

From: Daun Johnson on behalf of Planning.Responses
Sent: 29 August 2025 14:52
To: Planning Scanning
Subject: FW: Planning Consultation on: F/14/24/RES

Please upload email to F/14/25/RES, planning, consultee response, parks and landscapes

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 August 2025 17:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: Planning Consultation on: F/14/24/RES

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: Revised comments 28/08/2026

Application ref: F/14/24/RES

Description:

F/14/24/RES - Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for the infrastructure matters including the provision of a primary spine road and associated secondary road junctions, pavement, footpaths, cycle infrastructure and bus stops; wide drainage infrastructure including foul pumping stations, foul sewer infrastructure, SUDS basins, SUDS swales, surface water infrastructure; acoustic public open space including landscape details, play areas, footpaths & associated works. This application affects a Public Right of Way, may affect the site a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

Location: Land at Ford Airfield Ford

Determining Authority: Arun DC

Summary recommendation: Recommend various requests, confirmations and conditions as detailed to be sought in relation to F/14/24/RES

Comments

Response 28/08/2025 Amended comment added to F/14/24/RES

Land at Ford Airfield: ref. F/14/24/RES

Previous consultation comments have requested a general bolstering of the numbers and particularly sizes of trees (specification at time of planting) across the site including verge areas which appeared previously underutilised for such and which should be considered. It is good to see that the amended plans have addressed this, with the proposals including an increase in semi mature trees particularly along the spine road and also within public open space areas.

Previous consultation had also requested further details of tree pits and servicing infrastructure owing to the swales and proximity of trees. It is noted that detail of tree pit formation infrastructure will be conditioned which is considered acceptable.

PUBLIC OPEN SPACE (POS) AND SOFT LANDSCAPING

This application includes several key public open spaces, which include Landings Green POS to the northeast of the site, St Marys Meadow POS which forms the open space to the western boundary of the site, Arun Way POS located in the northern part of the site and which runs from the western boundary to the Landings Green POS, Climping Edge adjacent to Horsemere Green Lane and Ryebank Park POS adjacent to Yapton Road.

The POS areas were identified within the approved Design Code and each of the spaces have a different proposed character. The open spaces for this development will provide natural green buffers, creating a green infrastructure for the site to provide separation between the development and the wider countryside. It would appear that the open space proposals meet the expectation of what was agreed within the approved Design Code which is good to see.

St. Marys Meadow POS - amendments to the boundary planting have been made and now include double staggered hedgerows, increased and additional specimen trees. These amends are satisfactory.

Climping Edge POS - proposals retain the existing boundary planting and provide structural woodland and scrub planting with suitable species and planting sizes proposed.

Ryebank Park POS & Landings Green POS - Landings Green tree planting along the eastern boundary has been increased forming an appropriate boundary treatment. Specified tree sizes within Ryebank Park have been increased which is supported.

Following comments that within The Ford Design Code that "a strong avenue of large trees shall mark the path of the former runway at a maximum of 10m intervals" shall be included, amendments have been shown which propose the planting of semi-mature Ulmus New Horizon trees, which provide uniform shape and are adequately sized at time of planting to provide instant impact to the scheme. This amended proposal is supported.

PLAY PROVISION

Open Space, Playing Pitches, Indoor and Built Sports Facilities (January 2020) Supplementary Planning Document (SPD) requires a development of 1,500 dwellings to provide a minimum of 1.815ha of play provision.

The LEAP and LAPs proposed within this application are of a sufficient size that accord with the play strategy in the approved Design Code, with provision of appropriate buffer distances.

The Play Designs still remain indicative and would need to be conditioned to ensure specifications meet SPD, FIT standard and Arun Design Guire requirements. Amendments will be required to ensure they provide high-quality play spaces, which are inclusive and accessible, aimed at the appropriate age range, do not duplicate provision and ensure attractive, fun and challenging play spaces. The play details (including levels, equipment, surfacing, planting, boundary treatments etc) will need to be conditioned.

HARD LANDSCAPING

The plans provide general detail of the location of benches, bins, seats, signage and cycle stands. Recommendation is that a condition is imposed to require further details of appearance and specification to ensure a cohesive proposal is delivered throughout the development in accordance with the Design Code.

Hard surfacing has been detailed within the plans, further detail is required to be provided, which could be conditioned.

SuDS

SuDS provision as shown in the revised detail is a concern. The omission of plating and trees within these open areas combined with the scale and depth of the proposals raise concern re aesthetics and use.

The Design Code sets out that Ryebank Park will facilitate drainage attenuation basins for the site for the south, shown indicatively as a series of basins. For the north of the site, two drainage attenuation basins are proposed within Landings Green POS. The principle of drainage basins in these areas was generally accepted at outline, however, the basins have been refined in location and style as part of the Design Code.

On submission of the application, two drainage basins were proposed in Landings Green POS, and a series of five basins were proposed within Ryebank Park. Concern here would be regarding their size and depth, and the lack of useable POS as a result.

Amended updated plans received propose substantial changes to the drainage infrastructure, resulting in the proposed basins increasing in size.

The Design Code sets out that the Landings Green POS should be an "open and naturalised country parkland, under the revised plans the southern basin has extended to the north and the basins are now shown much closer together. A result of this is that a large area of orchard, long grass area has been lost. The orchard is now shown relocated within the main open area in the centre of the site, which diminishes the open character of the POS.

Resulting amendments to the drainage features mean the omission of trees from the drainage basin areas within Landings Green and Ryebank Park, the result of which leaves no space in the area of the basin for tree planting and landscaping which is required to help integrate the basin within the landscape.

The basins within Ryebank Park have also increased resulting in a narrowing of remaining space and the basin appearing less organic in shape. Inappropriate siting of benches within this reduced area would not be supported.

The depth of the proposed basins raise concern re aesthetics and safety, where a potential requirement for fencing may be apparent. Concern must be raised re the close proximity of play and the basins. "Fencing is generally not desirable as it may reduce the amenity benefits provided by the detention facility." where the use of fencing could erode the open parkland character required by the Design Code. However safety of this area must be a primary consideration and facilitated accordingly (ROSPA consultation would be a requirement of any SuDS in relation to play)

Recommendation/Conclusion

Recommend various requests, confirmations and conditions as detailed above to be sought in relation to F/14/24/RES.

Sue Howell
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DISTRICT COUNCIL

From: Planning Responses <Planning.Responses@arun.gov.uk>

Sent: 26 August 2025 14:33

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: F/14/24/RES

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	F/14/24/RES
Registered:	11th September 2024
Site Address:	Land at Ford Airfield Ford
Grid Reference:	499204 102967
Category:	Plan Applicat'n
Description of Works:	Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for the infrastructure reserved matters including the provision of a primary spine road and associated secondary road junctions, pavement, footpaths, cycle infrastructure and bus stops; site wide drainage infrastructure including foul pumping stations, foul sewer infrastructure, SUDS basins, SUDS swales, surface water infrastructure; acoustic fencing; public open space including landscape details, play areas, footpaths & associated works. This application affects a Public Right of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).

I am able to inform you that I have received an amendment to the above application dated 7th August 2025 relating to:- Supplementary Noise Report. Substitute IRM-Site Sections (Sheet 1) 2205771-D170 Rev B.

If you should wish to make further representations as a result of this amendment, please make any further comment by **16th September 2025**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Jessica Riches

Planning Case Officer- Arun District Council

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