

Land at Delling Lane, Bosham

Landscape Report supporting Representations by CALA Homes
(South Home Counties) to the Chichester District Council
Further consultation Site Allocation: Preferred Approach
Development Plan Document 2015 - 2030

1. Introduction

- 1.1 fabrik Chartered Landscape Architects were appointed by CALA Homes (South Home Counties) Limited to prepare this Landscape Report in respect of proposed housing site allocations within Bosham Parish, West Sussex. The Landscape Report supports Representations submitted by Vail Williams on behalf of the client, to the Chichester District Council Further consultation Site Allocation: Preferred Approach Development Plan Document 2015-2030 (Further Consultation DPD).
- 1.2 The Landscape Report considers two sites. The first being the CALA Homes Proposed Development Site on land at Broadbridge Farm, Bosham, identified as site refs. BB08197 Swan Field and BB08198 Bullock Barns, in the Chichester District Council Strategic Housing Land Availability Assessment (SHLAA), May 2014.
- 1.3 The 'competing' site comprises of land at Highgrove Farm on the A259, east of Bosham, identified in the SHLAA as site ref. BB08195 Highgrove Farm. The latter is shown by the DPD as the preferred site to accommodate the 50No dwellings indicated by Policy 5 of the Adopted Chichester Local Plan Key Policies 2014-2029 (CLP), as the housing allocation for Bosham Parish.
- 1.4 It is considered however, that the landscape approach to the site selection for residential development at Bosham has been insufficiently thorough, and that the rejection of land at Broadbridge Farm as a potential residential development site is premature. Therefore, a comparative analysis of the baseline landscape and visual conditions, landscape-related planning policy and landscape capacity of two sites has been undertaken, in order to provide a more thorough comparison of the relative landscape and visual potential for each site to accommodate residential development.
- 1.5 Overall, it is considered that despite its location within the boundary of the Chichester Harbour Area of Outstanding Natural Beauty (AONB), land at Broadbridge Farm is the most suitable site to provide 50No dwellings in the Bosham Parish. The means by which this can be achieved, consistent with the primary purpose of the AONB, that is to conserve and enhance natural beauty, are set out at the end of this Report.

2. Approach

2.1 This work has been informed by the Guidelines for Landscape and Visual Impact Assessment Third Edition by the Landscape Institute and Institute of Environmental Management and Assessment, 2013. It has involved a desk top review of existing published planning policy and evidence base relating to landscape and visual matters, including published landscape character assessments, published capacity studies and land-based designations. Site visits were also undertaken in summer, at a time of full leaf cover to existing vegetation.

2.2 This work:

- Sets out a brief landscape and visual appraisal of both the Broadbridge Farm and Highgrove Farm sites.
- Compares the key issues, based on the landscape and visual appraisals, character assessments and published planning policies and related evidence base that favour the Broadbridge Farm Site over the Highgrove Farm site.
- Sets out specifically how the proposed development site at Broadbridge Farm is suitable and deliverable in landscape terms, and how it can respond in a positive way to the published policies, evidence base and character assessments.

3. Sites Comparison: Landscape and Visual Appraisal

- 3.1 The following sections set out the principle elements of the landscape and visual baseline relating to each site, including the landscape designations, features and visibility of each site, relevant information from the published character assessments and landscape-related policy.
- 3.2 It is considered that the Broadbridge Farm and Highgrove Farm sites are similar in terms of inherent landscape characteristics. However, there are differences between the sites relating to landscape context, setting and visibility, which in turn are considered important factors in determining the most suitable site for development of 50No dwellings within Bosham Parish.
- 3.3 Figure SK001RevB shows the location of both the Broadbridge Farm and Highgrove Farm sites, existing land uses, landscape elements and landscape-related designations. These are further explained in the accompanying key in SK002RevC. A selection of photographs of each site is shown on Figures SK003RevB and SK004RevA. Photographs of the Highgrove Farm site were taken from the nearest publicly accessible location.

Existing features and visibility – land at Broadbridge Farm

- 3.4 Land at Broadbridge Farm comprises of existing derelict farm buildings at Bullock Barns together with farmland south of this. The latter forms part of a wider arable field unit. The wider field unit is enclosed by Delling Lane to the west and the A259 to the north, including the buildings and vegetation alongside these. It is also enclosed by the mature shelterbelts edging farmland to the east; and to the south, by the built up edge of Bosham where there is intermittent boundary vegetation (see photographs DL1 – DL4, Figure SK003RevB). The buildings north-west of the Site around the Swan Roundabout also contribute to enclosure of the arable field. Given the varied nature of the vegetation at the Site boundary, these buildings retain a visual relationship with the Site (see photographs DL1 - DL4).
- 3.5 The land appears virtually flat, sloping down only very gently in a southerly direction. It lies at around 5-10m Above Ordnance Datum (AOD).
- 3.6 The Site lies within the boundary of the Chichester Harbour AONB, and comprises of farmed land influenced in its character and tranquillity by the surrounding roads and built areas. The Broadbridge Farm Site has a relatively ordinary farmed appearance. There are no other known landscape-related designations pertaining to the Broadbridge Farm Site. It is not located close to a Conservation Area and is separated from the nearest Listed Building, the White Swan Public House, by existing buildings, roads and vegetation. The vegetation at the Site boundaries is not known to be subject to a Tree Preservation Order (TPO) or the Hedgerow Regulations.
- 3.7 The Broadbridge Farm Site is located close to a number of existing facilities and transport networks. The latter include Bosham Station / railway (approximately 320m distance, measured along roads), the A259 and buses that run along it, and National Cycle Network (NCN) Route 2. Old Bridge Meadow existing greenspace, while small, lies around 270m walking distance from the western edge of the Site.
- 3.8 The Broadbridge Farm Site is partially or wholly intervisible with the surrounding roads and associated buildings, however, no long-distance or wider views to or from the Site were found. There was found to be no intervisibility with Bosham Harbour or Bosham Channel to

the south-west and west; the South Downs to the north; Chichester Cathedral spire to the east or Holy Trinity Church in Bosham to the south-west; nor with the wider countryside surrounding Bosham or Broadbridge. These landscape and built elements have been considered because they are among the features contained within the list of “*principal and most significant views across the area*”, set out in the Bosham Parish Neighbourhood Plan 2014-2029, June 2015 Submission Copy (BPNP).

Existing features and visibility – land at Highgrove Farm

- 3.9 Land at Highgrove Farm comprises of agricultural land, part of a wider arable field unit. It is bordered to the west by a dense, mature hedge and ditch which define the eastern limit of the built up area of Broadbridge. The latter comprises of relatively low density suburban development, of varied architectural and townscape merit. Highgrove Farm to the south-east of the site is an isolated farmstead alongside the A259. The Farm appears to accommodate a business and is enclosed by mature tree belts which include evergreen species.
- 3.10 The agricultural land continuing north of the Highgrove Farm site is open, extending up to the railway line. There is limited existing vegetation along the southern boundary of the site, comprising of a few trees and some other shrubby vegetation. Agricultural land continuing east of Highgrove Farm is bound to the north by the railway, to the east by a shelterbelt and to the south-east by a small grouping of dwellings on the A259 which are partly screened by mature boundary vegetation. No other development borders the Highgrove Farm site. South-east of the site there is an isolated dwelling and group of small scale employment buildings on the south side of the A259; large detached dwellings in large leafy plots along Chequer Lane further south and south-east; and scattered buildings along Walton Lane to the south-west, within large leafy plots (see photographs HF1 – HF4, Figure SK004RevA). Walton House, located to the south-west of the site at the junction of the A259 and Walton Lane is considered to mark the eastern ‘gateway’ on the approach to Broadbridge / Bosham. Highgrove Farm is sited beyond this gateway.
- 3.11 The Highgrove Farm land appears virtually flat, sloping down only very gently in a southerly direction. It lies at around 5-10m AOD.
- 3.12 The boundary of the Chichester Harbour AONB boundary runs to the south of the Highgrove Farm site, along the south side of the A259 (see Figure SK001RevB).
- 3.13 There are no known landscape-related designations pertaining to the Highgrove Farm site. It is not located close to a Conservation Area or Listed Building. It is not known if the vegetation at the site boundaries is subject to a Tree Preservation Order (TPO) or the Hedgerow Regulations. There is an existing bus stop on the south side of the A259 opposite the site and NCN Route 2 follows the footway on the north side of the A259. The site lies around 745m distance from Bosham Station (measured along roads).
- 3.14 The Highgrove Farm site has a relatively ordinary farmed appearance. It is intervisible with the A259 and open farmland in the AONB to the south, with some views from the residential edge of Broadbridge to the north-west. It is quite likely that there are passing views to the site from trains on the railway line to the north. There are views across the site towards the South Downs to the north, where the Downs form part of the visual horizon. However there is no intervisibility with the Bosham Harbour or Bosham Channel to the south-west. Chichester Cathedral spire is visible from the existing settlement edge when looking across land just

north of the Highgrove Farm site. While the site itself was not accessible, it is quite possible that there may be further views to the spire from within the site itself.

Landscape Character

- 3.15 A number of published landscape character assessments relate to the Broadbridge Farm and Highgrove Farm sites.
- 3.16 At national level, both Broadbridge Farm and Highgrove Farm lie within National Character Area (NCA) 126 South Coast Plain. The Natural England profile for NCA126 (2014) describes a flat, generally very low lying, coastal landscape with intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the English Channel. There is significant urban development and large population with cities (including Chichester) and “*suburban villages*” that are “*fragmented by trunk roads and infrastructure*” (A27 and east-west railway line); but a feeling of openness, particularly where sea views reveal wide expanses of sea and sky. The area supports intensive arable farming and horticulture between developed areas. However, it states “*Tranquillity is a scarce but greatly prized resource within this heavily urbanised NCA.*” Both the Broadbridge Farm and Highgrove Farm sites are consistent with descriptions of the agricultural landscape, albeit with varying degrees of urban influences.
- 3.17 The ‘Statements of Environmental Opportunities’ (SEO) set out in the document include the following of relevance:
- SEO2: “*Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.*”
- 3.18 At regional level, neither land at Broadbridge Farm or at Highgrove Farm lie within the South Downs National Park (SDNP), however, the Downs are perceived in views from some areas of land in the northern parts of Bosham / Broadbridge, including from the A259 across the Highgrove Farm site.
- 3.19 The lower slopes of the Downs to the north of Bosham / Broadbridge lie within SDNP Integrated Landscape Character Assessment (December 2005, Updated 2011) defined Landscape Type Q ‘Upper Coastal Plain’ and Landscape Character Area Q1 ‘South Downs Upper Coastal Plain’. Sensitivities for both the Character Type and Area include “*The rural character of the landscape*”. The ‘Development considerations’ set out include to “*Take account of views from the adjacent downs in association with any change in the coastal plain.*” Both the Broadbridge Farm and Highgrove Farm site lie within the coastal plain, however, only Highgrove Farm has a visual relationship with the Downs.
- 3.20 The Broadbridge Farm site lies within the Chichester Harbour AONB. The AONB also covers land to the south of the A259, opposite and south-east of, land at Highgrove Farm. The Chichester Harbour AONB Landscape Character Assessment (June 2005), shows that land at Broadbridge Farm, and the part of the AONB south of Highgrove Farm lie within Character Type H ‘Lower Coastal Plain’ and Character Area H1 ‘Havant to Chichester Coastal Plain’. While the AONB boundary lies south of the A259, the AONB character areas are also mapped beyond the AONB boundary, showing that in fact, the Highgrove Farm site and land north and east of this also fall within the same Character Type and Area. This is indicative

that the AONB Landscape Character Assessment considers that land at the AONB fringes, as being as important in terms of character as that within the designated area itself, and that both the Broadbridge Farm and Highgrove Farm sites have similar inherent landscape characteristics.

- 3.21 Key characteristics described for Character Type H Lower Coastal Plain and Character Area H1 Havant to Chichester Coastal Plain relevant to both sites and their context are:
- Flat coastal plain; Open arable farmland, with strong rectilinear field patterns; Low hedgerows.
 - Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259. Roadside development sometimes divided by narrow green wedges.
 - Villages have an urban character in parts.
- 3.22 The document states that “*Landscape condition is moderate*”, with mixed survival of characteristic features, but some areas of arable farmland have lost hedgerows and urban fringe can erode character. It states that “*The sensitivity of the landscape is moderate to high.*” It is considered that the Broadbridge Farm Site, comprising in part of brownfield land and influenced by the surrounding built areas, is at the lower scale of ‘moderate’ sensitivity. The document further states that the “*appropriate strategy is enhancement and restoration.*”
- 3.23 ‘Planning and Land Management Guidelines’ for Chichester Harbour AONB character area H1 Havant to Chichester Coastal Plain, relevant to both sites include:
- Restore hedgerows and hedgerow trees.
 - Secure landscape improvements including hedgerow, hedgerow trees and copse planting to the A259 corridor between Bosham and Fishbourne.
 - Any new small scale development in or on the edges of the historic villages of the area to be appropriate (design, scale, form materials) and locally distinctive, responding to historic settlement pattern and landscape setting.
- 3.24 Additionally, the Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2011) state with particular reference to the ‘Lower Coastal Plain: Hermitage to Fishbourne’ Character Area, within which the Broadbridge Farm Site lies: “*Dwellings are mostly two storeys with some extending to three.*”, and “*Predominantly used materials are brick, flint, render, tile and slate.*”
- 3.25 At County level, the Broadbridge Farm and Highgrove Farm sites also both lie within the same defined landscape character area / sub area. These are the ‘South Coast Plain’ Character Area, and sub-area SC5 ‘Southbourne Coastal Plain’ (Landscape Character Assessment of West Sussex Local Distinctiveness Study and Character Guidelines).
- 3.26 The related Distinctiveness Study seeks to “*protect, conserve and enhance*”, ‘Key Landscape Characteristics’, and aspects of the ‘Historic Landscape’ and ‘Biodiversity and Geodiversity’ The following are relevant:
- Tranquil and open character.
 - Fine long views from slopes of Downs to coast and vice versa.
 - Hedgerow framework, restoring where necessary.
 - Views of historic landmarks.

- 3.27 The Distinctiveness Study's stated Settlement Characteristics to "*protect and enhance*" include the following of relevance to both sites:
- *"The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows.*
 - *Green gaps between the coastal towns and villages.*
 - *Rural character of the local road network through sensitive and appropriate design and signage."*
- 3.28 Further relevant landscape guidelines include the following:
- Seek high quality new development which fits well within the landscape and reflects local distinctiveness and characteristics.
 - Retain where possible key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.
 - Integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development. Use native planting to screen intrusive development. Create a sense of enclosure and arrival.
- 3.29 At local level, the Bosham Parish Neighbourhood Plan shows, in the map on page 41, that land at Broadbridge Farm falls within defined Landscape Character Area 6 'Bosham - Broadbridge Coastal Plain', while land at Highgrove Farm falls within defined Character Area 3 'Broadbridge – Fishbourne Coastal Plain'. These are described in the Landscape and Visual Assessment Report (November 2013) (LVAR), which forms part of the evidence base to the BPNP.
- 3.30 Character Area 3 (including Highgrove Farm) is described, amongst other things, as an "*Open rural area providing setting of Broadbridge*" with "*Some moderate lengths of boundary vegetation and small groups of trees*". The description for Character Area 6 (including Broadbridge Farm) includes "*Farmland separates Broadbridge from Bosham although there is intervisibility between the two settlements enhanced by the development to the west*", and there are "*Some significant lengths of hedgerows and trees*".
- 3.31 Section 6 of the LVAR sets out 'Landscape management guidelines and opportunities for enhancement'. Pertinent to the Broadbridge Farm site in Character Area 6 are:
- "i) Retain the open character of the setting of Bosham;*
 - ii) Maintain field boundaries and tree and other vegetation cover within the area; and*
 - ii) Maintain and enhance the native tree and shrub planting on the urban edge to reduce its visual effect."*
- 3.32 These measures could be achieved in an appropriately scaled development at Bullock Barns / Swan Field.
- 3.33 The guidance pertinent to the Highgrove Farm site in Character Area 3 are:
- "i) Maintain the extensive views to the South Downs to the north;*
 - ii) Maintain this area as open farmland providing a setting to Broadbridge and preventing any reduction in the coalescence of settlements along the A259 Main Road;*

- iv) *Maintain and enhance the native tree and shrub planting on the urban edge, Ham Farm and groups of properties to reduce the effect of built development.*”

3.34 It is argued that development at Highgrove Farm would compromise the objectives of items i) and ii) above.

Planning Policy

AONB

3.35 Land at Broadbridge Farm is subject to the policies of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019. Relevant ‘Key concepts’ of the Plan include:

- “1. *Protecting and improving the special qualities of the AONB*” including:
“*Retain the quiet, undeveloped nature of parts of Chichester Harbour AONB through the sympathetic management of access and positive planning.*”, and
- “5. *Supporting sustainable development*” including:
“*Support the economic and social needs of the local communities where they are consistent with Chichester Harbour AONB’s landscape and nature conservation designations.*”

3.36 The stated ‘Special Qualities of Chichester Harbour AONB’ (pg. 12) are principally focused on the waterside environment as opposed to the more developed areas or fringes, such as the area within which the Broadbridge Farm Site lies. These qualities also include the “*flatness of the landform*”; “*Particularly strong historic character and associations*”; “*Wealth of flora and fauna*” and “*unspoilt character and unobtrusive beauty*”.

3.37 The 20 year vision (pg.13) includes that “*Ashore, sound land use planning and stewardship is practised, thus maintaining and improving the area’s unique features and contributing to the innovative use of land..*” and “*new blends sympathetically with the old, maintaining the landscape and improving diversity.*”

3.38 A number of policies are set out, and of relevance to the land at Broadbridge Farm are:

- “*LS1 Promote the conservation and enhancement of the special qualities of the AONB and its setting, and raise awareness of the AONB designation.*”
- *LS3 Identify opportunities to plan and deliver landscape enhancement projects within the AONB.*
- *LS4 Promote and protect the importance of tranquillity in the natural landscape of the AONB.*”

also,

- “*BD1 Ensure that all development is appropriate and conserves and enhances the landscape, wildlife and historic environment of the AONB.*”
- *BD2 Ensure that development complies with the protective framework for sites designated for nature conservation and that where appropriate, mitigation measures are incorporated.*”

and,

- “*EL1 Promote opportunities for visitors to access the AONB sustainably through reduced car use and improved public transport and cycling links.*”

- 3.39 The Design Guidelines for New Dwellings and Extensions, Chichester Harbour Area of Outstanding Natural Beauty (Revised August 2010) focuses principally on small scale single dwelling and extension development but nonetheless has relevance. Examples of the guidelines which seek to prevent “*visual intrusion from new development*” include:
- Consider how the scheme contributes to the overall character of the area, and how landscape features can reduce visual impact in the wider landscape. Choice of species is important.
 - Scale, mass and design is critical to ensuring development is appropriate to the character of the AONB landscape.
 - Choice of colour and finish of materials that “*complement the character of the surrounding area is particularly important in maintaining and enhancing the character of the AONB.*”
- 3.40 It is considered that none of the aims or policies of the AONB Management Plan would be compromised by an appropriately scaled development on land at Broadbridge Farm to such an extent as to cause substantial harm or widespread effects on the AONB. Nor is it considered that such a development would seriously undermine the principal purpose of the AONB to conserve and enhance natural beauty.
- 3.41 While land at Highgrove Farm is not located in the AONB, the designated area lies directly to the south of the site, and is readily perceived in views, seen in combination with the site, from the A259. The Highgrove Farm site is therefore not considered immune to the policy requirements of the AONB, given its close physical and visual relationship to a part of the designated area. This is demonstrated by the requirements of Policy LS1 and the Management Plan chapter on Buildings and Development which states “*Equal consideration should be given to development proposals on its borders which may have an impact on the AONB itself and its setting.*”

Chichester Local Plan

- 3.42 Both the Broadbridge Farm and Highgrove Farm Sites lie outside the settlement boundary as defined by the CLP and are therefore subject to Policy 45 Development in the Countryside, which states:

“Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

Planning permission will be granted for sustainable development in the countryside where it can be demonstrated that all the following criteria have been met:

1. *The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;*
2. *The proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and*
3. *Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.*

Applications for retail development in the countryside will be considered where it has been demonstrated that the appropriate sequential and / or impact assessments have been

undertaken. Local / small scale farm shops will be permitted provided they sell goods that have predominantly been produced on the farm.”

3.43 The BPNP seeks to revise the Settlement Boundary to include existing development to the south-west and south-east of the Swan Roundabout (see Figures SK005 – SK006). These representations agree with this boundary extension, and propose a further settlement boundary extension to include the actual extent of existing settlement (Figures SK005 – SK006). It is considered that even taking into account the existing CLP defined Settlement Boundary, development on land at Broadbridge Farm would nevertheless be closely related to the existing settlement.

3.44 The Examiner of the BPNP (in the Bosham Parish Neighbourhood Plan 2014 – 2029 Report by Independent Examiner, January 2016) criticised the Parish for seeking to protect open land between Broadbridge and Fishbourne to the east, since there is no defined planning ‘strategic gap’ pertaining to this area. Nevertheless, CLP Policy 48 Natural Environment states:

“Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. *There is no adverse impact on:*
 - *The openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park; and*
 - *The tranquil and rural character of the area.*
2. *Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;*
3. *Proposals respect and enhance the landscape character of the surrounding area and site, and public amenity through detailed design;*
4. *Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and*
5. *The individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined.”*

3.45 With reference to test 5, it is recognised that this is applicable to both the Broadbridge Farm and Highgrove Farm Sites. Nevertheless, this Landscape Report argues that the appropriately limited development area at Broadbridge Farm, and proposal to re-use existing developed land / derelict buildings, would not substantially undermine the integrity of the open and undeveloped character between Broadbridge and Bosham. Development at the fringes of the farmland between different parts of the village is already perceived as an integral part of the character of this area, and the majority of this would remain open following development on the Site, maintaining this character. In addition, much of the land in CALA Homes’ control would continue to be farmed for the same crop in order to maintain its benefit to wintering birds (notably Brent Geese), maintaining its appearance and land use. Furthermore, landscape and ecological mitigation associated with development would contribute to the improvement and management of existing planted boundaries and creating new areas of planting and ecological enhancement that in turn, would contribute to the aims and objectives of the published character assessments for the area.

- 3.46 Land at Highgrove Farm on the other hand, is argued to lack an existing strong relationship with Broadbridge, and to lie in a part of the landscape that has more apparent rural characteristics, typified by open farmland, limited development and long open views that include a visual relationship with the South Downs to the north.
- 3.47 With reference to test 4 of Policy 48, the drawings accompanying BPNP shows that the agricultural land at Broadbridge Farm and the fields to the south and east are Grade 1. Land around Highgrove Farm is shown to be a mix of both Grade 1 and Grade 2 land.

4. Sites Comparison: Landscape Capacity

Introduction

- 4.1 The Chichester District AONB Landscape Capacity Study for Chichester District Council (October 2009) and Chichester District Landscape Capacity Study Extension (August 2011) by Hankinson Duckett Associates, show that both the Broadbridge Farm and Highgrove Farm sites lie within defined Zone 12 'Westbourne, Woodmancote, Hambrook and West Ashling', but in different Study Character Areas. Area 91 within which land at Highgrove Farm is sited was given a capacity rating of 'Medium / Low', while Area 92 within which land at Broadbridge Farm is sited was given a capacity rating of 'Low'.
- 4.2 The BPNP sought to allocate development sites in Bosham Parish, and supported this through the analyses in the 2013 Landscape and Visual Assessment Report. However, the Examiner of the BPNP Submission Copy 2015 criticised its landscape rationale to site selection, which was based in part on resisting development to the east or west of Bosham as a means to prevent settlement coalescence. The Examiner however, accepted new evidence - the Bosham Parish Revised Comparison Report (undated) (BPRCR) - which provided a comparison of the impact on the landscape and scenic beauty of an indicative number of 50 dwellings, either inside or outside of the (AONB) designation. This work included capacity assessments of the Swan Field, Bullock Barns and Highgrove Farm sites using methodology similar to the Chichester Landscape Capacity Study. The BPRCR results showed at site level, equal capacity ratings for Highgrove Farm and Broadbridge Farm.

Chichester District Capacity Assessment

Broadbridge Farm

- 4.3 Land at Broadbridge Farm falls within Study Character Area 92 'Bosham – Broadbridge Coastal Plain', which covers a large area of mainly rural land south of the A259 between Broadbridge / Bosham and the western fringes of Fishbourne to the east. This land is already subject to the urbanising influences of the largely exposed settlement edges at Broadbridge and Bosham, as well the A259. However, the whole area lies within the AONB and the Capacity Study gives Area 92 a rating of 'Low' Landscape capacity for strategic development, based on 'Moderate' landscape sensitivity, and 'Substantial' landscape value. The higher value rating was also based on setting to listed buildings, contribution to setting of Bosham Channel, and evidence of a cluster of Roman buildings at Broadbridge Farm. It is quite likely that the latter relates to land west of Delling Lane, which is marked as 'Broadbridge Farm' on the 1:25,000 scale Ordnance Survey mapping of the area. Development on the Broadbridge Farm Site is not strategic, and would not be expected to affect the latter two landscape features. It is also considered that it would have no significant effect on the setting of the nearest Listed Building, the White Swan Public House, given separation by existing buildings, the A259 and mature vegetation including coniferous trees. The Site also lies in an area where remoteness and tranquillity are diminished by the surrounding roads and built areas.
- 4.4 It is considered that given the relatively high physical and visual containment of the Broadbridge Farm Site and wider neighbouring field unit, as well as its relative lack of constraints or characteristics most typical of the AONB, that the 'value' rating of the Site itself, would be more appropriately graded as 'Moderate'. Following the criteria for combining value

and sensitivity set out in the tables on page 12 of the 2011 Capacity Study Extension, this would give a rating of 'Medium' Landscape capacity, considered to be more appropriate to the Site itself and supported by work on the BPNP as explained below.

Highgrove Farm

- 4.5 Land at Highgrove Farm falls within Study Character Area 91 'Broadbridge – Fishbourne Coastal Plain', which covers a primarily rural landscape between the A259 and railway, with limited urbanising influences comprising of the A259, pylons, an employment area enclosed by vegetation and some glimpses of scattered residential development and a small of the western fringes of Broadbridge.
- 4.6 Area 91 is also shown to include a large area of land north of the railway which is rural in character, despite the bounding A27 to the north. Both the 2009 and updated 2011 Capacity Studies give Area 91 a rating of 'Low / Medium' Landscape capacity for strategic development based on 'Substantial' landscape sensitivity and 'Slight' landscape value. While the DPD allocation for Highgrove Farm is only for 50 No dwellings, it is understood from the BPNP Site Assessments Report (undated), that the developer promoting this site has *"expressed throughout the neighbourhood planning process a desire and intention to see the site developed for between 100 and 200 houses.."*
- 4.7 Commentary on value in the 2009 Landscape Capacity Study states that the Area 91 abuts the AONB along the southern edge, it provides the setting to listed buildings, and is a large scale landscape with a degree of remoteness and tranquillity. However, the statement that there are 'no discernable views of the South Downs' is disputed, as photographs HF1 and HF2 show (see Figure SK004RevA), and which is acknowledged by the BPRCR. In addition, photographs HF1 and HF4 (SK004RevA) show a direct relationship with the AONB to the south, given the lack of boundary vegetation to the A259 in this location. Therefore, it is considered that the value rating would be more appropriately set at 'Moderate' for this site. Based on the criteria set out in the Capacity Assessment, this would give a Landscape capacity rating of 'Low' for land at Highgrove Farm.

Bosham Parish Capacity Assessment

- 4.8 The results of the BPRCR are summarised in Table 1 below, together with the landscape capacity assessments made by the 2013 LVAR at Character Area level, and illustrating how the assessments differ at site level.

Bosham Parish Landscape Character Area / BPRCR Site	Landscape Sensitivity (including summary of site level analysis)	Landscape Value (including summary of site level analysis)	Landscape Capacity
LCA 06 Bosham – Broadbridge Coastal Plain (from LVAR)	Moderate	Substantial	Low
Site 01 Bullock Barns	Negligible <i>“Derelict site with disused old corrugated iron shed”;</i> <i>“Site is within area of buildings which visually forms part of Broadbridge”;</i> <i>“Boundary vegetation creates soft edge to adjacent field”;</i> <i>No contribution to separation between settlements.</i>	Slight <i>“Within AONB”;</i> No other designation, no special cultural / historic associations and no contribution to setting of outstanding assets. <i>“Derelict site”</i> – no ‘scenic beauty / remoteness’ recorded.	High / Very high
Site 05 Swan Field for dwellings (from BPRCR)	Moderate <i>“Part of a larger field. Hedgerow on western boundary separates site from buildings in Broadbridge to west”;</i> <i>“Contributes to relatively open eastern rural approach to Broadbridge”;</i> <i>“On similar topography to both Bosham and Broadbridge”</i> <i>“Moderate rurality due to contained views, views of Bosham and adjacent development”;</i> <i>“Intervisibility across the site to Bosham, and part of wider setting between Broadbridge and Bosham”</i>	Moderate <i>“Within AONB”</i> and area identified in 2010 as used by waders, but no record of current usage; <i>“Contributes to the open area of AONB but limited views of other open areas within the AONB”;</i> <i>No special cultural / historic associations in close proximity to site</i> <i>“Remoteness and tranquillity limited by views of housing in Bosham and property on Delling Lane”</i>	Medium
LCA 03 Broadbridge – Fishbourne Coastal Plain (from LVAR)	Substantial	Moderate	Low
Site 06 Highgrove Farm for 50 dwellings (from BPRCR)	Moderate <i>“Part of a larger field. Hedgerow and ditch separate site from the buildings of Broadbridge to the west. Open views from the south”;</i> <i>“Contributes to relatively open eastern rural approach to Broadbridge. Historic western field boundary with trees and hedgerow define eastern extent of Broadbridge.”</i> <i>“Similar topography [to existing settlement], settlement currently contained by railway”;</i> <i>“Moderate rurality due to Highgrove Farm and adjacent settlement”;</i> <i>“Views across the site to the South Downs National Park to the north”;</i> <i>“Part of the wider separation between Broadbridge and Fishbourne to the east.”</i>	Moderate <i>“Abuts AONB along southern edge of character area”;</i> <i>“Western boundary forms part of Chichester District Green Infrastructure”;</i> ^{*1} <i>“Significant and open views of South Downs NP from and across the site. Provides part of the open agricultural land adjacent to the AONB”</i> <i>Western field boundary shown on 1st Edition OS map”;</i> <i>“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.”</i>	Medium

Table 1: Summary of Landscape Sensitivity, Value and Capacity Assessments derived from Tables 1, 2 and 3 of the Bosham Parish Neighbourhood Plan Landscape and Visual Assessment Report, 2013 (LVAR) and Tables 1, 2 and 3 of the Bosham Parish Revised Comparison Report (BPRCR)

4.9 *1 Note: the reference for Highgrove Farm to the western boundary forming part of the Chichester District Green Infrastructure is unclear. The Council’s report Delivering Green Infrastructure in the Local Plan Area, January 2016, refers to the ‘Green Infrastructure and

Ecological Network Mapping Project'. The Forest Research report Ecological network mapping for Chichester District Council, 2014, includes a series of maps relating to ecological networks suitable for a selected range of fauna such as bats. However, the mapping is at district scale, and it is not possible from these to determine whether one of these networks is located alongside the Highgrove Farm site. The information was also not found on the CLP web-based Policies Map.

Discussion on published capacity assessments

- 4.10 Table 1 shows that the Swan Field section of the Broadbridge Farm Site was assessed as having equal landscape capacity to the Highgrove Farm Site. While the concluding comments of the BPRCR state that *“that Highgrove Farm has a slightly higher landscape capacity to accept change”* this is not qualified in the document, and from reviewing the statements reiterated in table 1 above, does not appear to be substantiated. In fact, the BPRCR goes on further to state that *“The selection of which site would have preference for development may rest with other environmental and sustainability factors.”*
- 4.11 The Highgrove Farm site is relatively open compared with land at Broadbridge Farm, being readily visible from the A259 and open fields within the AONB to the south of it. While located adjacent to Broadbridge, this land is perceived as having an immediate visual and physical relationship to open countryside and the small hamlets and isolated buildings to the south, east and south-east of Highgrove Farm. This is acknowledged in the BPRCR comment (see table 1) which refers to a *“large scale landscape with degree of remoteness”*. As photographs HF1, HF2 and HF3 in Figure SK004RevA show, the Highgrove Farm site is less strongly related to the edge of Broadbridge to the west due to separation by the existing mature hedge. The BPRCR notes (see Table 1) that this hedge forms an ‘historic boundary’. Similarly, in the limited views out from this settlement edge, such as from Barnside as seen in photograph HF3, the scene is perceived as having a strongly rural character, with only a few scattered buildings, the railway, and distant glimpses of the rooftops of a few white commercial buildings creating urbanising or detracting features. In this view, Chichester Cathedral spire is seen beyond the backdrop of vegetation on the skyline, indicating potential for development on the northern part of this site to be seen in context with these views.
- 4.12 In addition to this, on the A259 eastern approach to Bosham / Broadbridge, ‘Walton House’ as seen in photographs HF2 and HF4 at the Walton Lane junction, is perceived as the ‘gateway’ to the village, with suburban housing extending alongside the A259 west of this, and the scene appearing increasingly built up on the approach to the Swan Roundabout. The wider field unit associated with Swan Field is also perceived in these views on the eastern approach, albeit with trees and other boundary vegetation creating a partial foil. In addition, the Broadbridge Farm Site is partly obscured by existing roadside vegetation, as well as the buildings around the Swan Roundabout (see photograph DL1, Figure SK003RevB).
- 4.13 The Broadbridge Farm Site is considered to be an integral part of the Bosham / Broadbridge settlement, despite its current land use. This Site and the wider field unit are enclosed both physically and visually by the buildings along Penwarden Way to the north; the existing built up northern edge of Bosham to the south; the commercial and residential buildings and mature vegetation to the west; the existing adjacent buildings to the north-west; and by the mature tree belts separating the area from rural land and businesses, as well as scattered dwellings along Walton Lane to the east (see photographs DL1 to DL4 in Figure SK003RevB).

- 4.14 There is no visual connectivity between the land at Broadbridge Farm and the wider countryside around Bosham / Broadbridge, nor is there any intervisibility with the South Downs, Chichester Cathedral or Bosham Channel and the wider Chichester Harbour.
- 4.15 The BPRCR did not provide a 'combined' assessment of the Bullock Barns and Swan Field Sites, despite the BPNP having indicated that Swan Field could only be developed simultaneously with, or subsequent to, Bullock Barns. Had these two sites been considered in combination, given the previously developed nature of the Bullock Barns site, and relatively low townscape and visual merits of this and other neighbouring buildings, it is considered that the overall 'Landscape Capacity' rating of the combined Sites could have been higher, or at least not have a lower overall weighting than Highgrove Farm, despite the AONB designation.
- 4.16 The Proposed Development at Broadbridge Farm would be accommodated in part on previously built land, and only extending into a limited part of the field to the south of this. In this way the wider part of Swan Field and the farmed land south and east of this would continue to function as a broad area of open land between Broadbridge and Bosham, and therefore maintain this setting to both parts of the settlement.
- 4.17 Overall therefore, it is considered that the current relatively open and rural nature of land at Highgrove Farm, its strong relationship with the surrounding countryside and limited relationship with settlement, as well the 'historic boundary' at the western edge by Broadbridge, identified by the BPRCR, would give rise to the potential for notable adverse effects of development on this site on the countryside around Broadbridge / Bosham, and the setting of and views from the adjacent AONB and South Downs National Park to the north. It is considered that these factors have not been adequately considered in either the Bosham Parish Revised Comparison Report or the Further consultation Site Allocation DPD, to justify the preference of Highgrove Farm over Swan Field for residential development.

5. Site Comparisons: Draft Site Allocations

Draft Site Allocations

- 5.1 The Further Consultation DPD allocates Land at Highgrove Farm for 50 dwellings on 2ha of land subject to draft Policy BO1.
- 5.2 Appendix 1, Table 5.1 'Long list of candidate residential sites' in the Further Consultation DPD discounts Bullock Barns stating "*Assessed and discounted. The site is in the AONB*". With regard to Swan Field the DPD states "*Assessed and discounted. The site is open in the AONB and additional planting would appear out of character in the landscape.*"
- 5.3 Table 5.1 states for Highgrove Farm "*Assessed and allocated as a preferred site as it delivers all the numbers on one site*". The DPD Draft 'Policy BO1 Land at Highgrove Farm' sets out further detail and includes the following:
- "... is allocated for 50 dwellings on 2ha of land.*
- Site Requirements:*
- Development shall:*
- *Provide a scheme of high quality design given its prominent location in the landscape;*
 - *Provide appropriate landscaping and screening to minimise the impact of development on Broadbridge and the setting of the Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park including views to and from the wider and the surrounding area; and*
 - *Provide open space or green buffer landscaping to the north and east of the new development."*
- 5.4 The draft Policy BO1 for land at Highgrove Farm therefore relies heavily on mitigation. Policy BO1 acknowledges that Highgrove Farm is prominent in the landscape and has potential to affect Broadbridge, the AONB, South Downs and wider and surrounding area.
- 5.5 Conversely, land at Broadbridge Farm already benefits from enclosure provided by the existing settlement and surrounding vegetation, only has a relationship with immediately adjacent farmland, and not with the wider countryside, and has no intervisibility with the South Downs or highly valued waterside environments of the AONB. Given the siting of land at Broadbridge Farm within and immediately adjacent to the existing built area, with only some separation by vegetation found to be of limited arboricultural merit, it is considered to have a strong relationship with its immediate built context. Development here would therefore form a logical extension to the existing settlement. Existing vegetation that would be retained along the Site boundaries as well as additional planting that would also have ecological benefits, would contribute to partial physical and visual containment of development. Therefore, taking these factors into account, it is considered that the requirements of Policy BO1 in terms of mitigation would be less onerous at Broadbridge Farm than at Highgrove Farm.
- 5.6 The Highgrove Farm site on the other hand, clearly sits beyond the existing built up area, and eastern village 'gateway' at the A259 / Walton Lane junction. Development in this location

would be more readily associated with the open countryside around settlements and would alter the isolated character of Highgrove Farm.

- 5.7 The Further Consultation DPD comments that the Broadbridge Farm site is “*open in the AONB*”. The southern part of the site, forming part of an existing arable field is open. However, this wider field unit is bound by mature belts and trees, hedgerows, and other vegetation, and there are buildings located beyond this in all compass directions. Therefore the degree of openness of Broadbridge Farm only relates to the immediate context of open land contained within the settlement envelope, as recognised by the BPRCR (see Table 1), and is therefore misrepresented.
- 5.8 The Highgrove Farm site is also open, forming part of a wider arable field, and relating to further arable land to the east. Given the relative lack of vegetation along the boundary with the A259, alongside farmland to the south side of the A259, and along the railway to the north, as well as the long distance views across the site to the Downs, it is considered that the Highgrove Farm site has a more strongly open and rural character, and direct relationship with the wider AONB and South Downs.
- 5.9 The Further Consultation DPD remarks for Swan Field that “*additional planting would appear out of character in the landscape*”. However, this fails to recognise that the existing built areas at the settlement edges are already characterised by groupings of trees and other vegetation at the built edges that soften and break up the form of buildings in both close range and long views. This character could be relatively easily replicated into the limited extension site at Broadbridge Farm, in order to provide effective landscape integration.
- 5.10 Given the relative openness of the Highgrove Farm site, it is argued that the introduction of planting would be more noticeably out of character. The DPD sets a straight line for the northern edge of the Highgrove Farm site, which is not marked by an existing hedgerow or line of trees on the ground. Policy BO1 seeks “*appropriate landscaping and screening*”, which would alter the existing character of this open site, and in turn, together with new buildings on the site, is likely to curtail views to the South Downs from the A259.
- 5.11 Policy BO1 is unclear on whether the required “*open space or green buffer landscaping to the north and east*” is to be delivered within the extents of the site boundary shown on the plan in the Further Consultation DPD or beyond. The latter, if proposed, may itself appear inappropriate and out of character in this relatively rural location. In addition, without clarity over the position and extent of the required GI, it would seem that insufficient certainty is given to ensure that further development would not proceed on other areas of land surrounding Highgrove Farm in the future.

6. Land at Broadbridge Farm: Integrating Residential Development into the AONB

- 6.1 This section summarises the considered landscape and visual merits of the land at Broadbridge Farm. It also describes how the proposed development on the Site could be effectively integrated into its countryside and AONB setting, without substantially undermining the purposes and policies pertaining to these areas.
- 6.2 Land at Broadbridge Farm comprises in part of previously developed land containing derelict barns. The proposed development would enable the regeneration of this land, while providing new planting to supplement the existing vegetation in this area.
- 6.3 The Site forms only a very small part of the wider Chichester Harbour AONB. While located relatively close to Bosham Channel / Chichester Harbour (around 0.5km at the nearest point), it is physically and visually separated from the waterside by buildings and mature vegetation in the intervening areas.
- 6.4 The southern part of the Site forms part of an agricultural land unit that lies within the wider envelope that encompasses the Broadbridge and Bosham parts of the settlement. Despite the presence of near-continuous development along the west side of Broadbridge Farm, which connects the two principal built areas, this wider area of agricultural land is recognised as providing a semi-rural setting to the settlement, and in maintaining the individual identity of settlements (CLP Policy 48).
- 6.5 Nevertheless, the neighbouring roads including the busy A259, and existing buildings which are intervisible with the farmland, as well as a modern chimney stack to the east, influence the character of the agricultural unit. These 'urbanising' influences in turn, modify the degree to which this land possesses a 'quiet and undeveloped nature' or 'natural beauty'. These built and natural elements also provide enclosure, so that the Site and wider field unit are perceived only from nearby surrounding areas. In addition, the appearance of the agricultural land is ordinary, comprising of large scale, intensively farmed arable fields, with varied vegetation at the boundaries.
- 6.6 While the Site is virtually flat, it is not known to possess 'particularly strong historic character and associations'; 'a wealth of flora and fauna', or 'unspoilt character and unobtrusive beauty'. The Site and wider field unit are not characteristic of the Harbour or its hinterland and have no visual or physical connectivity with this, or with the wider farmland around Broadbridge and Bosham, parts of which have a strongly rural, tranquil character. The Site is also separated from any Conservation Area or Listed Building, but is located close to local services and businesses in Broadbridge. There was found to be no physical or visual relationship between this land and the South Downs National Park, Chichester Cathedral spire or the Holy Trinity Church at Bosham.
- 6.7 The Site, which lies close to Swan Roundabout, where the existing built up area is proposed to be included within the Settlement Boundary by the Bosham Parish Neighbourhood Plan, is considered to have capacity to accept the level of development (50No units) proposed by the Adopted Chichester Local Plan. Development on the previously built part of the Site, and in a small part of the agricultural field would therefore form a small but limited and appropriate

extension to the existing settlement. In this way, a large area of physical separation between Broadbridge and Bosham would be maintained.

6.8 While it is recognised that loss of a small part of a greenfield site would have some localised effects on character and views, it is considered that at this appropriate scale, and settlement-edge location, these effects could be effectively mitigated. Given the enclosed nature of parts of the Site, and of the wider adjoining field unit, the development would not have widespread effects on the AONB, nor its purpose to conserve beauty. It would also enable the opportunity to manage, restore and supplement the vegetation resource of the site, contributing to 'green networks', while further securing and improving a wider area of farmland for the benefits it can provide to wintering and farmland birds. In turn, these measures could contribute to improvement of the appearance of the existing settlement edge as well as the enhancement of the 'locally distinctive features' of the AONB.

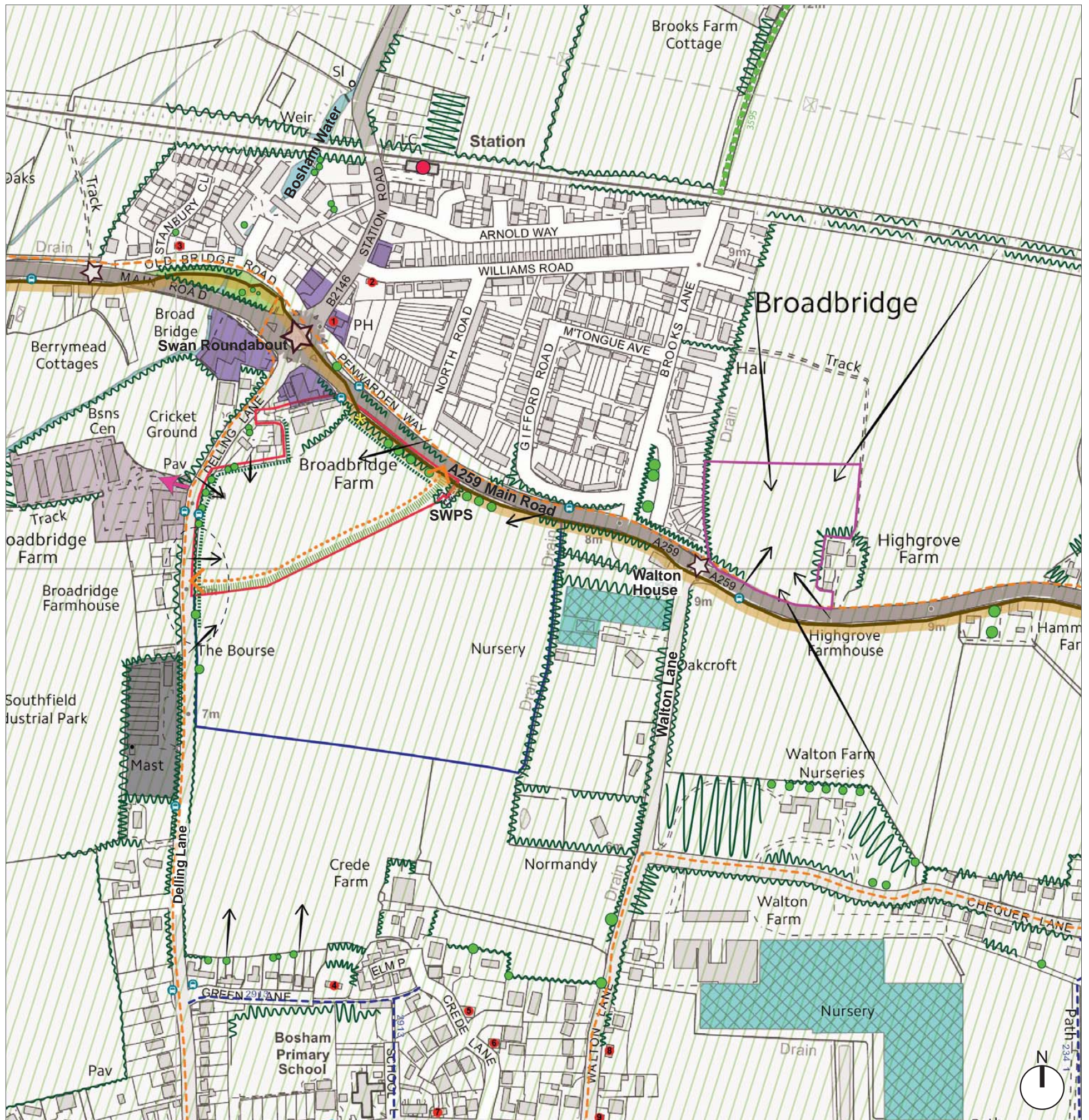
6.9 In response to the Chichester Harbour Management Plan, AONB Design Guidelines, Adopted Chichester Local Plan policies, and the guidelines of the published Landscape Character Assessments, the proposed development on land at Broadbridge Farm would support the following:

- A high quality, sensitively designed scheme that complements the characteristics of existing well-designed built areas including local colours and materials, while sympathetically integrating modern building standards.
- Reflect the existing character where parts of buildings are visible at the settlement edges, but with a high level of planting providing effective visual softening and landscape integration of dwellings, ancillary buildings and roads / parking areas.
- Retain existing planted boundaries where these are in a good and safe condition, and supplementing these with additional planting, with a particular focus on improving their value as wildlife corridors.
- Maintain the current arable crop and provide further improvements to agricultural land within CALA Homes' control beyond the development, to support wintering birds (in particular Brent Geese) and farmland birds.
- Integrate ecological mitigation measures and enhancements such as improvements to existing boundary planting; creating new hedgerows; planting native species; integrating features to allow wildlife to move freely, or to take up habitation; and creating and managing grasslands that support a diverse sward and wildflowers.
- Provide open spaces, overlooked by the built area and integrating play areas and walking routes.
- Provide a new cycle / pedestrian link between Delling Lane and the A259 / National Cycle Route 2, to support good connectivity to local services and exploration of the wider AONB and its footpath and cycle network . In turn, encouragement of use of these modes of transport would contribute to limiting effects of noise generated by moving vehicles.
- Careful design of lighting to minimise the potential for intrusive lighting within the AONB landscape.
- Careful highway design to maintain as far as possible, existing road character, and support pedestrian connectivity, such as a safe crossing to the services on the west side of Delling Lane where feasible and practicable.

Appendix 1: Illustrations

CALA South Home Counties - Land at Broadbridge Farm, Bosham, West Sussex

D2422 SK001 RevB Illustrative Landscape Appraisal with Development Commentary

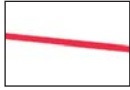
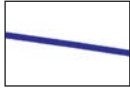



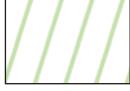


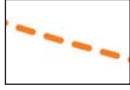

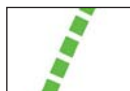








Plan - showing illustrative landscape appraisal with development commentary (fabrik, 2016) - refer to SK002revC for legend
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CALA South Home Counties - Land at Broadbridge Farm, Bosham, West Sussex

D2422 SK002 RevC Legend to Illustrative Landscape Appraisal with Development Commentary


Existing elements and designations

-  Land at Broadbridge Farm Site Boundary
Note: Site is perceived as flat, lying at approximately 5m AOD and sloping only very gently to the south
-  Land at Broadbridge Farm - further land in CALA Homes' control, proposed as mitigation land for wintering birds (namely Brent Geese)
-  Land at Highgrove Farm (boundary derived from Chichester District Further consultation Site Allocation: Preferred Approach Development Plan Document 2015-2030)
-  Existing settlement - Land at Broadbridge Farm lies close to existing built areas and key transport routes. Existing residential areas nearby are mainly two storeys in height with some dormer and velux windows to attic rooms. More recent development near Old Bridge Road rises up to three storeys.
-  Boundary of Chichester Harbour Area of Outstanding Natural Beauty (AONB)
-  Area within which Policy 45 'Development in the Countryside' applies (Adopted Chichester Local Plan: Key Policies 2014-2029)
-  Bosham Station
-  Bus stop
-  National Cycle Network (NCN) Route 2
-  Public Footpath
-  Public Bridleway
-  Old Bridge Meadow - public greenspace with seating, interpretation board and grassed paths
-  Local shops / services / facilities
-  Broadbridge Business Centre, Bosham Surgery & local convenience store. Buildings are generally low-rise and well concealed in the landscape
-  Southfield Industrial Park (well concealed by surrounding trees / vegetation)
-  Existing glasshouses
-  Listed Buildings:


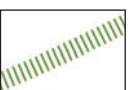
1 – The White Swan Public House (Grade II)	2 – The Old Thatch (Grade II)
3 – Broad Stream Cottage (Grade II)	4 – Tremylet's (Grade II)
5 – Crede House (Grade II)	6 – Crede Cottage (Grade II)
7 – Creed Cottages (Grade II)	8 – Parker's Pound (Grade II)
9 – Laurel House (Grade II)	

-  Southern Water pumping station
-  Swan Roundabout - generally low visual aesthetic to buildings and streetscape, but some planting provides softening and the White Swan pub is a positive feature
-  Gateways to Bosham / Broadbridge
-  Full or partial views into sites from surrounding areas



Development commentary relating to land at Broadbridge Farm

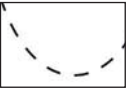
-  Approximate extent of significant vegetation (including trees and hedgerows) that contributes to landscape and visual containment of the Site. There are localised views into the Site from surrounding roads and properties, however, no long distance views were found due to screening by vegetation and buildings in the surrounding areas and wider landscape. Therefore, retain existing trees and hedgerows at Site boundary as far as possible (subject to arboricultural advice).

Where there are existing views or partial views into Site, make use of proposed landscape spaces / plot frontages for tree and hedge planting to soften form of development. Also, carefully consider amenity of existing nearby dwellings – including visual effects of lighting, buildings and parking areas, as well areas of activity.

-  Key areas for additional planting alongside retained vegetation to create a leafy setting to buildings, roads and parking areas and to soften views of development.
-  Proposed planting to southern edge of development particularly important to aid landscape integration, and provide visual softening. Consider informal groups of trees with hedge planting.

Also, consider providing a 'green corridor' along southern edge of development, integral to Site boundary, to allow for integration of open spaces, planting and non-vehicular access routes. Consideration could be given to including the proposed play area in this area, if good natural surveillance can be achieved, as well as sustainable drainage.

-  Consider aesthetics of ancillary buildings / structures at development edges.
-  Consider possibility of a new link between existing sections of National Cycle Network Route 2. Note: Engineering consideration may need to be given to the crossing of Main Street to link to NCN Route 2 along Penwarden Way.

-  Carefully consider effect of design on character of Delling Lane, from changes arising from required vehicular access to Site. Provide planting wherever possible to soften effects of highway alterations.

CALA South Home Counties - Land at Broadbridge Farm, Bosham, West Sussex

D2422 SK003 RevB Photographic Views: Land at Broadbridge Farm (Swan Field and Bullock Barns) - Sheet 1 of 2



DL1 – View looking south-west toward land at Broadbridge Farm from Penwarden Way / A259.



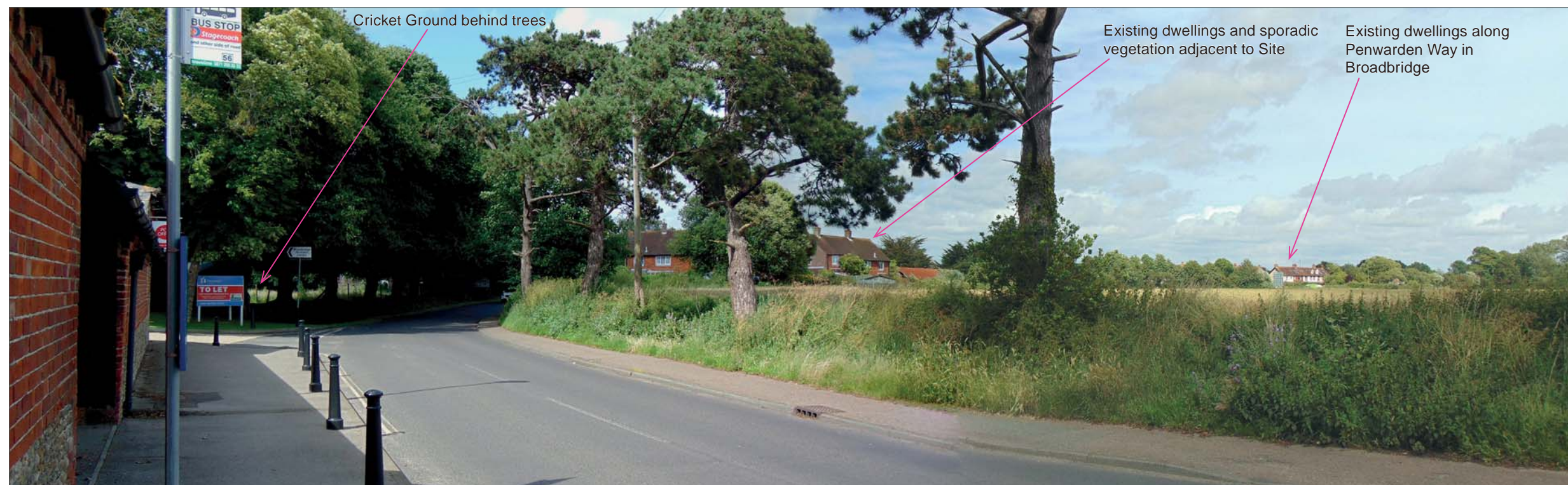
DL2 – View looking north-east across land at Broadbridge Farm from the south-western edge of the Site.

CALA South Home Counties - Land at Broadbridge Farm, Bosham, West Sussex

D2422 SK003 RevB Photographic Views: Land at Broadbridge Farm (Swan Field and Bullock Barns) - Sheet 2 of 2



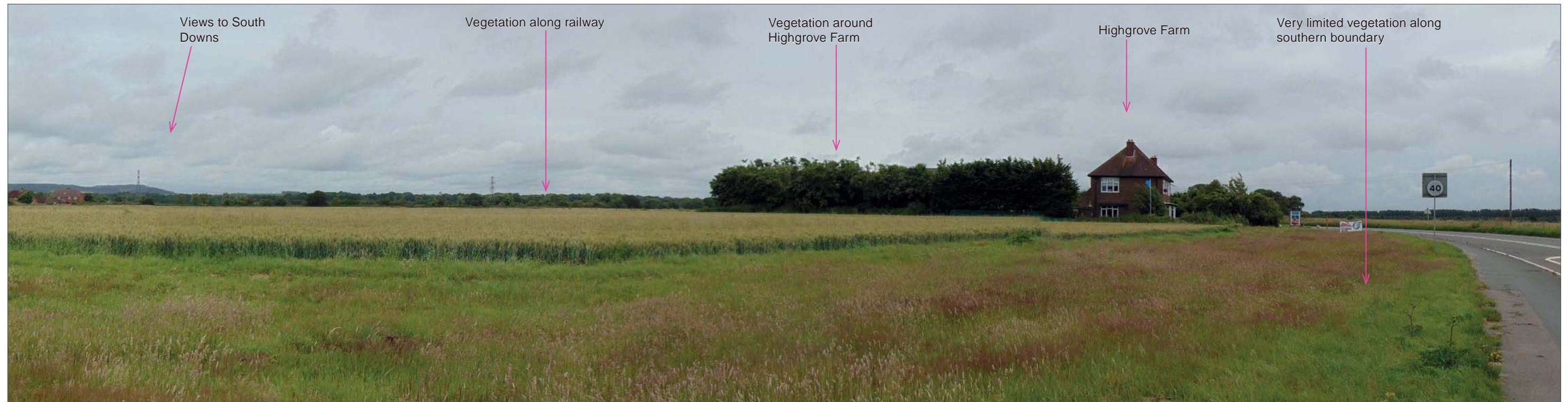
DL3 – View looking south-east to south across land at Broadbridge Farm from the western edge of the Site.



DL4 – View looking north-east toward land at Broadbridge Farm from the bus stop by the Co-operative on Broadbridge Farm.

CALA South Home Counties - Land at Delling Lane, Bosham, West Sussex

D2422 SK004 RevA Photographic Views: Land at Highgrove Farm - Sheet 1 of 2



HF1 – View looking north-east across land at Highgrove Farm from the footway / National Cycle Network (NCN) Route 2 to the north side of the A259.



HF2 – View looking west to north-west across land at Highgrove Farm from the footway / NCN Route 2 to the north side of the A259.

CALA South Home Counties - Land at Delling Lane, Bosham, West Sussex

D2422 SK004 RevA Photographic Views: Land at Highgrove Farm - Sheet 2 of 2



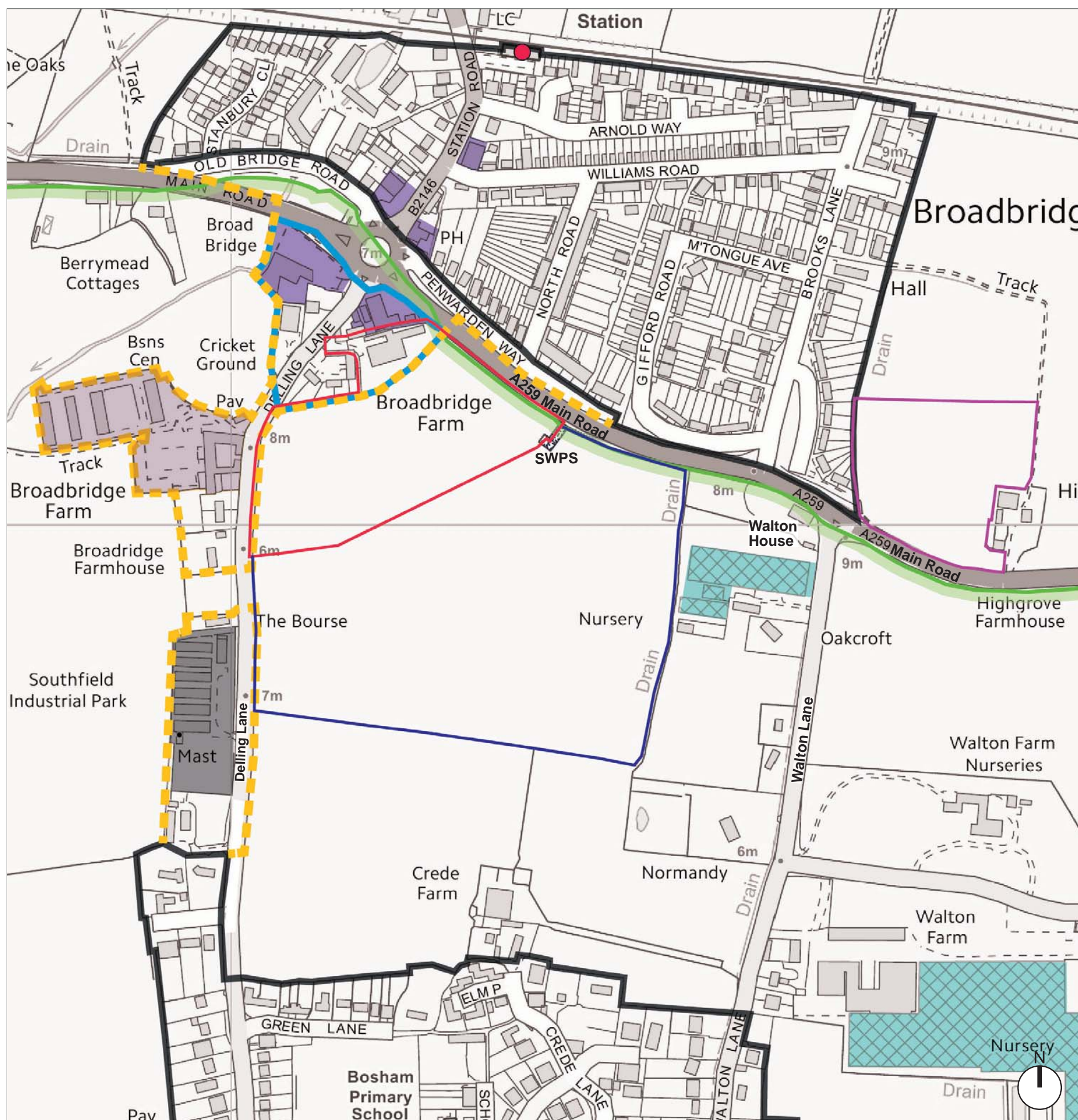
HF3 – View looking east to south-east toward land at Highgrove Farm from the field gate by Barnside, located north-west of the site.



HF4 – View looking south across land within the AONB, located immediately to the south of land at Highgrove Farm.

CALA South Home Counties - Land at Broadbridge Farm, Bosham, West Sussex


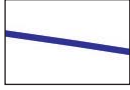







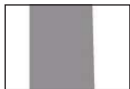
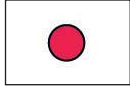


D2422 SK005 Settlement Boundaries and Facilities Plan



Plan - showing settlement boundaries and facilities - refer to SK006 for legend
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CALA South Home Counties - Land at Broadbridge Farm, Bosham, West Sussex

D2422 SK006 Legend to Settlement Boundaries and Facilities Plan

-  Land at Broadbridge Farm Site Boundary
-  Land at Broadbridge Farm - further land in CALA Homes' control, proposed as mitigation land for overwintering birds
-  Land at Highgrove Farm (boundary derived from Chichester District Further consultation Site Allocation: Preferred Approach Development Plan Document 2015-2030)
-  Boundary of Chichester Harbour Area of Outstanding Natural Beauty (AONB)
-  Current Settlement Boundary defined by Chichester District Local Plan
-  Extension to settlement boundary introduced by the Bosham Parish Neighbourhood Plan 2014-2029, June 2015 Submission Copy (BPNP)
-  Extent of proposed settlement boundary extension to show actual extent of existing settlement
-  Local shops / services / facilities
-  Broadbridge Business Centre, Bosham Surgery & Co-operative convenience store
-  Southfield Industrial Park
-  Bosham Station
-  Existing glasshouses
-  Southern Water pumping station