

A future for the Burnes Shipyard Site

Consultation 2011



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Introduction

The once bustling Burnes Shipyard ceased its marine-related use over 15 years ago and was used for several years thereafter as low grade commercial premises for non-marine related use. Ever since, the site has been left to decay into its current dilapidated state and Burhill bought the site in late 2007 with a view to redeveloping it. As part of the ongoing planning process, Burhill was asked to market the site to see if there was any commercial interest in the site from marine-related users. To date, there has been no such interest on a commercial basis and the site continues to fall into an ever worsening state of repair and increasing visual eyesore.

Burhill now wishes to halt the continued stagnation of the site by pursuing an exciting opportunity for the regeneration of the existing brownfield site. General feedback from various local groups and residents has reflected a demand for the site to be improved. Burhill's vision is to create four new high quality and sensitively designed homes, with a new Quaymaster's storage facility to retain an element of marine-related use. As part of the proposal, Burhill would also enable several community benefits including improved public access and other enhancement projects within Bosham.

This booklet seeks to introduce Burhill to the people who care about Bosham and have a strong interest in the village. In it, we explain who we are, Burhill's connection with Bosham, a brief history of the site and Burhill's involvement since purchasing it. It also sets out our vision for the site and potential community benefits in greater detail. We would then like to meet with various interested groups to discuss our plans. We believe this is an important part of the process prior to submitting detailed proposals, as this is a beautiful and much loved area.

Who are Burhill?

Burhill Group Limited is a leisure operations and property company which is wholly owned by The Guinness Family and from whose past estates and landholdings the company has grown. The Company has diversified over the years and owns and manages a large mixed use property portfolio, including residential, commercial and leisure property. The Company, formerly known as Burhill Estates Company Limited was formed in 1926, primarily to manage the Family's Bosham Estate, and Burhill and Pyrford Estates in Surrey.

The Manor of Bosham was acquired by The Guinness Family in 1925. The Manor extends to the foreshore and the bed of the Harbour, from Bosham to the Emsworth Channel. The Manor extends to over 971 hectares (2,400 acres). The Family used to own many of the houses in Bosham which have been sold over the intervening years.

The Company now employs circa 550 employees with head offices at its flagship Burhill Golf Course in Walton-on-Thames. The company owns the Manor of Bosham, ten golf courses, estates in both Walton-on-Thames and Woking and other property investments.

Burhill's Relationship with Chichester Harbour and Bosham

The Guinness Family's love for the Harbour and its long association with Bosham has ensured an ongoing and productive involvement with the village.

This includes:

1. The letting of the Mill, Dinghy Park and the major part of the Raptackle to Bosham Sailing Club. By way of a lease, Bosham Sailing Club operates a very successful sailing club boasting in the region of 1,500 members from Bosham Quay.
2. The day to day management of the Quay, including the use of the Quay, slipway, crane and other facilities vital to the enjoyment of the Harbour by boat owners.
3. The bequest of Quay Meadow to the National Trust in 1934, conserving and safeguarding this important open space, which plays a key role in Bosham's character and setting.
4. The ownership and letting of in excess of 800 moorings, circa 250 of which are managed by Burhill Golf Centres Limited through its long-serving Quaymaster, Michael McGrail, from the Quay Office on the Quay.
5. Around 560 moorings are currently leased to the Chichester Harbour Conservancy and play an important role in the Harbour's crucial leisure economy.
6. The granting and management of many foreshore licences for jetties, hard standings and slipways.
7. Supporting Chichester Harbour Conservancy in its role as manager of the Harbour and other local groups.



The Quay c.1935



View South from The Slip

Burhill's involvement with Bosham has spanned 85 years. During that time, Burhill has continued to invest in the community and its amenities. It now wishes to redevelop the Burnes Shipyard site in a sensitive manner and thereby bring to an end the continued stagnation and decay of the site in this prominent location within the village. Burhill is committed to Bosham and very much plans to continue its property ownership and ongoing investment well in to the future.



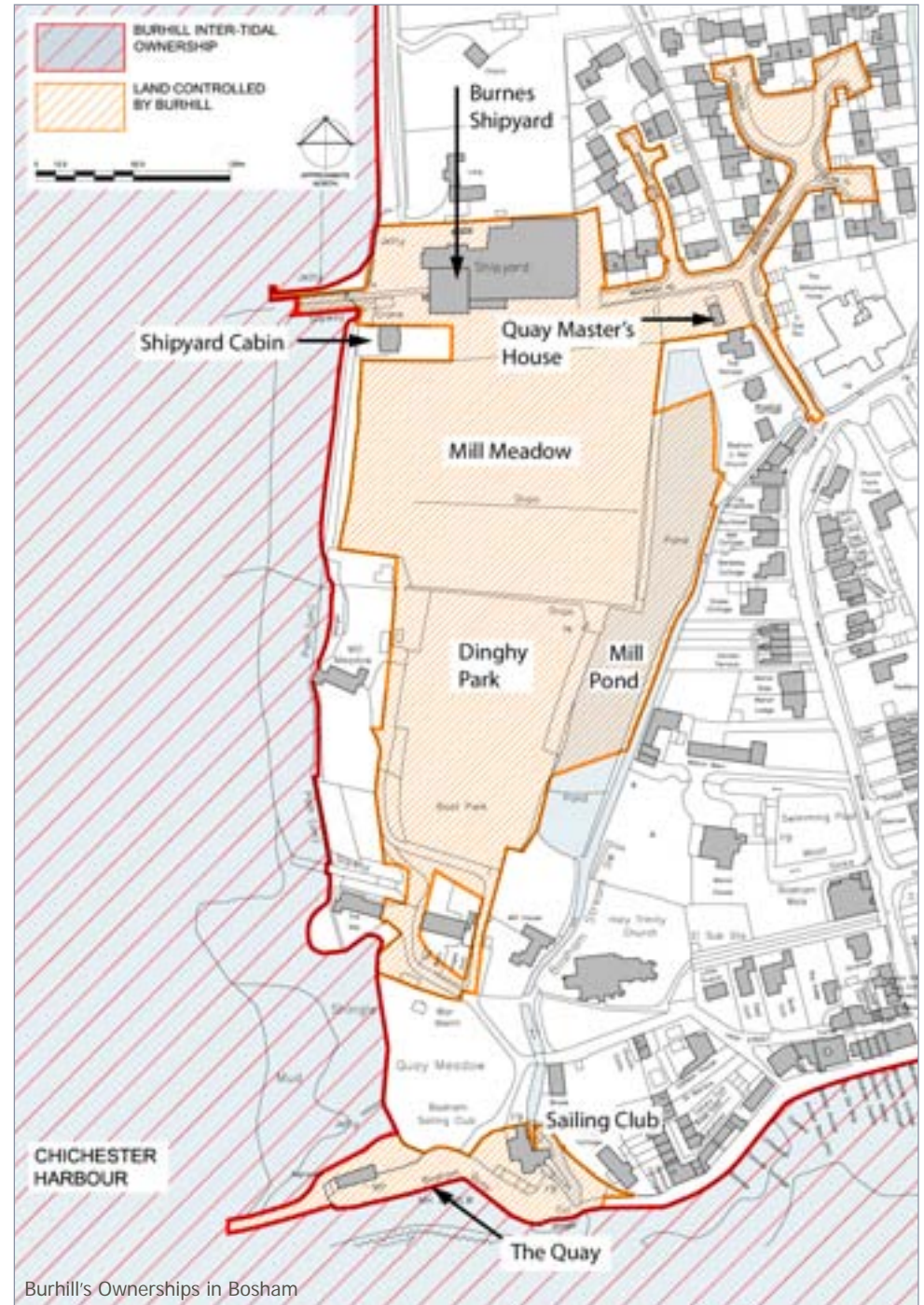
Quay Meadow and The Raptackle



Mill Pond



Burhill's (Intertidal) Ownership



Burhill's Ownerships in Bosham

The Burnes Shipyard Site

A brief history & description

The former Burnes Shipyard was home to the well known boat-builder of the same name, renowned for the quality of their work and who built significant numbers of yachts for racing fleets such as the South Coast One - Design.

Burnes Shipyard has not been used as a shipyard for over 15 years and it was last used for industrial and general business purposes more than 10 years ago. The last use of the site was for the storage and repair of cars.

The buildings have long been in a state of disrepair, and have suffered from fire and vandalism to the extent that parts of them became unsafe structures. Some parts have subsequently been demolished in the interests of public safety. Burhill acquired the site in late 2007.



Previous Planning Application

A planning application was submitted to Chichester District Council (CDC) in early 2009 for a proposed redevelopment of the Burnes Shipyard site for 22 residential units. The higher density of housing proposed at the time was consistent with the then national planning guidance on making best use of sites. However, despite having marketed the site as a boatyard, at CDC's request, and no interest being shown for the site (other than by residential developers), the application was refused in March 2009.

The previous application did not include any element of marine-related use, which was the preferred use for Burnes Shipyard under local planning policies. However, following the marketing of the site and the lack of any interest for any form of viable marine-related use, Burhill also instructed an independent expert to assess the viability for the use of the site for marine-related uses. This research clearly concluded that Burnes Shipyard was no longer a viable marine related site.

Furthermore, since the first application, the commitment to higher density housing development has been withdrawn. Burhill has now taken a new approach to the redevelopment of the site deciding that starting afresh was the appropriate course of action in order to develop a proposal that is better for Bosham and its local environment.



Shipyard Cabin

In the south-west corner of Burnes Shipyard, the redevelopment of the former Shipyard Cabin is nearing completion (as at May 2011). The house is accessed via the track that currently, and always will, run through the Burnes Shipyard site (along which a public footpath also runs). The house is surrounded by a seawall that extends close to the high water mark and creates a hard edge to the western part of Mill Meadow where it meets Burnes Shipyard.

Shipyard Cabin is being redeveloped by a private individual and further encloses the Burnes Shipyard site with peripheral residential development, further compelling the case for the future of the Burnes Shipyard as a primarily residential site.



Our Vision for the future of the Burnes Shipyard site

We wish to redevelop the derelict Burnes Shipyard site to halt its continued stagnation and decay.

Our Vision includes the following:

- Demolish the remains of the existing derelict buildings.
- Replace them with a marine facility for Bosham's Quaymaster and four private houses.
- Refurbish the untidy foreshore edge in front of the site (the old quay).
- Enable better access around the site, the foreshore and the Mill Pond so linking these better to the heart of the village, through potential new footpaths.
- The creation of an attractive development that sits well in its location and removes the eyesore that has dominated a beautiful stretch of Bosham's foreshore.
- The maximisation of the site's connection with the Harbour by making sure that marine activities continue from the site. Our vision for this is to provide facilities for Bosham's Quaymaster to support the management and maintenance of the 250 moorings and other marine facilities that are owned and managed by Burhill, and to provide four new attractive private dwellings.
- In addition we believe that the existing network of footpaths around this part of Bosham could be much improved with pleasant walks nearer the water at all stages of the tide.
- We want to continue to support local businesses and maritime activities that give Bosham and Chichester Harbour the enchanting character they possess.
- We also want to continue our long working relationship with Chichester Harbour Conservancy, both here and elsewhere in the Harbour, and would like to work with them to enable the improvement of ecology and amenity in this part of Bosham.

The Proposal: Design

We want the design of the Quaymaster's facility and the new houses to provide an appropriate replacement for the former Shipyard. Our proposal is that this is done in a way that retains a maritime feel, and uses this as its inspiration. This will allow a long-needed removal of this local eyesore.

Our proposal includes the use of materials and forms familiar both to Bosham, and to the former industrial use. We also want to retain important marine-related activity at the harbour-front. Whilst the site poses difficulties for many modern marine industries, we can make use of some space in support of our harbour and moorings operations in Bosham and elsewhere.

The Quaymaster's facility will front onto the slipway, and comprise circa 5,000 sq.ft of boat and tackle storage. It is within close walking distance of the Quaymaster's house and would ease pressure on space at the Quay.

Set behind this, we propose four high quality houses, which would be raised off the ground to a suitable level to deal with flood-risk for residential properties. These are being designed to reflect the maritime heritage and boat-building history of the site, drawing inspiration from boatsheds and maritime buildings, and using a range of appropriate and natural materials.



The proposed scheme layout



House Concept - Plot 1 Elevation

Potential Community Benefits



Potential Community Benefits

As part of the proposed redevelopment of the Burnes Shipyard site, Burhill is prepared to consider enabling a number of potential projects to benefit the community.

These include:

- 1: Potential New Footpaths
- 2: The Mill Pond
- 3: Land at the Southern edge of the Burnes Shipyard Site

1: Potential new footpaths

Chichester Harbour can be a wonderful place to walk and Bosham is a particularly beautiful backdrop to many of the local walks.

The stretch of defined footpaths along the foreshore between Bosham Quay and the head of Bosham Channel is full of character, but gets cut off by the tide – when this happens the alternative route is along the roads on Bosham Lane and Moreton Road.

We believe it would be beneficial to the community and visitors alike if there was an alternative high-tide route that maintains a visual connection with the water.

Due to our land ownerships we are in a position to enable the provision of these new footpaths, providing new community benefits.

These are in addition to existing footpaths, which will remain untouched.

Footpath along Mill Meadow

We can enable a new footpath along the west side of Mill Meadow, linking the Quay, Quay Meadow and the centre of the village, to the paths around the Burnes Shipyard site. This would allow walks at high tide that take in the coastal atmosphere, views and also access to views of Mill Pond.

The footpath would link Mill Meadow to the Quay by passing along the edge of the Bosham Sailing Club's Dinghy Park adjacent to Mill Pond.

This could use simple post-and-rail fencing where needed to keep walkers away from manoeuvring vehicles and trailers and be integrated with any future ecology plans for Mill Pond.



Context and Footpath Strategy showing our proposed Masterplan and the important areas we hope to help improve.

Potential new footpath along Mill Meadow/Mill Pond



Potential footpath from Quay Meadow



We believe it would be beneficial to the community to link Quay Meadow to the foreshore footpath route in a clear manner; this could be done by providing steps onto the beach at Quay Meadow to link northwards around The Slip to join the existing footpath.

2: The Mill Pond



The Mill Pond

The Mill Pond is a well known feature of the village and is visible at various points around it. The Mill Pond has become increasingly silted-up and overgrown, with a large number of trees collapsed and dying within it. There is potential for the Mill Pond to be a positive ecological and learning resource, as well as of improved visual appearance.

Along with our proposal to enable a new footpath along its western boundary, we would also consider giving the Mill Pond by means of a long lease, to suitable organisations concerned with the preservation of ecological assets and important land around the Harbour and its environment. We have done this in the past, such as our donating of Quay Meadow to the National Trust, and feel that its benefit to the community has been positive.



The Mill Pond



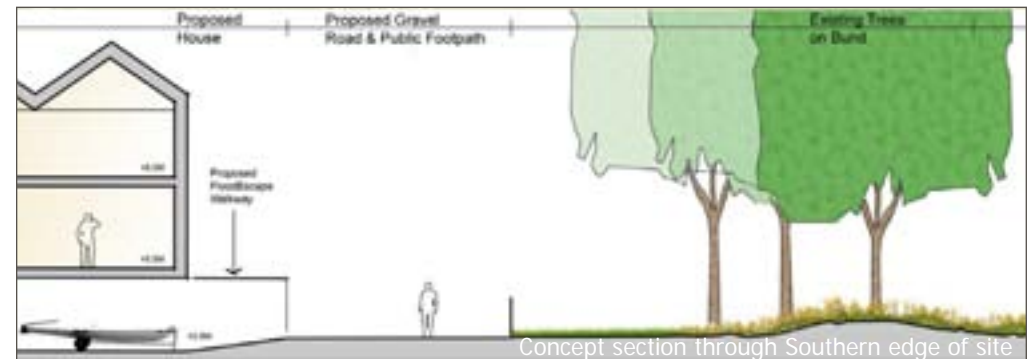
The Mill Pond and Mill Stream

3: Land at the Southern edge of Burnes Shipyard

We propose that the land to the south of the footpath through the site, adjacent to Mill Meadow could be improved so that it relates as part of Mill Meadow. This will then mean that the potential new route from the Dinghy Park will follow two sides of Mill Meadow, and the parcel of land will become part of a valued visual amenity. The improvement of this land to form a beautiful edge to the footpath will be a positive community benefit.



View from Burnes Shipyard towards Holy Trinity Church and The Quay



What happens next?

Over the coming weeks we will be meeting with interested groups such as Chichester Harbour Conservancy, Chichester Harbour Trust, The Bosham Association, Bosham Parish Council, Bosham Sailing Club and the National Trust, as well as statutory authorities such as Chichester District Council and the Environment Agency. Our aim is to be open about our plans and give local groups the chance to ask questions and provide feedback.

We hope to be in a position to make a Planning Application later in 2011.





Contact Details – who to contact:

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