

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

30 January 2026

Our Reference: 180641

Dear Sir/Madam,

Land at Ford Airfield, Ford

Submission of details pursuant to Condition 6 (Written Scheme of Investigation) – re-discharge for Enabling Works, IRM, RM1 and RM4

Planning permission ref: F/4/20/OUT (as amended by F/3/25/NMA and F/22/25/NMA)

Phases: Enabling Works, IRM (ref. F/14/24/RES) and RM1 (ref. F/15/24/RES) and RM4 (ref. F/16/24/RES)

We write on behalf of our client to submit additional details pursuant to Condition 6 (Written Scheme of Investigation) of outline planning permission ref. F/4/20/OUT, in respect of the Enabling Works, IRM, RM1 and RM4 phases at Land at Ford Airfield, Ford.

This submission represents a re-discharge for these phases.

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.

tor&co previously submitted a Written Scheme of Investigation (WSI) for archaeological evaluation, prepared by Archaeology South East, in relation to the Enabling Works, IRM, RM1 and RM4 phases, which was approved 05 August 2024 (ref. F/9/24/DOC), thereby partially discharging Condition 6 in respect of those phases.

This submission

This submission provides additional details to confirm compliance with the approved WSI and to support the re-discharge of Condition 6 for the Enabling Works, IRM, RM1 and RM4 phases. For ease of reference, the table below sets out the full wording of Condition 6 and the contents of this submission.

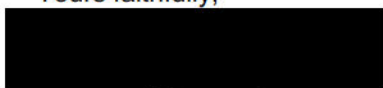
London
Birmingham
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Planning condition number	Wording of planning condition and information submitted to seek the discharge of the planning condition
6 (Written Scheme of Investigation)	<i>No development shall take place until details for the phased implementation of a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out on a phase by phase basis, as determined by condition 5 and in accordance with the approved scheme.</i> <i>Reason: The site has the potential to contain unknown remains of archaeological importance and in accordance with Policy HER DM6 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre- commencement condition because archaeology can only be investigated before construction commences.</i> tor&co hereby submits the approved Written Scheme of Investigation (ref. 794-PLN-HER-00629), together with the following additional information: • Progress plan (09-01-26), prepared by RPS, showing the completed trench works (shown in green) and completed mitigation areas (shown in purple) for the Enabling Works, IRM, RM1 and RM4 phases, undertaken in accordance with the approved WSI, as well as the works yet to be undertaken for future phases. • Email from James Kenny, Archaeological Officer, at Chichester District Council (dated 13 January 2026), confirming his agreement that no further fieldwork is required in the areas marked as completed on the progress plan and that these areas are considered clear for construction. Further Written Scheme(s) of Investigation to address future phases of development will be submitted for approval in due course, as required by Condition 6.

The application fee of £383.00 (inclusive of the Planning Portal service charge) has been paid.

We trust that the submitted information is acceptable to allow approval of the submitted details pursuant to Condition 6 in respect of the Enabling Works, IRM, RM1 and RM4 phases. Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,



Harvey Wingfield MRTPI
Associate Director (Planning)