for the siting of an agricultural storage building at Lower Wenallt Farm, Golynos Lane.

5.2 The proposed development, which is the subject of this statement seeks to address the existing and increasing need the Applicant has for storage of feed, fodder and equipment at their farm which comprises of a total of 135 acres.

5.3 Table 1 below provides a full list charting the planning history at Lower Wenallt Farm

| Reference | Description                                                                                            | Outcome                             |
|-----------|--------------------------------------------------------------------------------------------------------|-------------------------------------|
| 25/0109   | Prior Approval for an agricultural building for the storage of fodder and feed and some farm machinery | Prior approval Required and Refused |
| 16/0552   | Erection of a new building, car park and access to create a petting Farm                               | Withdrawn                           |
| 93/0862   | Change of use if existing yard area to provide storage for fifty touring caravans                      | Refused                             |

*Table 1, Planning History at Lower Wenallt Farm (Newport City Council Planning Register, June 2025)*

5.4 It is worth noting that the Applicant acquired the land in 2023. Prior to this the farm was not run as a farm business by the previous owner(s). Consequently, the earlier planning applications references 93/0862 and 16/0552 reflect the intentions of the previous land owner and do not represent the Applicant's use of the land in any way.

5.5 Section 4 above provides greater information on the Applicant's business and the extent of the land they farm and general operations.

## 6.0 RELEVANT POLICY

6.1 Planning Policy Wales (PPW) (February 2024) states that the priorities for rural areas are to:

- Conserve and where possible enhance its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value for its landscape and natural resources;
- Foster adaptability and resilience to maintain the vibrancy of communities;
- To plan positively for active, green and cultural rural tourism;
- To adopt a positive approach to diversification projects in rural areas;
- Develop a thriving and diverse local economy where agriculture-related activities are complimented by sustainable tourism and other forms of employment in a working countryside.

6.2 Technical Advice Note 6 Planning for Sustainable Rural Communities (July 2010) provides practical guidance on the role of the planning system in supporting the delivery of sustainable rural

communities.

- 6.3 The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially, and environmentally sustainable.
- 6.4 Newport Local Development Plan 2011-2026 was adopted in January 2015. The NLDP sets out the spatial vision for the future of Newport and a framework from the distribution of growth and development. The Newport Replacement Local Development Plan is currently being prepared.
- 6.5 Policies within the NLDP which are most relevant for this application are:
- GP2 General Amenity
  - GP4 Highways and Accessibility
  - GP5 Natural Environment
  - GP6 Quality of Design
  - SP5 Countryside
  - SP9 Conservation of the Natural, Historic and Built Environment

## **7.0 POLICY ASSESSMENT**

- 7.1 The proposal is assessed below against the relevant national and local planning policies.

### Principle of development

- 7.2 TAN6 requires Local Planning Authorities in determining planning applications to consider whether the proposed development enhances or decreases the sustainability of the community.
- 7.3 Policy SP5 (Countryside) of the NLDP provides that development in the countryside will be appropriate where it is for the specific benefit of the rural economy.
- 7.4 The Applicant and their parents run a successful farm business which was established approximately 60 years ago. The business comprises of a total of approximately 775 acres. The acquisition of Lower Wenallt Farm is part of the family's wider enterprise and demonstrates the success and growth of the business, see Section 4 above.
- 7.5 The Applicant works with his father full time in the farming business. Further staff are employed seasonally.
- 7.6 From the above and the details provided under Section 4 above, it is clear that the proposed development provides a specific benefit to the rural community, supporting the continued growth

of the Applicant's family farm, helping to secure the succession of the family farm enterprise for the Applicant and their children and secure the employment of a number of local people who work on the farm. The proposed agricultural storage building complies with Policy SP5 in terms of benefitting the rural economy and also TAN6 in terms of enhancing the sustainability of this farm business and the wider community.

## DESIGN

- 7.7 TAN6 para 14 New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour.
- 7.8 Policy SP5 (Countryside) requires proposals to be appropriate in scale and design. Similarly, Policy GP6 (Quality of Design) seeks to achieve good quality design in development proposals. According to this policy this involves the adoption of design principles including (i) ensuring the development responds positively to the character of the area; (ii) address access, permeability and layout; (iii) minimize noise pollution; (iv) preserve the character of the locality and (v) materials and detailing is suitable and complements the site context.
- 7.9 The proposed agricultural building is to be sited adjacent to the existing agricultural buildings and will utilize the existing yard area and access.
- 7.10 The building is of a scale, size and height which reflects the existing buildings on the complex. The ridge height of the building being 6.4m and the gross floor area a total of 632sqm. The size of the proposed building is proportionate to the requirement of the farm business given for example that 172 acres of land was mowed in 2024 which equated to more than 1800 bales of hay/haylage, see Section 4 above for further information on the farm business.
- 7.11 The context of the building has been considered in determining its orientation and finish. TAN6, paragraph A21 advises that "the colours chosen should be compatible with the rural setting, not to camouflage the building but to allow it to relate to existing buildings. Careful choice of colour reduces the apparent scale of a large agricultural building".
- 7.12 The building is to be finished in juniper green which is a standard colour finish for agricultural buildings and is intended to assimilate into the landscape with the broadleaved woodland being a backdrop to the farm complex, see Figure 6 below which provides a photo taken from the public realm showing the context in which the building will be situated.

#### LANDSCAPE IMPACT

- 7.13 TAN6, paragraph 14 requires development proposals to assimilate into the landscape without compromising the function of the proposed building. Policy SP5 (Countryside) establishes that proposals in the countryside will only be permitted where, amongst other things, the proposal respects the landscape character and biodiversity of the immediate and surrounding area.
- 7.14 Again the proposed building has been designed and sited to form part of the existing group of buildings and to relate in size and colour. It is positioned near to the broadleaved woodland forming part of the group of existing farm buildings as preferred in TAN6. Indeed, TAN 6 paragraph A16 recognises that “the siting of new agricultural or forestry buildings adjacent (but not too close) to existing woods may help to assimilate them into the landscape”. The proposed new agricultural storage building will be approximately 38m to the east of the woodland.
- 7.15 TAN6 paragraph A23 observes that “The scale, form and siting of new agricultural buildings are usually influenced by the operational needs of the enterprise, the standardisation of modern agricultural buildings and economic considerations. However, it should be possible to reconcile proposals for development with the need to conserve and wherever possible enhance the landscape”.
- 7.16 The land to the east on which the new agricultural building is proposed has been levelled to enable the Applicant to access the west and north elevations of the existing buildings as well as to provide an area for outdoor temporary storage whilst seeking permission for a storage building.
- 7.17 The Applicant intends to plant native hedge species and trees to the west of the site on the bank of the levelled area of ground. This will provide screening for the proposed farm building and integrate with the broadleaved woodland to the west.
- 7.18 The proposed agricultural building will not only protect the landscape character and visual amenity of the area, but the new building, finished in juniper green will enhance the landscape in this locality by improving the visible condition of the farm complex and through the proposed planting of trees to the east which will provide natural screening of the group of buildings.

#### BIODIVERSITY AND HABITATS

- 7.19 Policy GP5 (Natural Environment) establishes that development proposals should be designed to

protect and encourage biodiversity and ecological connectivity. In addition the proposal should not result in an unacceptable impact on water quality and where necessary and applicable a landscape scheme should be provided.

- 7.20 As existing the proposal site has been levelled and the surface is bare earth. As such the condition of the land is of no ecological value at present.
- 7.21 The proposal involves the planting of trees on the bare bank of the raised and levelled area which will serve two purposes. First the new tree planting will create new habitat, shelter and safe corridors for wildlife as well as, in time, new foraging opportunities. Second, surface water runoff from the proposed new building will be attenuated by the additional planting.
- 7.22 It is recognized that the Applicant will need to seek separately approval from the Sustainable Drainage Board at Newport City Council.
- 7.23 The proposal complied with relevant policies on the protection of biodiversity, habitats and the wider natural environment. The new planting on the bank of the levelled area reflects TAN6 paragraph A15 which observes that “[a] well sited building...may benefit from some additional screening”.
- 7.24 The proposal does not involve the loss of any trees, woodland or hedgerow. Indeed, the broadleaved woodland listed in the National Woodland Inventory lies at a distance of approximately 35m to the west of the proposal site. There is a large existing agricultural building situated between the woodland and the proposed agricultural building.

#### ACCESS

- 7.25 Policy GP4 (Highways and Accessibility) sets out that proposals must be capable of being supported by existing or provided infrastructure.
- 7.26 The proposal utilizes the existing farm track and access. The proposed building will serve the existing farm business and thus it is not anticipated that there will be any change to the use of the access or existing track. As a result the proposal complies with Policy GP4 of the NDLP.

#### AMENITY

- 7.27 Policy GP2 (General Amenity) expects development proposals to not pose a significant adverse

effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light. Odours and air quality. In addition, the proposal should not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area.

- 7.28 The proposal involves the siting of an agricultural storage shed within an existing farm complex. The building will be used for the storage of mainly fodder and feed as well as some farm machinery. The proposal will not exacerbate the impact on local amenity in any way. Furthermore given its distance from the public realm and the distance to neighbouring properties, which is over 420m in any direction, occupiers of these buildings will not be affected. Lastly, the character of the complex will remain as it is currently and that is as a working and fully operating farm business.
- 7.29 Consequently, the proposal complies with Policy GP2 of the NLDP.

#### HERITAGE ASSETS

- 7.30 Policy SP9 (Conservation of the Natural, Historic and Built Environment) seeks to protect and enhance recognized sites.
- 7.31 The proposal site and the wider land within the farm is not within or adjacent to a designated site within natural, historic or built environment. Consequently, the proposal will not have an impact on heritage assets and designated sites.

### **8.0 CONCLUSION**

- 8.1 The design of the agricultural storage building is suitable for its intended agricultural use, namely for storing feed and fodder and some storage of farm machinery and equipment associated with the activities undertaken at the farm.
- 8.2 The proposed building is sited within the existing group of farm buildings and is screened to its west by buildings and broadleaved woodland. Further natural screening will be installed by the Applicant through the planting of trees on the eastern bank to the levelled area.
- 8.3 The proposed building takes the form of a typical and standard modern farm building and will integrate with the existing buildings on the yard. The appearance of the building is appropriate for its use and function as an agricultural storage building set in a rural location and will embed within the wider landscape in character, scale and finish.
- 8.4 The proposed building is necessary for the Applicant's farm business, and the extent of operations

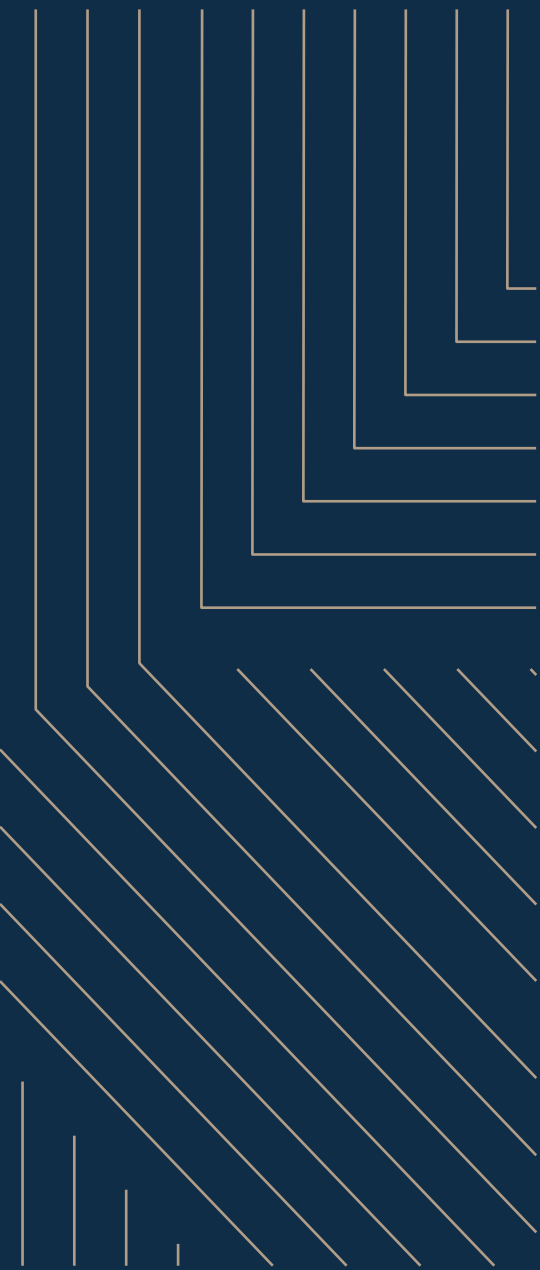
and activities undertaken at the farm have been broadly set out under Section 4.

- 8.5 The siting of the proposed agricultural storage building is at considerable distance from designated historic and natural assets as well as vistas from the public realm. There are no nearby neighbours within 420m of the farm complex and these neighbours are separated not only by distance but by physical features such as roads, woodlands, trees and hedgerows.
- 8.6 In conclusion, the siting, scale and design of the proposed agricultural storage building has taken into consideration relevant national and local planning policies. In particular the proposal complies with Policies GP2, GP5, GP6, SP5 and SP9 of the NLDP as well as conforming to the priorities and preferences for new agricultural buildings in the open countryside set out in TAN6 and discussed in Section 7 above.

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