THE LANDINGS

FORD | WEST SUSSEX

PROPOSALS BROCHURE

Redrow Homes Southern Counties and Wates Developments Ltd

February 2020

ARUN DISTRICT COUNCIL F/4/20/OUT

PURPOSE

This brochure has been prepared by Barton Willmore on behalf of Redrow Homes Southern Counties and Wates Developments Limited in association with their proposals for development on land at Ford Airfield in Ford, West Sussex.

It provides the background to the proposals, including site details, planning policy context and community engagement, alongside outlining the proposed development and benefits of the proposals.

REDROW

Wates

BARTON WILLMORE

ARUN DISTRICT COUNCIL F/A/20/OUT

ARUN
SPORTS
ARENA
FLYING
FORTRESS
YAPTON
ROAD
FORD
INDUSTRIAL
ESTATE

CONTEXT

To deliver its aspirations for the local area, Ford Parish Council prepared a Neighbourhood Plan alongside the preparation of a new Local Plan for Arun District. The Neighbourhood Plan sets out the Parish's vision for the future of Ford.

Following the decommissioning of the airfield, Ford faced an uncertain future with significant ad-hoc development over many years with no policy basis or strategy for future growth.

In 2013 the Ford Neighbourhood Plan Steering Group approached the landowners of Ford Airfield with a view to bringing forward development at the site. This stemmed from the Parish's frustration with the level of ad-hoc development that had taken place at the airfield, coupled with their desire to realise a number of objectives as part of a comprehensive development.

The Ford Neighbourhood Plan and Arun District Local Plan have now been adopted as planning policy to guide the future of the local area. Both Plans allocate Ford Airfield for a mixed-use residential-led development.

Extensive community engagement has been undertaken in the Parish over the last seven years, with the local community feeding into the design concepts for the site on an ongoing basis. The proposals have been led by the local community from the outset and the community's aspirations have been translated into a workable masterplan that is now being brought forward as part of a formal planning application.

DESIGN EVOLUTION

ARUN DISTRICT COUNCIL F/A/20/01

PROJECT TIMELINE

2012 - FORD PARISH SURVEY

2013 - NEIGHBOURHOOD PLAN SURVEY AND EVIDENCE GATHERING

2013 - BARTON WILLMORE APPROACHED BY FORD PARISH TO ASSIST WITH PREPARING A MASTERPLAN

OCTOBER 2014 - OPEN DAY TO CONSIDER POTENTIAL DEVELOPMENT OPTIONS

NOVEMBER 2014 – FORD COMMUNITY SURVEY

MARCH 2015 – OPEN DAY TO DETERMINE APPROACH TO FUTURE DEVELOPMENT

NOVEMBER 2015 – RE-CONSULTATION IN RESPONSE TO CHANGING PLANNING CONTEXT AND RE-CONSIDERATION OF OPTIONS FOR GROWTH

MAY 2016 – CONSULTATION ON THE DRAFT FORD NEIGHBOURHOOD PLAN

JUNE 2017 – CONSULTATION ON THE SUBMISSION FORD NEIGBOURHOOD PLAN

JULY 2018 – ARUN LOCAL PLAN BECOMES PART OF THE ADOPTED DEVELOPMENT PLAN, ALLOCATING THE AIRFIELD FOR DEVELOPMENT

MAY 2018 – OPEN DAY TO UPDATE THE LOCAL COMMUNITY ON RECENT PROGRESS AND NEXT STEPS

JANUARY 2020 – PUBLIC EXHIBITION ON THE FINAL PROPOSALS AHEAD OF SUBMISSION OF THE PLANNING APPLICATIONS

JUNE 2018 – COMMUNITY WORKSHOP WEEKEND TO ASSIST WITH FINALISING THE MASTERPLAN

AUGUST 2018 – RECEIPT OF POSITIVE EXAMINER'S REPORT ON FORD NEIGHBOURHOOD PLAN

NOVEMBER 2018 – MAJORITY VOTE SECURED AT REFERENDUM IN SUPPORT OF THE FORD NEIGHBOURHOOD PLAN

JANUARY 2019 – FORD NEIGHBOURHOOD PLAN BECOMES PART OF THE ADOPTED DEVELOPMENT PLAN, ALLOCATING THE AIRFIELD FOR DEVELOPMENT

VISION

"The Landings" at Ford Airfield will be an exciting, community-led place that delivers the aspirations of the local community in Ford, as advocated through the allocation of the site in the adopted Ford Parish Neighbourhood Plan and Arun District Local Plan.

It will provide a high quality and sustainable community that will deliver a range of benefits for both the local area and District as a whole.

It will achieve the following community objectives, which have formed the basis of the Neighbourhood Plan process from the outset:

SITE LOCATION

The site is bound by Ford Lane on its northern boundary, Ford Road on its eastern boundary, Horsemere Green Lane to the south and Yapton Road / Rollaston Park to the west. It is approximately 0.7km south of Ford railway station and 0.4km west of the River Arun.

The planning application (red line) boundary for the Masterplan extends an area of approximately 86.63 hectares. The extent of the site is shown on the Site Boundary Plan.

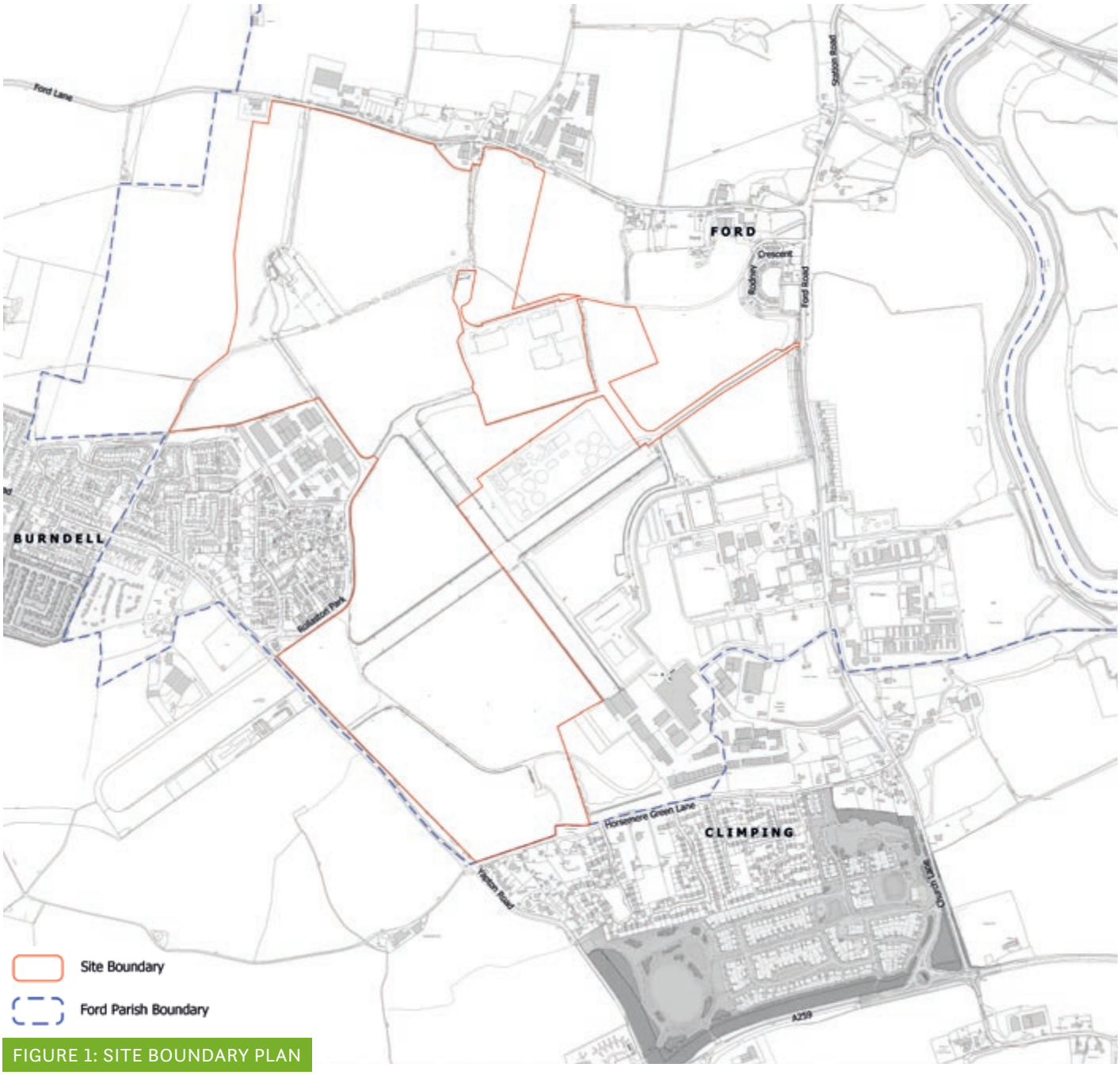


FIGURE 1: SITE BOUNDARY PLAN

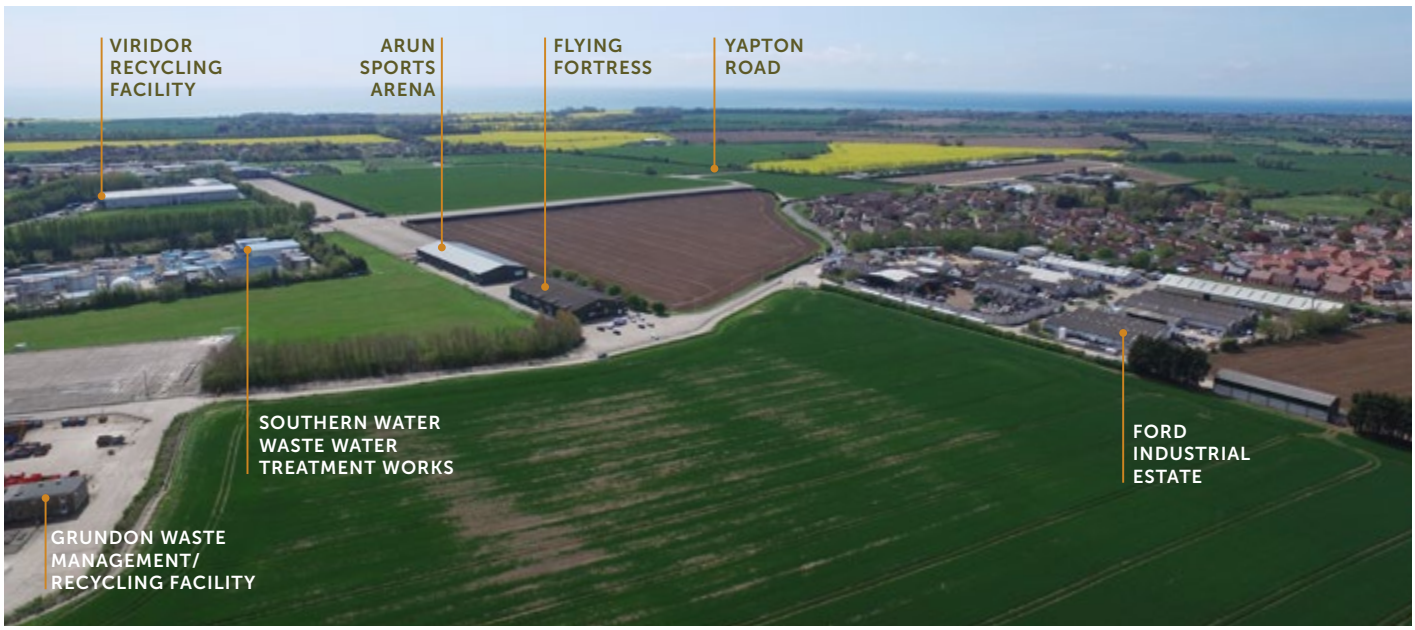
SITE DESCRIPTION

Ford Airfield is a decommissioned Royal Navy Fleet Air Arm and Royal Air Force aerodrome that was constructed in 1917, initially for military but later civilian flying use, until 1980 when operations ceased. A large proportion of the concrete runways remain at the Airfield and are used as a market on Thursdays, Saturdays and Sundays.

The Airfield accommodates a range of waste uses, including a waste water treatment works (operated by Southern Water), a recycling facility (operated by Viridor) and a waste management / recycling facility (operated by Grundon).

In addition, the Airfield is home to two industrial estates (Ford Airfield and Rudford), a highways maintenance depot, children's soft play area (Flying Fortress) and a sports centre (Arun Sports Arena).

Other parts of the site are used for agricultural purposes, whilst neighbouring uses include an open prison at HMP Ford to the east, an aerobic digestion plant and digestate lagoon to the north and concrete batching plant to the west.



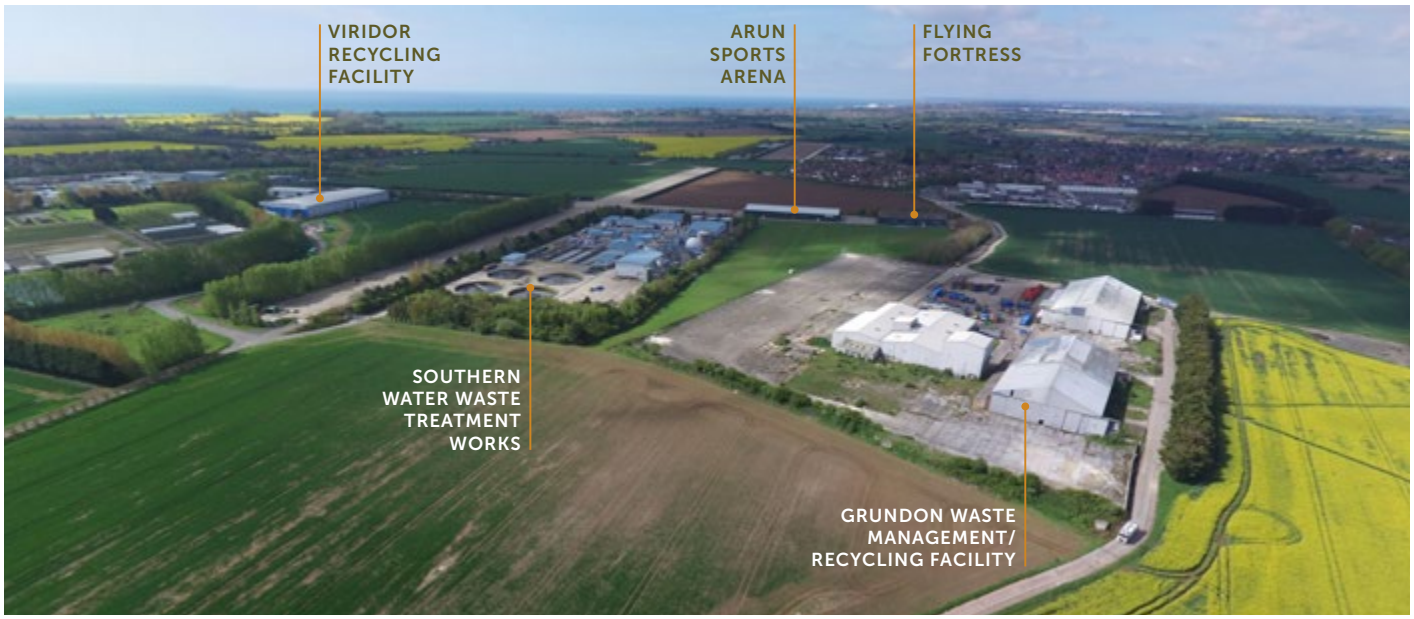


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FIGURE 2: AERIAL VIEW OF THE SITE

PLANNING POLICY CONTEXT

The key adopted development plan documents for the area include:

- Ford Neighbourhood Development Plan (January 2019)
- Arun District Local Plan 2011-2031 (July 2018)

Policy SA1 of the Ford Neighbourhood Plan and policy H SP2c (part SD8) of the Arun District Local Plan allocate land at Ford for a residential-led mixed-use development. The proposals are being brought forward in line with the requirements of adopted planning policy.

The range of historic, existing and neighbouring uses at the site, alongside planning and environmental considerations, have informed the masterplan. This includes the following:

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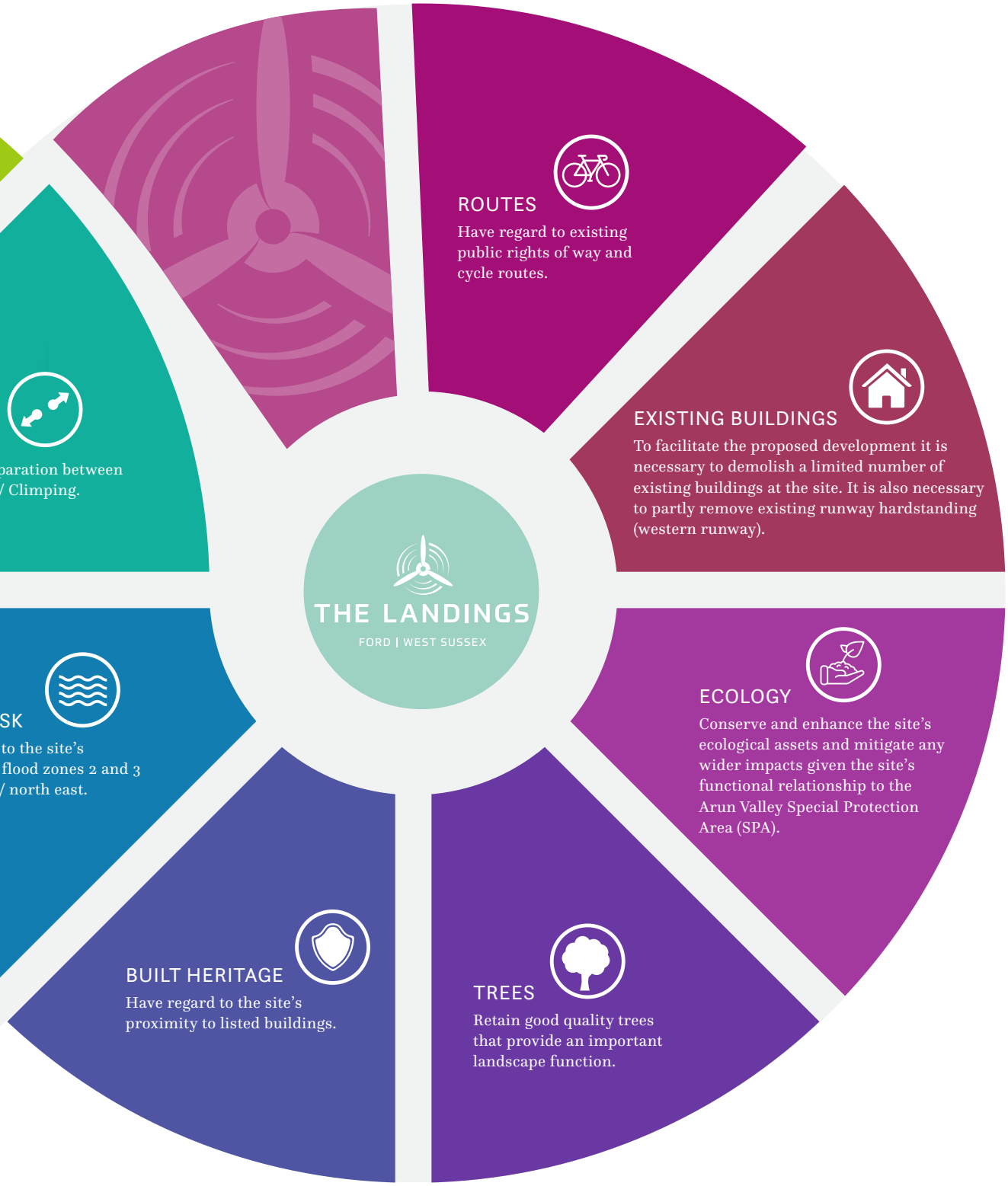
THE PROPOSED DEVELOPMENT

The masterplan for the site makes provision for:

- 1,500 homes, including 450 affordable homes.
- Employment land.
- A local centre / community hub including retail / commercial and community / leisure facilities.
- Primary school and nursery.
- Care home.
- Public open space and sports facilities.
- Reconfiguration of Ford market.
- Associated infrastructure, landscaping and ancillary works.



The following elements have been incorporated into the scheme for 1,500 homes as a result on the extensive community engagement
North-south connectivity
FORD LANE
Reflecting the historic alignment of the former canal
District Council's preferred location for a future secondary school, close to the local centre
Connectivity with Yapton via foot and cycle
Care home for the elderly
Buffer planting around sensitive uses
Nursery and primary school provision to meet future educational needs
1
3
6
8
11
12

A range of housing types, styles and sizes
Attenuation basins / wetlands providing drainage, landscaping and biodiversity benefits
Connectivity with Ford and Ford Railway Station via foot and cycle
Significant areas of public open space
East-west connectivity
Re-provision of car parking to enable the retention of Ford Market
East-west connectivity
Buffer planting around sensitive uses
A single centrally located mixed-use local centre offering commercial and community facilities
Retaining the majority of the former runways
Connectivity with Climping via foot and cycle
FORD ROAD
B2233
PTON ROAD
13
9
5
8
14
4
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2
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7
Key:
1 Northern Neighbourhood
2 Southern Neighbourhood
3 Spine Street
4 Local Centre - "Heart of Ford"
5 Employment Area
6 Visual Separation from Yapton
7 Visual Separation from Climping
8 Open Space Network
9 Landings Green
10 Runway Park
11 Retained Runway Alignment
12 Old Towpath
13 Allotments
14 Existing Sports Facilities Integrated

FIGURE 3: ILLUSTRATIVE LANDSCAPE MASTERPLAN

FIGURE 4: GREEN GATEWAY ILLUSTRATIVE VIEW

FIGURE 5: RUNWAY PARK - ILLUSTRATIVE VIEW

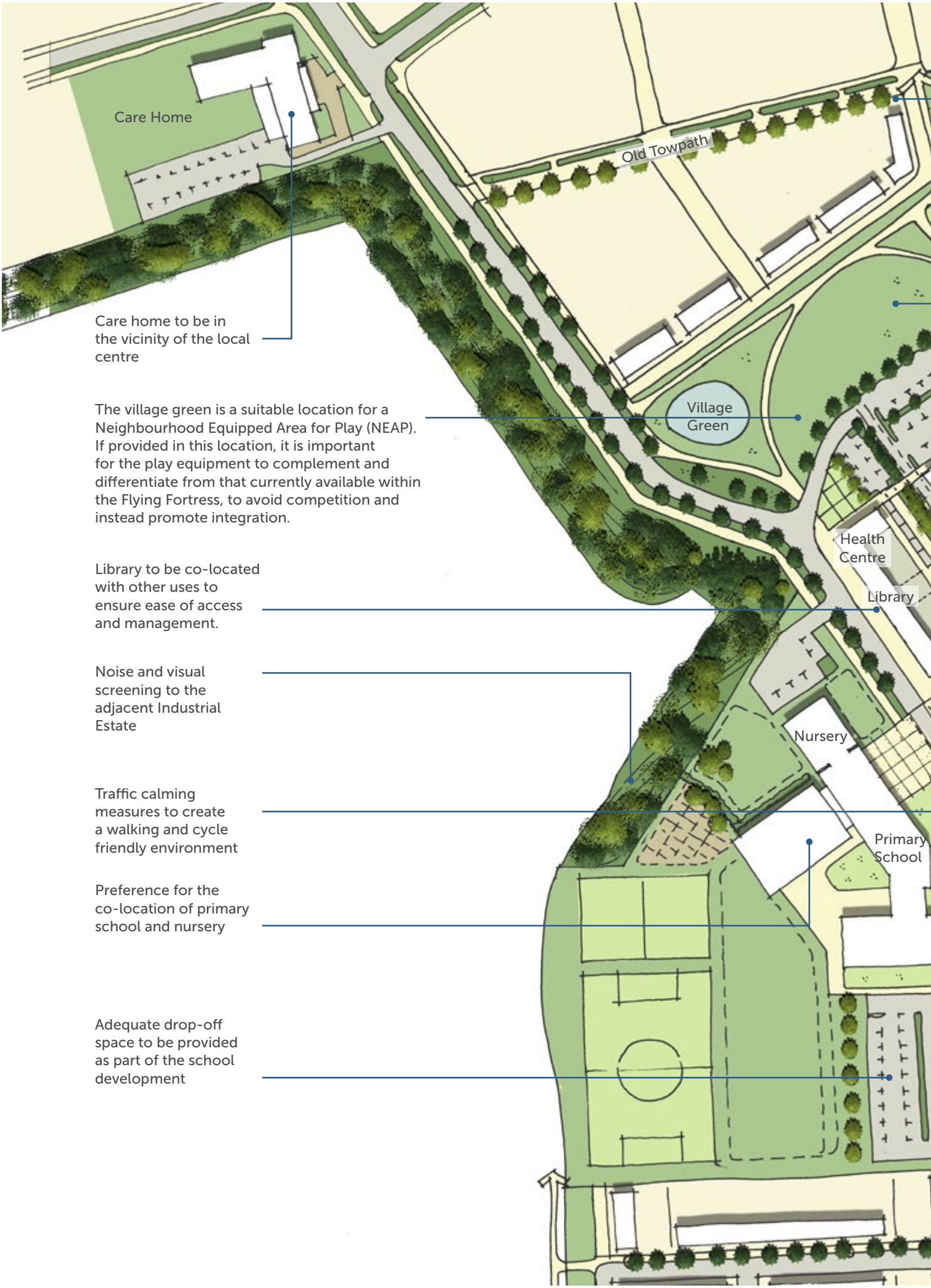

FIGURE 6: LOCAL CENTRE - ILLUSTRATIVE LAYOUT

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Old Towpath - street alignment and special public realm treatment to celebrate the former route of the Chichester-to-Arun canal through the site

Village green to link the local centre to the open spaces in the northern part of the development

Public realm treatment to create link to the sports pitches

Walking and cycle link to the employment area

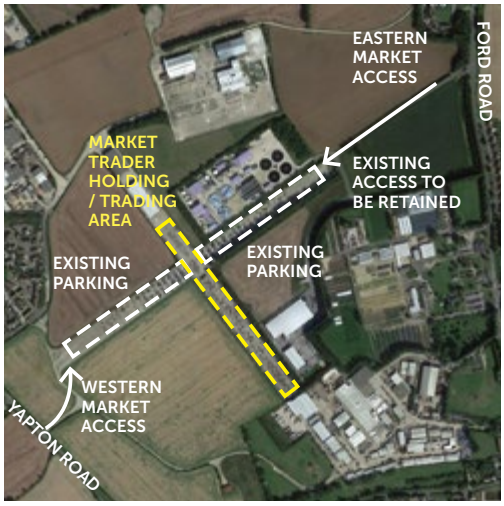
New buildings and landscaping to integrate with the existing buildings

Existing service access to Ford Market to be retained

Green Link and Runway Park to link the local centre to the open spaces in the southern part of the development

Walking and cycle link to Ford Market

FIGURE 7: LOCAL CENTRE - ILLUSTRATIVE VIEW



In line with the Ford Neighbourhood Plan, the proposals will ensure that the existing market at the Airfield can continue to successfully operate both during and beyond the construction process.

As a result of the proposed mixed-use development, there is a need to make some minor changes to the market layout. This includes a revised access, circulation, parking and operation arrangements, as explained on the diagrams below.

Arun District Council has also confirmed its preferred location for a new secondary school. This is indicated on the Illustrative Masterplan. While we are not seeking planning permission for the new secondary school, the masterplan has been prepared to ensure that it does not prejudice its future delivery.

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DELIVERING THE PROPOSALS

The proposals are being brought forward as part of an Outline planning application. As part of this application, all matters of detail will be reserved for later approval, except for access. This means that detailed design matters concerning the appearance, layout, landscaping and scale of the proposals will be addressed as part of future Reserved Matters applications.

A series of Parameter Plans have been prepared, which will inform the detailed proposals for the site. These dictate where certain uses can be located and places limits on building heights and density across the site.

The Illustrative Masterplan represents one way in which the development could be built out in accordance with the Parameter Plans. While this provides a useful example of how development could be delivered on the site, it is illustrative only at this stage.

A separate Full planning application will allow for the reconfiguration of Ford market.

A substantial amount of work has taken place in recent years to inform the proposals. This includes extensive dialogue and consultation with the local community.

The applications are supported by a series of technical documents which have informed the proposals for the site. This includes the following disciplines:

- Landscape and visual
- Heritage
- Archaeology
- Biodiversity
- Trees
- Transport and access
- Air quality
- Noise and vibration
- Agricultural land
- Flood risk and drainage
- Ground conditions

The following diagram provides an indication of how the proposed development could be delivered. This will be developed in more detail at the detailed design stage.

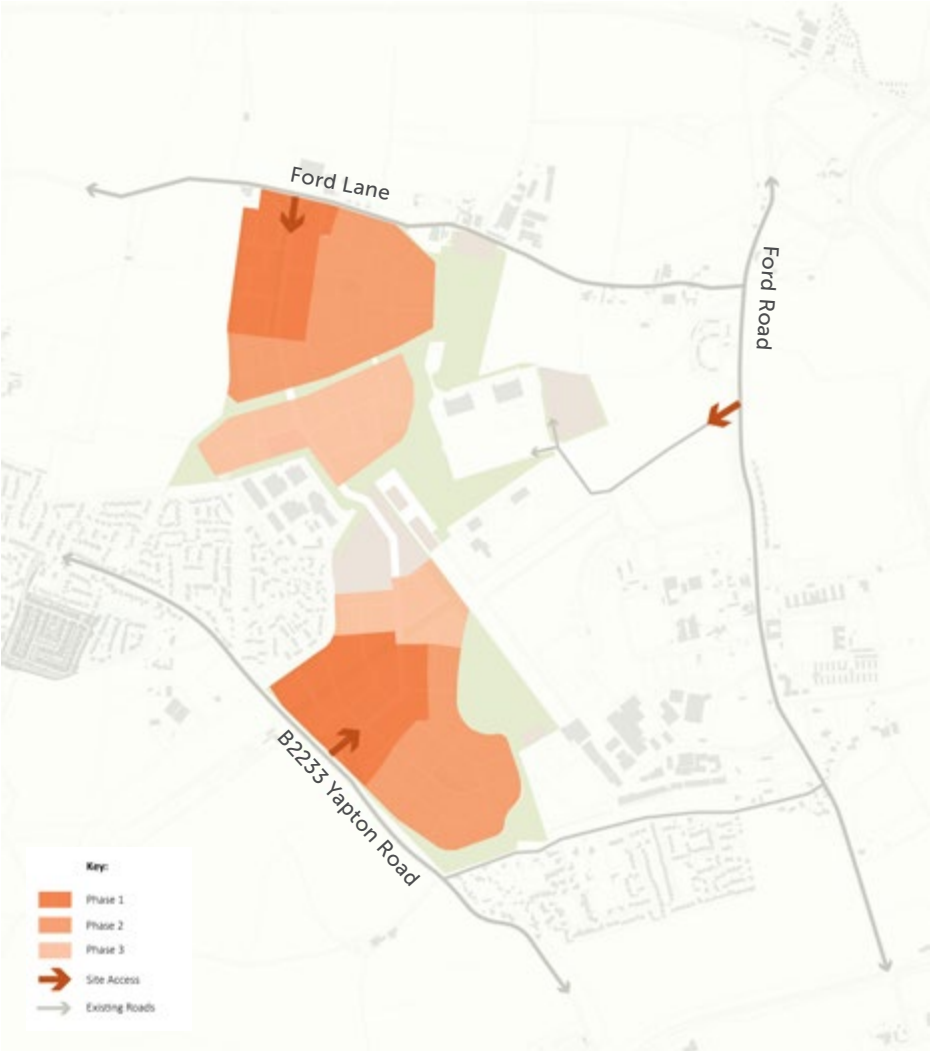

FIGURE 8: INDICATIVE PHASING STRATEGY DIAGRAM

BENEFITS OF THE PROPOSALS

Key benefits of the proposals include the following:

ECONOMIC

- Creation of a range of local jobs through new employment opportunities.
- Supporting existing local businesses through additional expenditure.
- Investment in the local area, including a comprehensive s106 package.

SOCIAL

- Significant community facilities and benefits.
- Education provision serving the scheme and wider District.
- Mix of new housing, including 30% affordable homes.

ENVIRONMENTAL

- Sustainable community, with homes, jobs, local facilities and schools within walking / cycling distance.
- Improved links to Ford train station.
- Significant areas of on-site public open space, including extensive landscaping and new planting.

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