



# OUR VISION FOR PAGHAM SOUTH



- Respond to the need for additional housing developed by Arun District Council by providing up to 400 new homes ranging from first homes, family homes and retirement accommodation
- Create a mix of high-quality, low-density properties in keeping with the local environment and with strong links to new wildlife habitats
- Build new community facilities accessible for all
- Provide new public open space and recreational space close to the village centre
- Improve local connections by helping to bring forward a new cycle route to Chichester, enhance existing and create new Public Rights of Way and develop two new junctions on Pagham Road to provide site access



## 02 - Pagham South

Contact our team:  
 Email: [paghamsouth@jbp.co.uk](mailto:paghamsouth@jbp.co.uk)  
 Call: 0800 130 3270

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Development	
	Residential
Highways	
	Main access road
	Secondary access road
	Pathways
	Proposed shared surfaces
	Potential cycle & pedestrian routes
Landscaping/Setting	
	Existing treed hedgerow
	Proposed native buffer on earth mounding
	Proposed Hedgerows & Trees
	Proposed swales & SUDS
	Existing drains
	Green corridors/amenity & semi natural grassland

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# PROVIDING FOR THE COMMUNITY



## WE WANT TO PROVIDE NEW COMMUNITY FACILITIES FOR PAGHAM INCLUDING:

-  Land for a one form entry Primary School
-  Designated Scout Hall with outdoor space
-  Community allotments
-  Help bring forward a Chichester cycle link
-  Dedicated sport pitches and space for non-pitch sports



Community Hub including primary care facilities -  
GP Surgery & Pharmacy



Local shops including a small convenience food store



Residential care complex



Facilities for the young including crèche and youth centre



## WHAT COMMUNITY FACILITIES WOULD YOU LIKE THIS PROPOSAL TO PROVIDE IN PAGHAM?

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# HOMES FOR PAGHAM SOUTH



Our scheme will look to deliver up to 400 new homes and respond to the need of the local community by including a mix of affordable homes, retirement and residential care accommodation.

## LOOK AND FEEL

We want to:

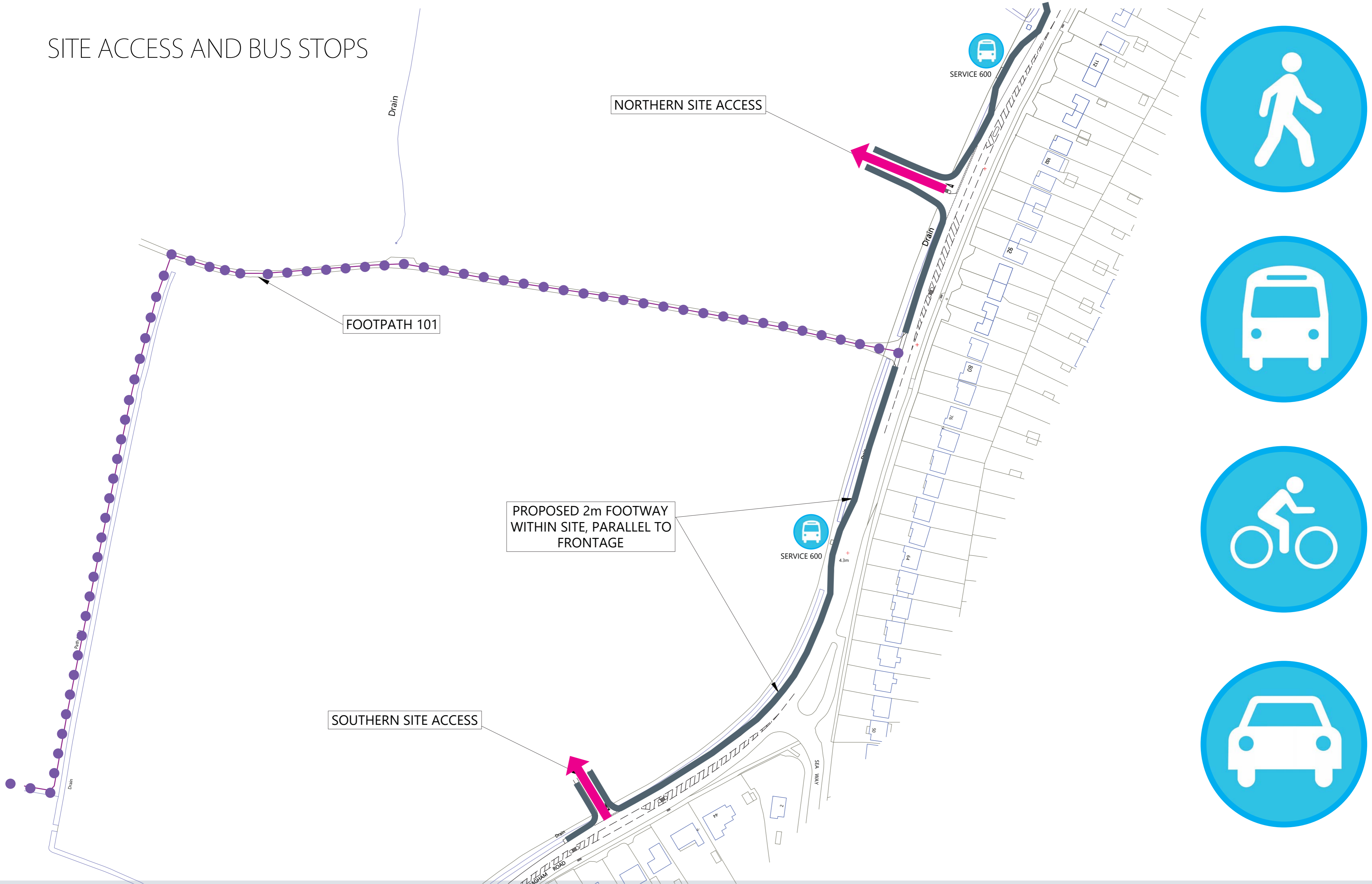
- Create a low density scheme with the right mix of one and two storey properties.
- Create a careful and considered connection to the existing village which includes green open spaces, soft landscaping and accessible routes to and from the centre of the existing village.
- Provide landscaped public open space, public footpaths, walkways and community facilities for use by local residents.
- Provide an attractive environment with strong visual connections to the local area.



## 04 - Pagham South

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## SITE ACCESS AND BUS STOPS

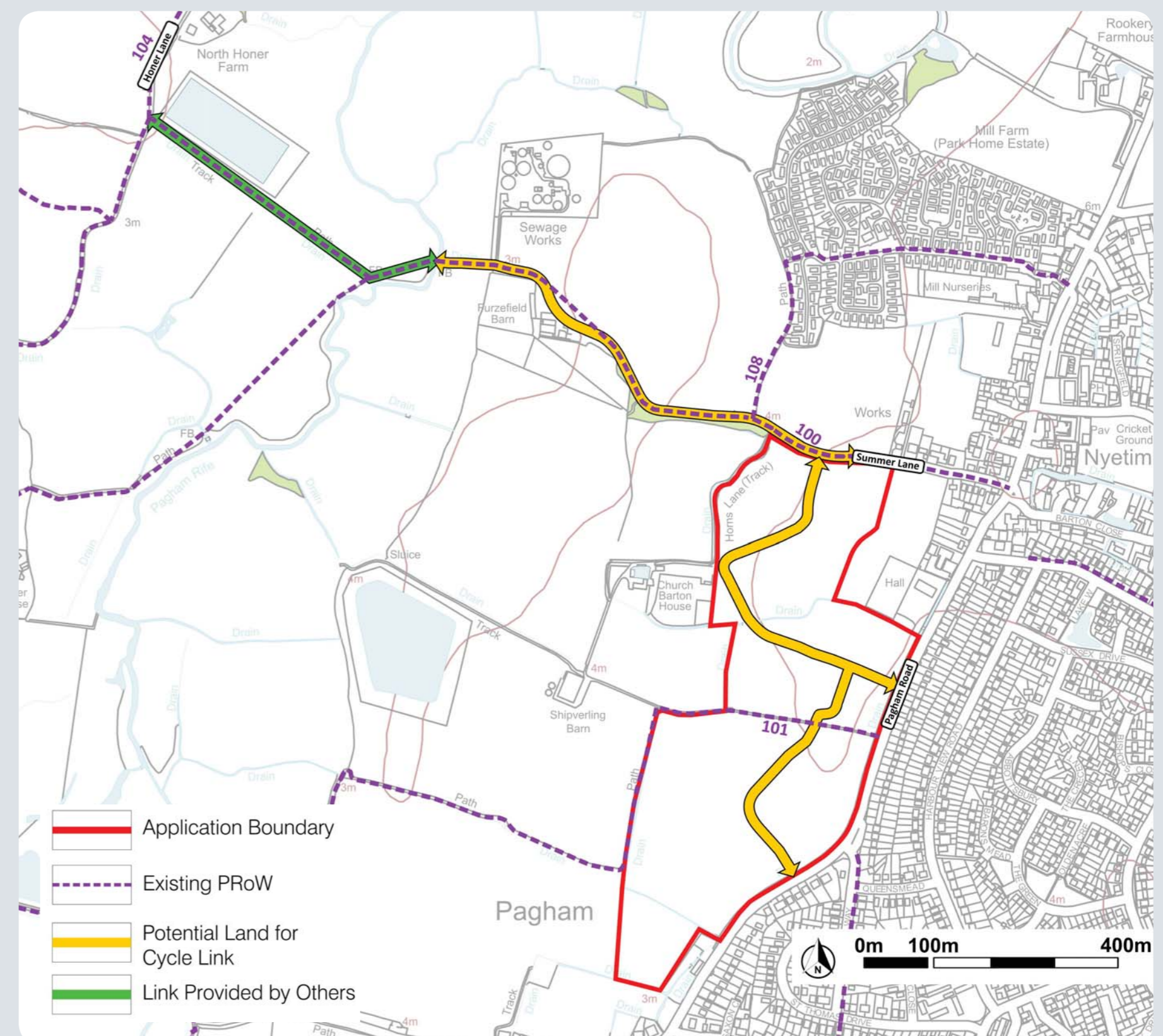


We recognise the need to provide safe access for all from Pagham Road and the surrounding area.

We are working with the West Sussex County Council Highway Officers to ensure that our plans for Pagham South integrate with existing infrastructure and provide a robust transport solution for the site and the local community.

As part of our scheme we will make sure:

- Existing Public Rights of Way remain in place and are incorporated into the layout.
- New pedestrian crossings are installed to improve access to bus stops (service 600) and the site.
- Help to bring forward a dedicated cycle route between Pagham and Chichester by providing land. This will help provide an alternative for cyclists using Pagham Road.
- Facilities provided within our community hub will limit the need for travelling outside of the village reducing the impact between Pagham and the A27.
- Two new junctions onto Pagham Road will provide safe access for all.



## HYDROLOGY & FLOOD RISK

We are working with the Environment Agency to ensure our proposed residential and habitable areas are outside of the Flood Zone.

The Environment Agency flood map identifies that the site lies within the lowest flood risk category identified as Flood Zone 1.

The flood maps and levels are based on an undefended coast and do not take into account current flood defences.

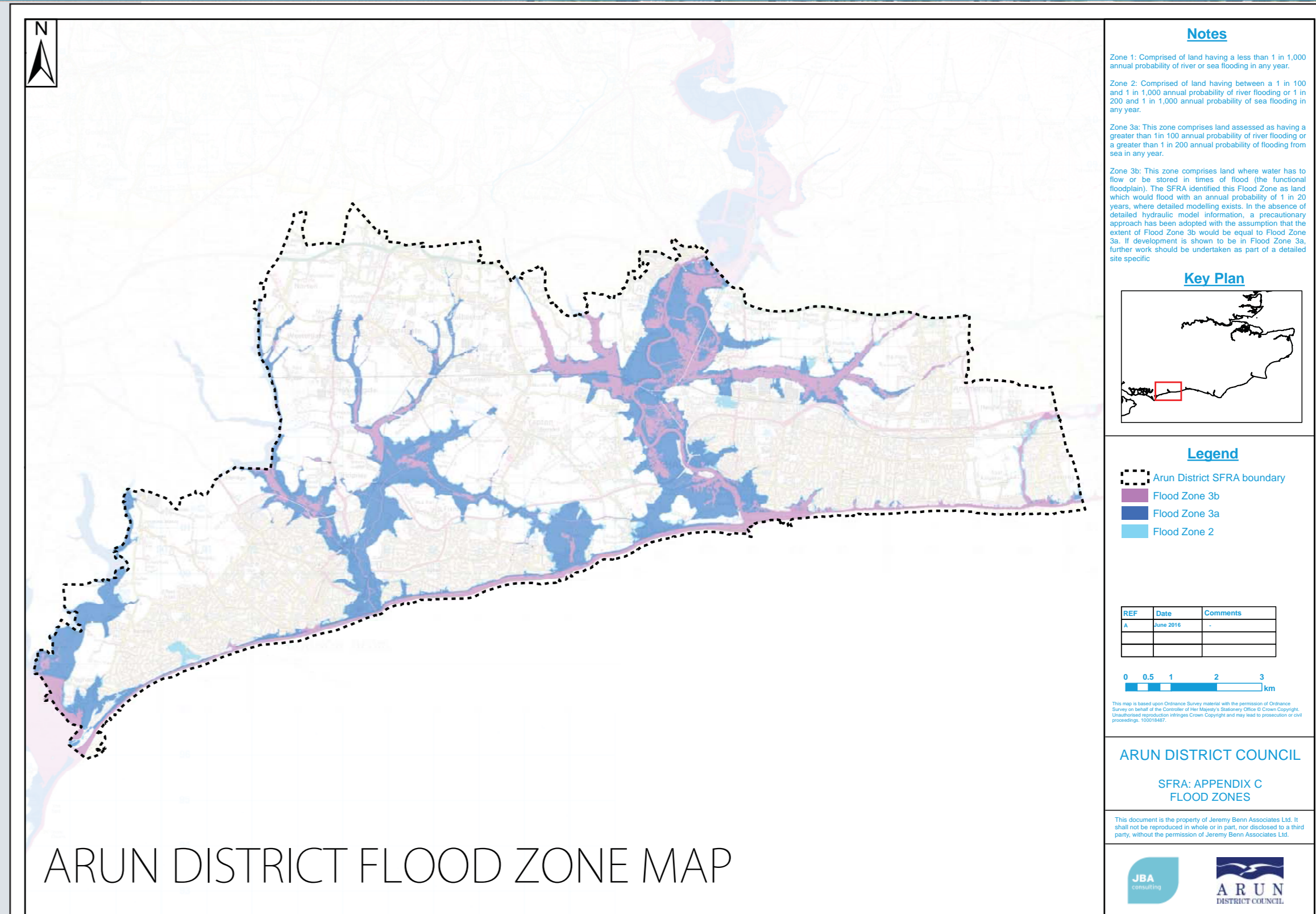
The site is not affected by flooding from the Pagham Rife.

## SURFACE WATER DRAINAGE

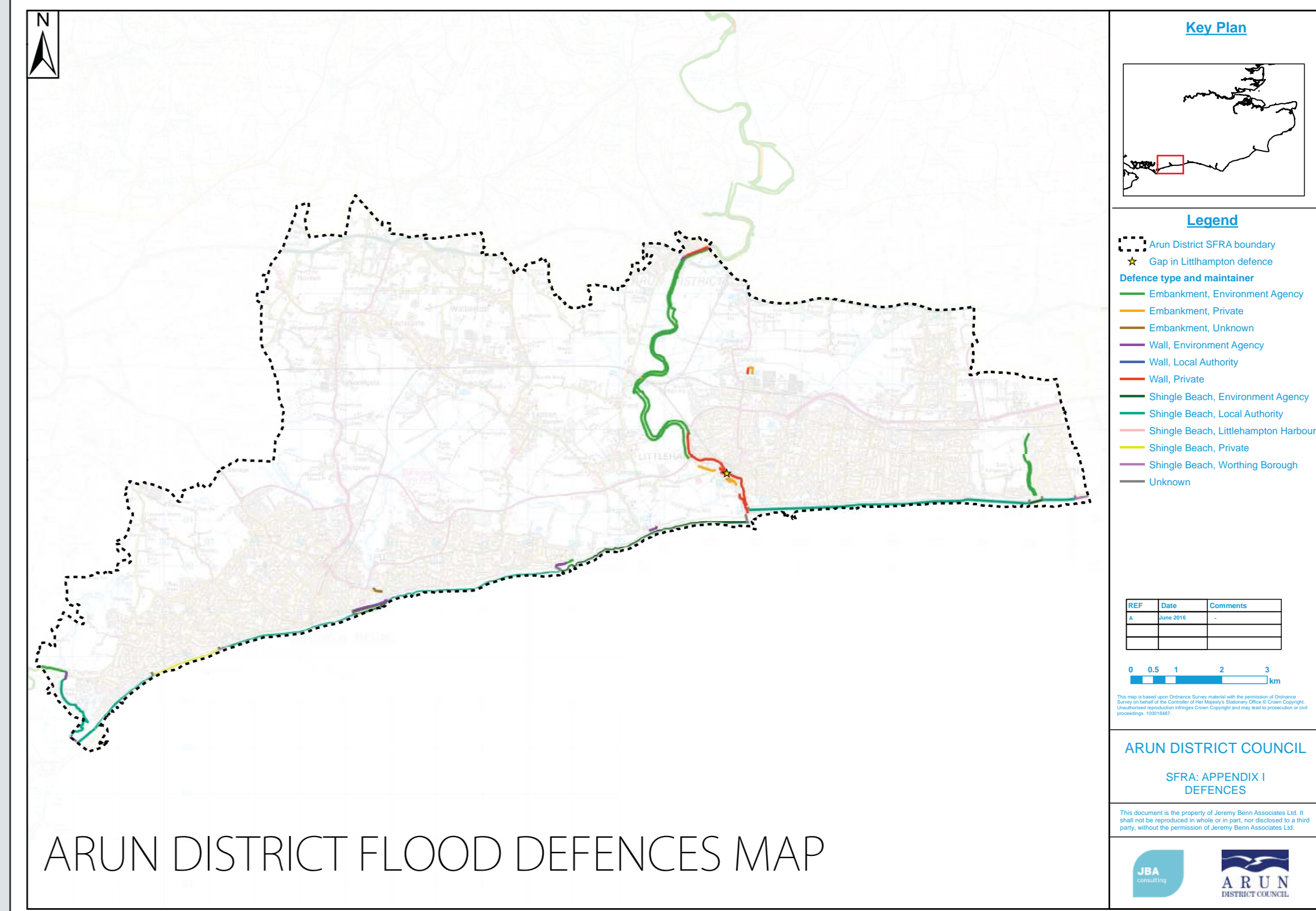
We plan to manage the additional runoff from rainfall by using a variety of Sustainable Urban Drainage Systems (SUDS). This will help to:

- Improve surface water drainage and reduce additional runoff.
- Improve water quality from runoff.
- Reduce flood risk to downstream areas.

On site SUDS features will include permeable paving and roadside swales, ditches and ponds.



ARUN DISTRICT FLOOD ZONE MAP



ARUN DISTRICT FLOOD DEFENCES MAP

## FOUL SEWERAGE

Foul water from the development will drain through a piped network to an on-site pumping station before being pumped directly to Pagham Waste Water Treatment Works (WWTW) located to the west of the site.

Our development will not add any foul water onto the existing foul water network in the area.

Southern Water have confirmed that Pagham WWTW can receive all of the development's foul water.



## ECOLOGY & BIODIVERSITY

A range of detailed ecological surveys have been conducted on the site, with birds, bats and reptiles being of note among the wildlife recorded.

As part of our proposal, we will ensure:

- Boundary features, ditches and woody vegetation will be kept in place and enhanced wherever possible.
- New and enhanced habitats will be delivered including trees, hedgerows, grassland and wetland areas, which will provide benefits to local wildlife.
- Appropriate measures are taken to ensure there is no negative impact to wildlife from construction.



Our site lies close to the Pagham Harbour SPA/Ramsar site, but is outside of the 400m 'exclusion' zone for residential development.

We are working with Natural England who have responded positively.

We will provide benefit to the SPA / Ramsar site by:

- Providing a contribution towards improved visitor access and management.
- Delivering a significant amount of open public space within our site reducing the need to use the Pagham Harbour.