

DECISION NOTICE

Application Ref: F/14/24/RES

1 To Addressee

tor&co
23 Heddon Street
London
W1B 4BQ

2 Site Address

Land at Ford Airfield
Ford

3 Description of Development

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).

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location plan 2205771-D060 Rev C

IRM - Enabling Infrastructure General Arrangement 2205771-D100 Rev P16

IRM - Bus Stop Design 2205771-R22 September 2024

Indicative Pump Station General Arrangement 2205771-D122

IRM - Vehicle Tracking and Visibility Plan (Sheet 1 of 7) 2205771-D010 Rev E

IRM - Vehicle Tracking and Visibility Plan (Sheet 2 of 7) 2205771-D011 Rev F

IRM - Vehicle Tracking and Visibility Plan (Sheet 3 of 7) 2205771-D012 Rev F

IRM - Vehicle Tracking and Visibility Plan (Sheet 4 of 7) 2205771-D013 Rev E

IRM - Vehicle Tracking and Visibility Plan (Sheet 5 of 7) 2205771-D014 Rev F

IRM - Vehicle Tracking and Visibility Plan (Sheet 6 of 7) 2205771-D015 Rev G
IRM - Vehicle Tracking and Visibility Plan (Sheet 7 of 7) 2205771-D016 Rev F

Reserved Matters Infrastructure Primary Street North Sheet 1 of 2 TOR-RMIN_XX_DR_L_P-004 Rev G
Reserved Matters Infrastructure Primary Street North Sheet 2 of 2 TOR-RMIN_XX_DR_L_P-005 Rev G
Reserved Matters Infrastructure Primary Street (Central) TOR-RMIN_XX_DR_L_P-006 Rev G
Reserved Matters Infrastructure Primary Street (South) TOR-RMIN_XX_DR_L_P-007 Rev F
Runway Crossing TOR-RMIN-XX-DR-L-P-027 Rev B

Composite Landscape Masterplan, RM1, RM4 and RM Infrastructure TOR-RMIN_XX_DR_L_P-013 Rev H
Reserved Matters Infrastructure Ryebank Park 1 of 2 TOR-RMIN_XX_DR_L_P-008 Rev H
Reserved Matters Infrastructure Ryebank Park 2 of 2 TOR-RMIN_XX_DR_L_P-009 Rev H
Reserved Matters Infrastructure Landing Green Sheet 1 of 2 TOR-RMIN_XX_DR_L_P-001 Rev H
Reserved Matters Infrastructure Landing Green Sheet 2 of 2 TOR-RMIN_XX_DR_L_P-002 Rev H
Reserved Matters Infrastructure Site Sections - Landings Green TOR-RMIN_XX_DR_L_P-011 Rev D
Reserved Matters Infrastructure Site Sections - Landings Green TOR-RMIN_XX_DR_L_P-012 Rev D
Reserved Matters Infrastructure Arun Way TOR-RMIN_XX_DR_L_P-003 Rev F
Reserved Matters Infrastructure St Mary's Meadow TOR-RMIN_XX_DR_L_P-019 Rev C
Reserved Matters Infrastructure Climping Edge TOR-RMIN_XX_DR_L_P-020 Rev B
STEP-Detail TOR-RMIN-XX-DR-L-P-105
Reserved Matters Infrastructure Planting Schedule TOR-RMIN_XX_DR_L_P-010 Rev F

Infrastructure RM- Levels Strategy (sheet 1) 2205771-D150 Rev D
Infrastructure RM- Levels Strategy (sheet 2) 2205771-D151 Rev F
Infrastructure RM- Levels Strategy (sheet 3) 2205771-D152 Rev E
Infrastructure RM- Levels Strategy (sheet 4) 2205771-D153 Rev E
Infrastructure RM- Levels Strategy (sheet 5) 2205771-D154 Rev E
Infrastructure RM- Levels Strategy (sheet 6) 2205771-D155 Rev D
Infrastructure RM- Levels Strategy (sheet 7) 2205771-D156 Rev E

Ryebank Park Basin Sections Ryebank Park 1 of 2 TOR-RMIN_XX_DR_L_P-021 Rev C
Ryebank Park Basin Sections Ryebank Park 2 of 2 TOR-RMIN_XX_DR_L_P-022 Rev D

Ryebank Park - Section A-A TOR-RMIN-XX-DR-L-P-028
Landings Green - Section B-BB TOR-RMIN-XX-DR-L-P-029
Landings Green - Section C-CC TOR-RMIN-XX-DR-L-P-030

Ecological Protection and Enhancement Plan (reference UES04099/22 V10, by United Environmental Services Ltd)

Infrastructure RM- Site Sections (sheet 1) 2205771-D170 Rev D
Infrastructure RM- Site Sections (sheet 2) 2205771-D171 Rev A
Infrastructure RM- Site Sections (sheet 3) 2205771-D172 Rev A

Reason: For the avoidance of doubt and in the interests of amenity.

- 2 Prior to occupation of any dwelling approved under the outline F/4/20/OUT, full details of the play

areas (Local Areas of Play and Locally Equipped Areas of Play) and Trails (fitness, sensory and senior) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of equipment, surfacing, landscaping and a timeline for the delivery of each play area or fitness trail. The submission shall align with the approved Design Code (Condition 7 of F/4/20/OUT), unless otherwise agreed in writing by the Local Planning Authority. The approved details thereafter shall be provided in full accordance with the approved details and timelines.

Reason: To ensure that play provision is in place for residents on occupation in accordance with Arun Local Plan Policy OSR DM1 and supports the concepts and principles of the approved Design Code under Condition 7 of the outline.

- 3 Prior to the occupation of any dwelling approved under F/4/20/OUT, full details of street furniture, including benches, bins, and cycle stands shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timeline for their delivery, and the development shall be carried out in strict accordance with the approved details.

Reason: In the interests of amenity in accordance with policies D DM1 and OSR DM1 of the Arun Local Plan.

- 4 Prior to occupation of any dwelling approved under the outline F/4/20/OUT, full details of the Public Art features, interpretation boards, wayfinding signage and community notice boards (to promote public transport, car sharing, and details about the sites water features), along with a timeline for their delivery shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in full accordance with the approved details.

Reason: In the interests of amenity in accordance with policies D DM1 and OSR DM1 of the Arun Local Plan, and to conform to the approved Design Code and RoSPA recommendations.

- 5 Prior to the commencement of the development, full details of tree pits within verges and open spaces shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented at the point of street tree planting, and shall be carried out in strict accordance with the approved details.

Reason: To ensure the necessary infrastructure to support the trees growth and safeguard any underground infrastructure and drainage assets. This is necessary to be a pre-commencement requirement as the infrastructure will be required to be finalised prior to installation.

- 6 Prior to any Play Area being open for use, a certificate confirming the agreement from the Royal Society for the Prevention of Accidents (RoSPA) shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of any physical changes, if necessary, for approval in writing by the Local Planning Authority.

Reason: In the interests of amenity and safety in accordance with policies D DM1 and OSR DM1 of the Arun Local Plan.

- 7 The ecological measures stated within Ecological Protection and Enhancement Plan (reference UES04099/22 V10, by United Environmental Services Ltd) shall be carried out in line with the included timetable, unless otherwise agreed in writing by the Local Planning Authority for any variation.

Reason: To conserve and enhance protected and priority species and habitats and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species) and Arun Local Plan ENV DM5.

- 8 All planting, seeding or turfing comprised in the approved details shall be carried out in accordance with Condition 5 of the outline planning permission, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Arun Local Plan policies D DM1 and ENV DM4.

- 9 Should the adjoining land to the west of the site gain planning permission for a Secondary School use, then free and unrestricted access to the site to facilitate the footpath links shown on plan St Mary's Meadow Future Connections TOR-RMIN-XX-DR-L-P-023 Rev B shall be given by any landowner.

Reason: To ensure the safeguarding of future sustainable access should a Secondary School be proposed in accordance with INF SP2 and T DM1 of the Arun Local Plan.



Neil Crowther
Group Head of Planning

Case Officer: Jessica Riches

Decision Issued: **11th February 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).