

Landscape & Visual Technical Briefing Note

Saltbox, Bognor Regis

Landscape and Visual Consideration of Proposed Topsoil Stock-pile

March 2019

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.
- 1.2. The current site being reviewed forms the southern part of a single, larger arable field, which forms part of a wider landholding to the north of Bognor Regis and in particular is located immediately adjacent to the west of an existing development site (Saltbox Field), currently formed by a further arable field (Refer Appendix 1 Site Location Plan)
- 1.3. The adjacent development site (Saltbox Field) is in receipt of hybrid planning permission (ref: BE/102/17), comprising outline planning permission for the development of employment units, warehouse, hotel, 2 No. drive-thru units, public house, gym with associated engineering, landscaping and associated works and full planning permission for a class B8 warehouse, fuel island, car parking, access roads and entrance with engineering works, open space, landscaping and associated works. Subsequently a revised layout has been developed for the scheme, and accordingly, a further hybrid planning application relating to the revised layout has been submitted to Arun District Council (ref: BE/135/18/PL).
- 1.4. In order to facilitate the permitted works within the adjacent offsite land, considerable earthworks are understood to be required, including the removal of substantial amount of topsoil, for which temporary storage and stock-piling is required until such time as it can be appropriately distributed elsewhere (it is understood that similar measures would be required in respect of the revised layout such that this requirement would remain following any approval of the revised scheme). As such, the proposals are for the creation of a temporary topsoil stockpile and associated working area within the current site boundary, accessed directly from the adjacent (permitted) development site via the existing field access (see Appendix 1), 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 stock-pile and associated works in order to inform the associated planning application, with reference to the adjacent 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 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 to the north. 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 with 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.
- 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 adjacent (permitted) development site via the existing field access. The topsoil stockpile will be made up of the excavated topsoil from the adjacent site until it is required as part of this development, and its storage within this location is therefore of a temporary nature.
- 3.2. The topsoil stockpile will be set back from the existing field boundaries by a minimum of 5m and extends across an area of 80m by 100m and will contain approximately 24,00m³ of topsoil to a maximum height of 3m with 1:2.5 batter to the perimeters.
- 3.3. For the most part 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. The proposals are fully illustrated within Appendix 3.

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 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 western side of the permitted development (refer plan 1744-TS-P01-A). It is considered that the visibility of the stockpile would be limited due to the development construction largely obstructing views from the A29

road corridor running north to south along the east of the site. The existing blocks of mature existing vegetation structure to the north of the site will assist in limiting views of the stockpile from the landscape immediately to the north. Any views of the proposed topsoil will therefore be restricted to the immediate adjoining main road corridors and will not be seen as an overly prominent feature set amongst the existing field boundaries and within context to the adjoining development site.

- 4.3. It is noted that access to the stockpile will be attained via an existing access into the arable field which will be widened as required. The boundary which incorporates this access is an existing hedgerow with interspersed mature trees and any removals necessary will be minimal. As such for the most part the existing field boundaries are to be retained and protected by a minimum 5m 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 and associated planning application. 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 included within this location and is supportable from a landscape and visual perspective.

Aspect Landscape Planning Ltd

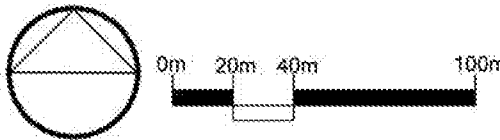
Dated 8th March 2019

Appendix 1 – Site and Setting Plan

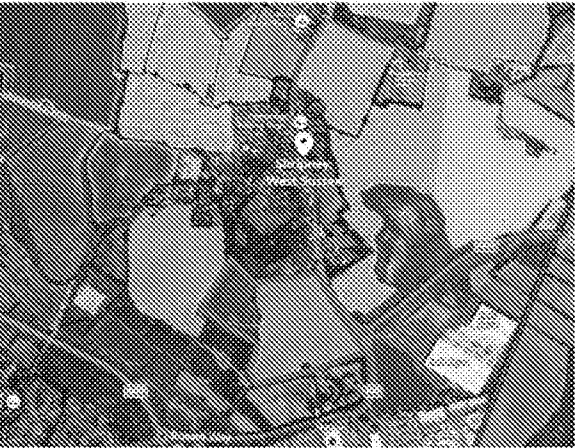
Plan ASP1



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.
Aspect Landscape Planning Ltd. Wain Court, Horwicks Business Park, Great Way, Barmby, UK RG16 2AF
License 100005040
Copyright reserved



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



REV	DATE	NOTE	Drawn/Check
REVISIONS			

aspect landscape planning

TITLE

Saltbox, Bognor Regis
Site and Setting

CLIENT

Mountford Pignott

SCALE	DATE	DRAWN	CHECKED
12500 @ A3	MAR 2019	CW	AM
DRAWING NUMBER		REVISION	
5920 / SS / ASP1.0			

Appendix 2 – Site Location Plan

Plan 1744-TS-P01_A

KEY:

SITE OWNERSHIP BOUNDARY

APPLICATION BOUNDARY



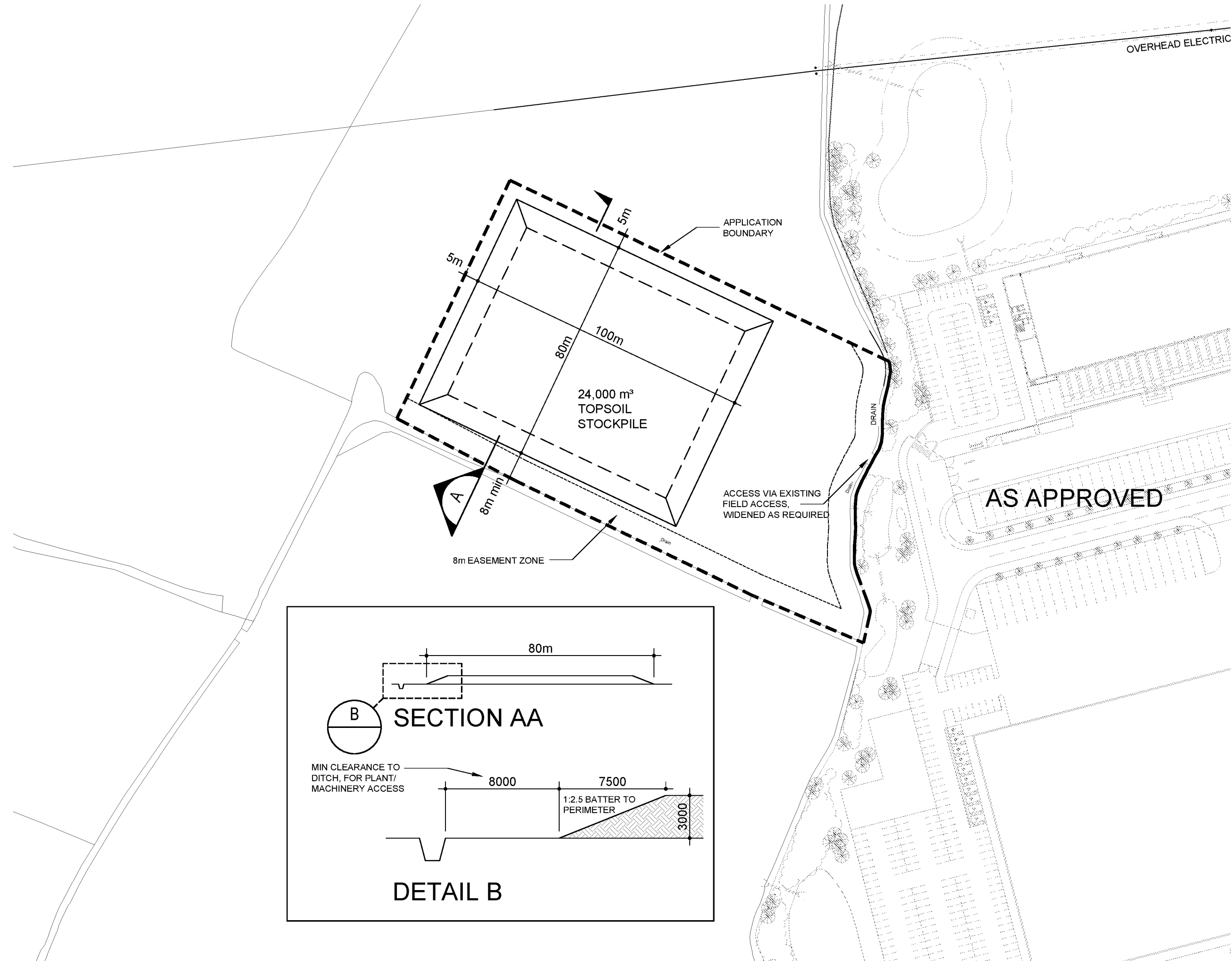
SALTBOX, BOGNOR REGIS

MountfordPigott

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

1:2500 @ A3
DRAWN BY MW 02.19

Appendix 3 – Proposed Topsoil Relocation Site Plan
Mountford Pigott Drawing 1744-TS-P02-A



AS APPROVED

SALTBOX, BOGNOR REGIS