



AH/190022/L0002

27th February 2020

By planning portal - PP-08543554

Chief Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir/Madam

On behalf of Landlink Developments 1 Limited: Creation of temporary soil storage bund associated with development of adjoining site at Nye Field (Field 3384) West of Saltbox, Rowan Way, Bognor Regis

Further to the grant of planning permission at the Saltbox site, I am pleased to enclose a full application for the creation of a temporary soil storage area to accommodate inert topsoil stripped from that site.

The application comprises:

1. Site location plan 1744-TS-P01D;
2. Site layout plan 1744-TS-P02-E; and
3. Letter from Langmead Farms.

The site has a total area of 1.85ha which generates a statutory application fee of £2,028, which will be paid electronically by the applicant.

Context

The application site comprises arable agricultural land in the ownership of the applicant.

To the east, accessed via an existing farm gate across an existing field (Field 5376), is the Saltbox site that has planning permission for employment led development that is now under construction. To the south, east and west is agricultural land.

The proposal

The Saltbox site has planning permission for development (Ref BE/102/17 & BE/135/18) and site clearance works are expected to commence shortly. The first stage of these works will be

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to strip the top soils from the site. It is expected that this will involve the removal of inert topsoil. While some of this will be reused on site, up to 10,000 cubic metres will need to be removed.

To allow for the site clearance at the outset of the construction project and to ensure its managed movement off site at a sustainable rate, it is necessary to stockpile this inert topsoil for a temporary period adjacent to the construction site. It can then be removed over an extended period as appropriate destinations for its re-use are identified.

An application for a larger storage area was submitted and subsequently withdrawn following concerns about its location within the flood plain. Since that time it has been determined that the depth of topsoil on the Saltbox site is less and therefore the volumes involved are lower than previously anticipated. This proposal therefore both reduces the scale of the storage stockpile and locates it outside the flood plain area.

The stockpile be rectangular in shape, and at its maximum size will measure 40 metres x 102 metres and will have a maximum height of 3 metres. The edges of the stockpile will be battered at a gradient of 1:2.5.

The stockpiling activity can only take place in the summer months when the soil is dry and consequently the access route for vehicles does not need to be surfaced. It will however be marked out to keep vehicles 8 metres from hedgerows and the water course.

Access to the stockpile will be via the existing gate to the Saltbox site and the gate at the south western corner of field 5376.

Permission is sought for a period of 5 years, following which the land will be restored to its current arable use.

Planning issues

The proposed use is temporary and associated with the delivery of the adjoining employment led development site granted permission in December 2017 and December 2019. Moreover, the nature of the use means that when it is complete, the site can be returned to its previous use without any permanent effects. The soil is the same type and composition as the existing, given that it is from the adjoining field.

Notwithstanding the above, we have reviewed the effects of the proposal in the context of interests of acknowledged importance.

In terms of drainage, the material proposed to be stored is by its very nature permeable and will not give rise to any issues of drainage or flooding. The proposal maintains an 8-metre buffer to all watercourses save for the crossing point at the Saltbox site gate.

The proposal will not itself generate any additional vehicle movements. Indeed, by distributing the topsoil removal over an extended period, this will have the benefit of reducing any impacts on the local highway network by heavy goods vehicles. Moreover, there is the potential for some of the topsoil to be removed for the improvement of the applicant's farming land adjacent, which would further reduce vehicle movements.

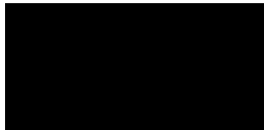
Access to the site will be temporary and taken from the adjoining construction site while works are taking place. This proposal will not impede the delivery of the agreed landscape scheme for that approved site.

It will also facilitate the delivery of the adjoining Saltbox site for much needed employment led development.

Conclusion

This proposal provides a temporary storage for inert topsoil generated by the Saltbox site. It will allow for better management of the construction site and programme, with the benefit of effecting a reduction in HGV volumes at the beginning of the development programme. This can be achieved without harm to landscape, ecology, drainage or other interests.

I trust that this application is complete. Should however you need anything else, please do not hesitate to contact me.



Arfon Hughes
Director

Encls: As detailed above