

Landscape & Visual Technical Briefing Note

Saltbox, Bognor Regis

Landscape and Visual Consideration of Proposed Topsoil Stock-pile

(Planning Application Reference: BE/27/20/PL)

June 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. It is noted that this briefing note has been updated to take on board comments received from the council's tree officer, Mark Warwick, dated 21st May 2020, whose recommendations are stated as follows:

"1. The applicant should provide us with a revised Landscape and Visual Technical Briefing Note that confirms; the route of heavy plant across the site and around the stockpile, full extent of extended 8metre exclusion zone, extent of hedgerow removal at field access points; so that we can be confident retained on/off-site trees and hedgerow will not be negatively impacted throughout development. On receipt of a suitably revised LVTBN, it will need to be included in a condition forming part of any APPROVAL.

2. As it stands, I am unable to lend this scheme my support and so register an OBJECTION, although expect that to be easily overcome with a suitably revised LVTBN."

1.3. 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.

1.4. 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.

1.5. 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.

- 1.6. 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, will be accessed directly from the neighbouring (permitted) development site via two existing field access points (annotated as access points A & B within the aerial imagery below) and an intervening field parcel which is in the ownership of the applicant. The temporary 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 by an 8m 'exclusion zone,' as illustrated within the enclosed 'Proposed Topsoil Relocation Site Plan' (refer Appendix 2) which will be clearly set out on site and prevent the access of any plant machinery, 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 marked-up aerial imagery below, illustrates the location of the field access points that are proposed to be utilised for accessing the temporary topsoil storage area:



- 3.4. The survey photos enclosed below, taken on 1st June 2020, illustrate the open character of the existing field access points that will be utilised by plant machinery accessing the temporary topsoil storage area. It is noted that the field access points and tracks that link them are already well used and accommodate heavy farming machinery. The applicant has confirmed that there will be no widening of these access points required that would necessitate the loss of any significant trees or hedgerows and should it be necessary, temporary ground reinforcement measures could be employed to protect the existing track routes.

Access point A looking south:



Access point B looking west:



- 3.5. The proposals are fully illustrated within Appendix 2 and have been updated as requested, to illustrate an 8m 'exclusion zone' that is now clearly defined in order to protect the existing boundary watercourse and vegetation structure that is adjacent to the proposed stockpile and proposed vehicular route that will be used to transport the topsoil.

4 Landscape and Visual Appraisal

- 4.1. The landscape and 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 an existing well used farming track and field access points (A & B as illustrated above) that already accommodate heavy plant, and which have been surveyed by the applicant who has confirmed that they will not require any widening or the removal of any key trees or hedgerow to be utilised. 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, there will be no harm to any of the existing key landscape features. This is further reinforced by the inclusion of the requested 8m exclusion zone, which will be clearly set out on site and prevent the access of any plant machinery, ensuring that the working areas and stockpile location itself, does not cause any harm to the adjacent watercourse or vegetation structure.
- 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.

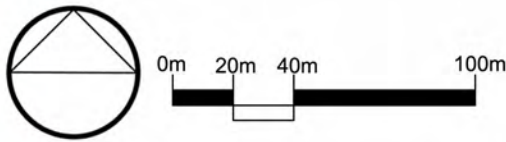
Aspect Landscape Planning Ltd

Dated 2nd June 2020

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



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)



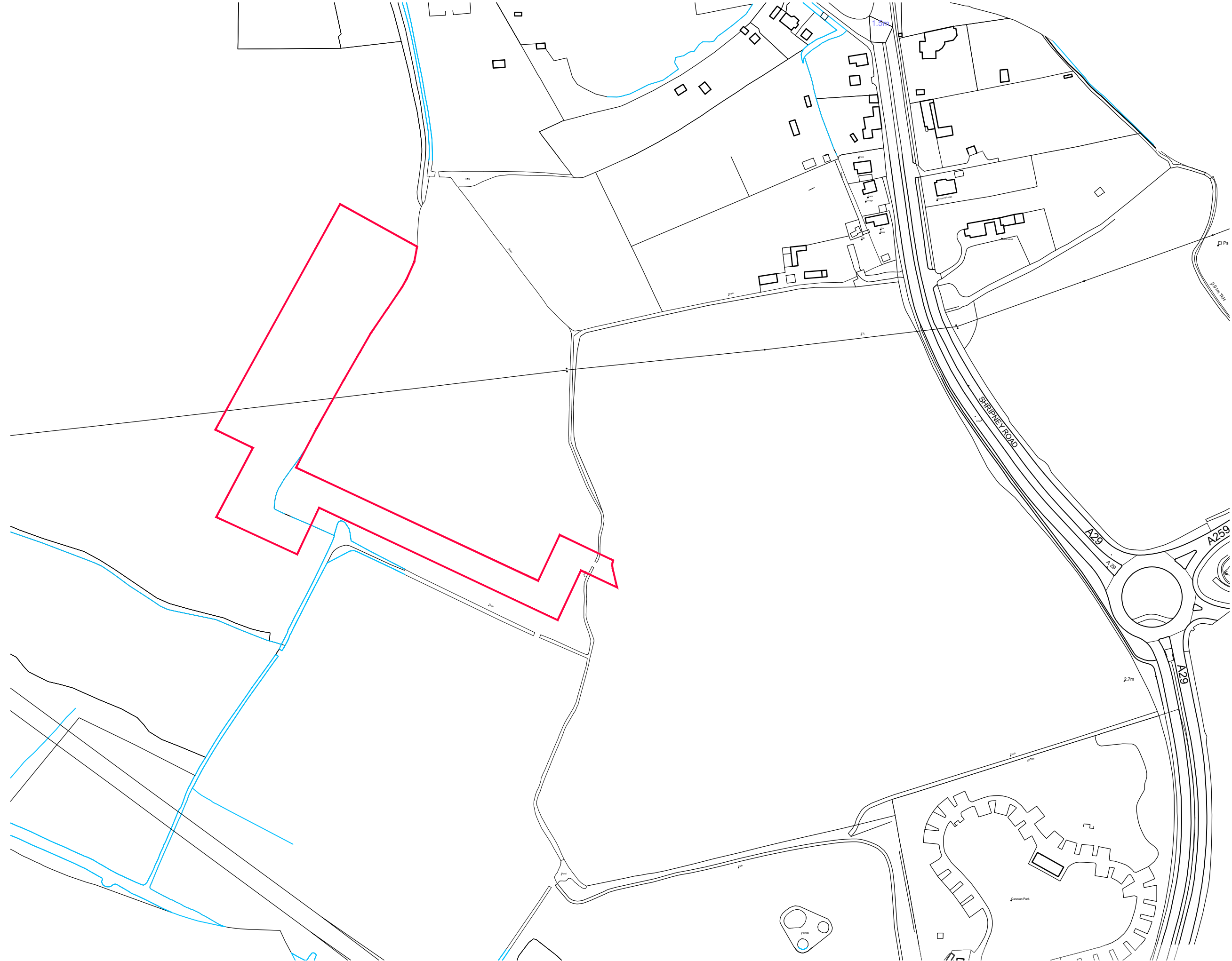
A	16.4.20	Amendment to Red Line	JM
REV	DATE	NOTE	DRAWN CHK'D
REVISIONS			

aspect landscape planning

TITLE
Saltbox, Bognor Regis
Site and Setting

CLIENT
Mountford Pignott

SCALE 12500 @ A3	DATE MAR 2019	DRAWN CW	CHK'D AM
DRAWING NUMBER 5920 / SS / ASP1.0		REVISION 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 ADDED	24.02.20	MW	D
BLUE LINE REMOVED AND SCALE ADJUSTED	19.03.20	MW	E
UPDATES IN LINE WITH ADC COMMENTS	01.06.20	MW	F

KEY:
— APPLICATION BOUNDARY



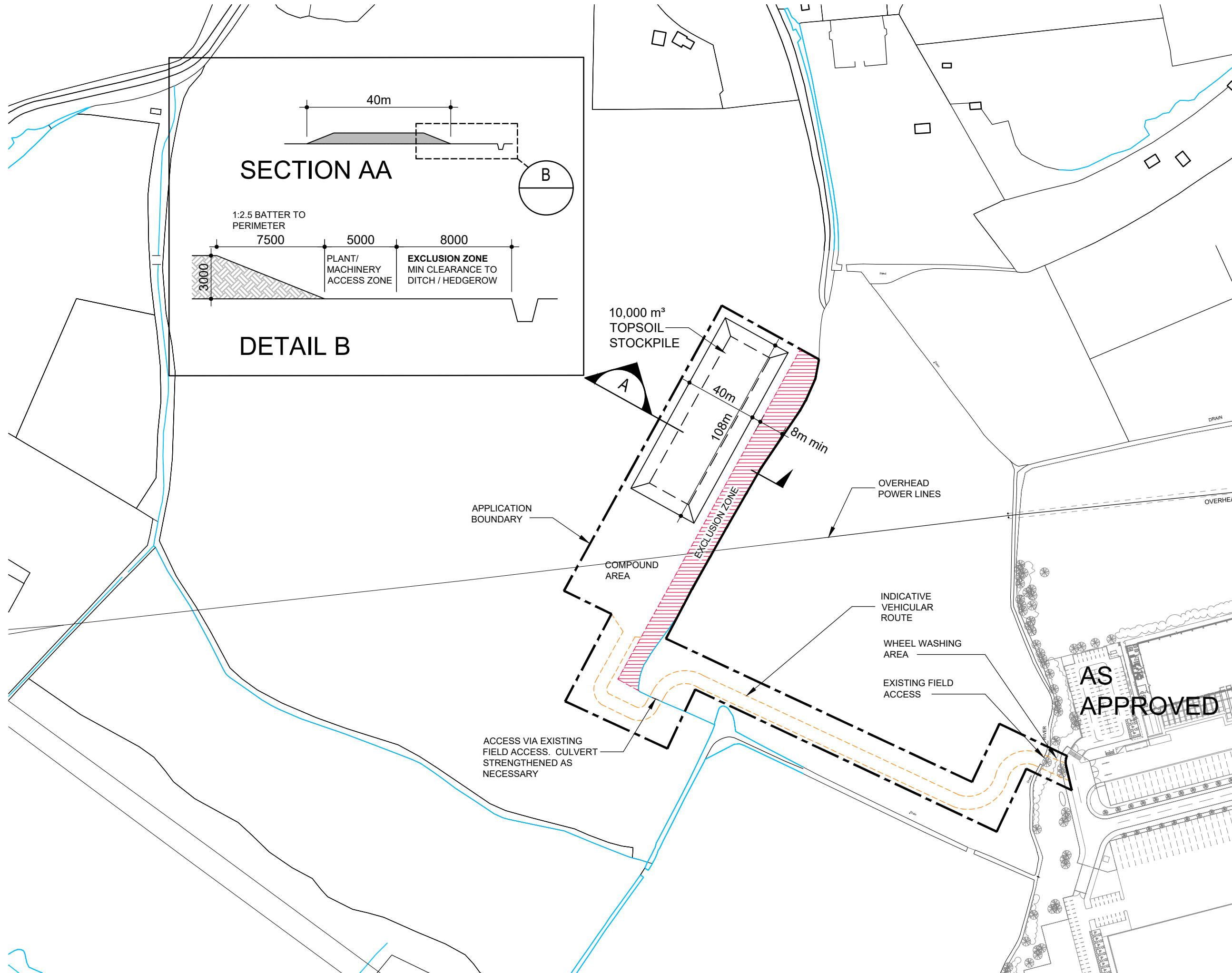
TOP SOIL RELOCATION
LOCATION PLAN
1744-TS-P01-F

1:2500 @ A3
DRAWN BY MW

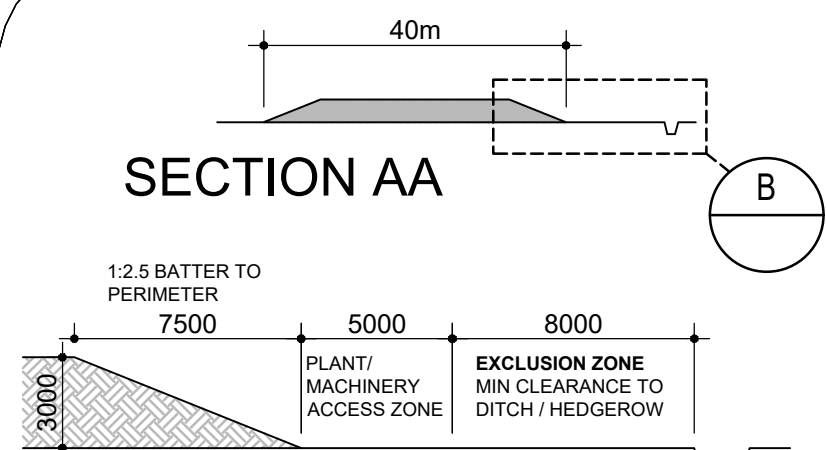
02.19

SALTBOX, BOGNOR REGIS

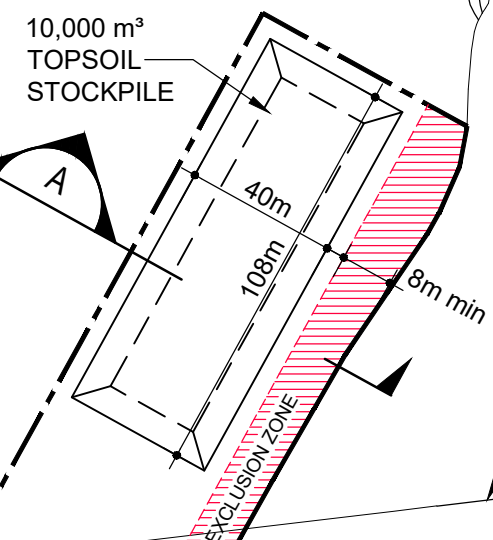
Appendix 2 – Proposed Topsoil Relocation Site Plan
Mountford Pigott Drawing 1744-TS-P02-F



SECTION AA



DETAIL B



SALTBOX, BOGNOR REGIS

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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
UPDATES IN LINE WITH ADC COMMENTS	27.05.20	MW	F



MountfordPigott
Architectural Surveying Design

TOP SOIL RELOCATION
SITE PLAN
1744-TS-P02-F

1:2000 @ A3
DRAWN BY MW
12.02.19