

1 Purpose of report

- 1.1 The report seeks to respond to the Examiners's comments in paragraph 47 of her draft report on the Bosham Parish Neighbourhood Plan 2014 – 2029 (BPNP) regarding the lack of a *“comparison between the impact of an indicative number of 50 dwellings inside or outside the AONB, on the landscape and scenic beauty of the AONB”*
- 1.2 The report assesses the landscape capacity of each site to accept change. It is developed from the Chichester District AONB Landscape Capacity Study 2009 extended in 2011 adopted by Chichester District Council and the Landscape and Visual Report prepared for Bosham Parish Council.
- 1.3 Landscape capacity is defined as the extent to which a particular area or type of landscape is able to accommodate change without significant effects on overall landscape character; or change in landscape type. It reflects the inherent sensitivity of the landscape itself and its sensitivity to the development in question; and the value attached to the landscape, or to specific elements within it. The methodology takes into account to location of sites inside or outside the AONB.

2 Sites assessed

- 2.1 The report sets out an assessment of the sites that were proposed in the BPNP subject to the following amendments and inclusions together with a site at Highgrove Farm for 50 houses.
 - The site at Oakcroft Nurseries is not included as subsequent to the preparation of the BPNP it was granted planning permission for the relocation of St Wilfred' Hospice.
 - The site at Bosham Business Centre is included. Policy 4 B of the BPNP stated *“..... appropriate proposals for the conversion of existing office and other B1 units in the Broadbridge Business Centre (Delling Lane) will be permitted”*.
- 2.2 The site for 50 houses at Highgrove Farm is based on the material submitted by Barratt Homes in July 2014 to the 5th BPNP public exhibition for 3 options for development of 50, 100 and 200 dwellings. At the subsequent exhibition Barratt Homes promoted the site for 150 houses.
- 2.3 The sites assessed are
 - Within the AONB:
 - (i) Bullock Barns (SHLAA ref. BB 08198) – 8 dwellings
 - (ii) Dolphin House (the old poultry sheds) (SHLAA ref. BB 08185) - 5 dwellings;
 - (iii) Burnes Shipyard (SHLAA ref. BB 08190) - 2 dwellings
 - (iv) Broadbridge Business Centre –10 dwellings
 - (v) Swan Field (SHLAA ref. BB 08197) - could provide some 25 dwellings - this site should only be developed if Bullock Barns is developed first or simultaneously;
 - Outside the AONB:
 - (vi) Highgrove Farm - some 50 dwellings.

2.4 The location of the sites are shown on the plan below together with the northern boundary of the Chichester Harbour AONB



3 Methodology

3.1 The Landscape Value and Landscape Sensitivity assessments have been prepared using the methodology set out in the Chichester District AONB Landscape Capacity Study 2009 extended in 2011 adopted by Chichester District Council and the Landscape and Visual Report prepared for Bosham Parish Council. The results of the assessments may vary from those set out in the two above documents as the assessments relate to a specific site rather than a more extensive landscape character area and matters such as proximity to other designations which related to other parts of the landscape character area may not apply to the specific site.

4 Site descriptions and development proposal

4.1 The information set out below is a brief summary of the landscape context of the sites and the proposals by the landowner/developer.

4.2 Bullock Barns

- Within AONB on northern edge;
- 0.34ha brownfield site immediately adjacent to the A259 and the settlement of Broadbridge;
- Derelict barns and hardstanding;
- Swan Field to the east and other development to the north, south and west
- Hedgerow on eastern boundary;
- Development of 8 properties.

4.3 The Old Poultry Sheds - Dolphin House

- Within AONB
- 0.25ha brownfield site immediately adjacent to the Bosham Settlement Boundary;
- Disused poultry sheds;
- Vegetation on western, southern and northern boundaries;
- Development of 5 properties

4.4 Burnes Shipyard

- Within AONB and adjacent to Chichester Harbour;
- 0.68ha brownfield site;
- derelict shipyard structures and hardstanding;
- Bosham Conservation Area to the south;
- western part of site within floodzone so any development should be located on the eastern side of the site;
- Development of 2 houses.

4.5 Broadbridge Business Centre

- Within AONB;
- 0.3ha developed site;
- Existing development with large car park to the west;
- Grass bund on west side and hedge and tree vegetation to the north and south;

- Development of 10 properties 7 within existing buildings and 3 in new build.

4.6 Swan Field

- Within AONB;
- 1.4ha site is currently agricultural land;
- immediately adjacent to the A259, the settlement of Broadbridge, the Bullock Barns site and pumping station to the east;
- Trees on north west and north east boundaries between the site and Bullock Barns and A259;
- Open agricultural land to south;
- Development of 25 houses together with new open space, tree planting and SUDS to the south. Vehicular access from Delling Lane.

4.7 Highgrove Farm

- Abuts the AONB to the south;
- 3.8ha site is currently in agricultural use;
- Adjacent to the A259, the settlement of Broadbridge and Highgrove Farm buildings to the east;
- Trees, hedgerows and ditch on western boundary between the site and Broadbridge;
- Open agricultural land to the north and north east;
- Development of 50 houses. Proposals for boundary treatment to the north and east are not known as the scheme for 50 houses is part of phased development for the whole site. Vehicular access from A259.

5 Landscape Sensitivity, Landscape Value and Landscape Capacity for Change

- 5.1 This section assesses the landscape sensitivity, landscape value and the landscape capacity of the 6 sites using the methodology set out in section 3 of this document. The landscape capacity for change is derived from their landscape sensitivity and landscape value.

Table 1 Landscape Sensitivity

No	Site	Inherent Landscape Qualities (intactness and condition)					Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity					Final Assessment Landscape Sensitivity
		low	high								5	10	15	20	25	
01	Bullock Barns															NEGLIGIBLE
		Derelict site with disused old corrugated iron shed					Site is within area of buildings which visually forms part of Broadbridge	Site is within area of buildings which visually forms part of Broadbridge	Boundary vegetation creates soft edge to adjacent field	Existing building on site None						
02	Old Poultry Shed Dolphin House															SLIGHT
		Disused poultry sheds					Trees on boundary provide setting to settlement	Site with building on and western boundary trees	Boundary vegetation creates soft edge to adjacent field	Existing building on site None						
03	Burnes Shipyard															SLIGHT
		Derelict shipyard buildings and hardstanding					Harbour edge location is important to settlement setting	Developed site which visually forms part of Bosham. Open edge to harbour.	Buildings on site but harbour edge important to landscape setting	Existing building on site None						
04	Broadbridge Business Centre															NEGLIGIBLE
		Existing built up site					Site is within area of buildings which visually forms part of Broadbridge	Developed site which visually forms part of Broadbridge	None	Existing building on site None.						

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		low	high	1-5 Negligible	6-10 Slight	11-15 Moderate					16-20 Substantial	21-25 Major				
05	Swan Field (site for 25 dwellings)	Part of a larger field. Hedgerow on western boundary separates site from buildings in Broadbridge to the west.	Contributes to relatively open eastern rural approach to Broadbridge.	On similar topography to both Bosham and Broadbridge.	Moderate rurality due to contained views, views of Bosham and adjacent development.	Intervisibility across the site to Bosham, and part of wider setting between Broadbridge and Bosham.									MODERATE	
06	Highgrove Farm (site for 50 dwellings)	Part of a larger field. Hedgerow and ditch separate site from the buildings of Broadbridge to the west. Open to views from the south.	Contributes to relatively open eastern rural approach to Broadbridge. Historic western field boundary with trees and hedgerow define eastern extent of Broadbridge	Similar topography, settlement currently contained by railway	Moderate rurality due to Highgrove Farm and adjacent settlement. Views across the site to the South Downs National Park to the north	Part of the wider separation between Broadbridge and Fishbourne to the east.									MODERATE	

Table 2 Landscape Value

No	Site	Landscape designation					Other Designation (nature conservation, heritage, amenity Including flood zone)	Contribution of setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspect (eg scenic beauty, remoteness)	Landscape value					Final Assessment Landscape Value
		low	high								1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
01	Bullock Barn	Within AONB					None	None apart from east boundary hedgerow	None identified adjacent to site	Derelict site						SLIGHT
		Within AONB					None	Trees on western boundary.	None adjacent to site	Site with unused building						
02 (92)	Old Poultry Shed Dolphin House	Within AONB and adjacent to Harbour					Western boundary abuts Ramsar, SPA and SAC designations. Contains area of floodzone in western part of site.	Derelict site which detracts but area adjacent to harbour significant	Abuts Conservation Area on southern boundary	Derelict site but area adjacent to harbour of value						MODERATE
		Within AONB					None	Developed site	Archaeological site to north. Evidence of a cluster of Roman buildings at Broadbridge Farm	Developed site.						
03 (91)	Burnes Shipyard	Within AONB					None	Developed site	Archaeological site to north. Evidence of a cluster of Roman buildings at Broadbridge Farm	Developed site.						SLIGHT
		Within AONB					None	Developed site	Archaeological site to north. Evidence of a cluster of Roman buildings at Broadbridge Farm	Developed site.						

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		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
		5 10 15 20 25						
05	Swan Field (site for 25 dwellings)	Within AONB	Site is within area which in 2010 was identified as a wetland site used by waders. There is no record of recent usage.	Contributes to the open area of AONB but limited views of other open areas within the AONB.	None identified in close proximity to site	Remoteness and tranquillity limited by views of housing in Bosham and property on Delling Lane.		MODERATE
06	Highgrove Farm (site for 50 dwellings)	Abuts AONB along southern edge of the character area.	Western boundary forms part of Chichester District Green Infrastructure	Significant and open views of South Downs NP from and across the site. Provides part of the open agricultural land adjacent to the AONB	Western field boundary shown on 1 st Edition OS map	Large scale landscape with degree of remoteness. Views across the site to the South Downs National Park to the north but affected by pylons, Highgrove Farm and property at Broadbridge.		MODERATE

**Table 3 Landscape Capacity
Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity**

		<i>Landscape value</i>				
		Major	Substantial	Moderate	Slight	Negligible
<i>Landscape Sensitivity</i>	Major	Negligible	Negligible	Negligible/low	Low	Low/medium
	Substantial	Negligible	Negligible/low	Low	Low/medium	Medium
	Moderate	Negligible/low	Low	Medium	Medium/high	High/medium
	Slight	Low	Low/medium	Medium/high	High	High/Very high
	Negligible	Low/medium	Medium	High/medium	High/Very high	Very high

No	Site	Landscape sensitivity	Landscape value	Landscape capacity
01	Bullock Barns	Negligible	Slight	High / Very high
02	Old Poultry Shed, Dolphin House	Slight	Slight	High
03	Burnes Shipyard	Slight	Moderate	Medium/ High
04	Broadbridge Business Park	Negligible	Slight	High / Very high
05	Swan Field (site for 25 houses)	Moderate	Moderate	Medium
06	Highgrove Farm (site for 50 houses)	Moderate	Moderate	Medium

6 Summary of assessment and conclusions

6.1 The results of the sensitivity and value profiling which has included the impact on the AONB has identified in descending order the landscape capacity of each site ie the site with the greatest landscape capacity to accept change is ranked 1.

- 1 = Bullock Barns
Broadbridge Business Centre
- 3 Old Poultry Shed Dolphin House
- 4 Burnes Shipyard
- 5 = Highgrove Farm
Swan Field

6.2 The top 4 sites would deliver some 25 houses leaving a balance of 25 houses to find from either Highgrove Farm or Swan Field.

6.3 On the basis of the assessment both Highgrove Farm and Swan Field have a medium landscape capacity to accommodate change without significant effects on overall landscape character although a review of the detailed assessment shows that Highgrove Farm has a slightly higher landscape capacity to accept change . The selection of which site would have preference for development may rest with other environmental and sustainability factors.