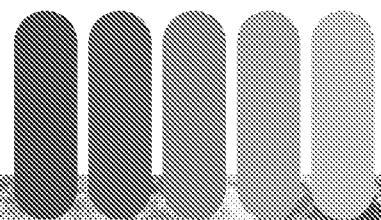


Statement of Community Involvement

December 2016



HOOK LANE PAGHAM

on behalf of:
Hallam Land Management Ltd



LRM
PLANNING
LIMITED

HOOK LANE, PAGHAM

Statement of Community Involvement

Prepared by LRM Planning Limited on behalf of
Hallam Land Management Limited

December 2016



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1. Introduction

- 1.1 This Statement of Community Involvement has been prepared on behalf of Hallam Land Management Ltd (the applicant) to accompany an outline planning application for the development of land north of Hook Lane, Pagham. The application seeks planning permission for residential development as follows:

The construction of up to 300 new homes, a care home of up to 80 beds, 4,000 sq.m of D1 use class including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

- 1.2 Matters not reserved for subsequent approval relate to vehicular access from Hook Lane and Pagham Road.
- 1.3 A site location plan is provided in Appendix 1.
- 1.4 Prior to the submission of the planning application the applicant's design team has undertaken a comprehensive pre-application consultation process with the Arun District Council and other key stakeholders, as well as a community engagement exercise.
- 1.5 The consultation process has demonstrated the local interest in the future development of the site. Local residents that attended the public exhibition in November 2016 expressed a wide range of views about the development proposals.
- 1.6 The main areas of public interest concern the impact of additional traffic, flooding and the capacity of local doctor's surgeries. Where possible, these concerns have been addressed by the development team and are considered within the planning application's supporting documentation.
- 1.7 The purpose of this document is to outline the public consultation strategy, provide a summary of the results of the public consultation and to demonstrate how the concerns presented by the attendees have been addressed.



2. Consultation Requirements

- 2.1 As indicated above, this Statement of Community Involvement, has been prepared to accompany an outline planning application for the proposals for the development of land west of Hook Lane.
- 2.2 Prior to committing to the format of the consultation exercise, a review of key planning policy documentation was undertaken. This primarily concerned:
- The National Planning Policy Framework; and
 - Arun District Council's Statement of Community Involvement.
- 2.3 A summary of each is provided below.

The National Planning Policy Framework

- 2.4 Para. 188 of the National Planning Policy Framework (hereafter NPPF) encourages early engagement prior to the submission of a planning application. The NPPF outlines that pre application engagement has the potential to improve the efficiency and effectiveness of the planning application for all parties.
- 2.5 The NPPF also seeks Local Planning Authorities to encourage developers to take-up any pre-application services offered by the Authority. Similarly, they should also encourage applicants to engage with the local community before submitting their applications.
- 2.6 A number of benefits are identified with pre-application engagement, including:
- Assisting local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and cost; and
 - The participation of other consenting bodies to enable the early consideration of fundamental issues relating to the acceptability of the principle of development and other matters.

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- 2.7 Arun District Council's Statement of Community Involvement (2012) makes some recommendations as to how engagement should be conducted, but does not outline pre-submission consultation requirements for applicants.
- 2.8 The document focuses on providing information relating to the Council's own requirements for consulting residents through the development management and plan making processes.
- 2.9 Of the potential methods of consultation suggested by the Council, the applicant has employed the following:



- Public exhibition;
- Consulting the Parish Council;
- Mail drop;
- Notify neighbors; and
- Dedicated Project Website.

Pre Application Engagement with Arun District Council

- 2.10 The applicant sought pre-application advice from Arun District Council in April 2016. The LPA wrote a letter in response dated 21st June 2016, setting out relevant planning policies and providing advice on how the principle of development would be considered; this is addressed in detail in the Planning Statement. The Planning Practice Guidance Note indicates that pre-application advice is capable of being a material consideration in the determination of planning applications.
- 2.11 The applicant met with Arun District Council on 8th and 27th of September 2016 and the 17th November 2016 to discuss various matters about the scheme and future development at Pagham.
- 2.12 The District Council recommended consulting the Parish Council. Three meetings were held with the Parish Council; once in 2014 and twice in 2016 (8th September and 14th November).
- 2.13 The applicant also felt that it was important to engage with local residents at a public exhibition.



3. The Process of Consultation

- 3.1 As a major planning application, a number of consultation methods have been employed, including on-going discussions with Arun District Council, local stakeholders and statutory and non-statutory consultees. In addition, a public consultation event was held in order to engage the local community. A more detailed explanation of the consultation methods is provided below.

Pre-Application Discussions

- 3.2 During the design process, a series of pre-application meeting have taken place between the applicant, the consultant team, Arun District Council, and other statutory consultees. A list of the key meetings are outlined in the following table:

Consultee	Date	Purpose
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- 3.3 In order to consult the local community in a meaningful and proactive manner, it was agreed that the most appropriate consultation method would be through a public exhibition. The exhibition was held on Monday 14th November 2016 between 2pm and 8pm. A meeting was also held before the public exhibition started with the Parish Council, in order to run through the exhibition boards.



- 3.4 The aim of the exhibition was in the first instance to inform the public of the intentions to prepare and submit an outline planning application on the subject site, and secondly to obtain their views of the form and nature of the development proposal, particularly as to whether they preferred Master Plan Option A (available in Appendix 2) or Master Plan Option B (available in Appendix 3).
- 3.5 At the time of the exhibition, Masterplan Option A included the construction of a new two form entry primary school fronting Hook Lane, a new children's day nursery, an 80 bed care home and 230 houses. Masterplan Option B replaces the primary school with an additional 70 houses, bringing the total proposed to 300. In addition, a second vehicular access onto Hook Lane is being considered.
- 3.6 The exhibition was held in the 'Small Hall' at Pagham Village Hall, Pagham Road, Pagham, PO21 4NJ and was arranged at a time to provide an opportunity to view the proposals outside normal working hours.
- 3.7 The exhibition was advertised by leaflet (see Appendix 4), and was delivered to all of the properties within close proximity to the site (see Appendix 5). The leaflet was distributed by the Royal Mail, approximately 1 week before the date of the exhibition. Material was also given to the Parish Council to display on their noticeboards in the Parish and on their website. The exhibition was also advertised on the project website (www.hooklanepagham.co.uk) where residents could view the proposals and leave comments.
- 3.8 At the exhibition, display boards were presented showing the key design considerations of the site (see Appendix 6). A feedback form was provided so that visitors could provide their comments on the proposals and any suggestions that they had (see Appendix 7). Members of the design team were present throughout the exhibition to answer any questions raised.

Consultation through the website

- 3.9 The information from the display boards was also presented on the project website (www.hooklanepagham.co.uk). A form was also made available about the website to allow additional comments to be made after the exhibition, or by those not able to attend. The public have been able to provide comments via the website from the 7th of November until the 9th of December. A copy of the comments page on the website is available in Appendix 8.



4. The Public Exhibition Results

- 4.1 In total, 266 local people attended the exhibition. Feedback forms were received from 59 persons who attended the exhibition (see Appendix 9); along with 27 additional submissions made via the project website (see Appendix 10); as well as 8 completed forms received via post (see Appendix 11); resulting in a total of 94 responses.
- 4.2 The responses that were received were mixed. The main concerns raised by respondents concerned the increase in traffic, flooding and the need for additional doctors/ a surgery.

Responses to the Consultation Questions

Preference between Masterplan Option A or Masterplan Option B

- 4.3 The attendees were asked whether they had a preference between Masterplan Option A and Masterplan Option B. Masterplan Option A is available in Appendix 2. Masterplan Option B is available in Appendix 3.
- 4.4 Of those who provided feedback, 16.4% preferred Masterplan Option A, 4.5% preferred Masterplan Option B, 31.3% wrote that they prefer neither of the Masterplan options and the remaining 47.8% chose not to answer the question.

The provision of a children's day nursery within the proposals

- 4.5 The attendees were asked for their views on the provision of a children's day nursery within the proposals.
- 4.6 Of those who provided feedback, 29.9% showed support for the provision of a day nursery within the proposals, 23.9% objected to the provision and 46.3% didn't provide a view on whether or not they supported the provision.

Views on the provision of a two form entry primary school within the proposals

- 4.7 The attendees were asked what for their views on the provision of a two form entry primary school within the proposal.
- 4.8 Of those who provided feedback, 26.9% showed support for the provision of a two form entry primary school within the proposals, 26.9% objected to the provision and 46.3% didn't provide a view on whether or not they supported the provision.

Views on the provision of a care home or specialist housing for the elderly within the proposals

- 4.9 The attendees were asked for their views on the provision of a care home or specialist housing for the elderly within the proposals.



- 4.10 Of those who provided feedback, 23.9% showed support for the provision of a care home of specialist housing for the elderly within the proposal, 25.4% objected to the provision and 47.8% didn't provide a view on whether or not they supported the provision.

Responses received through the website

- 4.11 As shown in Appendix 8, those who decided to provide feedback via the project website weren't asked the questions set out above, they were solely asked to provide comments about the development proposal; therefore the information set out above only includes the results from those who provided feedback at the public consultation event and via post.
- 4.12 The results in the 'General Comments' section below includes all feedback received from the website, the public consultation event and via post.

General Comments

- 4.13 ***Traffic concerns:*** Over 80% of respondents raised concerns regarding the impact of additional traffic. Many respondents felt that local roads are already extremely busy at peak times, therefore were concerned about the increase in cars using the local roads.
- 4.14 ***Flooding, drainage and sewerage:*** Just over 40% of respondents raised concerns regarding flooding, drainage or sewerage. Of those, many felt that the area already floods and therefore were concerned that the development would cause further flooding.
- 4.15 ***Capacity of doctors surgeries/ health care centres:*** Over 35% of respondents were concerned about the capacity of local doctors surgeries and health care centres. Some of those were also concerned that if a care home was included within the proposal, further strain would be put on local nurses and GPs.
- 4.16 ***Impact on the character of Pagham:*** Just under 30% of respondents felt that the proposal would impact on the character of Pagham. Many explained that they lived in Pagham for its rural nature and were concerned that the proposal would change the nature of the settlement.
- 4.17 ***Amount of housing proposed:*** Just over 20% of respondents felt that too many houses were being proposed in the area.
- 4.18 Other less common responses included:
- Loss of farmland;
 - Loss of view;
 - Lack of dentist and shops;
 - Need for Secondary School;
 - Impact on wildlife;
 - A request for a green buffer along Hook Lane Road;
 - A request for social housing to look the same as market housing;
 - A request for smaller dwellings rather than 5 bedroomed houses;



- A request for the entrance to be moved;
- A request for more affordable housing; and
- A request for a cycle route to Chichester.

4.19 In the following section these comments are considered in further detail.



5. The Designers Response

- 5.1 To give value to the public consultation process, the design team have considered the range of comments made and have, where possible, incorporated suggestions as to the design of the development and any new mitigation. In the following paragraphs, the design team's response to the key issues are set out, explaining how the technical assessments and the scheme have responded to the concerns expressed.

Responses to the consultation questions regarding Masterplan Options, children's day nursery, two form entry primary school, and care home

- 5.2 As nearly 50% of respondents chose not to answer the questions on the form, the results are inconclusive and therefore unreliable. Of those who did choose between the Masterplan Options, Masterplan Option A which includes the new two form entry primary school was preferred.
- 5.4 In the comments section (both from online responses and from the forms completed at the public consultation event), several people were concerned about the increase in traffic as a result of an additional primary school. Several people also questioned the need for an additional primary school.
- 5.5 The need for a new primary school at Pagham is due to the scale of growth identified in the emerging Local Plan required to meet future housing needs, coupled with the fact that the existing schools are currently at capacity. The Local Education Authority have advised that a new 1 form entry school is needed for the new homes planned but that they would be seeking additional land to allow its expansion to 2 forms of entry. The new school can be provided on any of the sites that are being considered for development at Pagham, therefore the applicant has included a school within the proposals to give certainty that it will be provided. In the event the Local Education Authority determine that the school is provided on another site, the land shown for the school use would revert to housing, hence the higher figure of up to 300 dwellings.

Other issues raised

- 5.6 **Traffic concerns:** The scope of the Transport Assessment work has been discussed with West Sussex County Council and agreement has been reached on the number of predicted trips across the local network during the weekday peak periods. The distribution of those trips has also been agreed. The initial analysis shows that the junctions within close proximity of the site all operate within their design capacity and will not be materially affected by the traffic associated with the development.
- 5.7 The proposals include traffic calming measures along Hook Lane to assist in reducing traffic speeds. The junction at Hook Lane/Sefter Road will be improved to provide a right turn lane; this will prove increased capacity and also enable the provision of a centre refuge island to allow pedestrians to safely cross Sefter Road at this point.
- 5.8 In order to consider the effects of the overall amount of new housing at Pagham, work is being undertaken to assess the cumulative impact of development at the three potential sites – the application site, land west of Pagham Road/Summer Lane and land



north of Sefter Road. This may result in additional mitigation measures needing to be considered.

- 5.9 ***Flooding, drainage and sewerage:*** Reference to the Environment Agency mapping confirms the site lies in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding). Additionally, this mapping also confirms that the site lies outside the 1 in 100 year extreme coastal flooding extent and therefore in an area at low risk of flooding.
- 5.10 In addition, surface water mapping for the area confirms the Land at Pagham to lie within a low flood risk zone. Areas within Hook Lane and the existing urban extent of Pagham to the east are identified to be at low to moderate risk of flooding from this source. Detailed topographic surveys have confirmed that this land falls in an easterly direction whereas the proposed site falls to the west. As such there is limited risk of this source of flooding on properties to the east of the site being exacerbated by the development proposals.
- 5.11 Anecdotal evidence also suggests that there are long period where standing water is present within the site boundary after a prolonged storm. Site specific investigations have confirmed that this is primarily due to the impermeability of the underlying geology preventing water from infiltrating into the groundwater table. Positive drainage measures incorporated into the site design will ensure that all stormwater is safely conveyed and directed to managed areas away from people and property thus minimising the potential for standing water post development.
- 5.12 In regards to drainage, an integral part of the proposals is to create a Sustainable Drainage System (SuDS) comprising of permeable paving (where appropriate), swales and attenuation basins (shallow ditches and ponds). These features will collect and regulate stormwater run-off thereby reducing peak flows leaving the site. The proposed drainage system will alleviate standing water on the site and will prevent any run off onto Hook Lane.
- 5.13 Proposed SuDS features provide a means to not only provide flood risk betterment downstream by reducing peak rates and volumes of stormwater leaving the site but also have associated landscape and biodiversity benefits.
- 5.14 In regards to sewerage, the application site can either drain to the Waste Water Treatment Works (WWTW) at Pagham or Lidsey. The Applicant will be required to requisition access to the nearest point of connection which is in Drift Road. Depending on which WWTW flows are communicated to, improvements to existing sewers may be required to ensure sufficient capacity exists.
- 5.15 ***Capacity of doctors surgeries/ health care centres:*** In response to comments made during the public exhibition about the need for additional health facilities locally, the planning application will now include a D1 use that would enable healthcare facilities to take premises in the proposed development.
- 5.16 ***Impact on the character of Pagham:*** Particular regard has been had to the design of the proposed development to ensure it is appropriate to the site's context. Whilst the development will enlarge the size of Pagham, we disagree that it will harm the overall character of the settlement, which is both varied and dispersed. New development will utilise complimentary building materials and architectural details such as the hipped



roofs visible from the surrounding area and will include an effective Green Infrastructure network to soften the edge of development as it meets open countryside to the north and west.

- 5.17 ***Amount of housing proposed:*** The proposed development which will provide a maximum of 300 new homes in the scenario where the school is provided at another location, will be at a density of no more than 30 dwellings per hectares. This is considered an appropriate density and which strikes a balance between the edge of settlement location, the character of adjoining residential areas and the need to ensure an efficient use of land.
- 5.18 ***Loss of farmland:*** In order to meet future growth requirements, any development around Pagham will involve the loss of agricultural land. This is largely the case for development across the District.
- 5.19 ***Loss of view:*** The character of the application site will change, from an open field to built development therefore there will be a visual change for those people that have views across the site. Where practicable, views towards the countryside to the north and the glimpsed and distant view of the South Downs have been retained from areas key points within the development. Furthermore, development has been set back from the site's boundaries with new green space, including tree and hedge planting set between.
- 5.20 ***Lack of dentist and shops:*** The D1 land use would enable a new dentist to take premises at the development. We have not included new shops as we believe the additional development would support the viability of existing retail offer.
- 5.21 ***Need for Secondary School:*** In discussions with the Local Education Authority, the applicant has been advised that children of secondary school age can be accommodated at existing schools. As such a financial contribution will be made to support existing provision.
- 5.22 ***Need smaller houses not large family homes:*** The mix of house types will be determined at a future stage in the planning process (ie Reserved Matters applications).
- 5.23 ***Impact on wildlife:*** Ecological surveys have been undertaken that establish the value of the site for wildlife. Where practicable, important features such as hedgerows are being retained and enhanced with additional planting and open space. The exiting watercourse crossing the centre of the site is to be opened up and naturalised. This feature will also be set within a wide green corridor which will establish a new wildlife corridor through the site.
- 5.24 ***Request for a green buffer along Hook Lane Road:*** This is being considered in the detail design of the scheme. Housing is set back from Hook Lane and additional tree planting is proposed to soften and screen development.
- 5.25 ***A request for social housing to look the same as market housing:*** The design and appearance of the houses will be determined at a future stage in the planning process (ie Reserved Matters applications).
- 5.26 ***A request for the entrance to be moved:*** The design of the access onto Pagham Road, including the necessary visibility splays has been agreed with the local highway authority as part of pre-application discussions and has been subject to an independent Stage 1 Road Safety Audit. A proposed access onto Hook Lane has moved further north



as a consequence of the consultation. The benefit of moving the access further northward reduces the volume of traffic passing existing residential properties.

- 5.27 ***A request for more affordable housing:*** The proportion of affordable housing will be determined having regard to the Council's policy.
- 5.28 ***A request for a cycle route to Chichester:*** The Applicant is not able to deliver a new cycle route to Chichester. However, if a scheme emerged the Applicant would consider a financial contribution to assist with its implementation. The provision of a cycle link through the development from Pagham Road/ Hook Lane in the south to Sefton Road in the north will be considered at the detailed design stage.



6. Conclusions

- 6.1 As part of bringing forward the development proposals, the applicant, Hallam Land Management Ltd, has undertaken a significant consultation process with key stakeholders including the District and Parish Council and have engaged with the public by means of an exhibition.
- 6.2 This process has influenced the proposals, in terms of their nature, form, design and mitigation. The proposals and technical supporting information demonstrate how the concerns raised in this process have been addressed.
- 6.3 It must be acknowledged however that not all of the comments can be addressed and there is difference of opinion as to the suitability of the site for development that will be determined through the planning process.

LRM Planning
December 2016



APPENDIX 1– SITE LOCATION PLAN



KEY

 Site Boundary



167-P-008
Pagham
Location Plan

09 Nov 16



APPENDIX 2– MASTERPLAN OPTION A



APPENDIX 3– MASTERPLAN OPTION B



APPENDIX 4– LEAFLET THAT WAS DISTRIBUTED

HOOK LANE PAGHAM



NOTICE OF PUBLIC CONSULTATION

Hallam Land Management Ltd (HLM) propose to submit an outline planning application for a new sustainable residential development of between 230 to 300 houses, an 80 bed care home / specialist housing for the elderly, public open space and children's play space, on land to the west of Hook Lane. HLM are also exploring the provision of a new children's day nursery and two form entry primary school on the site.

We will be holding a public exhibition at the Pagham Village Hall, (Pagham Road, Bognor Regis, PO22 4NJ) between 2pm and 8pm on the 14th November.

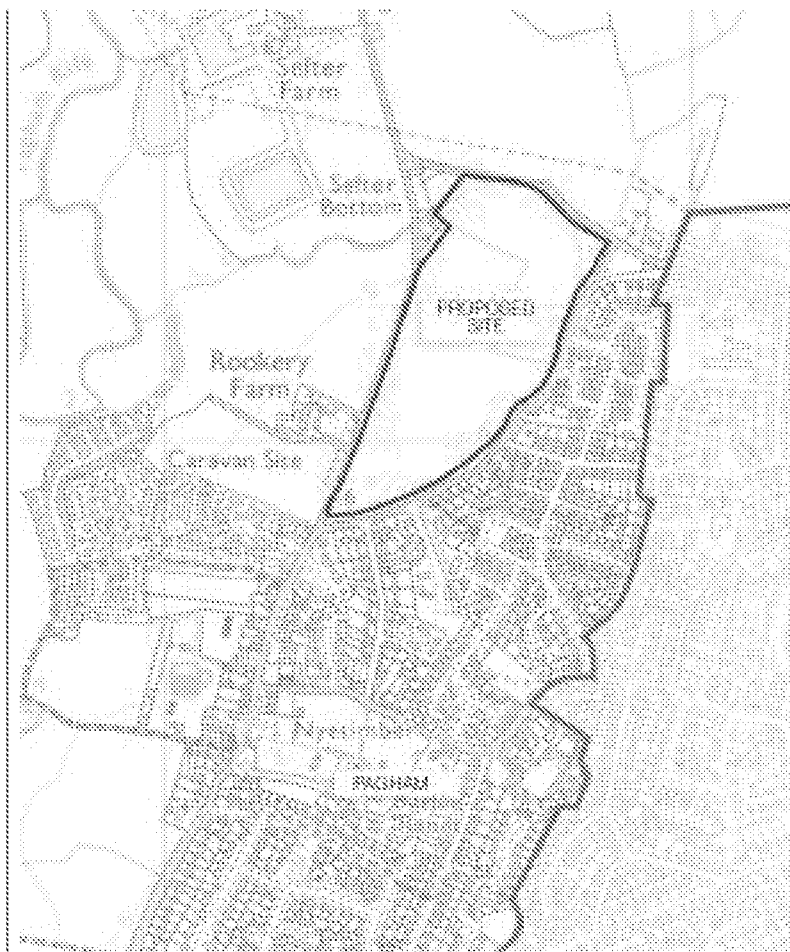
Please come along to discuss the proposals and give us your opinion. If you are unable to attend the exhibition we are also running a consultation website at the following address:

www.hooklanepagham.co.uk

Please take a look and post your comments using the online comments form.



**Hallam Land
Management**





APPENDIX 5 – MAP OF LEAFLET DISTRIBUTION AREA

Leaflets were distributed to all of the properties within option 1 and option 2 shown on the map below.



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- 3.8 At the exhibition, display boards were presented showing the key design considerations of the site (see Appendix 6). A feedback form was provided so that visitors could provide their comments on the proposals and any suggestions that they had (see Appendix 7). Members of the design team were present throughout the exhibition to answer any questions raised.

Consultation through the website

- 3.9 The information from the display boards was also presented on the project website (www.hooklanepagham.co.uk). A form was also made available about the website to allow additional comments to be made after the exhibition, or by those not able to attend. The public have been able to provide comments via the website from the 7th of November until the 9th of December. A copy of the comments page on the website is available in Appendix 8.



4. The Public Exhibition Results

- 4.1 In total, 266 local people attended the exhibition. Feedback forms were received from 59 persons who attended the exhibition (see Appendix 9); along with 27 additional submissions made via the project website (see Appendix 10); as well as 8 completed forms received via post (see Appendix 11); resulting in a total of 94 responses.
- 4.2 The responses that were received were mixed. The main concerns raised by respondents concerned the increase in traffic, flooding and the need for additional doctors/ a surgery.

Responses to the Consultation Questions

Preference between Masterplan Option A or Masterplan Option B

- 4.3 The attendees were asked whether they had a preference between Masterplan Option A and Masterplan Option B. Masterplan Option A is available in Appendix 2. Masterplan Option B is available in Appendix 3.
- 4.4 Of those who provided feedback, 16.4% preferred Masterplan Option A, 4.5% preferred Masterplan Option B, 31.3% wrote that they prefer neither of the Masterplan options and the remaining 47.8% chose not to answer the question.

The provision of a children's day nursery within the proposals

- 4.5 The attendees were asked for their views on the provision of a children's day nursery within the proposals.
- 4.6 Of those who provided feedback, 29.9% showed support for the provision of a day nursery within the proposals, 23.9% objected to the provision and 46.3% didn't provide a view on whether or not they supported the provision.

Views on the provision of a two form entry primary school within the proposals

- 4.7 The attendees were asked what for their views on the provision of a two form entry primary school within the proposal.
- 4.8 Of those who provided feedback, 26.9% showed support for the provision of a two form entry primary school within the proposals, 26.9% objected to the provision and 46.3% didn't provide a view on whether or not they supported the provision.

Views on the provision of a care home or specialist housing for the elderly within the proposals

- 4.9 The attendees were asked for their views on the provision of a care home or specialist housing for the elderly within the proposals.



- 4.10 Of those who provided feedback, 23.9% showed support for the provision of a care home of specialist housing for the elderly within the proposal, 25.4% objected to the provision and 47.8% didn't provide a view on whether or not they supported the provision.

Responses received through the website

- 4.11 As shown in Appendix 8, those who decided to provide feedback via the project website weren't asked the questions set out above, they were solely asked to provide comments about the development proposal; therefore the information set out above only includes the results from those who provided feedback at the public consultation event and via post.
- 4.12 The results in the 'General Comments' section below includes all feedback received from the website, the public consultation event and via post.

General Comments

- 4.13 ***Traffic concerns:*** Over 80% of respondents raised concerns regarding the impact of additional traffic. Many respondents felt that local roads are already extremely busy at peak times, therefore were concerned about the increase in cars using the local roads.
- 4.14 ***Flooding, drainage and sewerage:*** Just over 40% of respondents raised concerns regarding flooding, drainage or sewerage. Of those, many felt that the area already floods and therefore were concerned that the development would cause further flooding.
- 4.15 ***Capacity of doctors surgeries/ health care centres:*** Over 35% of respondents were concerned about the capacity of local doctors surgeries and health care centres. Some of those were also concerned that if a care home was included within the proposal, further strain would be put on local nurses and GPs.
- 4.16 ***Impact on the character of Pagham:*** Just under 30% of respondents felt that the proposal would impact on the character of Pagham. Many explained that they lived in Pagham for its rural nature and were concerned that the proposal would change the nature of the settlement.
- 4.17 ***Amount of housing proposed:*** Just over 20% of respondents felt that too many houses were being proposed in the area.
- 4.18 Other less common responses included:
- Loss of farmland;
 - Loss of view;
 - Lack of dentist and shops;
 - Need for Secondary School;
 - Impact on wildlife;
 - A request for a green buffer along Hook Lane Road;
 - A request for social housing to look the same as market housing;
 - A request for smaller dwellings rather than 5 bedroomed houses;



- A request for the entrance to be moved;
- A request for more affordable housing; and
- A request for a cycle route to Chichester.

4.19 In the following section these comments are considered in further detail.



5. The Designers Response

- 5.1 To give value to the public consultation process, the design team have considered the range of comments made and have, where possible, incorporated suggestions as to the design of the development and any new mitigation. In the following paragraphs, the design team's response to the key issues are set out, explaining how the technical assessments and the scheme have responded to the concerns expressed.

Responses to the consultation questions regarding Masterplan Options, children's day nursery, two form entry primary school, and care home

- 5.2 As nearly 50% of respondents chose not to answer the questions on the form, the results are inconclusive and therefore unreliable. Of those who did choose between the Masterplan Options, Masterplan Option A which includes the new two form entry primary school was preferred.
- 5.4 In the comments section (both from online responses and from the forms completed at the public consultation event), several people were concerned about the increase in traffic as a result of an additional primary school. Several people also questioned the need for an additional primary school.
- 5.5 The need for a new primary school at Pagham is due to the scale of growth identified in the emerging Local Plan required to meet future housing needs, coupled with the fact that the existing schools are currently at capacity. The Local Education Authority have advised that a new 1 form entry school is needed for the new homes planned but that they would be seeking additional land to allow its expansion to 2 forms of entry. The new school can be provided on any of the sites that are being considered for development at Pagham, therefore the applicant has included a school within the proposals to give certainty that it will be provided. In the event the Local Education Authority determine that the school is provided on another site, the land shown for the school use would revert to housing, hence the higher figure of up to 300 dwellings.

Other issues raised

- 5.6 **Traffic concerns:** The scope of the Transport Assessment work has been discussed with West Sussex County Council and agreement has been reached on the number of predicted trips across the local network during the weekday peak periods. The distribution of those trips has also been agreed. The initial analysis shows that the junctions within close proximity of the site all operate within their design capacity and will not be materially affected by the traffic associated with the development.
- 5.7 The proposals include traffic calming measures along Hook Lane to assist in reducing traffic speeds. The junction at Hook Lane/Sefter Road will be improved to provide a right turn lane; this will prove increased capacity and also enable the provision of a centre refuge island to allow pedestrians to safely cross Sefter Road at this point.
- 5.8 In order to consider the effects of the overall amount of new housing at Pagham, work is being undertaken to assess the cumulative impact of development at the three potential sites – the application site, land west of Pagham Road/Summer Lane and land



north of Sefter Road. This may result in additional mitigation measures needing to be considered.

- 5.9 ***Flooding, drainage and sewerage:*** Reference to the Environment Agency mapping confirms the site lies in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding). Additionally, this mapping also confirms that the site lies outside the 1 in 100 year extreme coastal flooding extent and therefore in an area at low risk of flooding.
- 5.10 In addition, surface water mapping for the area confirms the Land at Pagham to lie within a low flood risk zone. Areas within Hook Lane and the existing urban extent of Pagham to the east are identified to be at low to moderate risk of flooding from this source. Detailed topographic surveys have confirmed that this land falls in an easterly direction whereas the proposed site falls to the west. As such there is limited risk of this source of flooding on properties to the east of the site being exacerbated by the development proposals.
- 5.11 Anecdotal evidence also suggests that there are long period where standing water is present within the site boundary after a prolonged storm. Site specific investigations have confirmed that this is primarily due to the impermeability of the underlying geology preventing water from infiltrating into the groundwater table. Positive drainage measures incorporated into the site design will ensure that all stormwater is safely conveyed and directed to managed areas away from people and property thus minimising the potential for standing water post development.
- 5.12 In regards to drainage, an integral part of the proposals is to create a Sustainable Drainage System (SuDS) comprising of permeable paving (where appropriate), swales and attenuation basins (shallow ditches and ponds). These features will collect and regulate stormwater run-off thereby reducing peak flows leaving the site. The proposed drainage system will alleviate standing water on the site and will prevent any run off onto Hook Lane.
- 5.13 Proposed SuDS features provide a means to not only provide flood risk betterment downstream by reducing peak rates and volumes of stormwater leaving the site but also have associated landscape and biodiversity benefits.
- 5.14 In regards to sewerage, the application site can either drain to the Waste Water Treatment Works (WWTW) at Pagham or Lidsey. The Applicant will be required to requisition access to the nearest point of connection which is in Drift Road. Depending on which WWTW flows are communicated to, improvements to existing sewers may be required to ensure sufficient capacity exists.
- 5.15 ***Capacity of doctors surgeries/ health care centres:*** In response to comments made during the public exhibition about the need for additional health facilities locally, the planning application will now include a D1 use that would enable healthcare facilities to take premises in the proposed development.
- 5.16 ***Impact on the character of Pagham:*** Particular regard has been had to the design of the proposed development to ensure it is appropriate to the site's context. Whilst the development will enlarge the size of Pagham, we disagree that it will harm the overall character of the settlement, which is both varied and dispersed. New development will utilise complimentary building materials and architectural details such as the hipped



roofs visible from the surrounding area and will include an effective Green Infrastructure network to soften the edge of development as it meets open countryside to the north and west.

- 5.17 ***Amount of housing proposed:*** The proposed development which will provide a maximum of 300 new homes in the scenario where the school is provided at another location, will be at a density of no more than 30 dwellings per hectares. This is considered an appropriate density and which strikes a balance between the edge of settlement location, the character of adjoining residential areas and the need to ensure an efficient use of land.
- 5.18 ***Loss of farmland:*** In order to meet future growth requirements, any development around Pagham will involve the loss of agricultural land. This is largely the case for development across the District.
- 5.19 ***Loss of view:*** The character of the application site will change, from an open field to built development therefore there will be a visual change for those people that have views across the site. Where practicable, views towards the countryside to the north and the glimpsed and distant view of the South Downs have been retained from areas key points within the development. Furthermore, development has been set back from the site's boundaries with new green space, including tree and hedge planting set between.
- 5.20 ***Lack of dentist and shops:*** The D1 land use would enable a new dentist to take premises at the development. We have not included new shops as we believe the additional development would support the viability of existing retail offer.
- 5.21 ***Need for Secondary School:*** In discussions with the Local Education Authority, the applicant has been advised that children of secondary school age can be accommodated at existing schools. As such a financial contribution will be made to support existing provision.
- 5.22 ***Need smaller houses not large family homes:*** The mix of house types will be determined at a future stage in the planning process (ie Reserved Matters applications).
- 5.23 ***Impact on wildlife:*** Ecological surveys have been undertaken that establish the value of the site for wildlife. Where practicable, important features such as hedgerows are being retained and enhanced with additional planting and open space. The exiting watercourse crossing the centre of the site is to be opened up and naturalised. This feature will also be set within a wide green corridor which will establish a new wildlife corridor through the site.
- 5.24 ***Request for a green buffer along Hook Lane Road:*** This is being considered in the detail design of the scheme. Housing is set back from Hook Lane and additional tree planting is proposed to soften and screen development.
- 5.25 ***A request for social housing to look the same as market housing:*** The design and appearance of the houses will be determined at a future stage in the planning process (ie Reserved Matters applications).
- 5.26 ***A request for the entrance to be moved:*** The design of the access onto Pagham Road, including the necessary visibility splays has been agreed with the local highway authority as part of pre-application discussions and has been subject to an independent Stage 1 Road Safety Audit. A proposed access onto Hook Lane has moved further north



as a consequence of the consultation. The benefit of moving the access further northward reduces the volume of traffic passing existing residential properties.

- 5.27 ***A request for more affordable housing:*** The proportion of affordable housing will be determined having regard to the Council's policy.
- 5.28 ***A request for a cycle route to Chichester:*** The Applicant is not able to deliver a new cycle route to Chichester. However, if a scheme emerged the Applicant would consider a financial contribution to assist with its implementation. The provision of a cycle link through the development from Pagham Road/ Hook Lane in the south to Sefter Road in the north will be considered at the detailed design stage.



6. Conclusions

- 6.1 As part of bringing forward the development proposals, the applicant, Hallam Land Management Ltd, has undertaken a significant consultation process with key stakeholders including the District and Parish Council and have engaged with the public by means of an exhibition.
- 6.2 This process has influenced the proposals, in terms of their nature, form, design and mitigation. The proposals and technical supporting information demonstrate how the concerns raised in this process have been addressed.
- 6.3 It must be acknowledged however that not all of the comments can be addressed and there is difference of opinion as to the suitability of the site for development that will be determined through the planning process.

***LRM Planning
December 2016***



APPENDIX 1– SITE LOCATION PLAN



KEY

 Site Boundary



167-P-008
Pagham
Location Plan

09 Nov 16



APPENDIX 2– MASTERPLAN OPTION A



Application Boundary (17.5ha)

- A Hook Lane - Vehicular Access**
Two vehicular access points are 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 - circa 12 units at 30dph.
- F High Quality Housing**
Up to 216 high quality homes in a mix of sizes and styles (depending upon the delivery of items E and G).

- G 'Primary School'**
A proposed new primary school. Includes public realm, sports pitch and dedicated car parking. Potential to revert to housing - circa 72 units at 30dph.
- H '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.
- I Western Boundary**
Along the site's western boundary a green buffer (minimum 20m in width) 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.
- J Play Space**
A proposed new children's play area with wider links to the site's Green Infrastructure network.
- K '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.
- L**
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 riffles and pools, riparian planting and waterside seating.
- M 'Sefter Meadow'**
To the north of the site a wide open space is provided for informal ball games, picnics and dog walking.
- N Northern Boundary**
Along the site's northern boundary a green buffer (minimum 20m in width) 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.

E	22.12.16	Minor amendment and title change
D	20.12.16	Amendments following consultation
C	27.10.18	Nursery Location Altered
B	02.05.18	Amended Key
A	27.05.16	Amended Key
rev	date	details



The Round Foundry Media Centre, Foundry Street, Holbeck, Leeds, LS11 5QP
www.urbanwilderness.co.uk
info@urbanwilderness.co.uk
0113 394 4642
registered in Scotland SC371979

client
Hallam Land Management Ltd

project
Hook Lane, Pagham

drawing title
Landscape Masterplan Option A

drawing status
PLANNING

drawn by	checked by	date
NJE	NJE	16 May 16

scale	paper size
1:1250	A1

job/dwg no.	rev.
167/P/005	E



APPENDIX 3– MASTERPLAN OPTION B



Application Boundary (17.5ha)

- A Hook Lane - Vehicular Access**
Two vehicular access points are 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 - circa 12 units at 30dph.
- F High Quality Housing**
Up to 288 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) 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) 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



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B	22.12.18	Minor amendment and title change
A	20.12.16	Amendments following consultation
rev	date	details



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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	B



APPENDIX 4– LEAFLET THAT WAS DISTRIBUTED

HOOK LANE PAGHAM



NOTICE OF PUBLIC CONSULTATION

Hallam Land Management Ltd (HLM) propose to submit an outline planning application for a new sustainable residential development of between 230 to 300 houses, an 80 bed care home / specialist housing for the elderly, public open space and children's play space, on land to the west of Hook Lane. HLM are also exploring the provision of a new children's day nursery and two form entry primary school on the site.

We will be holding a public exhibition at the Pagham Village Hall, (Pagham Road, Bognor Regis, PO22 4NJ) between 2pm and 8pm on the 14th November.

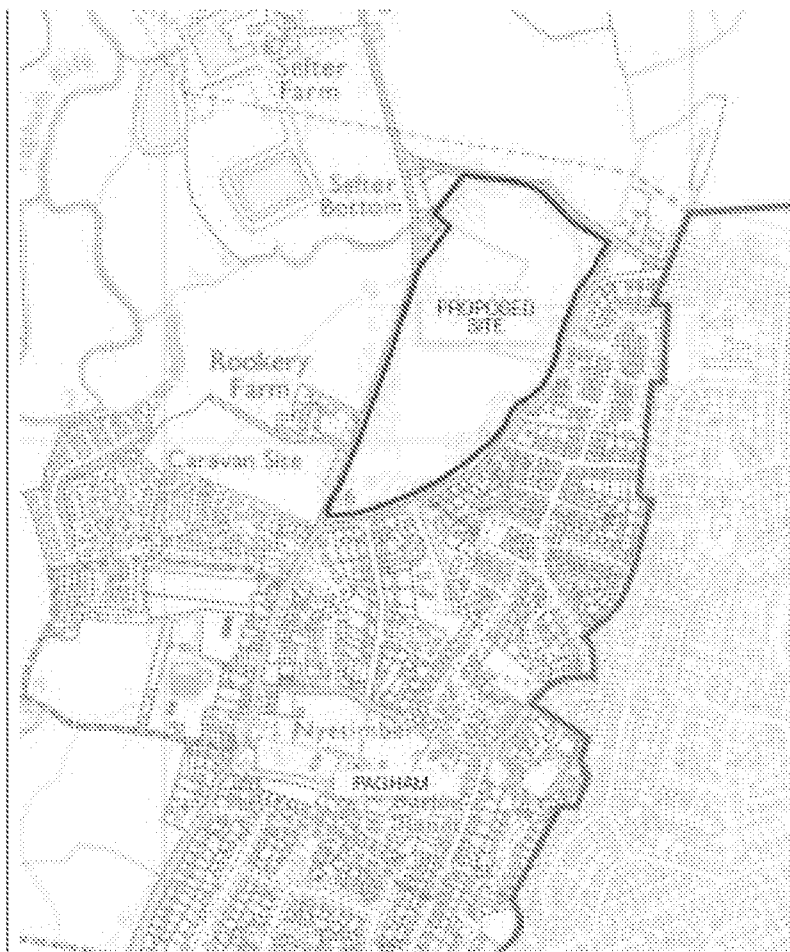
Please come along to discuss the proposals and give us your opinion. If you are unable to attend the exhibition we are also running a consultation website at the following address:

www.hooklanepagham.co.uk

Please take a look and post your comments using the online comments form.



**Hallam Land
Management**





APPENDIX 5 – MAP OF LEAFLET DISTRIBUTION AREA

Leaflets were distributed to all of the properties within option 1 and option 2 shown on the map below.

