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

21 August 2026

Our Reference: 180641

Dear Simon,

Land at Ford Airfield, Ford

Submission of details pursuant to Conditions 28, 29, 30 and 31 of planning permission ref: F/4/20/OUT (as amended by F/3/25/NMA and F/22/25/NMA)

Phase RM1 (ref. F/15/24/RES)

We write on behalf of our client to submit details pursuant to **Conditions 28-31** of outline planning permission ref. F/4/20/OUT, as amended, in respect of **Phase RM1** at Land at Ford Airfield, Ford.

As requested by ADC, this application follows the withdrawal of application reference F/25/26/DOC and comprises a complete, consolidated set of documents. It includes revised and additional information prepared in response to the comments raised by the ADC Drainage Engineers in their consultation response dated 8 May 2026. Application F/25/26/DOC was withdrawn to facilitate the efficient submission and review of the revised information.

The Phase RM1 drainage strategy connects to the wider Infrastructure Reserved Matters (Phase IRM) drainage strategy, submitted separately under application ref. F/22/26/DOC.

Planning background

Arun District Council granted outline planning permission on 14 July 2023 (ref: F/4/20/OUT) for the following development:

Outline planning application (with all matters reserved except for access) 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.

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Condition 5 of the outline planning permission required a phasing strategy to be approved prior to the approval of the first Reserved Matters application. Condition 5 was discharged on 17 December 2024 under application ref. F/36/24/DOC. Please see Appendix A for the approved Phasing Strategy

Phase RM1 site is located the north of the wider development area, south of Ford Lane, and is split into two parcels (RM1a and RM1b) by the Phase IRM spine road.

Outline Drainage Strategy and Parameter Plans

The outline planning permission (OPP) was supported by an Outline Drainage Strategy (ODS) prepared by JNP and dated 9 July 2021 (Ref: C85228-JNP-92-XX-RP-C-1004). The ODS was partially based on a previous February 2021 technical note prepared by JNP.

The ODS set out various principles expected to be incorporated into the detailed drainage strategy controlled by Condition 29 of the OPP. For Phase RM1, the northern site strategy (explained further below is relevant).

Northern Site Strategy:

- Subject to further investigations:
 - Infiltration may be viable – subject to additional winter monitoring and testing
 - Infiltration should be used to the greatest extent possible where infiltration rates of 1×10^{-6} m/s and above are present
 - Additional infiltration testing will be carried out at location of the N infiltration basin
 - Localised parcel SUDS will be provided within northern parcels where feasible, comprising infiltration or tanked permeable paving – with overflows connected to underground piped system
- Ford Lane Roundabout:
 - discharge into a soakaway provided within the central island and other infiltration drainage features.

The ODS informed the approved the Green and Blue Infrastructure Parameter Plan (drawing RG-M-121 Rev N) pursuant to OPP Condition 4. This plan specified the four broad locations across the Site in which attenuation is permitted under the OPP – See **Appendix B**.

The Design Code was approved by Arun District Council on 19 September 2024 (ref. F/10/24/DOC) pursuant to Condition 7 of the OPP. The Design Code establishes the general masterplan for the Site, including the proposed POS and Blue Infrastructure. Page 51 shows proposed locations for SUDS basins within two of the wider permitted attenuation areas established by the Green and Blue Infrastructure Parameter Plan.

Phase RM1 and IRM Reserved Matters approvals

Arun District Council granted Reserved Matters approval for Phase RM1 (ref. F/15/24/RES) on 11 February 2026. This application sought approval of the appearance, landscaping, layout, and scale of 341 dwellings.

Similarly, Reserved Matters approval was granted for Phase IRM (ref. F/14/24/RES) on 11 February 2026. The IRM application approved the layout, scale, appearance, and landscaping of the strategic infrastructure and public open space, including the landscape

depressions and blue infrastructure features intended to accommodate surface water drainage across the wider site. These include:

- Drainage attenuation basins in Landing Green POS (north-east of the site);
- Drainage attenuation basins in Ryebank Park POS (south-west of the site);
- Swales along the spine road, located within the southern part of the application; and
- Areas of vegetation contributing to the interception of surface water.

As confirmed in the respective officer committee reports, the detailed design of the surface water drainage system was not determined through either Reserved Matters application. Instead, the Outline Planning Permission (F/4/20/OUT), together with the approved Design Code, establishes that the technical design of the drainage system will be secured through the discharge of Condition 29, which requires submission of a detailed surface water drainage scheme in accordance with the principles set out in the Outline Drainage Strategy and Design Code.

Surface Water Drainage Strategy

In addition to historic site investigations (including groundwater monitoring and soakage testing) undertaken between 2018 to 2024, further investigations were carried out to assess infiltration rates in the north of the site, as well as additional ground water monitoring during the Winter 25/26 season. The location, depth and extent of testing were agreed and carried out in co-ordination with Arun District Council drainage officers through pre- application engagement. All infiltration testing was carried out in accordance with BRE 365 guidance. See Appendix D of Discharge of Condition 28-31 Infrastructure and Enabling Works Report (ref. 2205773-R03), submitted under application ref. F/22/26/DOC, for details of the agreed approach, and Appendix 4 of Drainage Statement Conditions 28-31, Revision 03 (ref. 7303-SMA-XX-XX-RP-C-01-001), submitted with this application, for the results of the investigations.

The results confirm that infiltration is not feasible across the site due to poor infiltration rates, poor geologic conditions and/or high groundwater in locations where infiltration rates may potentially be suitable for infiltration. On this basis, the level of infiltration testing undertaken confirms that infiltration as a means of surface water disposal is not feasible within the site.

The CIRIA C753 SuDS Manual, local policy and the national standards for sustainable surface drainage systems require development proposals to follow the SuDS hierarchy:

- store water for later use
- discharge to the ground via infiltration
- discharge to a watercourse
- discharge to a surface water sewer
- discharge to a combined sewer

In accordance with the SuDS hierarchy, opportunities for water reuse will be incorporated through the use of water butts across the development. However, as infiltration has been demonstrated to be technically unfeasible based on the site investigation results, the Phase RM1 drainage strategy progresses to the next level of the hierarchy. Surface water runoff within RM1 is conveyed by gravity sewer networks to the SuDS basins within the IRM phase (in the north-east of the development), where flows are stored and discharged off-site to an existing watercourse at a controlled rate equivalent to greenfield runoff rates.

The detailed drainage strategy follows the principles established as part of the OPP consent, approved parameter plans, the approved Design Code, and subsequent Infrastructure RM and Phase RM1 approvals, all of which have taken into account site context and associated technical constraints and requirements. We note that complete accordance with the OPP drainage strategy has not been achieved given that further site investigations have demonstrated infiltration to not be technically feasible.

Notwithstanding, the proposed detailed drainage strategy is otherwise entirely compliant with relevant policy and guidance and is technically robust, ensuring no flood risks would be generated on or off-site.

On that basis, the Applicant team considers the detailed drainage strategy to be compliant with the NPPF, National Standards for Sustainable Drainage Systems, the CIRIA SUDS Manual, Arun Local Plan Policy (W DM2, W DM3), Arun Design Guide (E.01/K.04), the approved Design Code, and Ford Neighbourhood Plan Policy (EH4).

This submission

This submission seeks approval of details pursuant to **Conditions 28–31** in relation to **Phase RM1**.

For clarity, the table below sets out the full wording of each condition and how the submitted information addresses the requirements. A full list of all submitted documents is provided at **Appendix C**.

<i>Planning condition number</i>	<i>Wording of condition</i>	<i>Information submitted</i>
28 (Foul Drainage System Plan)	<i>Prior to the commencement of construction works (excluding demolition) for each phase, as identified within the Phasing Strategy under Condition 5, details of a proposed foul drainage system for that dwelling shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management and maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.</i> <i>Reason: To ensure that the proposed development has a satisfactory means of disposing of foul water in accordance with Policies W DM1 and W DM3 of the Arun Local Plan 2011-2031.</i>	Compliance is demonstrated through detailed design drawings contained in Appendix 7 and the hydraulic calculations contained in Appendix 8 of the submitted RM1 Drainage Statement, Revision 03, (ref. 7303-SMA-XX-XX-RP-C-01-001). The accompanying RM1 Drainage Maintenance and Management Plan, Revision 02 (ref. 7303-SMA-XX-XX-RP-C-01-002), sets out the responsibilities and arrangements for the long-term management and maintenance of the foul drainage system.

29 (Surface Water Drainage Scheme)	<i>Prior to the commencement of each phase of development (excluding demolition, site survey and site investigation works) as identified within the Phasing Strategy under Condition 5 full details of the proposed surface water drainage scheme for that phase, in accordance with the principles set out in the Drainage Technical Note (ref: C85228-JNP- 92-XX-RP-C-1004) dated 9 July 2021 and the requirements of the Design Code secured under Condition 7, shall be submitted to and approved in writing by the Local Planning Authority.</i> <i>The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.</i> <i>Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan 2011-2031. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.</i>	Compliance is demonstrated by the impermeable area plans contained in Appendix 6, the detailed drainage drawings contained in Appendix 7 and the hydraulic calculations contained in Appendix 8 of the RM1 Conditions 28–31 Drainage Statement, Revision 03 (ref. 7303-SMA-XX-XX-RP-C-01-001). Surface water runoff from Phase RM1 connects to the wider IRM drainage network and relies on the IRM SuDS basins for interception, treatment and storage. A combined surface water model has been prepared to demonstrate that there are no adverse interactions between the RM1 and IRM drainage networks and is provided in Appendix 10 of the RM1 Conditions 28–31 Drainage Statement.
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30 (Watercourse Discharge)	<i>Development shall not proceed on any phase of development as identified within the Phasing Strategy under Condition 5, until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.</i> <i>Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.</i>	Phase RM1 does not include any direct discharge to a watercourse or any works involving the culverting, diversion, infilling or obstruction of a watercourse. Surface water runoff from Phase RM1 connects to the wider IRM drainage network, within which the relevant watercourse outfalls are located. The watercourse discharge proposals are therefore addressed through the IRM drainage information submitted under application ref. F/22/26/DOC. Further details are provided in the Ardent IRM Drainage Strategy Report (ref. 2205771-R16). ADC Drainage Engineers confirmed in their consultation response dated 8 May 2026 that they had no objection in respect of Phase RM1, while noting that Condition 30 could not be fully discharged until the relevant IRM watercourse outfalls had been considered.
31 (Maintenance and Management of the Surface Water Drainage System)	<i>Development shall not proceed on any phase of development as identified within the Phasing Strategy under Condition 5, until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.</i> <i>Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is</i>	Compliance is demonstrated through the submitted RM1 Drainage Maintenance and Management Plan, Revision 02 (ref. 7303-SMA-XX-XX-RP-C-01-002). The Plan sets out the responsibilities and arrangements for the long-term operation, inspection, maintenance and management of the surface water drainage system, including provisions for the replacement of major components. In response to the comments raised by ADC Drainage Engineers, the Plan also includes a plain-English summary of the drainage system; maintenance requirements and performance risks for individual drainage components; pre-handover inspection arrangements; procedures for responding to accidental spillages; contact details; and arrangements for the annual review and updating of the Plan. The supporting drainage layouts,

	<i>considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.</i>	construction details, designer's risk assessment and inspection checklist are included as appendices.
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In addition, a completed ADC Full SuDS Design Checklist has been included within the submission.

Conclusion

The submitted material demonstrates that the proposed drainage strategy:

- is in broad accordance with the principles established as part of the approved Outline Drainage Strategy;
- connects to the wider IRM drainage strategy, which contains surface water attenuation areas permitted by Reserved Matters approval (ref: F/14/24/RES) and detailed drainage design submitted under F/22/26/DOC;
- aligns with the approved Design Code; and
- has been informed by comprehensive groundwater monitoring and infiltration testing undertaken across the site.

The proposed strategy therefore represents a technically robust and policy-compliant drainage solution which ensures that no increased flood risk will arise on or off the site.

The strategy is therefore considered compliant with:

- The National Planning Policy Framework
- The National Standards for Sustainable Drainage Systems
- The CIRIA SuDS Manual
- Arun local Plan Policies W DM1, W DM2 and WDM3
- The Arun Design Guide
- The Ford Neighbourhood Plan

We trust that the revised and consolidated information satisfactorily addresses the matters raised by ADC Drainage Engineers and is sufficient to enable approval of the details pursuant to **Conditions 28-31** in relation to **Phase RM1**.

The application fee of £400.00 (inclusive of the Planning Portal service charge) has been paid.

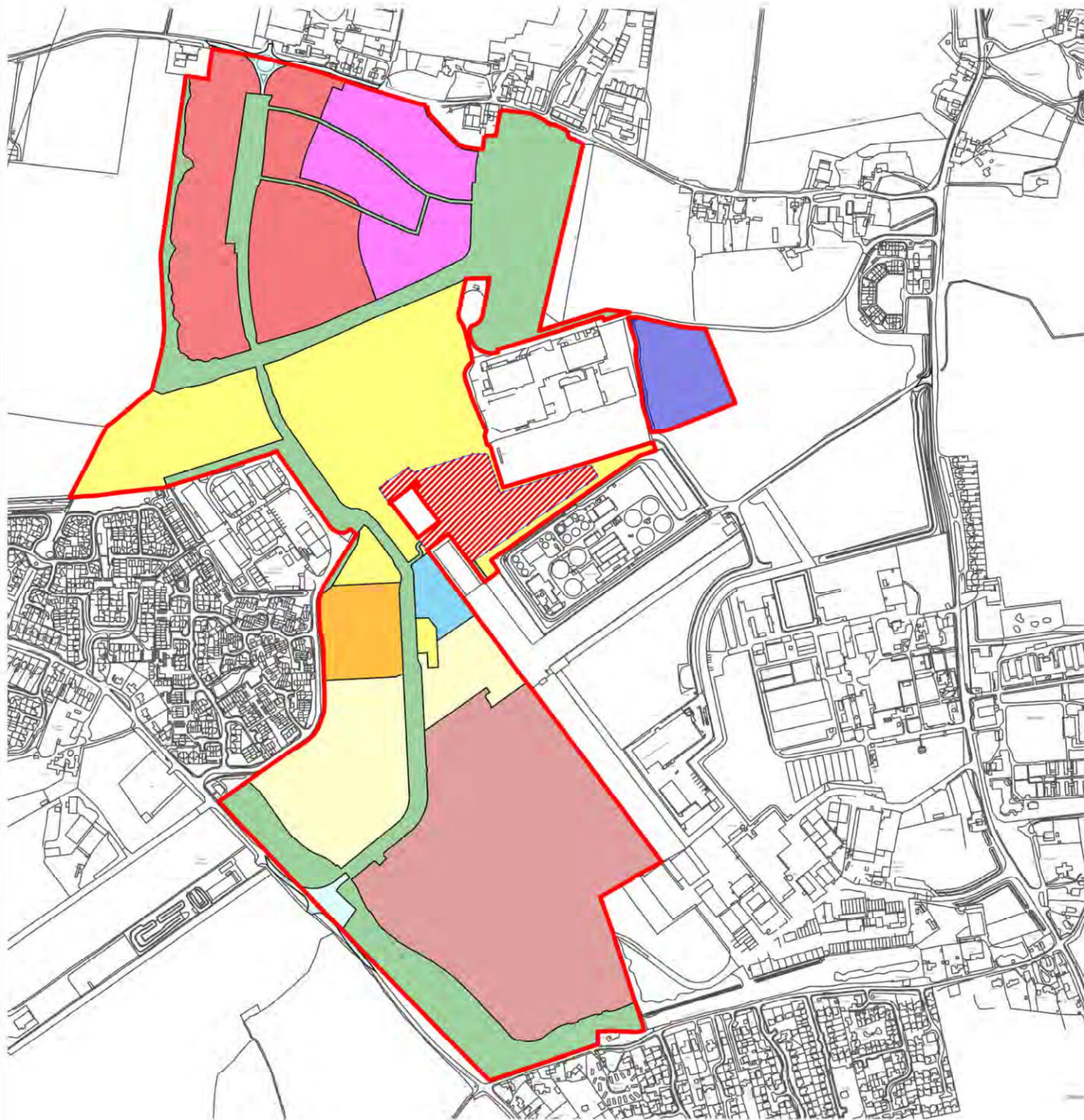
Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,



Harvey Wingfield MRTPI BA(Hons) MSc
Associate Director

Appendix A – Approved Phasing Plan



	Est. Commencement	Est. Completion	S106 Trigger / Notes				
Enabling Works Phase							
Roundabout Construction / Access	Q1 2025	Q2 2025	NB - Full permission granted as per F/4/20/OUT Technical Approval granted via WSCC Highways Authority: - Ford Lane: PSU/3757_02 - Vapton Road: PSU/3757_01				
Infrastructure RM							
Spine road, pumping stations, surface/soil drainage infrastructure, POS	Q2 2025	Q3 2027	NB - Scope and programme of works detailed in: - TOR-XX-XX-D R-A-L(-) JC5002 - TOR-XX-XX-D R-A-L(-) JC5003 - TOR-XX-XX-D R-A-L(-) JC5004				
Residential RM1							
Indicative phase-wide housing & infrastructure delivery	Q2 2025	Q2 2028	S106 - All affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM1				
Private	18	28F	28H	38H	48H	58H	Total
No. units	0	0	30	137	61	5	239
Percentage	0.0%	15.1%	57.3%	25.1%	2.1%	70%	
Affordable	18F	28F	28H	38H	48H	58H	Total
No. units	64	78	8	19	8	0	169
Percentage	43.1%	50.4%	15.6%	7.5%	0.0%	30%	
All	18F	28F	28H	38H	48H	58H	Total
No. units	64	78	38	156	69	5	343
Percentage	17.3%	19.6%	45.7%	20.2%	1.5%	70%	
M4(3)	14	4%					
Residential RM2							
Indicative phase-wide housing & infrastructure delivery	Q2 2026	Q2 2029	S106 - All custom-built, affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM2				
Private	18	28F	28H	38H	48H	58H	Total
No. units	26	15	86	153	34	0	265
Percentage	9.8%	19.6%	57.7%	12.8%	0.0%	70%	
Affordable	18F	28F	28H	38H	48H	58H	Total
No. units	44	34	10	24	2	0	114
Percentage	18.6%	59.6%	21.1%	3.8%	0.0%	30%	
All	18F	28F	28H	38H	48H	58H	Total
No. units	70	50	46	177	36	0	379
Percentage	18.5%	25.3%	46.7%	9.3%	0.0%	70%	
M4(3)	16	4%					
Residential RM3							
Indicative phase-wide housing & infrastructure delivery	Q2 2027	Q1 2030	S106 - All custom-built, affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM3				
Private	18	28F	28H	38H	48H	58H	Total
No. units	0	0	41	107	9	0	158
Percentage	0.0%	24.4%	63.7%	11.9%	0.0%	70%	
Affordable	18F	28F	28H	38H	48H	58H	Total
No. units	32	15	4	10	6	0	72
Percentage	14.4%	27.6%	22.2%	5.6%	0.0%	30%	
All	18F	28F	28H	38H	48H	58H	Total
No. units	32	15	45	117	15	0	240
Percentage	13.3%	25.4%	51.3%	10.0%	0.0%	70%	
M4(3)	10	4.7%					
Residential RM4							
Indicative phase-wide housing & infrastructure delivery	Q2 2025	Q2 2028	S106 - All affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM4				
Private	18	28F	28H	38H	48H	58H	Total
No. units	2	5	22	137	74	7	249
Percentage	1.2%	11.8%	55.0%	25.7%	2.8%	70%	
Affordable	18F	28F	28H	38H	48H	58H	Total
No. units	12	12	40	27	8	0	109
Percentage	11.1%	56.3%	25.0%	7.4%	0.0%	30%	
All	18F	28F	28H	38H	48H	58H	Total
No. units	12	17	71	164	81	7	357
Percentage	4.2%	24.9%	45.9%	13.0%	2.0%	70%	
M4(3)	15	4%					
Residential RM5							
Indicative phase-wide housing & infrastructure delivery	Q1 2026	Q1 2030	S106 - All custom-built, affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM5				
Private	18	28F	28H	38H	48H	58H	Total
No. units	3	20	8	51	35	5	129
Percentage	3.5%	27.9%	30.5%	37.3%	2.9%	70%	
Affordable	18F	28F	28H	38H	48H	58H	Total
No. units	11	15	15	10	0	0	54
Percentage	20.4%	61.3%	18.5%	6.0%	0.0%	30%	
All	18F	28F	28H	38H	48H	58H	Total
No. units	15	45	23	61	35	5	183
Percentage	7.1%	37.7%	33.3%	10.1%	2.7%	70%	
M4(3)	0	4%					
Local Centre RM							
Priority Carer's Community Building / Library / Care Home / etc.	Q3 2026	Q1 2028	S106 - Completion prior to 75th occupation (site-wide)				
Education RM							
2 Form Primary School/Land		Sept 2027	S106 - If applicant elects not to construct: Transfer of Education Facility Site to WSCC with site fully serviced prior to 50th Occupation (site-wide)				
	Q1 2027	Q2 2028	S106 - If applicant elects to construct: Education Facility to be practically completed prior to 75th Occupation (site-wide)				
Employment Zone RM							
Up to 9,000sqm Class B	Q1 2025	Q2 2029	NB - Subject to Employment Zone RM approvals and delivery by third party applicant. To be delivered no later than 140th Occupation (site-wide)				

- Enabling Works Phase
- Infrastructure RM
- Residential RM1
- Residential RM2
- Residential RM3
- Residential RM4
- Residential RM5
- Local Centre RM (incl. healthcare, community use, commercial & housing)
- Education
- Employment
- Existing Sports Provision

Notes/Revisions
A 06/12/2024
B 09/12/2024

The Landings Phasing Strategy

Vistry Homes Limited



Condition 5 Site Wide Phasing

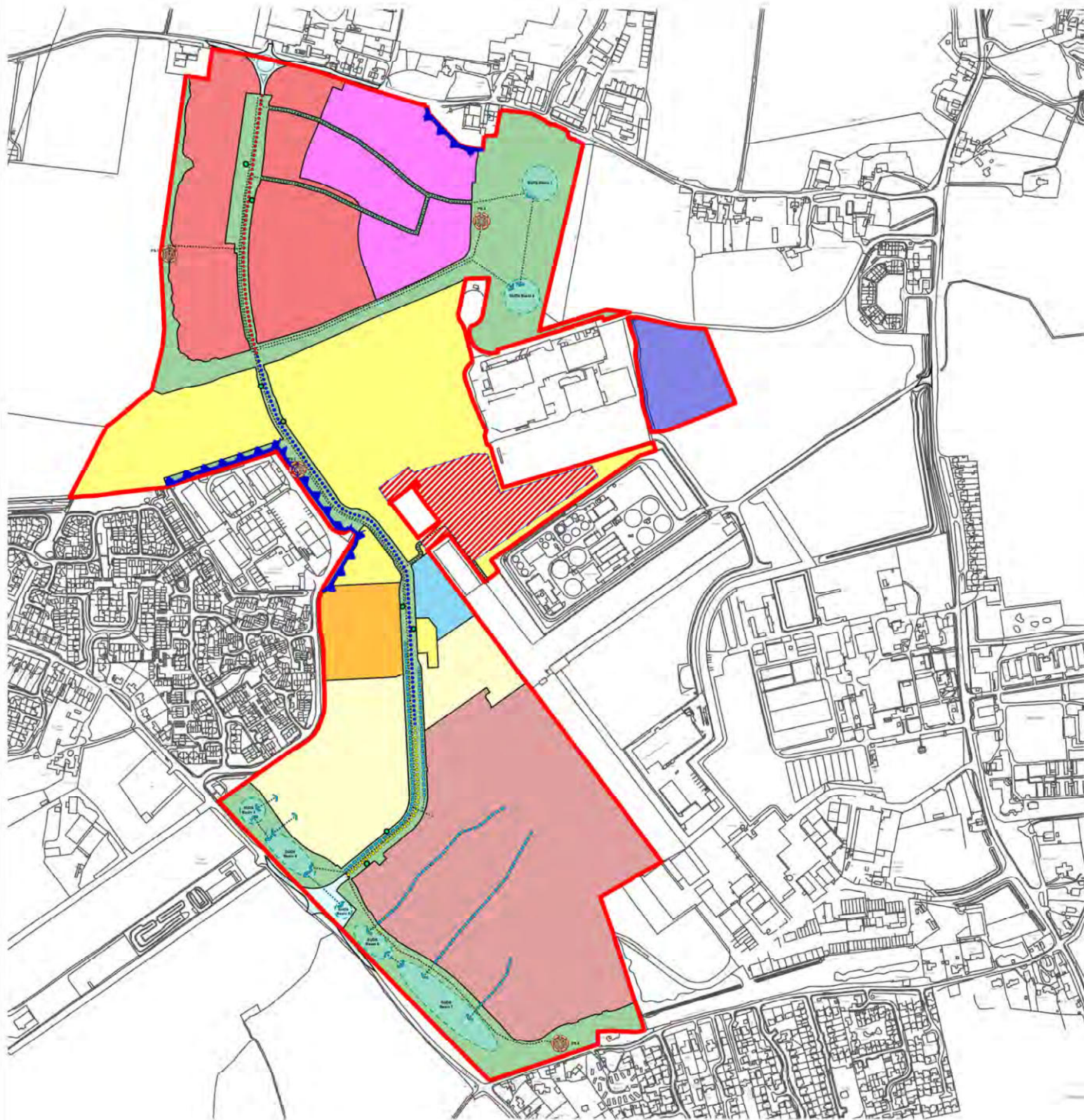
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	Est. Commencement	Est. Completion	S106 Trigger / Notes
Spine Road			
Spine Road 1 (North)			NB - To be completed/ delivered in segments prior to 1st Occupation of dwellings on connected secondary/tertiary roads.
Swales	Q2 2025	Q2 2027	
Pedestrian/Cycle Path			S106 - Entire Spine Road to be completed prior to 500th Occupation (site-wide) to connect to Education Land and deliver bus service.
Bus Stops			
Spine Road 2 (Central)			NB - To be completed/ delivered in segments prior to 1st Occupation of dwellings on connected secondary/tertiary roads.
Swales	Q1 2027	Q2 2027	
Pedestrian/Cycle Path			S106 - Entire Spine Road to be completed prior to 500th Occupation (site-wide) to connect to Education Land and deliver bus service.
Bus Stops			
Spine Road 3 (South)			NB - To be completed/ delivered in segments prior to 1st Occupation of dwellings on connected secondary/tertiary roads.
Swales	Q2 2025	Q2 2027	
Pedestrian/Cycle Path			S106 - Entire Spine Road to be completed prior to 500th Occupation (site-wide) to connect to Education Land and deliver bus service.
Bus Stops			
SUDS Basins / Swales			
SUDS Basin 1 / 2	Q2 2025	Q4 2025	NB - To be delivered/ connected prior to 1st Occupation of RM1
Drainage / Swale Connections			
SUDS Basin / Swale Planting	Q1 2026	Q2 2026	NB - To be completed/ delivered prior to 80% Occupation of RM1
SUDS Basin 3 / 4			NB - To be delivered/ connected prior to 750th Occupation (site-wide and to service Local Centre/Primary School) - or 1st Occupation of RM5 - whichever is sooner
Drainage / Swale Connections	Q1 2027	Q4 2028	
SUDS Basin / Swale Planting	Q1 2027	Q2 2028	S106 - To be completed/ delivered no later than 80% Occupation of RM5
SUDS Basin 5			
Drainage / Swale Connections	Q2 2025	Q4 2025	NB - To be delivered/ connected prior to 1st Opening of Yapton Road Access Roundabout
SUDS Basin / Swale Planting	Q1 2026	Q2 2026	S106 - To be completed/ delivered no later than 80% Occupation of RM4
SUDS Basin 6 / 7			
Drainage / Swale Connections	Q2 2025	Q4 2025	NB - To be delivered/ connected prior to 1st Occupation of RM4
SUDS Basin / Swale Planting	Q1 2026	Q2 2026	S106 - To be completed/ delivered no later than 80% Occupation of RM4
Pumping Stations & Foul Infrastructure			
Pumping Station 1 (St. Qiv's Meadow) / Pumping Station 2 (Landings Green) / Pumping Station 3 (Local Centre) & connecting foul drainage	Q2 2025	Q4 2025	NB - To be delivered/ connected prior to 1st Occupation of RM1
Pumping Station 4 (Ryebank Park) & connecting foul drainage	Q2 2025	Q4 2025	NB - To be delivered/ connected prior to 1st Occupation of RM4
Noise Barriers			
Noise Barriers	Q2 2025	Q4 2025	NB - Redstone Tyres to be completed/delivered prior to 1st Occupation of RM1 NB - Ford Industrial Estate to be completed/delivered prior to 50th Occupation of RM1/RM4

- Enabling Works Phase
- Infrastructure RM
- Residential RM1
- Residential RM2
- Residential RM3
- Residential RM4
- Residential RM5
- Local Centre RM (incl. healthcare, community use, commercial & housing)
- Education
- Employment
- Existing Sports Provision
- SUDS Basins
- Drainage swales
- Below ground drainage connections
- Foul drainage pump station
- Below ground drainage
- Spine road 1 / bus, cycle & pedestrian infrastructure
- Spine road 2 / bus, cycle & pedestrian infrastructure
- Spine road 3 / bus, cycle & pedestrian infrastructure
- Bus stop
- Noise Barriers

Notes/Revisions
A 06/12/2024
B 09/12/2024
C 13/12/2024

The Landings Phasing Strategy
Vistry Homes Limited



Condition 5 Drainage, Infrastructure

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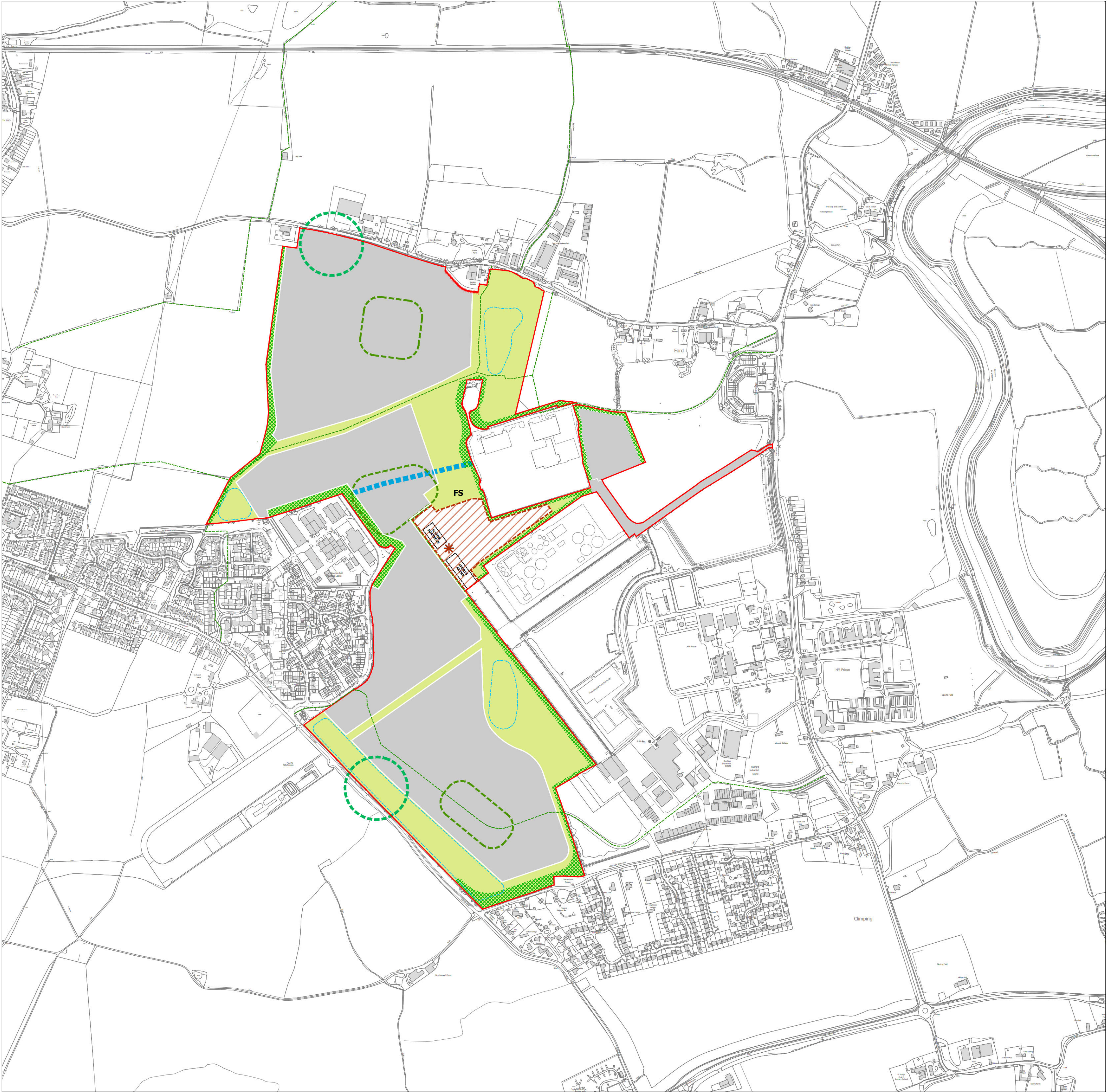
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Appendix B – Approved Green and Blue Parameter Plan



- Site Boundary
- Open Space including SuDS, Allotments and Formal Sports
- Net Open Space provision to be minimum 14.85Ha
- Buffer Planting (Excluded from Open Space Calculation)
- FS

Formal Sport Provision (Included in Open Space Calculation)
- Area within which Attenuation is Permitted (The Net Area of Drainage is not included in the Open Space Calculation)
- Retained Existing Public Footpath
- Area within which a Neighbourhood Green is Permitted - Minimum 0.2Ha
- Alignment of the Arundel to Chichester Canal to be reflected in the Development Layout
- Existing Sports Arena / Flying Fortress
- Green Gateway to the Development
- Area within which Built Development is Permitted, also to Include Incidental Open Space, Drainage and Infrastructure

Project

FORD AIRFIELD

Drawing Title

GREEN & BLUE INFRASTRUCTURE
PARAMETER PLAN

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Appendix C - Submitted drawing/document schedule

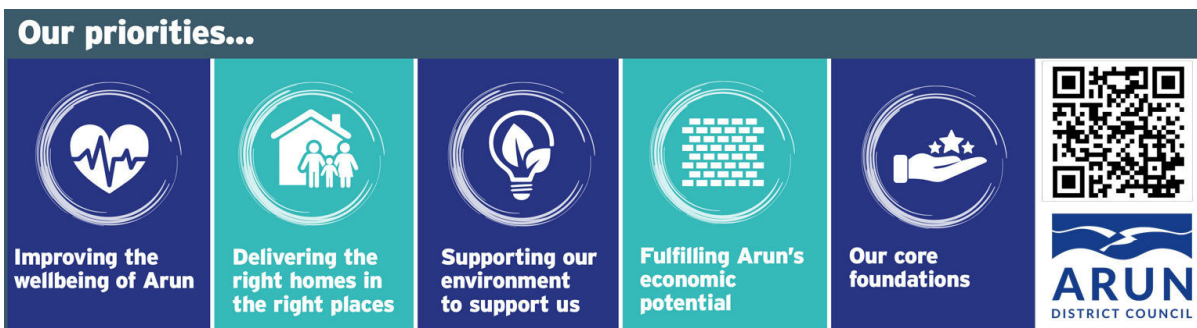
File name
Ford RM1 - F-25-26-DOC - Response Schedule to ADC Drainage Engineer Comments dated 08.05.2026
Full-SuDS-Design-Checklist-Oct-2025 - SMA 2026.03.26
Ford RM1 - Drainage Statement (DS) v03 – Main Report
DS - Appendix 1 - 2205771-D061A RM1 - Location Plan
DS - Appendix 2 - 7303-SMA-XX-XX-DR-C-01-001 General Arrangement T04
DS - Appendix 3 - JNP Updated Drainage Strategy (July 2021)
DS - Appendix 4 (Part 1) - Merebrooke Soakage Testing Report
DS - Appendix 4 (Part 2) - Merebrooke Soakage Testing Report
DS - Appendix 4 (Part 3) - Merebrooke Soakage Testing Report
DS - Appendix 5 (Part 1) - Omnia Winter Groundwater Monitoring - May 2024
DS - Appendix 5 (Part 2) - Omnia Winter Groundwater Monitoring - May 2024
DS - Appendix 6 (Part 1 of 2) - 7303-SMA-XX-XX-DR-C-21-001 RM1 Impermeable Areas Plan Sheet 1 T03
DS - Appendix 6 (Part 2 of 2) - 7303-SMA-XX-XX-DR-C-21-002 RM1 Impermeable Areas Plan Sheet 2 T03
DS - Appendix 7 (Part 1 of 16) - 7303-SMA-XX-XX-DR-C-04-001 RM1a Drainage Layout Sheet 1 C01
DS - Appendix 7 (Part 2 of 16) - 7303-SMA-XX-XX-DR-C-04-002 RM1a Drainage Layout Sheet 2 C01
DS - Appendix 7 (Part 3 of 16) - 7303-SMA-XX-XX-DR-C-04-003 RM1a Drainage Layout Sheet 3 C01
DS - Appendix 7 (Part 4 of 16) - 7303-SMA-XX-XX-DR-C-04-004 RM1a Drainage Layout Sheet 4 C01
DS - Appendix 7 (Part 5 of 16) - 7303-SMA-XX-XX-DR-C-04-005 RM1a Drainage Layout Sheet 5 C01
DS - Appendix 7 (Part 6 of 16) - 7303-SMA-XX-XX-DR-C-04-021 RM1b Drainage Layout Sheet 6 C01
DS - Appendix 7 (Part 7 of 16) - 7303-SMA-XX-XX-DR-C-04-022 RM1b Drainage Layout Sheet 7 C01
DS - Appendix 7 (Part 8 of 16) - 7303-SMA-XX-XX-DR-C-04-023 RM1b Drainage Layout Sheet 8 C01
DS - Appendix 7 (Part 9 of 16) - 7303-SMA-XX-XX-DR-C-04-024 RM1b Drainage Layout Sheet 9 C01
DS - Appendix 7 (Part 10 of 16) - 7303-SMA-XX-XX-DR-C-04-025 RM1b Drainage Layout Sheet 10 C01
DS - Appendix 7 (Part 11 of 16) - 7303-SMA-XX-XX-DR-C-04-026 RM1b Drainage Layout Sheet 11 C01
DS - Appendix 7 (Part 12 of 16) - 7303-SMA-XX-XX-DR-C-04-027 RM1b Drainage Layout Sheet 12 C01
DS - Appendix 7 (Part 13 of 16) - RM1a Vertical Profiles Sheets
DS - Appendix 7 (Part 14 of 16) - RM1b Vertical Profiles Sheets
DS - Appendix 7 (Part 15 of 16) - RM1a-b Construction Details Sheets
DS - Appendix 7 (Part 16 of 16) - RM1a-b Manhole Schedule Sheets
DS - Appendix 8 (Part 1 of 4) - RM1a Surface Water Network 2026.07.16
DS - Appendix 8 (Part 2 of 4) - RM1b Surface Water Network 2026.07.16

DS - Appendix 8 (Part 3 of 4) - RM1a Foul Water Network 2026.03.25
DS - Appendix 8 (Part 4 of 4) - RM1b Foul Water Network 2026.08.21
DS - Appendix 9 (Part 1 of 2) - 7303-SMA-XX-XX-DR-C-20-001 RM1 Exceedance Plan Sheet 1 T03
DS - Appendix 9 (Part 2 of 2) - 7303-SMA-XX-XX-DR-C-20-002 RM1 Exceedance Plan Sheet 2 T03
DS - Appendix 10 - 7303 Combined SMA-Ardent SW Model 2026.07.16
DS - Appendix 11 - IWNL Land Drainage Confirmation Email
DS - Appendix 12 (Part 1 of 12) - 7303-SMA-XX-XX-DR-C-05-001 RM1a Levels Layout Sheet 1 T04
DS - Appendix 12 (Part 2 of 12) - 7303-SMA-XX-XX-DR-C-05-002 RM1a Levels Layout Sheet 2 T04
DS - Appendix 12 (Part 3 of 12) - 7303-SMA-XX-XX-DR-C-05-003 RM1a Levels Layout Sheet 3 T04
DS - Appendix 12 (Part 4 of 12) - 7303-SMA-XX-XX-DR-C-05-004 RM1a Levels Layout Sheet 4 T04
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DS - Appendix 12 (Part 6 of 12) - 7303-SMA-XX-XX-DR-C-05-021 RM1b Levels Layout Sheet 6 T03
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DS - Appendix 12 (Part 9 of 12) - 7303-SMA-XX-XX-DR-C-05-024 RM1b Levels Layout Sheet 9 T03
DS - Appendix 12 (Part 10 of 12) - 7303-SMA-XX-XX-DR-C-05-025 RM1b Levels Layout Sheet 10 T04
DS - Appendix 12 (Part 11 of 12) - 7303-SMA-XX-XX-DR-C-05-026 RM1b Levels Layout Sheet 11 T05
DS - Appendix 12 (Part 12 of 12) - 7303-SMA-XX-XX-DR-C-05-027 RM1b Levels Layout Sheet 12 T05
DS - Appendix 13 - Existing Drainage Plan
DS - Appendix 14 (Part 1 of 2) - RM1a Surface Water Network (First 5mm Flush) 2026.08.21
DS - Appendix 14 (Part 2 of 2) - RM1b Surface Water Network (First 5mm Flush) 2026.08.21
Ford RM1 - Drainage Maintenance and Management Plan (DMMP) v02 – Main Report
DMMP - Appendix A - 7303-SMA-XX-XX-DR-C-24-001 Foul and Surface Water Drainage Features Location Plan T02
DMMP - Appendix B - 7303 - Ford Airfield West Sussex - DRA Issue 1 (Bound) - 2025.12.10
DMMP - Appendix C (Part 1 of 15) - 7303-SMA-XX-XX-DR-C-04-001 RM1a Drainage Layout Sheet 1 C01
DMMP - Appendix C (Part 2 of 15) - 7303-SMA-XX-XX-DR-C-04-002 RM1a Drainage Layout Sheet 2 C01
DMMP - Appendix C (Part 3 of 15) - 7303-SMA-XX-XX-DR-C-04-003 RM1a Drainage Layout Sheet 3 C01
DMMP - Appendix C (Part 4 of 15) - 7303-SMA-XX-XX-DR-C-04-004 RM1a Drainage Layout Sheet 4 C01
DMMP - Appendix C (Part 5 of 15) - 7303-SMA-XX-XX-DR-C-04-005 RM1a Drainage Layout Sheet 5 C01
DMMP - Appendix C (Part 6 of 15) - 7303-SMA-XX-XX-DR-C-04-021 RM1b Drainage Layout Sheet 6 C01
DMMP - Appendix C (Part 7 of 15) - 7303-SMA-XX-XX-DR-C-04-022 RM1b Drainage Layout Sheet 7 C01

DMMP - Appendix C (Part 8 of 15) - 7303-SMA-XX-XX-DR-C-04-023 RM1b Drainage Layout Sheet 8 C01
DMMP - Appendix C (Part 9 of 15) - 7303-SMA-XX-XX-DR-C-04-024 RM1b Drainage Layout Sheet 9 C01
DMMP - Appendix C (Part 10 of 15) - 7303-SMA-XX-XX-DR-C-04-025 RM1b Drainage Layout Sheet 10 C01
DMMP - Appendix C (Part 11 of 15) - 7303-SMA-XX-XX-DR-C-04-026 RM1b Drainage Layout Sheet 11 C01
DMMP - Appendix C (Part 12 of 15) - 7303-SMA-XX-XX-DR-C-04-027 RM1b Drainage Layout Sheet 12 C01
DMMP - Appendix C (Part 13 of 15) - 7303-SMA-XX-XX-DR-C-08-004 RM1a-b Construction Details Sheet 4 T02
DMMP - Appendix C (Part 14 of 15) - 7303-SMA-XX-XX-DR-C-08-005 RM1a-b Construction Details Sheet 5 T02
DMMP - Appendix C (Part 15 of 15) - 7303-SMA-XX-XX-DR-C-08-006 RM1a-b Construction Details Sheet 6 T03
DMMP - Appendix D - Drainage Checklist

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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 25 August 2026 14:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Conditions 28–31 – RM1 Drainage (F/25/26/DOC) - Land at Ford Airfield, Ford

Hi Team,

Please can you upload this email following the request from the agent (see highlighted in email below) to withdraw this DOC.

Thanks

Simon

From: Harvey Wingfield [REDACTED]
Sent: Monday, August 24, 2026 12:00
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Cc: Gardiner Hanson [REDACTED] Julson Delishaj [REDACTED] Glenn Gasson [REDACTED]
Charlotte Handscomb [REDACTED]
Subject: Re: F/8/26/DOC - Land at Ford Airfield, Ford

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

I hope you had a great break.

I appreciate that you have only just returned from leave, but I wanted to follow up on the following outstanding matters relating to Ford Airfield when you have a chance.

Condition 12 – Contamination (F/8/26/DOC)

I understand that the EH officer has also returned from annual leave today. Please could you follow up with them regarding the additional response submitted on 12 August and let us know when we might expect to receive their feedback? As previously noted, the discharge of this condition remains time-critical, so any assistance in progressing it early this week would be greatly appreciated.

Conditions 28–31 – IRM Drainage (F/22/26/DOC)

Are you able to provide an update on when we are likely to receive the ADC Drainage Engineer's revised comments?

Conditions 28–31 – RM1 Drainage (F/25/26/DOC)

This application can now be formally withdrawn. In accordance with your request, a fresh discharge-of-conditions application was submitted this morning, and I have attached the covering letter for ease of reference. We look forward to receiving confirmation of its validation in due course.

Condition 11 - RM1 External Dwelling Materials

Vistry has confirmed that two brown brick samples are now available on site, alongside the flint block sample. I have attached photographs of the following:

- Flint block
- Gemini Red Multi
- Olde Henfield Multi

Please could you review the samples and provide your initial comments? As with the previous material samples, please also let me know if you would like to inspect them in person on site. If so, I would be happy to coordinate a suitable time with Vistry.

Subject to your acceptance of the samples, we will proceed with an application to discharge the remaining part of Condition 11.

I appreciate there is quite a bit to pick up on your return, so thank you in advance for your help with these matters.

Kind regards,
Harvey

--

Harvey Wingfield BA (Hons) MSc MRTPI
Associate Director (Planning)

[REDACTED]



From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Date: Thursday, 13 August 2026 at 12:49

To: Gardiner Hanson [REDACTED]

Cc: Harvey Wingfield [REDACTED]

Subject: Re: F/8/26/DOC - Land at Ford Airfield, Ford

Hi Gardiner,

I'm away just for a week returning on 24th.

Please always for through me. I got an OOO from Fiona saying she is on leave until 24th Aug.

Kind regards

Simon

From: Gardiner Hanson [REDACTED]

Sent: 13 August 2026 12:42

To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Cc: Harvey Wingfield [REDACTED]

Subject: Re: F/8/26/DOC - Land at Ford Airfield, Ford

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Thanks Simon.

Appreciate you putting a priority on it. Would you have any objection if we reached out to Fiona next week just to make sure she's satisfied with the response/has no further questions?

And just to confirm, you're only away next week??

Thanks

Gardiner Hanson

Technical Director (Planning)

[REDACTED]

[REDACTED]



From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Sent: Thursday, August 13, 2026 12:16

To: Gardiner Hanson [REDACTED]
Cc: Harvey Wingfield [REDACTED]
Subject: Re: F/8/26/DOC - Land at Ford Airfield, Ford

Hi Gardiner,

Thanks for this.

I have asked for this DOC to be prioritised but also asked for EHO to be reconsulted so that it's in the system.

Please note I'm away on A/L next week.

Kind regards

Simon

From: Gardiner Hanson [REDACTED]
Sent: 12 August 2026 15:05
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Cc: Harvey Wingfield [REDACTED]
Subject: F/8/26/DOC - Land at Ford Airfield, Ford

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Hi Simon,

In response to the EHO's latest consultation response (dated 6 August) in respect of ref. F/8/26/DOC (Contamination Pt 3/4), we have asked OCL Regeneration Ltd. to prepare the attached response.

The note confirms that binding the coal tar material further improves the abatement of potential contaminant migration, is not expected to degrade over its service life, and notably that this binding method is widely adopted and accepted by the EA and other local authorities (incl. WSCC) as a sustainable/circular method to recycle and reuse waste materials.

Given the limited nature of the further information that was requested by EHO we would hope and expect there is no need to formally reconsult and rather that EHO are able to sign-off once they've been able to review.

Any assistance with having this very important and time-critical DOC application discharged prior to your forthcoming annual leave would be greatly appreciated.

Kind regards,

Gardiner Hanson
Technical Director (Planning)
[REDACTED]
[REDACTED]

Please note I do not work on Thursdays between May - August 2026 (inclusive)



From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Date: Thursday, 6 August 2026 at 15:31

To: Gardiner Hanson [REDACTED] Harvey Wingfield [REDACTED]

Subject: RE: F/25/26/DOC- Land at Ford Airfield, Ford

Dear both,

Please see the EHO response below:

After an assessment of the information, it appears that the consultant is stating that the testing results of the native soils around the runway indicate that the currently unbound coal tar-containing material hasn't leached since it was laid. Their conclusion is therefore drawn that once they have removed and bound the material, it is even less likely to leach/degrade. There does not appear to be any information relating to the anticipated temporal integrity of the bound material.

Please could the consultant advise whether treating the currently unbound material has any impact on the contaminant's mobility if the binding were to degrade in the future?

At present therefore, Environmental Health **object** to this application on the basis of insufficient information.

Please can you respond to address this matter.

Thanks

Simon

From: Simon Brooksbank
Sent: 04 August 2026 16:22
To: 'Gardiner Hanson' [REDACTED] Harvey Wingfield [REDACTED]
Subject: RE: F/25/26/DOC- Land at Ford Airfield, Ford

Hi both,

I have chased up EHO re F/8/26/DOC re getting a response this week.

Thanks

Simon

From: Gardiner Hanson [REDACTED]
Sent: 03 August 2026 10:16
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>; Harvey Wingfield [REDACTED]
Subject: Re: F/25/26/DOC- Land at Ford Airfield, Ford

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Thanks Simon,

We're just awaiting final senior approval from Vistry, but technical managers have signed off so hopefully we can assist. Will confirm once confirmed.

FYI - The RM1 drainage engineers have advised they should have their updated pack ready for submission this week. Fingers crossed.

Have you had any chance getting any feedback from EHO?

Kind regards,

Gardiner Hanson
Technical Director (Planning)

[Redacted]
[Redacted]

Please note I do not work on Thursdays between May - August 2026 (inclusive)



From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Date: Monday, 3 August 2026 at 10:11
To: Harvey Wingfield [Redacted]
Cc: Gardiner Hanson [Redacted]
Subject: RE: F/25/26/DOC- Land at Ford Airfield, Ford

Hi Harvey,

Following my discussion on the phone with Gardiner on Friday, please disregard the below email and refer to the second email I sent at 14:06 on Friday afternoon.

Thanks

Simon

From: Simon Brooksbank
Sent: 31 July 2026 12:30
To: Harvey Wingfield [Redacted]
Cc: Gardiner Hanson [Redacted]
Subject: F/25/26/DOC- Land at Ford Airfield, Ford

Hi Harvey,

Hope you're well.

I wanted to get in touch in relation to the below DOC:

F/25/26/DOC - Approval of details reserved by condition under F/4/20/OUT relating to conditions 28- Foul Drainage, 29- Surface Water Drainage, 30- Discharge to Watercourses and 31- Maintenance & Management.

Given the high number of documents that will need to be resubmitted/ uploaded for this DOC given the significant number of objections from consultees (attached for reference) and small fee (£298), it would be more straightforward admiratively for consultees to navigate and assess the updated documents to withdraw this DOC and submit a new DOC with fresh documents to address the matters raised.

Could you confirm if you could be able to do this.

Thanks

Simon Brooksbank

Principal Planner

Planning

T: 01903 737881

E: Simon.Brooksbank@arun.gov.uk

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