



AH/190022/L0001

13th March 2019

By planning portal

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

Dear Sir/Madam

On behalf of David Langmead: Creation of temporary soil storage bund associated with development of adjoining site at 10 Acre Field (Field 5376) 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-P01A;
2. Site layout plan 1744-TS-P02-A;
3. Tracking plan 3503-TR15;
4. Ecology statement;
5. Landscape statement; and
6. Letter from Langmead Farms.

The site has a total area of 1.53ha which generates a statutory application fee of £2,028.

Context

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

To the east, accessed via an existing farm gate, is the Saltbox site that has planning permission for employment led development and is the subject of a current, revised application for a similar form of development.

To the south, running east to west, is the Bersted Brook and field hedging. To the north and west is the remainder of the agricultural field.

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The proposal

The Saltbox site has planning permission for development (Ref BE/102/17) and site clearance works are expected to commence by September 2019. The first stage of these works will be to strip the top soils from the site. It is expected that this will involve the removal of inert topsoil to a depth of 400mm on average across the site, with a total volume of about 31,000 cubic metres. Approximately 7,000 cubic metres will be re-used on site for landscaping and bunding, leaving a balance of about 24,000 cubic metres to be removed from the site.

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.

The stockpile be rectangular in shape, and at its maximum size will measure 80 metres x 100 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 proposal will maintain an 8-metre access strip to the south to allow access by farm vehicles to adjoining land and to maintain the river easement requirements of the Environment Agency.

Access to the stockpile will be via the existing gate to the Saltbox site. As the enclosed tracking diagram demonstrates, the area provides sufficient turning space for vehicles to enter and leave in forward gear.

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

The submitted landscape statement notes that the visual and landscape effects of the proposal are limited and at the end of the use the land will be returned to its existing condition with no permanent effects.

Similarly, the submitted ecology report demonstrates that the area of land upon which the stockpile is sited is of no particular ecological value and by keeping it away from existing hedgerows it will have no material effect on ecological interests.

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 the 8-metre buffer to the Bersted Brook watercourse to the south as required by the Environment Agency.

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.

Kind regards



Arron Hughes

Director