



APPENDIX 6 – DISPLAY BOARDS

HOOK LANE PAGHAM

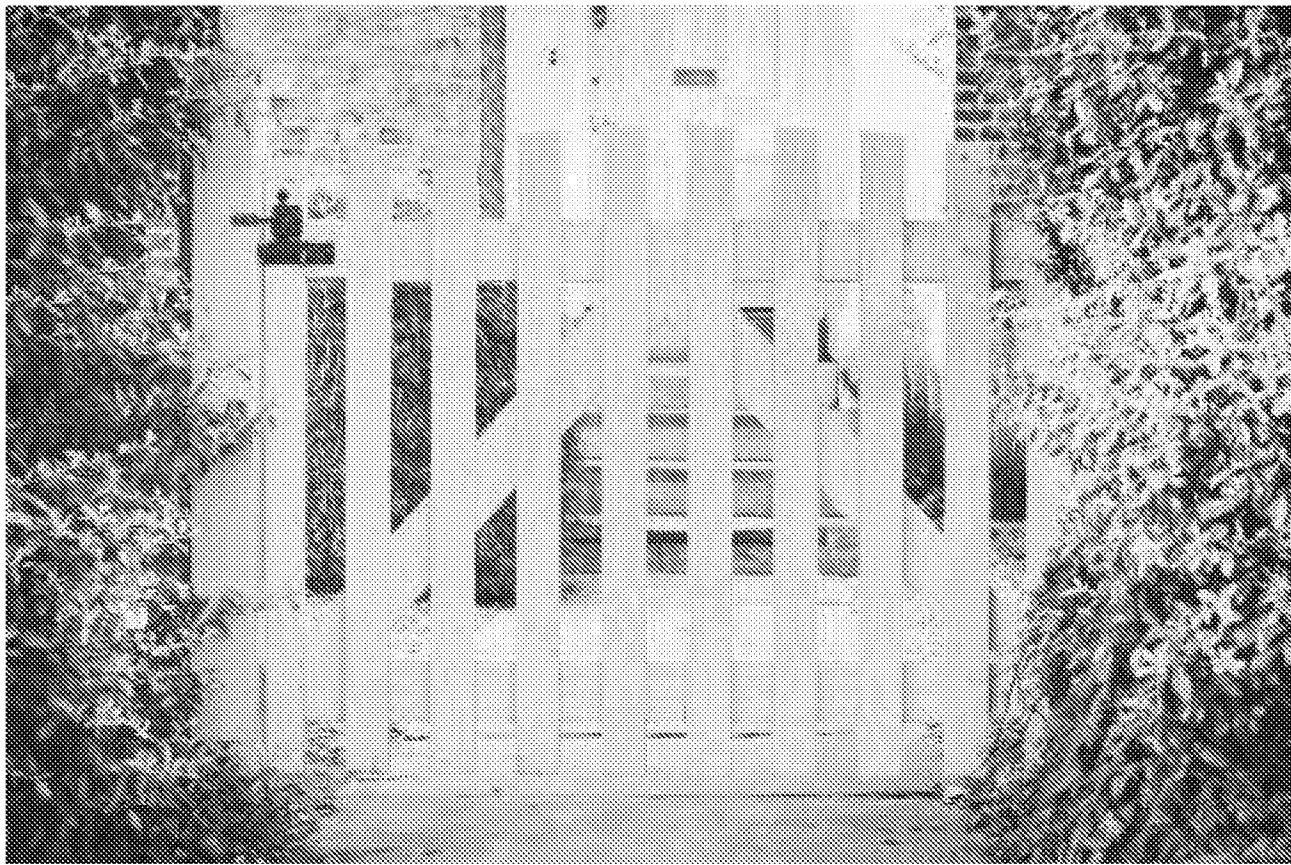


A NEW NEIGHBOURHOOD WITH OPEN SPACE AND BIODIVERSITY AT ITS HEART.

Welcome to our exhibition and thank you for taking this time to view our emerging proposals.

Place making capitalises on a local community’s assets, inspiration, and potential, with the intention of creating public spaces that promote people’s health, happiness, and wellbeing. Our proposals seek to provide much needed new housing in a manner which respects the character, environment and cultural heritage of Pagham.

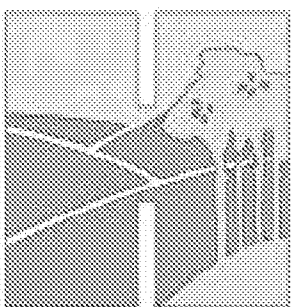
Hallam Land Management Ltd (HLM) propose to submit an outline planning application for a new sustainable neighbourhood development on land to the west of Hook Lane, Pagham. Development at Hook Lane, has the potential to deliver high quality housing, open space and public facilities which contribute positively to the community as a whole.



Key Benefits:

- 1. High Quality Sustainable Housing:** The proposals include between 230 and 300 new high quality houses in a range of sizes and tenure. Houses will range from 2 to 5 bedrooms and will include both shared ownership and rented accommodation equating to 35% of the total. All housing will have dedicated car parking in line with the current standards and will be arranged to ensure they all have private garden space. Development densities will not exceed 30 dwellings per hectare (approximately 12 to the acre).
- 2. School and Nursery Places:** The proposals include options for both a new two form primary school and a children’s day nursery. Both would be located so that they can be accessed from either Hook Lane or Pagham Road
- 3. Specialist Housing for the Elderly:** The proposals include an 80 bed care home to the south of the site, including parking and communal gardens. We are currently exploring whether a care home is the best option for the site and would welcome your thoughts regarding the provision of specialist housing for the elderly within the proposals and the form that this should take?
- 4. Children’s Play Space:** The proposals include a new equipped children’s play area. This play area will be designed to maximise play opportunities using natural materials such as boulders, logs etc, alongside edible plants. Tree planting will provide opportunities for den building whilst fixed equipment such as swings and slides will provide more conventional play opportunities.

- 5. Public Open Space:** Development at Hook Lane includes 6.5Ha / 16.06 acres of Green Infrastructure. Green Infrastructure comprises of open spaces and structural planting which will be designed to promote recreation, movement and leisure, access to nature and the wholesale enhancement of site wide biodiversity. Set within this landscape a new viewing mound is proposed to provide views north towards the South Downs.
- 6. Biodiversity Enhancement:** The site will include a mosaic of new interlinked habitats including structural woodland planting, meadow creation and wetland. The habitats will increase foraging and nesting opportunities for a range of species such as reptiles, birds and invertebrates.
- 7. Local Flood Prevention:** An integral part of our 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 storm water run-off thereby reducing peak flows leaving the site. In addition these features will reduce flood risk whilst also helping to improve water quality and provide additional biodiversity and ecology benefits.



Hallam Land Management

HOOK LANE PAGHAM

SITE BACKGROUND

The Statutory Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in line with the statutory development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the saved policies of the Arun District Local Plan adopted in 2003 and which covered the period from 1996 to 2011.

Its policies and proposals were framed by development requirements that existed up to 2011 and the planning policies that existed at the time of its preparation. It does not make provision for present and future development needs. The Local Plan is out of date and its settlement and housing policies cannot be considered to be up to date.

Material Considerations

Government policy in the NPPF is an important material consideration in the determination of the application. As the Local Plan's policies are out of date and there is an identified shortage of housing land in the District, the presumption in favour of sustainable development in paragraph 14 of the NPPF is engaged. Accordingly, planning permission should be granted as there is no demonstrable or significant adverse impact of doing so that outweigh the benefits of additional housing provision in this location and there are no specific policies that indicate development should be restricted.

The Council's work on the new Local Plan is also relevant. Future housing requirements are substantially greater than were planned for and additional sites are needed to meet this. The application site is one of three sites at Pagham that the Council are considering to meet future housing needs.

The Site

The 17.5ha site is located immediately adjoining the settlement boundary and the urban edge at Pagham. Hook Lane forms the eastern and south eastern boundary with existing residential development at Drift Lane and the wider estate beyond. The site is well contained on the northern and western boundary by Sefter Lane and Pagham Road respectively. The site comprises arable land with periphery hedgerows and tree groups. There is a small change in topography from 6m Above Ordnance Datum (AOD) at the eastern boundary to 4-4.5m AOD at the western boundary.

Local Facilities

The site benefits from its accessibility to the main village services located at Nyetimber which are approximately 1.5km from the site. Other community infrastructure in close proximity to the site include Rose Green Infant Junior Schools, Avisford Park, Grove House Surgery and Willowhale Library.

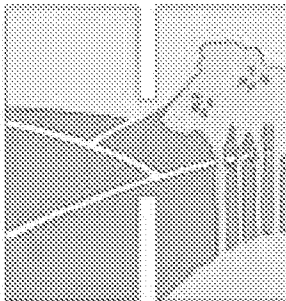
The site is well related to local services and facilities by sustainable modes of travel. The number 62 bus service includes stops on Hook Lane directly opposite the site and the number 60, 600 and 660 stop on Pagham Lane towards the south of the site. These services provide links to Chichester, Midhurst, Bognor and beyond. Moreover the development offers the opportunity to incorporate a new local centre for convenience shopping.

Site Constraints

As illustrated on the accompanying Constraints Plan there are few environmental constraints to the site's development. Development will incorporate and enhance existing landscape features such as hedgerows, hedgerow trees and the watercourse where practicable.



Site Boundary	Category B Trees - Moderate Quality / Value	Residential Façades with Views into the Site
Public Rights of Way	Category C Trees - Low Quality / Value	Biodiversity Opportunity Area (Emerging Local Plan)
Existing Topography	Category C Hedgerow - Low Quality / Value	Flood Zone 3 (Yearly 1:100 or greater possibility of flooding)
Existing Waterways	Existing Site Access	Flood Zone 2 (Yearly 1:1000 or greater possibility of flooding)
Existing Trees	Proposed Vehicular and Pedestrian Access	Existing Bus Stop
Existing Hedgerows	Proposed Pedestrian Access	



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DEVELOPMENT FRAMEWORK

We are currently proposing two options for development of the site. The first would see the construction of a new two form entry primary school fronting Hook Lane, to the south of the site, a new children’s day nursery an 80 bed care home and 230 houses. Access would be taken from both Hook Lane and Pagham Road. In addition to vehicular access points, dedicated pedestrian / cycle links between Hook Lane and the site’s proposed open spaces will be provided.

The second option replaces the primary school with an additional 70 houses, bringing the total proposed to around 300. In addition a second vehicular access onto Hook Lane is being considered.

We would like to seek your views regarding the provision of a school within the development?

Both options see the development of an 80 bed care home to the south of the site and a children’s day nursery towards the centre of the site. We are currently exploring whether a care home is the best option for the site and would welcome your thoughts regarding the provision of specialist housing for the elderly and the form that this should take?

Within the centre of the site a large area of open space is proposed for informal recreation. The existing watercourse running through the scheme is to be realigned and a new viewing mound created for views north towards the South Downs. The existing watercourse running through the site currently has a ‘man-made’ appearance and alignment as such we propose to realign the watercourse along a meandering path and open up the area either side to include rifles and pools, planting and waterside seating.



- | | |
|--|---|
|  Proposed Housing Development - between 230 and 300 dwellings. |  Proposed Primary Vehicular Access |
|  Proposed Two Form Entry Primary School or Housing Development. |  Potential Vehicular Access (Masterplan Option B Only) |
|  Proposed Children’s Nursery or Housing Development. |  Potential Vehicular Route (Masterplan Option B Only) |
|  Proposed 80 bed Care Home or Specialist Housing for the Elderly. |  Area of Interest such as Children’s Play Area |
|  Proposed Primary Vehicular Route. |  Waterways and Ponds |

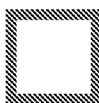


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HOOK LANE PAGHAM



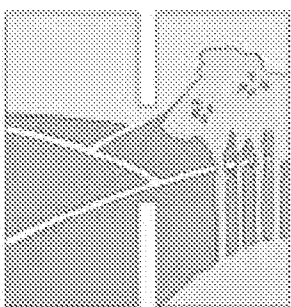
MASTERPLAN OPTION A

 Application Boundary

- 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 Housing for the Elderly:** A proposed new care home (up to 80 beds) with south facing gardens and dedicated car parking or alternative specialist accommodation for the over 55.
- E Day Nursery:** A proposed new day nursery. Includes public realm and dedicated car parking.
- F High Quality Housing:** Up to 300 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 riffles and pools, riparian planting and waterside seating.
- L 'Seftor 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 / Seftor Road junction is to be mirrored within the development to provide a gateway into Hook Lane from the north.
- O Primary School:** A Proposed two form entry primary school with playing field to the south and car parking area to the north.



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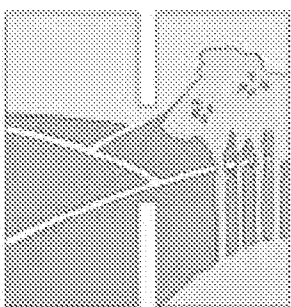
MASTERPLAN OPTION B

☐ Application Boundary

- 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 Housing for the Elderly:** A proposed new care home (up to 80 beds) with south facing gardens and dedicated car parking or alternative specialist accommodation for the over 55.
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- 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.



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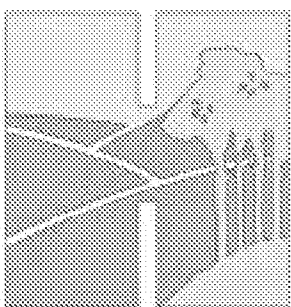
TYPICAL AERIAL VIEW

 Application Boundary

- 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 Housing for the Elderly:** A proposed new care home (up to 80 beds) with south facing gardens and dedicated car parking or alternative specialist accommodation for the over 55.
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- L 'Seftor Meadow':** To the north of the site a wide open space is provided for informal ball games, picnics and dog walking.
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HOOK LANE PAGHAM

HIGHWAYS AND TRANSPORT

Access

The proposed access to the development will be provided directly off Hook Lane in the form of either 1 or 2 priority junction arrangements (depending upon which masterplan option is chosen) with a third access and also an access off Pagham Road to the south western corner of the site.

The access off Pagham Road will include a new right turn lane facility, a new pedestrian footway and an improved bus layby arrangement.

The proposed accesses off Hook Lane will also include new footways either side of the access roads which will in turn link with the existing footway network.

The proposed development is situated in a location that benefits from being within easy walking distance of the local bus stops and services that are provided. It is proposed that the bus stops local to the site will be upgraded to provide high kerbs and where possible bus shelters and timetable information.

Access for pedestrians into the site will be provided at a number of locations as well as at the main vehicular access points providing residents with easy access to the site and local facilities.

Off Site Measures

As part of the development proposals, the existing 30mph speed limit on Pagham Road will be extended to a point approximately 250m north of its current position. This will encompass the proposed access arrangement to the site. The proposal also includes traffic calming measures along Hook Lane to assist in reducing traffic speeds. These measures will be in the form of raised table top ramps, which will also assist pedestrians to safely cross when accessing the local facilities to the eastern side of Hook Lane such as access to local schools.

Transport Assessment

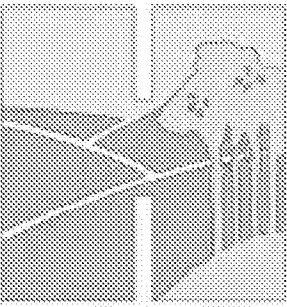
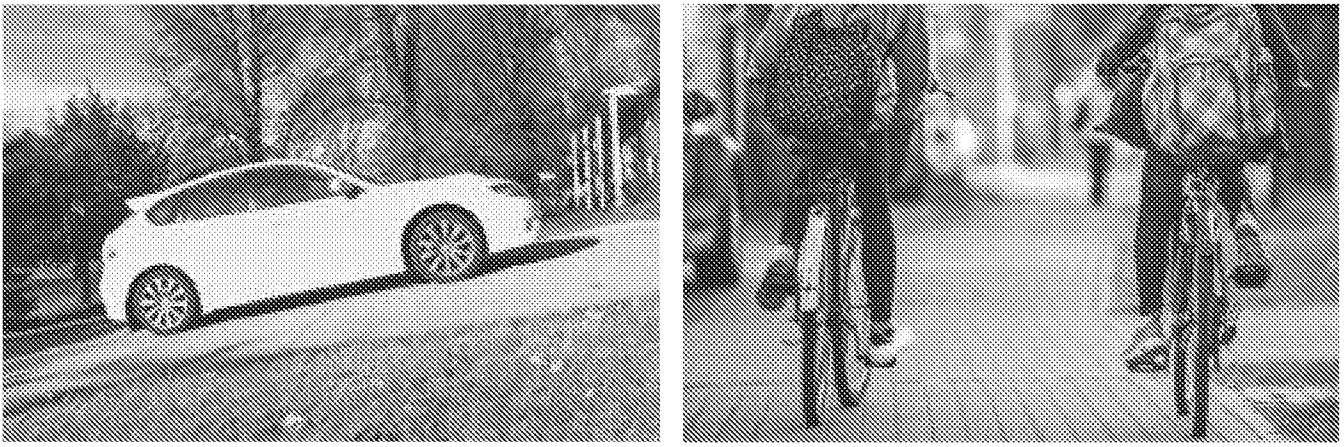
The scope of our Transport Assessment work has been discussed with West Sussex County Council and agreement has been reached on the number of predicted trips to / from the site during across the local the network during weekday peak periods. The distribution of those trips has also been agreed.

The initial analysis shows that the junctions within close proximity to the site all operate within their design capacity and will not be materially affected by the traffic associated with the development. Measures identified for the Hook Lane/ Sefton Lane junction are planned to provide improved safety and allow crossing facilities for pedestrians rather than to improve capacity.



- A Hook Lane - Vehicular Access:** Up to 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.

- Primary Vehicular Route:** Create a spine through the centre of the site and links each proposed site access.
- Secondary Vehicular Route:** Provides access into the development from the main spine.
- Tertiary Vehicular Route:** Provides access to small groups of individual properties only i.e. semi-private drives.
- Parking for Care Home / Children's Nursery.**



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FLOODING AND DRAINAGE

Flood Risk

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 the site lies outside the 1 in 100 year extreme coastal flooding extent and therefore in an area at low risk of flooding.

Watercourse

An existing watercourse passes through the site, flowing generally east to west towards the Pagham Rife. In its current form, this water feature is heavily engineered and therefore, as part of the site development, it is proposed to naturalise this watercourse, providing bends and meanders whilst slackening the side slopes and creating a more sensitive area with landscape and biodiversity benefits.

Drainage

An integral part of our 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 storm water run-off thereby reducing peak flows leaving the site. In addition these features will reduce flood risk whilst also helping to improve water quality and provide additional biodiversity and ecology benefits.



-  **Existing Watercourse:** Proposed to naturalise this watercourse, providing bends and meanders whilst slackening the side slopes and creating a more sensitive area with landscape and biodiversity benefits.
-  **Proposed Swale:** Linear features (shallow ditches) designed to collect and regulate stormwater run-off thereby reducing peak flows leaving the site.

-  **Proposed Attenuation Basins:** Ponds designed to collect and regulate stormwater run-off thereby reducing peak flows leaving the site.
-  **Direction of surface water flow:** Anticipated direction of overland flow towards proposed swales and attenuation basins.



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HOOK LANE PAGHAM

GREEN INFRASTRUCTURE

Green Infrastructure (GI) refers to a robust framework of structural planting, open spaces (both hard and soft) and habitats. The site GI Infrastructure seeks to develop an attractive environment for residents and visitors to the site whilst effectively integrating the development into its wider context. Green Infrastructure promotes recreation, movement and leisure, access to nature and the whole sale enhancement of site wide biodiversity.

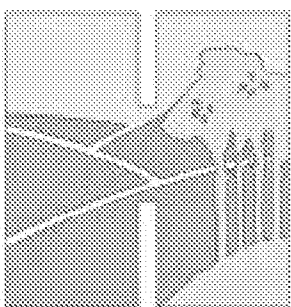
Development at Hook Lane includes 6.5Ha / 16.06 acres of Green Infrastructure. Our current Green Infrastructure strategy is as follows:

- ‘Downs Meadow’ - The creation of new parkland centered around the existing watercourse crossing the site which in turn is to be realigned and enhanced with new planting for biodiversity and public amenity. In particular the watercourse will be enhanced to improve habitat for water vole.
- Incorporated within ‘Downs Meadow’ a viewing mound seeks to open up views north to the South Downs Area of Outstanding Natural Beauty.
- A new equipped children’s play area to include both fixed equipment such as slides and swings alongside logs, boulders and earth mounding etc for natural play.
- ‘Sefter Meadow’ - To the north of the site a wide open space is provided for informal ball games, picnics and dog walking. Areas of tussocky grassland and meadow will be provided in order to enhance habitats for reptiles.
- ‘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.
- A new Sustainable Drainage System (SuDS) including attenuation basins and swales (shallow ditches and ponds).
- New footpaths and cycle routes through the development for recreation.
- 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.
- 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. This buffer will ensure that wildlife corridors around the site are enhanced for foraging species such as bats, birds and badgers.



- A** ‘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.
- B** 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.
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NEXT STEPS

Please complete a comments form before you go, or alternatively comments can be made online via the consultation website or sent via email to:

RMCKEOWN@hallamland.co.uk

or by writing to RuthMcKeown at the address below:

Hallam Land Management Ltd
108 New Bond Street
London W1S 1EF

All the comments we receive will be carefully reviewed and the proposals modified accordingly. A Statement of Community Involvement will accompany the application detailing the comments we receive and the manner in which we propose to respond.

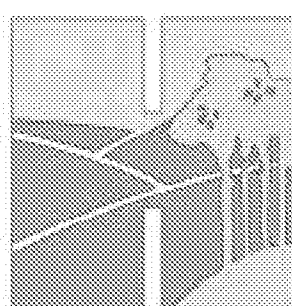
Hallam Land management Ltd propose to submit an application prior to Christmas.

These consultation boards will be made available online at the following website where you can download them in PDF format along with the two masterplan option plans and the site constraints plan:

www.hooklanepagham.co.uk

Please note that as we progress the application we proposed to make further information available within the downloads section of the website so please check in periodically.

Thank you for taking the time to
visit this exhibition



**Hallam Land
Management**