



PLANNING STATEMENT

Proposal: Roofing of existing dirty yard at Henton Farm

Client: SWN Waters & Son

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

12/12/2025



ADAS GENERAL NOTES

Project No.: 1011720

Title: Planning Statement – Roofing of existing dirty yard at Henton Farm.

Client: Mr Andrew Waters
S W N Waters & Son
Cross Farm
Goldcliff
Newport
NP18 2AT

Date: 12/12/2025

Office: RSK ADAS Ltd, Unit 10D, Cefn Llan Science Park, Aberystwyth, SY23 3AH
Email: stuart.jones@adas.co.uk
Mobile: 07552 982913

Status:

Author	<u>Stuart Jones</u>	Technical reviewer	<u>Charles Bentley</u>
Title	<u>Agricultural Consultant</u>	Title	<u>Technical Director</u>
Date:	<u>12/12/2025</u>	Date:	<u>15/12/2025</u>

RSK ADAS Ltd (ADAS) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and ADAS. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by ADAS for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of ADAS and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

TABLE OF CONTENTS

1	INTRODUCTION	2
2	THE APPLICATION SITE	2
2.1	The Site	2
2.2	Site Context	2
3	PROPOSED DEVELOPMENT	2
3.1	Proposals	2
3.2	Landscape and Visual Impact.....	3
3.3	Highways and Transport.....	3
3.4	Flood risk.....	3
3.5	Ecology and Biodiversity	3
4	NUTRIENT NEUTRALITY STATEMENT	4
4.1	Evidence of Water Quality Improvement	4
5	CONCLUSIONS	4

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 a roof over an existing dirty yard area 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:
- Planning statement, including nutrient neutrality statement.
 - Location plan (01)
 - Existing and Proposed Site Plans (02 & 03)
 - Existing and Proposed Elevation Plans (04 & 05)

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 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 does not fall within, but is adjacent to the Gwent Levels - Nash and Goldcliff SSSI.
- 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%).

3 PROPOSED DEVELOPMENT

3.1 Proposals

- 3.1.1 The application proposes the creation of a 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.
- 3.1.2 The need has been identified to reduce clean rainfall falling on the yard and the subsequent need to store the contaminated rainfall as slurry. This will improve the present scenario by reducing the slurry storage requirements on the holding, providing flexibility to spread during optimal weather conditions and when there is a greater crop nutrient requirement, and is of importance to ensure the business continues to comply with current legislation.
- 3.1.3 The proposed building will in no way facilitate or result in any increase to the numbers of livestock on the farm.

3.2 Landscape and Visual Impact

- 3.2.1 The proposed building can be seen on the accompanying site plan and will be sited within the immediate proximity of the existing farm buildings.
- 3.2.2 Due to the site's location within the existing farmyard and its setting within an established agricultural unit, the formation of the roofing 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 proposed layout maximises the use of the site whilst considering the existing features and will not increase the area of developed land.
- 3.2.4 The materials chosen are typical for those used in agricultural farm buildings and in keeping with the existing buildings on the site. The roof will be covered in natural grey fibre cement sheets. The walls will comprise of pre-cast concrete panels with dark green box profile cladding above.

3.3 Highways and Transport

- 3.3.1 The site will continue to use the existing access from Henton Road.
- 3.3.2 The proposal will not give rise to a material increase in vehicle movements within or surrounding the site and consequently will not have a detrimental impact on highway safety or efficiency. Rather, the roofing ensures the reduction in volume of slurry 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 building will include a rainwater harvesting system which can provide washdown water for the dairy unit. Excess storm water is diverted to the nearby watercourse. It is considered that the existing drainage system is sufficient and the proposed development is not anticipated to increase the flood risk elsewhere.

3.5 Ecology and Biodiversity

- 3.5.1 The site comprises of a dirty yard area sited between two existing cattle buildings in the existing farmstead. The site has a concrete base and is considered to have no existing green infrastructure features. The application proposes the creation of a roof over the existing hard-surfaced yards. No natural vegetation or animal resting places will be removed as part of the works.
- 3.5.2 To meet the requirements of Section 6 of the Environment Wales Act (2016), the development proposes to install 4 swallow nest cups onto the internal beams/rafters of the roof. The building will have large openings above doors/gates to allow unrestricted access for birds. There will be no lights illuminating the newly installed nature boxes or the flight

paths to nearby vegetation. The enhancements are marked on the following accompanying proposed elevation plan.

4 NUTRIENT NEUTRALITY STATEMENT

4.1 Evidence of Water Quality Improvement

- 4.1.1 The construction of the proposed building will allow for slurry to be managed appropriately and in compliance with current legislation. The proposed building will accommodate the existing herd and it is considered that neither nitrate nor phosphate loads will be increased within the catchment area. The reduction in slurry volume stored and spread to land will consequently reduce the risk of pollution.
- 4.1.2 The proposal will therefore 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.

5 CONCLUSIONS

- 5.1.1 The proposed works form a well-considered response to the operational needs of a modern dairy enterprise while respecting the character of the surrounding landscape. The building sought is confined to the existing farmstead and uses materials that reflect the appearance of the existing buildings on site.
- 5.1.2 The scheme will not increase livestock numbers or intensify activity but will improve the efficiency and safety of day to day operations. It will also reduce the volume of slurry created through better rainwater management which supports compliance with current regulation and lowers the risk of pollution.
- 5.1.3 The ecological measures included provide a modest enhancement to local biodiversity and ensures the development aligns with the duties set out in relevant legislation.
- 5.1.4 Taken together, the proposals represent a practical and environmentally responsible investment that will sustain the continued operation of the farm without adverse impact on its setting.