

Jessica Riches
Principal Planner
Strategic Development
Team
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

06 September 2024

Our Reference: 180641

Dear Jessica,

Land at Ford Airfield, Ford

Application for approval of reserved matters pursuant to outline planning permission F/4/20/OUT

Phase RM4 (South)

On behalf of the applicant Vistry Homes Limited, we are pleased to confirm that we have today submitted an online application (Planning Portal reference PP-13375891) for the approval of reserved matters pursuant to Condition 1 (Resereved Matters) of outline planning permission F/4/20/OUT for phase RM4 (South).

The description of development is as follows:

Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for phase RM4 (South), for the erection of 357 no. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas, and associated works.

Please note in addition to submitting details for the reserved matters, we have also provided information to discharge the following conditions attached to the outline planning permission, as they relate to the proposals within this reserved matters application:

- Layout, Scale, Appearance and Landscaping Details (as required by condition 20)
- Landscaping and Layout Particulars (as required by condition 21)
- Ecological Protection and Enhancement Plan (as required by conditions 18)
- Tree Survey/Arboricultural Impact Assessment (as required by condition 22)
- Noise Impact Assessment (as required by condition 25)
- Energy and Sustainability Assessment (as required by condition 26)

The plans and documents, which comprise this submission are set out within **Schedule 1** below.

Appendix A of this covering letter sets out where each of the drainage validation points are covered in our submission.

Payment of the relevant application fee of **£88,032.00** has been made by the applicant, to the Planning Portal.

London
Bournemouth
Birmingham

020 3664 6755
enquiries@torandco.com
torandco.com

torandco Ltd Reg. No. 1935454
Registered Office: Everdene House,
Deansleigh Road, Bournemouth, Dorset BH7 7DU
Registered in England and Wales. VAT No. 905095727

In addition to this application, two other reserved matters applications have been submitted for the Infrastructure RM (IRM) (Planning Portal reference PP-13373419) and phase RM1 (North) (Planning Portal reference PP-13373427).

We trust that the above information will enable the application to be validated, and we look forward to receiving your confirmation of this in due course. Should you have any questions relating to the information submitted, please do not hesitate to contact me.

Yours sincerely,



Harvey Wingfield MRTPI
Senior Planner
E: harvey.wingfield@torandco.com
T: 020 3664 6755

Schedule 1

Submitted Documents

Doc. Ref. No.	Document Title	Report Ref. No.	Revision
RM4_01.A	Design, Access & Design Code Compliance Statement	22.1706.DAS	A
RM4_02.A	Planning Statement	180641	A
RM4_03.A	Transport Technical Note	2205771-R14	A
RM4_04.A	Travel Plan	2205771-R15	A
RM4_05.A	Drainage Technical Note	2205771-R18	A
RM4_06.A	Ecological Protection and Enhancement Plan	NGR: SU 99164 03571	A
RM4_07.A	Energy and Sustainability Statement	-	-
RM4_08.A	Noise & Vibration Assessment	2205771-R04	B
RM4_09.A	Arboricultural impact appraisal and method statement	24053-AIA-RM4	A
RM4_10.A	Statement of Community Involvement		A
RM4_11.A	Biodiversity Net Gain Assessment		

Submitted Plans

Drawing Title	Drawing No.	Revision
Phase 4 Proposed Location Plan	22.1706.0001	B
Reserved Matters 4 Location Plan	2205771-D062	A
Phase 4 Existing Location Plan	22.1706.0001	B
Phase 4 Block Plan	22.1706.100	B
Phase 4 Proposed Site Layout (1 of 2)	22.1706.1000-1	J
Phase 4 Proposed Site Layout (2 of 2)	22.1706.1000-2	J
Phase 4 Proposed Site Layout (Coloured)	22.1706.1000	J
Phase 4 Proposed Site Layout	22.1706.1000	J
Phase 4 Proposed Parking Layout Plan – A	22.1706.2000	B
Phase 4 Proposed Parking Layout Plan – B	22.1706.2001	B
Phase 4 Proposed Parking Layout Plan – C	22.1706.2002	B
Phase 4 Proposed Storey Heights Plan – A	22.1706.2010	B
Phase 4 Proposed Storey Heights Plan - B	22.1706.2011	B
Phase 4 Proposed Storey Heights Plan - C	22.1706.2012	B
Proposed Material Plan - A	22.1706.2030	D
Proposed Material Plan - B	22.1706.2031	D
Proposed Material Plan - C	22.1706.2032	D

Phase 4 Proposed Garden Depths & Areas Plan - A	22.1706.2040	C
Phase 4 Proposed Garden Depths & Areas Plan - B	22.1706.2041	C
Phase 4 Proposed Garden Depths & Areas Plan - C	22.1706.2042	C
Phase 4 Proposed Refuse Strategy Plan - A	22.1706.2050	B
Phase 4 Proposed Refuse Strategy Plan - B	22.1706.2051	B
Phase 4 Proposed Refuse Strategy Plan - C	22.1706.2052	B
Phase 4 Proposed Housing Tenure Plan - A	22.1706.2060	B
Phase 4 Proposed Housing Tenure Plan - B	22.1706.2061	B
Phase 4 Proposed Housing Tenure Plan - C	22.1706.2062	B
Phase 4 Proposed Housing Distribution Plan - A	22.1706.2070	B
Phase 4 Proposed Housing Distribution Plan - B	22.1706.2071	B
Phase 4 Proposed Housing Distribution Plan - C	22.1706.2072	B
Phase 4 Proposed Road Hierarchy & SBD Plan - A	22.1706.2100	B
Phase 4 Proposed Road Hierarchy & SBD Plan - B	22.1706.2101	B
Phase 4 Proposed Road Hierarchy & SBD Plan - C	22.1706.2102	B
Phase 4 Proposed Character Areas Plan	22.1706.2110	B
Proposed Phase 4 Density Plan - A	22.1706.2120	B
Proposed Phase 4 Density Plan - B	22.1706.2121	B
Proposed Phase 4 Density Plan - C	22.1706.2122	B
Phase 4 Part M Compliance Plan - A	22.1706.2200	D
Phase 4 Part M Compliance Plan - B	22.1706.2201	C
Phase 4 Proposed Storey Heights Plan - C	22.1706.2202	C
Phase 4 Proposed PV Panel Location Plan - A	22.1706.2210	-
Phase 4 Proposed PV Panel Location Plan - B	22.1706.2211	-
Phase 4 Proposed PV Panel Local Plan - C	22.1706.2212	-
Street Scene AA (1 of 2) Coloured	22.1706.3000	A
Street Scene AA (2 of 2) Coloured	22.1706.3001	A
Street Scene BB (1 of 2) Coloured	22.1706.3002	A
Street Scene BB (2 of 2) Coloured	22.1706.3003	A
Street Scene CC Coloured	22.1706.3004	A
Street Scene DD Coloured	22.1706.3005	A

Proposed Housetype Plans HT - "231" Variant "V1"	22.1706.4000	-
Proposed Housetype Elevations HT - "231" Variant "V1"	22.1706.4001	A
Proposed Housetype Plans & Elevations HT - "242" Variant "V1"	22.1706.4100	A
Proposed Housetype Plans & Elevations HT - "242" Variant "V2"	22.1706.4101	A
Proposed Housetype Plans & Elevations HT - "242" Variant "V5"	22.1706.4104	A
Proposed Housetype Plans & Elevations HT - "242" Variant "V6"	22.1706.4105	A
Proposed Housetype Plans & Elevations HT - "242" Variant "V7"	22.1706.4106	-
Proposed Housetype Plans & Elevations HT - "242" Variant "V8"	22.1706.4107	-
Proposed Housetype Plans & Elevations HT - "242" Variant "V9"	22.1706.4108	A
Proposed Housetype Plans & Elevations HT - "242" Variant "V10"	22.1706.4109	-
Phase 4 The Landings Ford – HT 352 – Plans & Elevations V1	22.1706.4150	A
Proposed Housetype Plans & Elevations HT – "352" Variant "V2"	22.1706.4151	-
Proposed Housetype Plans HT – "352" Variant "V3"	22.1706.4152	-
Proposed Housetype Elevations HT – "352" Variant "V3"	22.1706.4153	-
Proposed Housetype Plans & Elevations HT – "352" Variant "V4"	22.1706.4154	A
Proposed Housetype Plans & Elevations HT – "352" Variant "V5"	22.1706.4155	-
Proposed Housetype Plans & Elevations HT – "452" Variant "V1"	24.1706.4200	A
Proposed Housetype Plans & Elevations HT – "452" Variant "V2"	24.1706.4201	-
Proposed Housetype Plans & Elevations HT – "452" Variant "V3"	24.1706.4202	-
Proposed Housetype Plans & Elevations HT – "241" Variant "V1"	22.1706.4250	A
Proposed Housetype Plans & Elevations HT – "241" Variant "V2"	22.1706.4251	A
Proposed Housetype Plans & Elevations HT – "241" Variant "V3"	22.1706.4252	-
Proposed Housetype Plans & Elevations HT – "241" Variant "V4"	22.1706.4253	-
Proposed Housetype Plans & Elevations HT – "241" Variant "V5"	22.1706.4254	-
Proposed Housetype Plans HT – "234" Variant "V1"	22.1706.4300	-
Proposed Housetype Elevations HT – "234" Variant "V1"	22.1706.4301	-

Proposed Housetype Plans HT – “234” Variant “V2”	22.1706.4302	-
Proposed Housetype Elevations HT – “234” Variant “V2”	22.1706.4303	-
Proposed Housetype Plans & Elevations HT – “236” Variant “V1”	22.1706.4350	A
Proposed Housetype Plans & Elevations HT – “236” Variant “V2”	22.1706.4351	A
Proposed Housetype Plans & Elevations HT – “236” Variant “V3”	22.1706.4352	A
Proposed Housetype Plans & Elevations HT – “236” Variant “V4”	22.1706.4353	A
Proposed Housetype Plans & Elevations HT – “236” Variant “V6”	22.1706.4355	A
Proposed Housetype Plans & Elevations HT – “352” Variant “V6”	22.1706.4156	-
Proposed Housetype Plans & Elevations HT – “341” Variant “V1”	22.1706.4400	A
Proposed Housetype Plans & Elevations HT – “341” Variant “V2”	22.1706.4401	A
Proposed Housetype Plans & Elevations HT – “341” Variant “V3”	22.1706.4402	A
Proposed Housetype Plans & Elevations HT – “341” Variant “V4”	22.1706.4403	-
Proposed Housetype Plans & Elevations HT – “343” Variant “V1”	22.1706.4450	-
Proposed Housetype Plans & Elevations HT – “351” Variant “V1”	22.1706.4500	-
Proposed Housetype Plans & Elevations HT – “351” Variant “V2”	22.1706.4501	-
Proposed Housetype Plans HT – “351” Variant “V3”	22.1706.4502	A
Proposed Housetype Elevations HT – “351” Variant “V3”	22.1706.4503	A
Proposed Housetype Plans & Elevations HT – “351” Variant “V4”	22.1706.4504	-
Proposed Housetype Plans HT – “354” Variant “V1”	22.1706.4550	A
Proposed Housetype Elevations HT – “354” Variant “V1”	22.1706.4551	A
Proposed Housetype Plans HT – “354” Variant “V2”	22.1706.4552	A
Proposed Housetype Elevations HT – “354” Variant “V2”	22.1706.4553	A
Proposed Housetype Plans HT – “354” Variant “V4”	22.1706.4556	A
Proposed Housetype Elevations HT – “354” Variant “V4”	22.1706.4557	A
Proposed Housetype Plans HT – “354” Variant “V5”	22.1706.4558	A
Proposed Housetype Elevations HT – “354” Variant “V5”	22.1706.4559	A

Proposed Housetype Plans HT – “354” Variant “V6”	22.1706.4560	A
Proposed Housetype Elevations HT – “354” Variant “V6”	22.1706.4561	A
Proposed Housetype Plans HT – “354” Variant “V7”	22.1706.4562	A
Proposed Housetype Elevations HT – “354” Variant “V7”	22.1706.4563	A
Proposed Housetype Plans HT – “354” Variant “V8”	22.1706.4564	A
Proposed Housetype Elevations HT – “354” Variant “V8”	22.1706.4565	A
Proposed Housetype Plans HT – “354” Variant “V9”	22.1706.4566	A
Proposed Housetype Elevations HT – “354” Variant “V9”	22.1706.4567	A
Proposed Housetype Plans HT – “354” Variant “V10”	22.1706.4568	A
Proposed Housetype Elevations HT – “354” Variant “V10”	22.1706.4569	A
Proposed Housetype Plans HT – “354” Variant “V11”	22.1706.4570	A
Proposed Housetype Elevations HT – “354” Variant “V11”	22.1706.4571	A
Proposed Housetype Plans HT – “354” Variant “V12”	22.1706.4572	A
Proposed Housetype Elevations HT – “354” Variant “V12”	22.1706.4573	A
Proposed Housetype Plans HT – “354” Variant “V14”	22.1706.4576	A
Proposed Housetype Elevations HT – “354” Variant “V14”	22.1706.4577	A
Proposed Housetype Plans HT – “355” Variant “V1”	22.1706.4600	A
Proposed Housetype Elevations HT – “355” Variant “V1”	22.1706.4601	B
Proposed Housetype Plans HT – “355” Variant “V2”	22.1706.4602	A
Proposed Housetype Elevations HT – “355” Variant “V2”	22.1706.4603	A
Proposed Housetype Plans HT – “355” Variant “V3”	22.1706.4604	A
Proposed Housetype Elevations HT – “355” Variant “V3”	22.1706.4605	A
Proposed Housetype Plans HT – “355” Variant “V4”	22.1706.4606	-
Proposed Housetype Elevations HT – “355” Variant “V4”	22.1706.4607	A
Proposed Housetype Plans HT – “355” Variant “V5”	22.1706.4608	A
Proposed Housetype Elevations HT – “355” Variant “V5”	22.1706.4609	A

Proposed Housetype Plans HT – “355” Variant “V6”	22.1706.4610	A
Proposed Housetype Elevations HT – “355” Variant “V6”	22.1706.4611	A
Proposed Housetype Plans HT – “355” Variant “V7”	22.1706.4612	A
Proposed Housetype Elevations HT – “355” Variant “V7”	22.1706.4613	A
Proposed Housetype Plans HT – “355” Variant “V8”	22.1706.4614	A
Proposed Housetype Elevations HT – “355” Variant “V8”	22.1706.4615	A
Proposed Housetype Plans HT – “355” Variant “V9”	22.1706.4616	A
Proposed Housetype Elevations HT – “355” Variant “V9”	22.1706.4617	A
Proposed Housetype Plans HT – “355” Variant “V10”	22.1706.4618	-
Proposed Housetype Elevations HT – “355” Variant “V10”	22.1706.4619	-
Proposed Housetype Plans & Elevations HT – “356” Variant “V1”	22.1706.4650	A
Proposed Housetype Plans & Elevations HT – “356” Variant “V2”	22.1706.4651	A
Proposed Housetype Plans & Elevations HT – “356” Variant “V3”	22.1706.4652	A
Proposed Housetype Plans & Elevations HT – “356” Variant “V4”	22.1706.4653	-
Proposed Housetype Plans & Elevations HT – “356” Variant “V5”	22.1706.4654	A
Proposed Housetype Plans & Elevations HT – “361” Variant “V1”	22.1706.4700	A
Proposed Housetype Plans HT – “361” Variant “V2”	22.1706.4701	-
Proposed Housetype Elevations HT – “361” Variant “V2”	22.1706.4702	A
Proposed Housetype Plans HT – “361” Variant “V3”	22.1706.4703	A
Proposed Housetype Elevations HT – “361” Variant “V3”	22.1706.4704	A
Proposed Housetype Plans & Elevations HT – “361” Variant “V4”	22.1706.4705	A
Proposed Housetype Plans HT – “361” Variant “V5”	22.1706.4706	A
Proposed Housetype Elevations HT – “361” Variant “V5”	22.1706.4707	A
Proposed Housetype Plans & Elevations HT – “361” Variant “V6”	22.1706.4708	-
Proposed Housetype Plans & Elevations HT – “361” Variant “V7”	22.1706.4709	-
Proposed Housetype Plans & Elevations HT – “361” Variant “V8”	22.1706.4710	-

Proposed Housetype Plans HT – “364” Variant “V1”	22.1706.4750	-
Proposed Housetype Elevations HT – “364” Variant “V1”	22.1706.4751	-
Proposed Housetype Plans & Elevations HT – “451” Variant “V2”	22.1706.4802	-
Proposed Housetype Plans & Elevations HT – “451” Variant “V3”	22.1706.4803	-
Proposed Housetype Plans HT – “451” Variant “V4”	22.1706.4804	-
Proposed Housetype Elevations HT – “451” Variant “V4”	22.1706.4805	-
Proposed Housetype Plans HT – “461” Variant “V1”	22.1706.4850	-
Proposed Housetype Elevations HT – “461” Variant “V1”	22.1706.4851	-
Proposed Housetype Plans HT – “461” Variant “V2”	22.1706.4852	-
Proposed Housetype Elevations HT – “461” Variant “V2”	22.1706.4853	-
Proposed Housetype Plans HT – “461” Variant “V3”	22.1706.4854	A
Proposed Housetype Elevations HT – “461” Variant “V3”	22.1706.4855	A
Proposed Housetype Plans HT – “461” Variant “V4”	22.1706.4856	A
Proposed Housetype Elevations HT – “461” Variant “V4”	22.1706.4857	A
Proposed Housetype Plans HT – “461” Variant “V5”	22.1706.4858	A
Proposed Housetype Elevations HT – “461” Variant “V5”	22.1706.4859	A
Proposed Housetype Plans HT – “462” Variant “V1”	22.1706.4900	-
Proposed Housetype Elevations HT – “462” Variant “V1”	22.1706.4901	A
Proposed Housetype Plans HT – “462” Variant “V2”	22.1706.4902	-
Proposed Housetype Elevations HT – “462” Variant “V2”	22.1706.4903	A
Proposed Housetype Plans & Elevations HT – “464” Variant “V1”	22.1706.4950	-
Proposed Housetype Plans & Elevations HT – “464” Variant “V2”	22.1706.4951	-
Proposed Housetype Plans HT – “466” Variant “V1”	22.1706.5000	A
Proposed Housetype Elevations HT – “466” Variant “V1”	22.1706.5001	A
Proposed Housetype Plans HT – “466” Variant “V2”	22.1706.5002	A
Proposed Housetype Elevations HT – “466” Variant “V2”	22.1706.5003	A

Proposed Housetype Plans HT – “466” Variant “V3”	22.1706.5004	A
Proposed Housetype Elevations HT – “466” Variant “V3”	22.1706.5005	A
Proposed Housetype Plans HT – “466” Variant “V4”	22.1706.5006	A
Proposed Housetype Elevations HT – “466” Variant “V4”	22.1706.5007	A
Proposed Housetype Plans HT – “466” Variant “V6”	22.1706.5010	A
Proposed Housetype Elevations HT – “466” Variant “V6”	22.1706.5011	A
Proposed Housetype Plans HT – “467” Variant “V1”	22.1706.5050	-
Proposed Housetype Elevations HT – “467” Variant “V1”	22.1706.5051	-
Proposed Housetype Plans HT – “467” Variant “V2”	22.1706.5052	-
Proposed Housetype Elevations HT – “467” Variant “V2”	22.1706.5053	-
Proposed Housetype Plans HT – “467” Variant “V3”	22.1706.5054	-
Proposed Housetype Elevations HT – “467” Variant “V3”	22.1706.5055	A
Proposed Housetype Plans HT – “467” Variant “V4”	22.1706.5056	A
Proposed Housetype Elevations HT – “467” Variant “V4”	22.1706.5057	A
Proposed Housetype Plans HT – “467” Variant “V5”	22.1706.5058	A
Proposed Housetype Elevations HT – “467” Variant “V5”	22.1706.5059	A
Proposed Housetype Plans HT – “467” Variant “V6”	22.1706.5060	-
Proposed Housetype Elevations HT – “467” Variant “V6”	22.1706.5061	-
Proposed Housetype Plans HT – “468” Variant “V1”	22.1706.5100	-
Proposed Housetype Elevations HT – “468” Variant “V1”	22.1706.5101	A
Proposed Housetype Plans HT – “472” Variant “V1”	22.1706.5150	-
Proposed Housetype Elevations HT – “472” Variant “V1”	22.1706.5151	-
Proposed Housetype Plans HT – “473” Variant “V1”	22.1706.5200	A
Proposed Housetype Elevations HT – “473” Variant “V1”	22.1706.5201	A
Proposed Housetype Plans HT – “474” Variant “V1”	22.1706.5250	-
Proposed Housetype Elevations HT – “474” Variant “V1”	22.1706.5251	-

Proposed Housetype Plans HT – “481” Variant “V1”	22.1706.5300	A
Proposed Housetype Elevations HT – “481” Variant “V1”	22.1706.5301	A
Proposed Housetype Plans HT – “481” Variant “V2”	22.1706.5302	A
Proposed Housetype Elevations HT – “481” Variant “V2”	22.1706.5303	A
Proposed Housetype Plans HT – “481” Variant “V3”	22.1706.5304	A
Proposed Housetype Elevations HT – “481” Variant “V3”	22.1706.5305	A
Proposed Housetype Plans HT – “581” Variant “V1”	22.1706.5350	-
Proposed Housetype Elevations HT – “581” Variant “V1”	22.1706.5351	-
Proposed Housetype Plans HT – “581” Variant “V2”	22.1706.5352	A
Proposed Housetype Elevations HT – “581” Variant “V2”	22.1706.5353	A
Proposed Housetype Plans HT – “581” Variant “V3”	22.1706.5354	-
Proposed Housetype Elevations HT – “581” Variant “V3”	22.1706.5355	-
Proposed Housetype Plans HT – “581” Variant “V4”	22.1706.5356	A
Proposed Housetype Elevations HT – “581” Variant “V4”	22.1706.5357	A
Proposed Flatblock Plans Plots 134-141	22.1706.5500	A
Proposed Flatblock Plans Plots 134-141	22.1706.5501	A
Proposed Flatblock Elevations Plots 134-141	22.1706.5502	A
Proposed Flatblock Plans Plots 162-170	22.1706.5550	A
Proposed Flatblock Plans Plots 162-170	22.1706.5551	A
Proposed Flatblock Elevations Plots 162-170	22.1706.5552	A
Proposed Flatblock Plans Plots 191-198	22.1706.5600	A
Proposed Flatblock Plans Plots 191-198	22.1706.5601	A
Proposed Flatblock Elevations Plots 191-198	22.1706.5602	A
Proposed Flatblock Plans Plots 214-221	22.1706.5650	A
Proposed Flatblock Plans Plots 214-221	22.1706.5651	A
Proposed Flatblock Elevations Plots 214-221	22.1706.5652	A

Proposed Garage Plans & Elevations	22.1706.7000	A
Proposed Car Ports Plans & Elevations	22.1706.7001	-
Landscape Key Plan RM4	TOR-RM4-XX-DR-L-P-001	A
Hardworks and Boundaries 1 of 10	TOR-RM4-XX-DR-L-P-002	A
Hardworks and Boundaries 2 of 10	TOR-RM4-XX-DR-L-P-003	A
Hardworks and Boundaries 3 of 10	TOR-RM4-XX-DR-L-P-004	A
Hardworks and Boundaries 4 of 10	TOR-RM4-XX-DR-L-P-005	A
Hardworks and Boundaries 5 of 10	TOR-RM4-XX-DR-L-P-006	A
Hardworks and Boundaries 6 of 10	TOR-RM4-XX-DR-L-P-007	A
Hardworks and Boundaries 7 of 10	TOR-RM4-XX-DR-L-P-008	A
Hardworks and Boundaries 8 of 10	TOR-RM4-XX-DR-L-P-009	A
Hardworks and Boundaries 9 of 10	TOR-RM4-XX-DR-L-P-010	A
Hardworks and Boundaries 10 of 10	TOR-RM4-XX-DR-L-P-011	A
Softworks 1 of 10 RM4	TOR-RM4-XX-DR-L-P-012	A
Softworks 2 of 10 RM4	TOR-RM4-XX-DR-L-P-013	A
Softworks 3 of 10 RM4	TOR-RM4-XX-DR-L-P-014	A
Softworks 4 of 10 RM4	TOR-RM4-XX-DR-L-P-015	A
Softworks 5 of 10 RM4	TOR-RM4-XX-DR-L-P-016	A
Softworks 6 of 10 RM4	TOR-RM4-XX-DR-L-P-017	A
Softworks 7 of 10 RM4	TOR-RM4-XX-DR-L-P-018	A
Softworks 8 of 10 RM4	TOR-RM4-XX-DR-L-P-019	A
Softworks 9 of 10 RM4	TOR-RM4-XX-DR-L-P-020	A
Softworks 10 of 10 RM4	TOR-RM4-XX-DR-L-P-021	A
POS Runway Park 1 of 4 RM4	TOR-RM4-XX-DR-L-P-022	A
POS Runway Park 2 of 4 RM4	TOR-RM4-XX-DR-L-P-023	A
POS Runway Park 3 of 4 RM4	TOR-RM4-XX-DR-L-P-024	A
POS Runway Park 4 of 4 RM4	TOR-RM4-XX-DR-L-P-025	A
POS Climbing Edge 1 of 2 RM4	TOR-RM4-XX-DR-L-P-026	A
POS Climbing Edge 2 of 2 RM4	TOR-RM4-XX-DR-L-P-027	A
Planting Schedules RM4	TOR-RM4-XX-DR-L-P-028	-
Climbing Edge Transect RM4	TOR-RM4-XX-DR-L-P-029	A
Composite Landscape Masterplan RM1, RM4 and RM Infrastructure	TOR-RM4-XX-DR-L-P-030	-
Runway Park LEAP	TOR-RM4-XX-DR-L-P-031	-
Neighbourhood Park LAP	TOR-RM4-XX-DR-L-P-032	-
Climbing Edge LAP	TOR-RM4-XX-DR-L-P-033	-
RM4 – Vehicle Tracking and Visibility Plan (Sheet 1 of 2)	2205771-D004	A
RM4 – Vehicle Tracking and Visibility Plan (Sheet 2 of 2)	2205771-D005	A
RM4 Drainage Strategy (Sheet 1)	2205771-142	A
RM4 Drainage Strategy (Sheet 2)	2205771-143	A
Northern Parcel RM1 Site Layout	180641 RMN1-XX-DR-A-P-L-(--)01-TOR-	C
Sitewide Indicative Surface Water Drainage Strategy	2205771-D020	H

Landscape Masterplan	TOR-RM1S-XX-DR-L-P-001	-
RM4 Biodiversity Enhancements	SU 99164 03571	-
Tree Protection	24053-11-RM4	-
RM4 – Levels Strategy (Sheet 1)	2205771-162	A
RM4 – Levels Strategy (Sheet 2)	2205771-163	A
RM4 – Site Sections (Sheet 1)	2205771-D190	-
Impermeable Areas Plan (Sheet 1)	2205771-222	-
Impermeable Areas Plan (Sheet 2)	2205771-223	-

Appendix A – Surface Water Drainage Information Summary

**SURFACE WATER DRAINAGE INFORMATION
SUMMARY – RM4**

Prepared on behalf of Vistry Homes Ltd.

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

Project Name	The Landings, Land at Ford Airfield, Ford
Client	Vistry Homes Ltd.
Project Ref	2205771
Report Ref	2205771-R21 Surface Water Drainage Information Summary – Reserved Matter 4
Date	06/09/2024

DOCUMENT CONTROL

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED
-	First	TKH	TKH	MR

DISTRIBUTION

This Technical Note has been prepared for the exclusive use of Vistry Homes Ltd. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Ardent Consulting Engineers.

1.0 INTRODUCTION

1.1

Ardent Consulting Engineers (ACE) has been appointed by Vistry Homes Limited to advise on the Drainage and flood risk aspects of the proposals for a residential-led mixed-use development on Land at Ford Airfield, Ford.

1.2

Outline (all matters reserved except access) permission (ref F/4/20/OUT) was granted in July 2023 for:

“...the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding...”

1.3

The development will be brought forward via a number of reserved matters applications. This Surface Water Drainage Information Summary Technical Note covers the information pertaining to the surface water drainage strategy for the Reserved Matter 4 (RM4) application, which consists of:

Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for phase RM4 (south), for the erection of 357 no. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas, and associated works.

2.0 Surface Water Drainage Information Summary

2.1 Ground Investigation Results

Must include winter groundwater monitoring and winter infiltration testing as agreed with Arun District Council's engineers. The document must include items 1-7 and 26 as referenced on our drainage checklist. Please refer to guidance notes (a)-(d) on the checklist for further information.

Refer to Appendix C of Report 2205771-R18.

2.2 Surface Water Drainage Statement

Must include an explanation and justification for the proposed discharge location. All surface water drainage designs must follow the hierarchy for sustainable drainage.

Refer to Section 2.0 of Report 2205771-R18.

2.3 Impermeable Area/Catchment Plan

(Information may not be available at outline stage but must be provided with full planning and reserved matters applications) Impermeable positively drained areas must be clearly demarcated by catchment (where applicable) and labelled with square meterage.

Refer to drawings 2205771-D222 and D223.

2.4 Surface Water Drainage Calculations

(Information may not be available at outline stage but must be provided with full planning and reserved matters applications) Calculations must be provided for the following storm events:

- 1 in 10-year + Climate Change Allowance (10% AEP)
- 1 in 30-year + Climate Change Allowance (3.33% AEP)
- 1 in 100-year + Climate Change Allowance (1% AEP)

The calculations must include half drain times for all events. Pre-development run-off calculations must also be submitted. Calculations for infiltration rates.

Refer to Appendix E of Report 2205771-R18 for modelled drainage calculations.

Refer to Appendix C of Report 2205771-R18 for soil infiltration rates.

2.5 Drainage Layout Plans

(Information may not be available at outline stage but must be provided with full planning and reserved matters applications)

Please see guidance note 'k' on our surface water drainage checklist for the level of detail required.

Refer to drawings 2205771-D142 and D143 for Drainage Strategy Plans.