

APPLICATION NUMBER: 25/0486

PROPOSAL: LIVESTOCK BUILDING

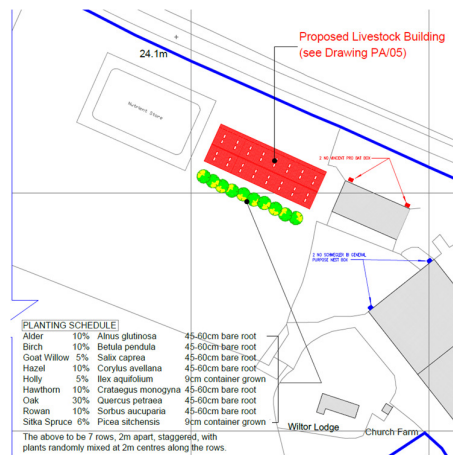
SITE: Church Farm Wilcrick Lane Magor Newport NP26 3DA

APPLICATION TYPE: Full

The roadside hedge is an important part of visual amenity mitigation and will need to be retained. An adequate off-set from the hedge is required and appears to be achievable.

The location and type of planting is not clear. The DAS mentions a hedge to the south west elevation and an area planted with broad leaved trees.

The plan below shows no hedge, trees are stated as 7 rows at 2m centres. The objectives are unclear, will these be thinned out? is there space for trees to reach mature canopy?



The mix shows 6% Sitka spruce and 30% oak. The percentage of oak is high. Sitka as a non-native will stand out in the landscape when mature and I would recommend replacement of this.

It is not clear how access to the building will be achieved. Is there adjacent hard surfacing or is new surfacing required?

The proposed building is 48.7 x 15m. Levels are likely to be easy to work with but a building of this scale will require some levelling around it and this is not clear from the submission. Existing photos should be submitted to show the location of the building in relation to the existing nutrient store, hedge, and barn.

SAB have confirmed an application will be required, above ground SUDs elements should be considered to meet the required standards for amenity and biodiversity as part of that application process.