

Application Boundary (17.2ha)

- A Hook Lane - Vehicular Access**
One vehicular access point is proposed onto Hook Lane. Where practicable the existing boundary hedge and trees are to be retained and reinforced.
- B Hook Lane - Pedestrian Access**
Dedicated pedestrian / cycle access between Hook Lane and the site provide direct access between the site's Public Open Spaces and existing housing to the east.
- C Pagham Road - Vehicular Access**
One vehicular access point is proposed onto Pagham Road to the south of the site.
- D Care Home / Specialist Accommodation for the Elderly**
A proposed new care home (up to 80 beds) with south facing gardens and dedicated car parking.
- E D1 Use - Health Centre / Day Nursery**
A proposed new day nursery. Includes public realm and dedicated car parking. Potential to revert to housing.
- F High Quality Housing**
High quality homes in a mix of sizes and styles.

- G 'Hook Meadow'**
To the south of the site a small green provides an attractive outlook for the proposed care home, informal recreation space and ensures that development is set back from the junction of Hook Lane and Pagham Road.
- H Western Boundary**
Along the site's western boundary a green buffer (minimum 20m in width from Pagham Road) is proposed. This will retain existing boundary hedge planting and reinforce this with new woodland planting. A linear Swale / attenuation basin is proposed to run parallel to the boundary. This feature will be predominantly dry, filling to accommodate heavy rainfall events.
- I Play Space**
A proposed new children's play area with wider links to the site's Green Infrastructure network.
- J 'Downs View'**
Within the centre of the site a large area of open space is proposed for informal recreation. The existing watercourse running through the scheme (Point K) is to be realigned and a new viewing mound created for views north towards the South Downs. An existing bench with memorial dedication off Hook Lane is to be relocated and set within the Downs View open space area.
- K**
The existing watercourse running through the site currently has a trapezoidal profile and geometric alignment. This watercourse is to be realigned along a meandering path and opened up to include rifles and pools, riparian planting and waterside seating.
- L 'Sefter Meadow'**
To the north of the site a wide open space is provided for informal ball games, picnics and dog walking.
- M Northern Boundary**
Along the site's northern boundary a green buffer (minimum 20m in width from Sefter Road) is proposed. This will retain existing boundary hedge planting and reinforce this with new woodland planting. Existing green space to the east of the Hook Lane / Sefter Road junction is to be mirrored within the development to provide a gateway into Hook Lane from the north.

- Existing tree planting to be retained
- Proposed tree and structural woodland planting
- Proposed Sustainable Drainage (SuDS) - attenuation basins
- Meadow seeding
- Proposed new housing
- Primary road network with key junctions
- Secondary road network - Distributor Roads
- Tertiary road network - Private Drives and Shared Surfaced Areas
- Indicative footways / cycleways



All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect. This drawing is the property of Urban Wilderness Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of Urban Wilderness Ltd. Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright LAN1001412.

D	31.03.17	Southern Hook Lane access removed
C	08.01.17	Minor amendments to red line and key
B	22.12.16	Minor amendment and title change
A	20.12.16	Amendments following consultation
rev	date	details

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client
Hallam Land Management Ltd

project
Hook Lane, Pagham

drawing title
Landscape Masterplan Option B

drawing status
PLANNING

drawn by	checked by	date
NJE	NJE	Nov 16

scale	paper size
1:1250	A1

job/dwg no.	rev.
167/P/003	D