

Landscape & Visual Technical Briefing Note

Saltbox, Bognor Regis

Landscape and Visual Consideration of Proposed Topsoil Stock-pile

April 2020

1 Introduction and Background

- 1.1. Aspect Landscape Planning is acting on behalf of Landlink Estates in regard to landscape visual impact matters relating to the site at Saltbox, Bognor Regis, located to the north of the main built up area and west of the A29. This technical briefing note is made to address the proposed relocation of the temporary topsoil storage area to ensure that it is not within any flood zones, noting that the previous location was within a category 3 Flood Zone area.
- 1.2. The proposed new site being reviewed forms the eastern part of a single, large arable field, located to the north of Bognor Regis and is located to the west of the 'Saltbox Field' development site (Refer Appendix 1 Site Location Plan), with the two areas separated by a single field parcel within the applicants ownership.
- 1.3. The neighbouring development site (Saltbox Field) is in receipt of hybrid planning permission (ref: BE/135/18), comprising outline planning permission for the development of employment units and full planning permission for a class B8 warehouse, foodstore, car showroom, drive thru units. Employment units, fuel island, car parking, access roads and entrance with engineering works, open space, landscaping, and associated works.
- 1.4. In order to facilitate the permitted works within the neighbouring offsite land, considerable earthworks are understood to be required, including the removal of a substantial amount of topsoil, for which temporary storage and stock-piling is required until such time as it can be appropriately distributed elsewhere, in particular the planted bund located within the northern 'village buffer' area of the Saltbox Field site. As such, the proposals are for the creation of a temporary topsoil stockpile and associated working compound area within the proposed site boundary, accessed directly from the (permitted) development site via the intervening field parcel, through which an existing farmers track is already established and will be utilised (see Appendix 1 Site and Setting Plan), for which a separate planning application is therefore understood to be required.
- 1.5. Accordingly, this note sets out consideration of the landscape and visual implications of the proposed temporary topsoil stockpile and associated works in order to inform the associated planning application, with reference to the neighbouring permitted development works.

2 Overview of Landscape Context

- 2.1. Aspect Landscape Planning Ltd previously undertook a substantial degree of work associated with the adjacent development site (Saltbox Field) which included the preparation of a robust landscape scheme to successfully integrate the proposed built form, and as such are familiar with the landscape context of the proposed topsoil stockpile location.
- 2.2. As an overview the localised context is made up of a number of low lying, level medium to large irregular shaped arable fields separated by maintained mixed species native hedgerows. Areas of mature treescape and a number of larger deciduous woodland blocks exist within the locality which break up the landscape to the north of Bognor Regis, curtailing longer distance views and separating Shripney, located to the immediate north of the proposed temporary stock pile site. The A259 North Bersted Relief Road and A29 Shripney Road form major transport routes within the localised setting to the east, south and west. There is some recent development associated with the large scale built form and hardstanding at the Rolls Royce site to the east and a recent solar farm a short distance to the west.
- 2.3. The low lying level landscape and extent of established vegetation structure within the immediate context visually and physically contains the site from middle and longer distance views. Views are predominantly limited to the immediate adjoining main road corridors with a high degree of visual containment afforded to the rear of the residential properties established along Shripney Lane, which establish the western extents of Shripney Village. As such it is concluded that views of the proposed topsoil stock-pile will be highly limited.
- 2.4. In addition, with the consented adjacent development site and recent nearby development it is clear the localised context to the site is undergoing a degree of change and is of relatively limited landscape value.

3 The Proposals

- 3.1. As noted, the proposals are for the creation of a temporary topsoil stockpile and associated working area, accessed directly from the neighbouring (permitted) development site via existing field access points and an intervening field parcel which is on the ownership of the applicant. The topsoil stockpile will be made up of the excavated topsoil from the development site until it is required as part of the approved development works, and its storage within this location is therefore of a temporary nature.
- 3.2. The topsoil stockpile will be set back from the adjacent field boundary and ditch existing by a minimum of 8m, ensuring that the existing watercourse and boundary vegetation is unharmed. The proposed top soil mound is reduced in scale (from the previous proposed soil storage area) and extends across an area of 108m by 40m and will contain approximately 10,000m³ of topsoil to a maximum height of 3m with 1:2.5 batter to the perimeters.
- 3.3. The existing field boundaries are to be retained as existing however there may need to be some minor widening associated with the existing field access points. The proposals are fully illustrated within Appendix 2.

4 Landscape and Visual Appraisal

- 4.1. The landscape visual implications of the proposed temporary topsoil stockpile location have been assessed against its position in the immediate and surrounding context to ensure the

visual implications on a localised and wider setting have been considered. As noted, it is considered the landscape and visual receiving environment is undergoing a high degree of change and is of relatively limited landscape value. In addition, the site is relatively well contained by the flat, level landscape and a high degree of established vegetation structure. The proposals are of a temporary nature, will retain the existing field boundaries and can therefore be readily accommodated within the receiving environment without adverse impacts.

- 4.2. The location of the 3m high topsoil stockpile is located to the west of the permitted development (refer Appendix 1 plan 1744-TS-P01-D Site Location). It is considered that the visibility of the stockpile would be limited due the approved development construction largely obstructing views from the A29 road corridor running north to south along the east of the development site. The existing blocks of mature existing vegetation structure to the north of the approved development site and proposed topsoil stockpile location will assist in limiting views of the stockpile from the landscape and village setting immediately to the north. Any views of the proposed topsoil will therefore be restricted to fleeting glimpses as you approach Shripney Village from the south along the A29 and indirect glimpsed views from the rear of properties established along Shripney Lane, within the eastern extents of Shripney Village and in this instance, it is considered that views of the top soil mound would be difficult to discern beyond the intervening mature treescape that characterises the rear of these properties. As such, the proposed temporary stockpile mound would not be perceived as being overly prominent, set amongst the existing field boundaries, woodland blocks and within context to the neighbouring development site.
- 4.3. It is noted that access to the stockpile will be attained via existing access points and established field track into the arable field with minor widening of the access points made as required. The location of the proposed topsoil stockpile has been carefully considered to ensure that there will be no harm to any of the remaining boundary vegetation which consists of existing hedgerow with interspersed mature trees. The existing drainage ditch will remain unaltered and it is considered that other than an increase in use of the existing farmers track established between the approved development site and topsoil stockpile location and the slight widening required at the existing field access points, there will be no harm to any of the existing key landscape features. As such for the most part the existing field boundaries are to be retained and protected by a minimum 8m offset and will assist in containing the proposed temporary stockpile.
- 4.4. It is considered that the temporary nature of the proposals mean that this will not result in any permanent landscape or visual effects and can be readily accommodated without short term significant harm to the landscape and visual environment.

5 Summary and Conclusion

- 5.1. This note sets out consideration of the potential for the proposed use of the land within the current identified site boundary to result in any significant effects on landscape and visual matters, in order to inform the proposed works. As set out above the proposed scheme has been reviewed in landscape and visual terms and due to the highly contained nature of the site, limited landscape value and extent of change within the immediate landscape setting, any impacts will be minimal, localised and of a temporary nature.
- 5.2. It is therefore considered that the site and receiving environment have the capacity to accommodate the proposals. The temporary nature of the topsoil stockpile proposals will not

result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed temporary topsoil stockpile storage can be successfully integrated within this location and is supportable from a landscape and visual perspective.

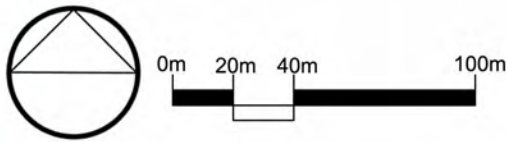
Aspect Landscape Planning Ltd

Dated 16th April 2020

Appendix 1 – Site and Setting and Site Location Plan
Plans ASP1 & Mountford Pigott Drawing 1744-TS-P01-D



NOTES:
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- Key:
- Current (Proposed Soil Stockpile / Relocation) Site Location
 - Additional land within the same ownership
 - Saltbox Field (Permitted development site - Ref : BE/102/17/OUT)



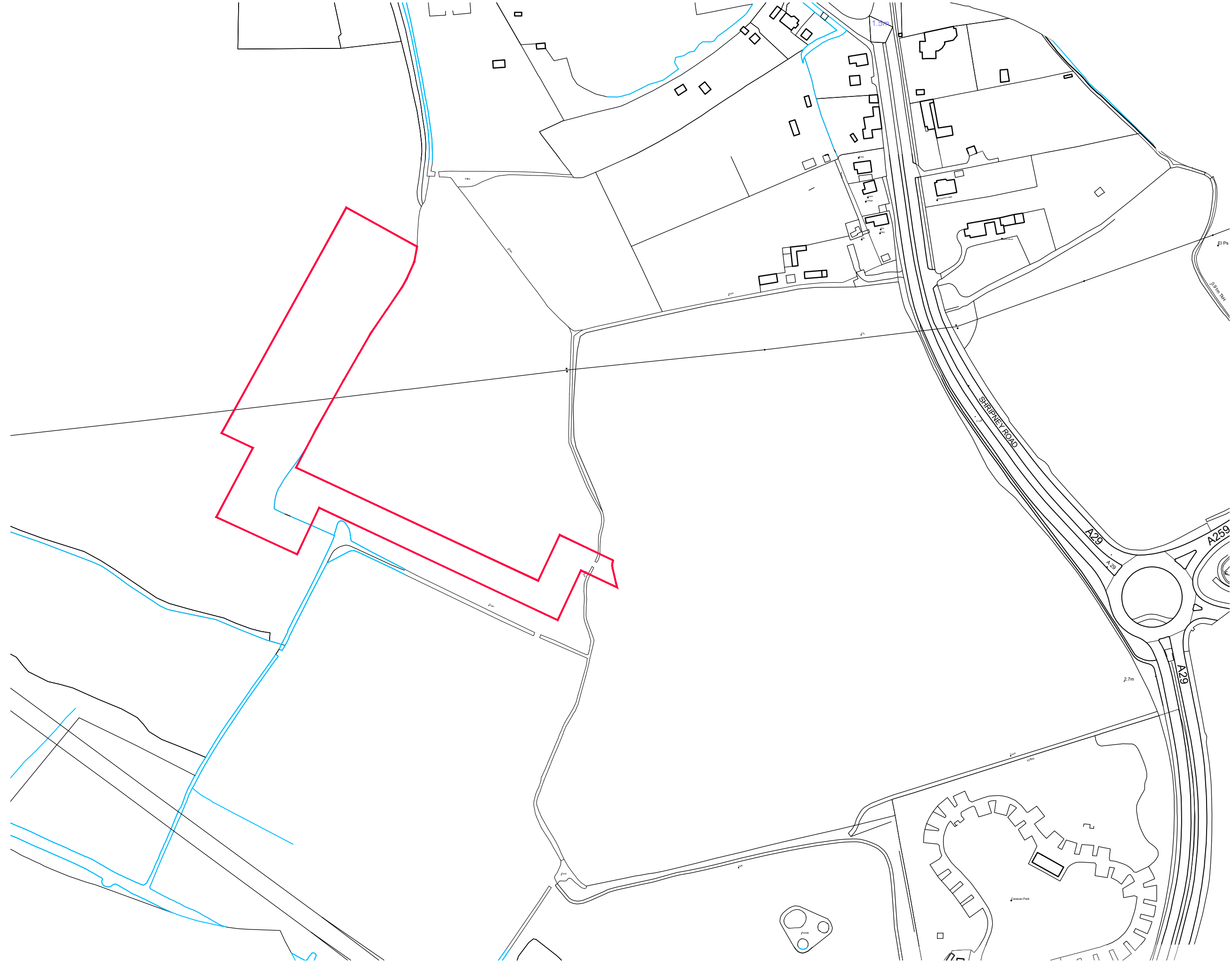
A	16.4.20	Amendment to Red Line	JM
REV	DATE	NOTE	DRAWN CHK'D
REVISIONS			

aspect landscape planning

TITLE
Saltbox, Bognor Regis
Site and Setting

CLIENT
Mountford Pignott

SCALE	DATE	DRAWN	CHK'D
12500 @ A3	MAR 2019	CW	AM
DRAWING NUMBER	REVISION		
5920 / SS / ASP1.0	A		



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LIST OF INFORMANTS :
OS MAP LICENCE NO. 100019980

REVISIONS	DATE	DRN	REV
APPLICATION BOUNDARY ADJUSTED	26.02.19	MW	A
ROAD NAMES ADDED	25.03.19	MW	B
APPLICATION LOCATION REVISED	07.01.20	MW	C
SCALE BAR AND NORTH ARROW	24.02.20	MW	D
ADDED			
BLUE LINE REMOVED AND SCALE	19.03.20	MW	E
ADJUSTED			

KEY:
 APPLICATION BOUNDARY

North



0 20m 40m 60m 80m 100m

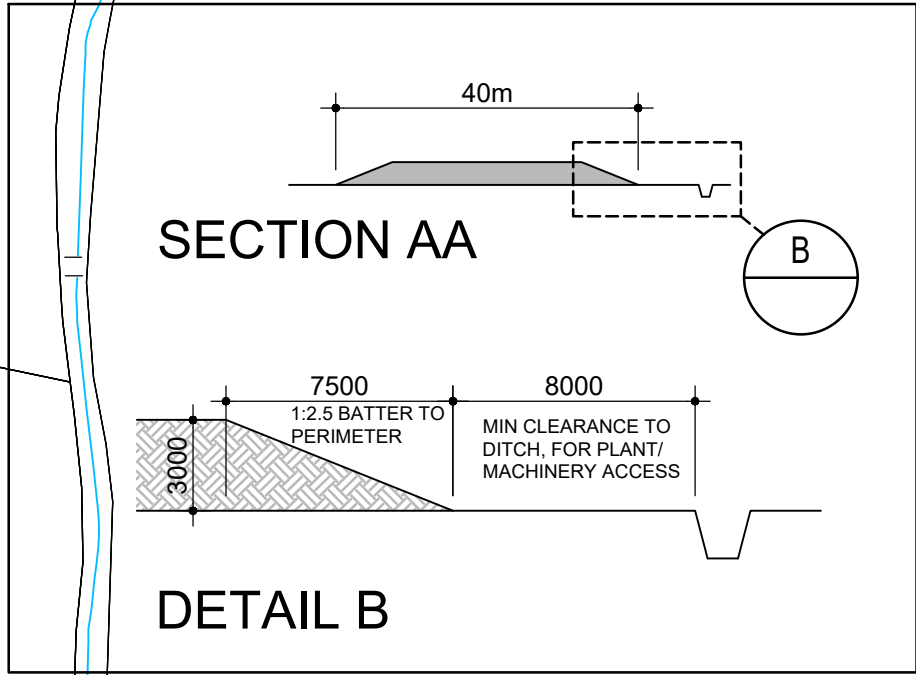
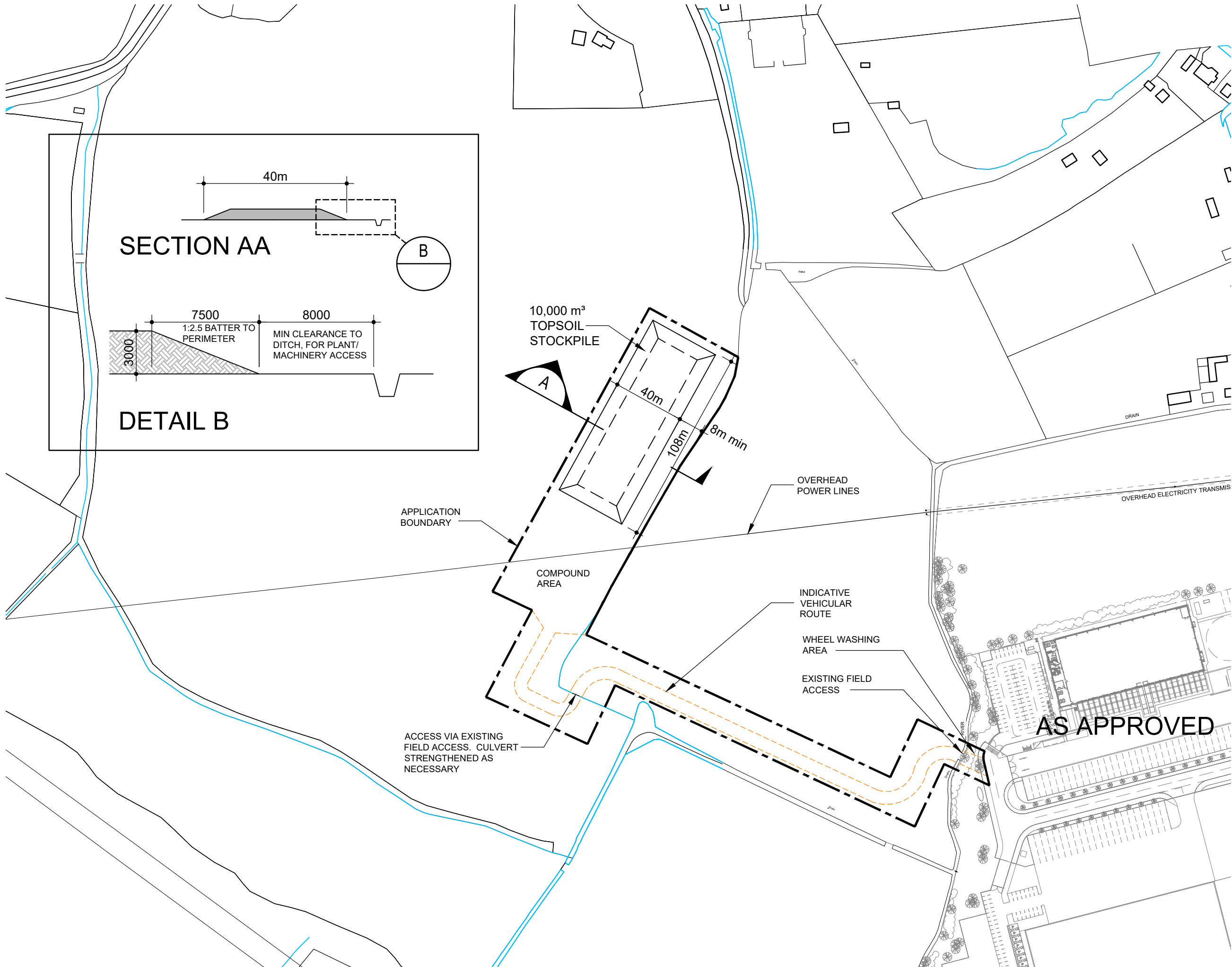
MountfordPigott
Robustness. Reliability. Design.

TOP SOIL RELOCATION
LOCATION PLAN
1744-TS-P01-D

1:2500 @ A3
DRAWN BY MW 02.19

SALTBOX, BOGNOR REGIS

Appendix 2 – Proposed Topsoil Relocation Site Plan
Mountford Pigott Drawing 1744-TS-P02-A



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LIST OF INFORMANTS :
OS MAP LICENCE NO. 100019980

REVISIONS	DATE	DRN	REV
GAP TO SOUTHERN DITCH INCREASED	26.02.19	MW	A
STOCKPILE LOCATION CHANGED	01.10.19	MW	B
STOCKPILE LOCATION CHANGED	03.12.19	MW	C
APPLICATION AREA ADJUSTED AND NOTES REVISED	07.01.20	MW	D
NORTH ARROW AND SCALE BAR ADDED	24.02.20	MW	E

AS APPROVED



**TOP SOIL RELOCATION
SITE PLAN
1744-TS-P02-E**

1:2000 @ A3
DRAWN BY MW
12.02.19

SALTBOX, BOGNOR REGIS