

WELCOME

Welcome to this public exhibition in relation to our proposal for The Landings at Ford Airfield.

The purpose of the exhibition is to present the culmination of over six years work, including the following:

- Update the community on what has happened since the proposals were last presented.
- Explain the proposed development and what planning permission is being sought for.

Our vision for the site is to deliver the community's aspirations. This responds to various consultation events where you have provided feedback on your aspirations for the future of the Parish.



THE FUTURE OF A COMMUNITY

Meeting the aspirations of the community of Ford as defined through a robust dialogue with the local community, Local Planning Authority and key stakeholders, the redevelopment of Ford Airfield is an exciting opportunity to create a truly sustainable new neighbourhood, that will integrate with existing settlements and promote a vibrant, sociable and healthy lifestyle.

THE LANDINGS: A GREAT PLACE TO LIVE, WORK AND PLAY.



THE LANDINGS

FORD | WEST SUSSEX

ABOUT THE APPLICANT

The proposals are being brought forward jointly by Redrow Homes Southern Counties and Wates Developments Ltd, who are party to a promotion agreement with the landowners.

Redrow plc is one of the largest British housebuilders with a network of 15 operational divisions across the UK, including Redrow Homes Southern Counties. Redrow is listed on the London Stock Exchange and is currently a constituent of the FTSE 250 Index.

The three key principles of Building Responsibly, Thriving Communities and Valuing People shape the core of Redrow's values. Aligned with the United Nations Sustainable Development Goals, Redrow aims to achieve a better global future for all by addressing key social and environmental challenges such as health and wellbeing and biodiversity.

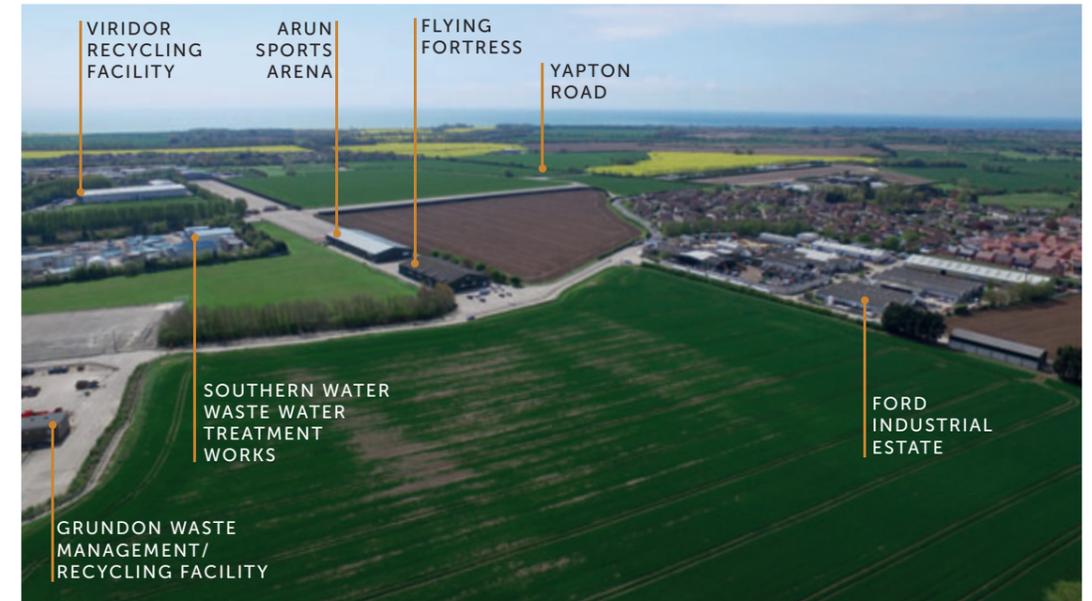
The Wates Group is one of the largest family owned construction, property services and development companies in the UK. The group operates in three core areas: Construction, Property Services and Residential Developments.

Wates are committed to the long-term future of the built environment. Its award-winning corporate social responsibility and sustainability programmes underpin its vision to become the most trusted partner in the built environment, leaving a positive legacy for the communities in which we work and live.

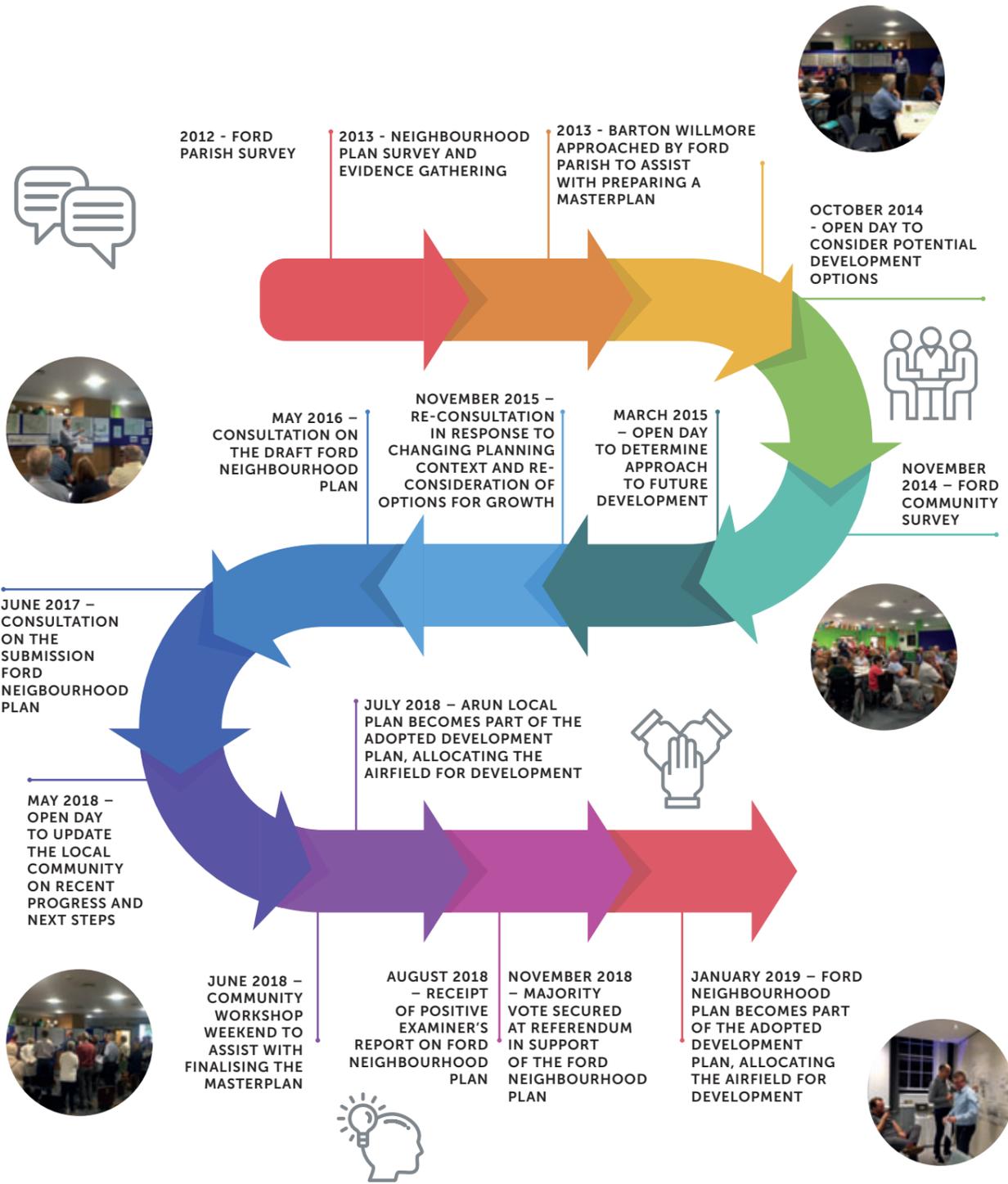
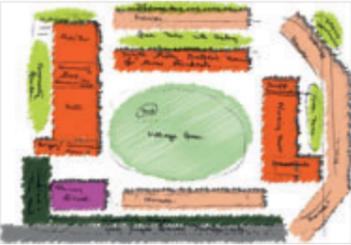
WHO HAS BEEN INVOLVED



WITH THE SUPPORT OF:



PROJECT TIMELINE AND PREVIOUS CONSULTATIONS



ENGAGEMENT AND DESIGN EVOLUTION:

Ford Neighbourhood Plan Aspirations

- Take control of the future planning of the area
- Create a new 'heart' to the village
- Better connect the local communities
- Deliver local facilities and community infrastructure
- Retain Ford market
- Create affordable housing for local people
- Create housing for the elderly

THE PROPOSALS

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 six years, with the 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.

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

In line with the 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.

The 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.

The following key principles underpin the masterplan, which formed the basis of consultation with the local community.



Homes, character and creating places

The creation of a scheme that will be well integrated within the surrounding area, have a character of its own and deliver high-quality homes of a type that are most needed in the local area.



Place making

The integration of key features and design techniques to enable the creation of a successful place and a pleasant environment.



Heart of Ford

The creation of a 'heart' to the village – a centrally located meeting point – that will deliver a range of much needed local facilities for local people of all ages in an accessible location.



Green and blue infrastructure

The delivery of a comprehensive, joined-up network of formal and informal open spaces throughout the site, connected to a series of drainage features to create a playful, imaginative and exciting environment.



Movement and connectivity

The delivery of a development that will encourage movement by sustainable modes of travel and is well related to and improve existing connectivity in the local area.

THE SITE AND KEY CONSIDERATIONS



Aerial View of the Site

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



DELIVERING THE COMMUNITY'S ASPIRATIONS

The following elements have been incorporated into the scheme for 1,500 homes as a result on the extensive community engagement



Key:

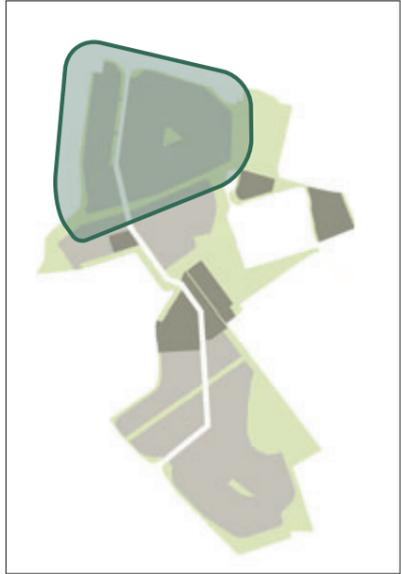
- 1 Northern Neighbourhood
- 2 Southern Neighbourhood
- 3 Spine Street
- 4 Local Centre - "Heart of Ford"
- 5 Employment Area
- 6 Visual Separation from Yapton
- 7 Visual Separation from Climping
- 8 Open Space Network
- 9 Landings Green
- 10 Runway Park
- 11 Retained Runway Alignment
- 12 Old Towpath
- 13 Allotments
- 14 Existing Sports Facilities Integrated

NORTHERN NEIGHBOURHOOD

The character of the Northern Neighbourhood draws inspiration from Ford's rural character, and encompasses important landscape features and green links, as well as managing the interface with the surrounding countryside.



Green Gateway Illustrative View



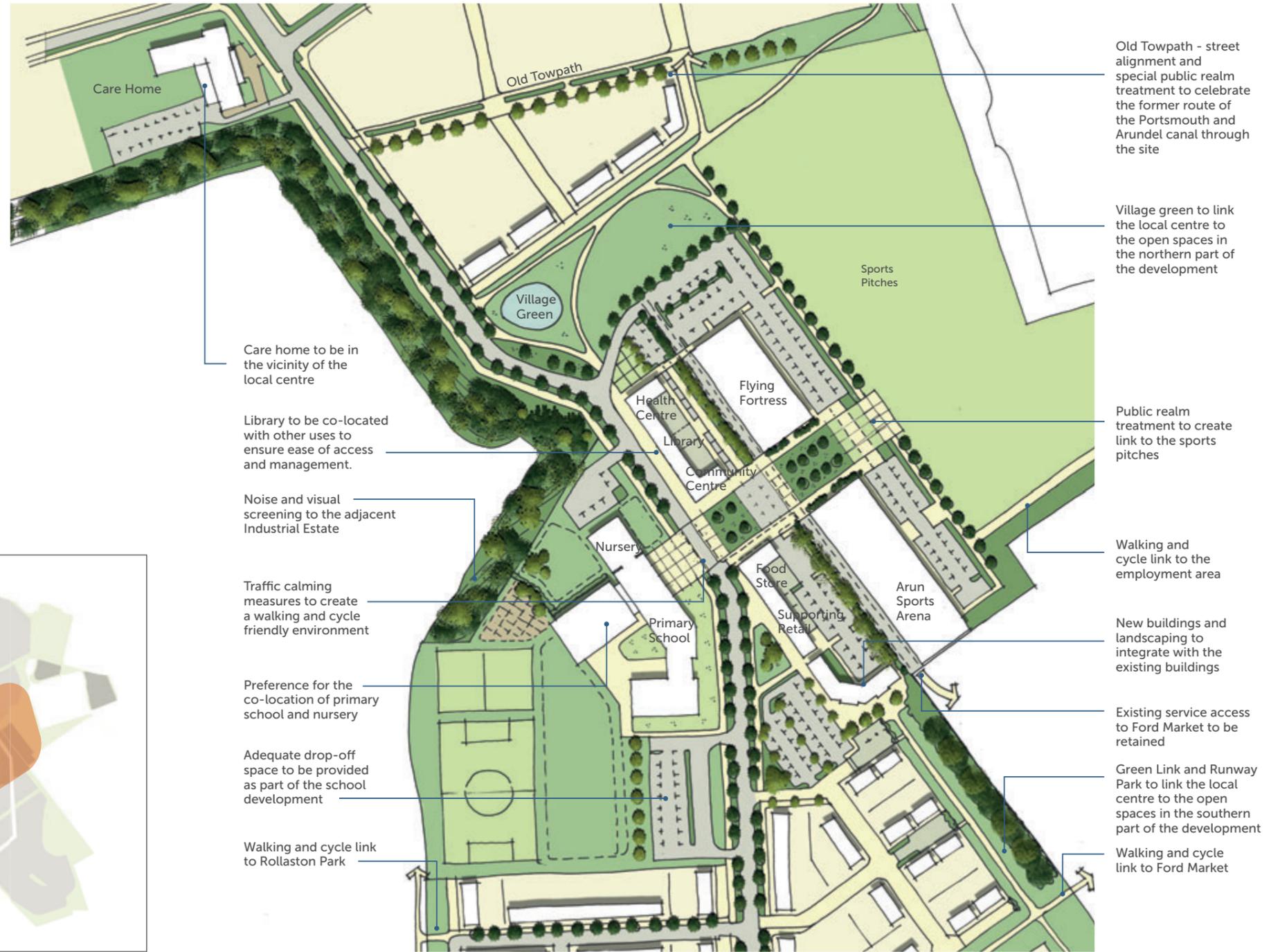
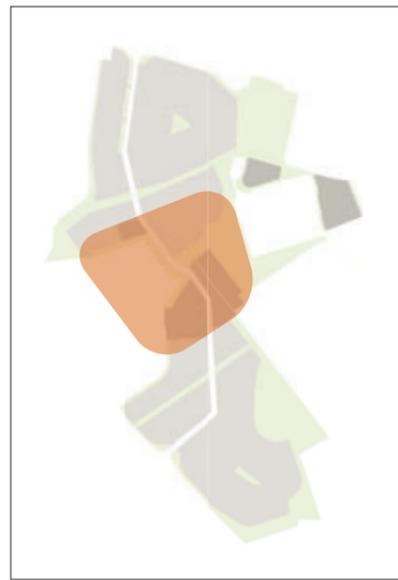
Key Map



Northern Neighbourhood Diagram - Illustrative

CENTRAL NEIGHBOURHOOD / HEART OF FORD

The Central Neighbourhood will build its character around the local centre, where the variety of uses and scale of existing and proposed buildings offer the opportunity for a more urban approach.



SOUTHERN NEIGHBOURHOOD

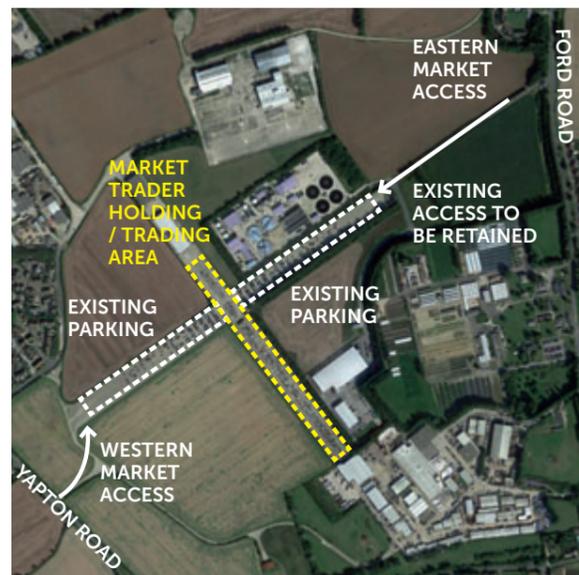


The history of the site and its existing features have informed the design of the Southern Neighbourhood, which is defined by a contemporary character.



FORD MARKET

Ford Market will continue to operate and prosper at Ford in the future. 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.



Current configuration of the Market

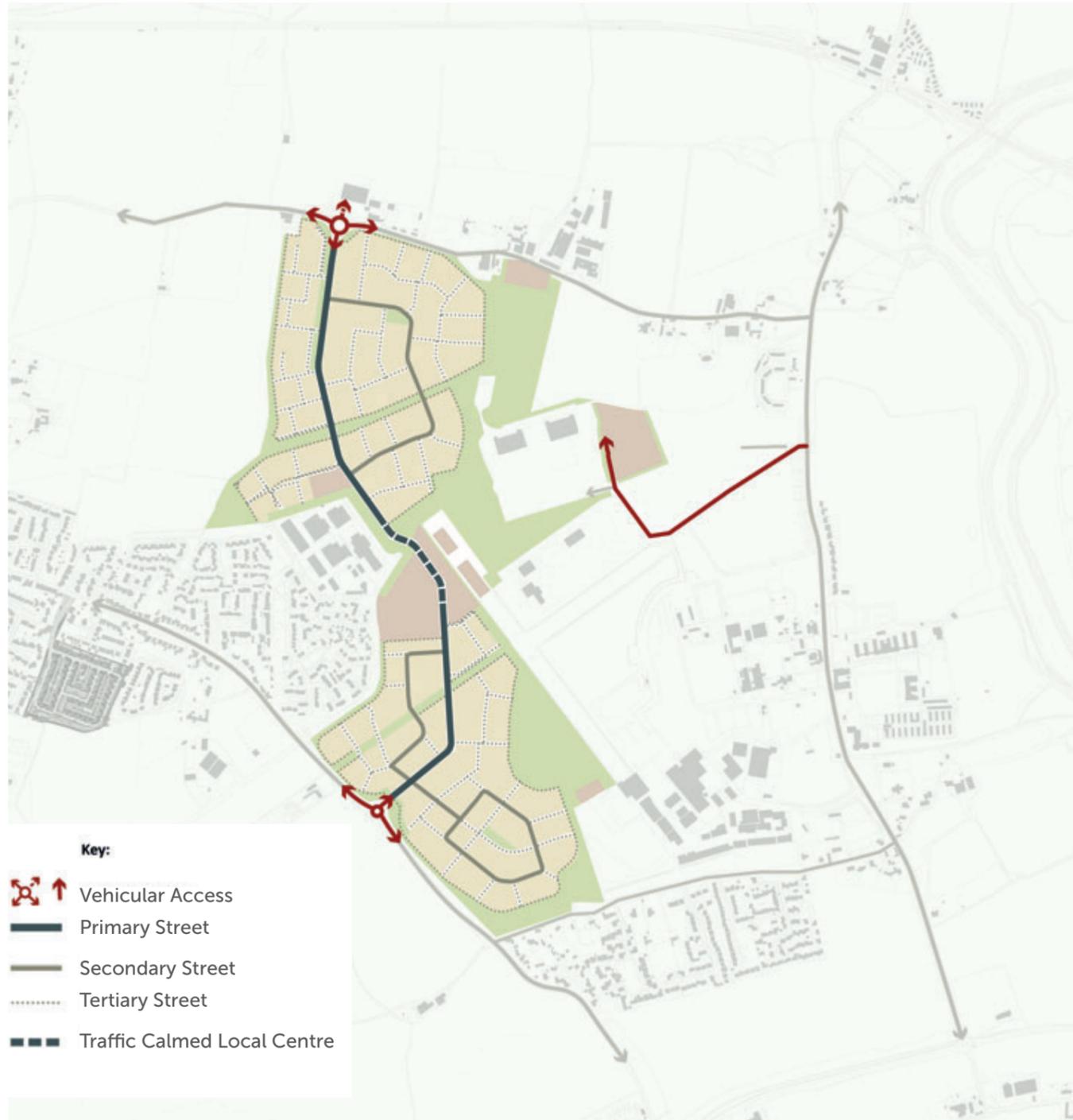


Proposed market configuration and relationship to the proposed development



Proposed Operational Plan

ACCESS AND MOVEMENT



Vehicular Access and Movement Plan



Pedestrian and Cycle Movement Plan

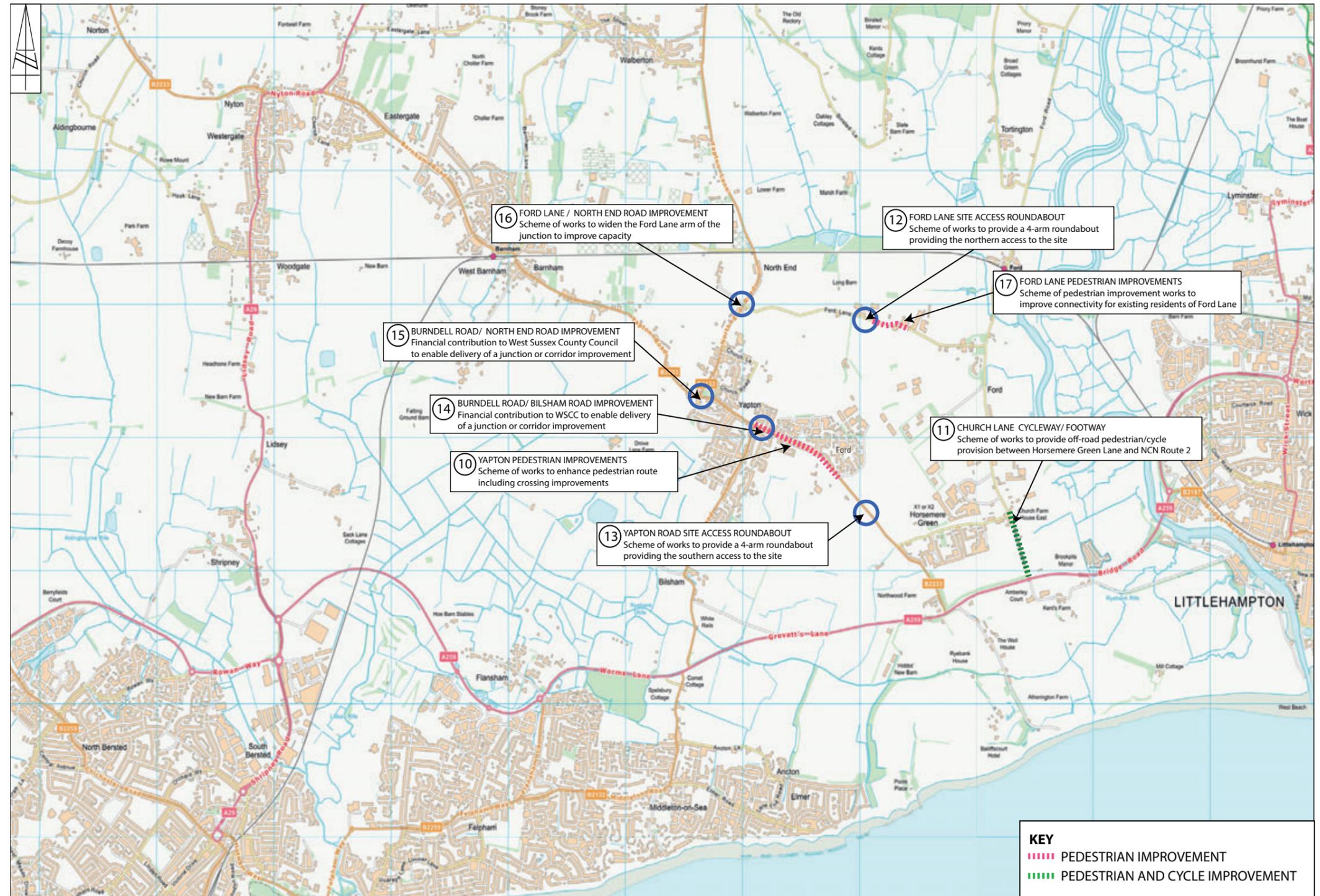
STRATEGIC TRANSPORT IMPROVEMENTS

The proposals will deliver or provide a financial contribution towards improvements to the strategic highway network. The plan below provides a summary of these schemes.



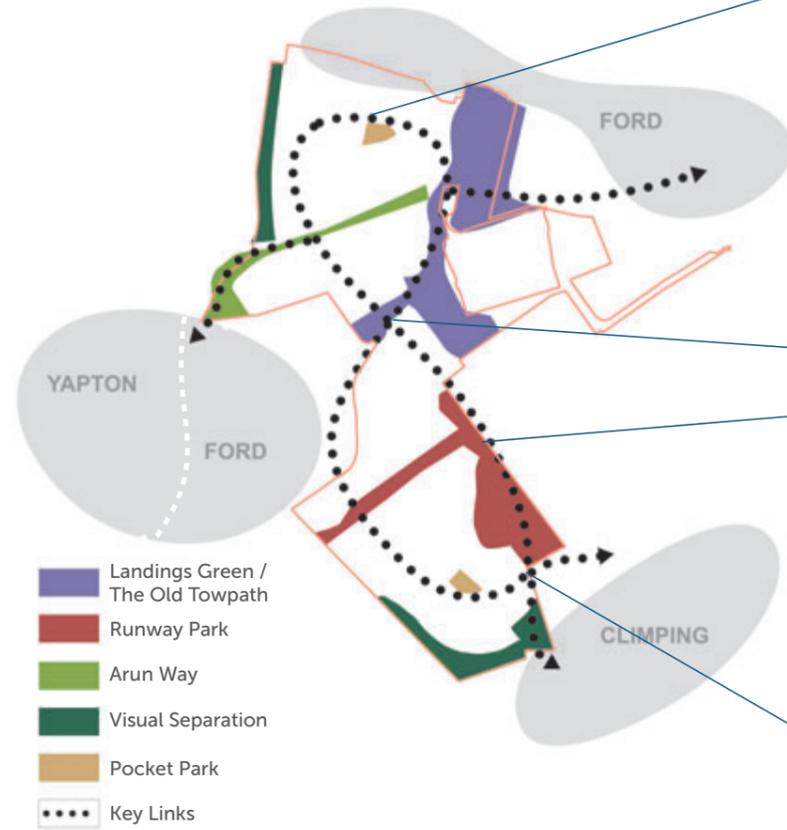
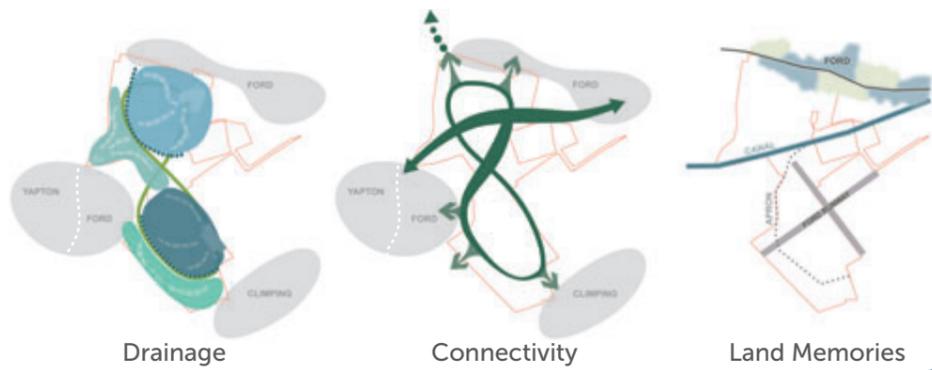
LOCAL TRANSPORT IMPROVEMENTS

The proposals will deliver or provide a financial contribution towards improvements to the local highway network. The plan below provides a summary of these schemes.



GREEN AND BLUE INFRASTRUCTURE

The Landings provides a unique opportunity to utilise and enhance the landscape of the parish of Ford as well as the setting of neighbouring settlements.



FLOOD RISK AND DRAINAGE

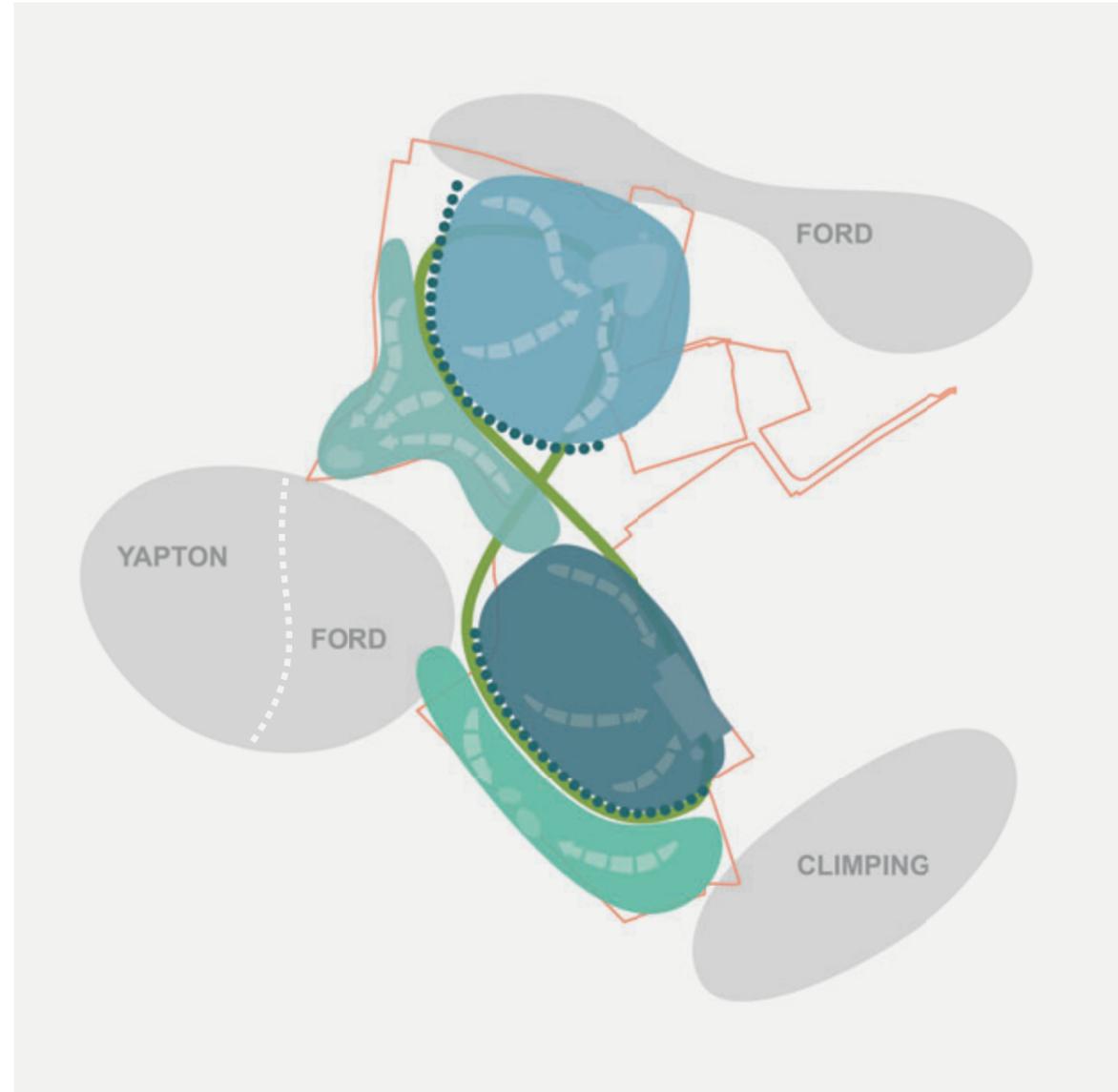
The site is wholly located within Flood Zone 1, with the exception of a small area to the north that falls within Flood Zone 3, although no built development is proposed in this location. The site is therefore at low risk of flooding.

The proposals will increase the level of impermeable surfaces on the site, and therefore to off-set this increase, a range of sustainable drainage techniques are proposed to ensure surface water is managed effectively.

In summary, the proposed surface water drainage strategy for the development involves the provision of several attenuation basins in the north, north-west, south and south-west of the site, which will pump surface water to nearby watercourses, alongside shallow infiltration techniques such as permeable paving, where feasible. The basins will provide large areas of greenspace for recreation that also enhance the proposed development.

The proposed drainage strategy meets the current requirements of national policy and current climate change allowances, while the proposed finished ground levels for the development also support the overall strategy. The strategy is based on information known about the site and findings of site investigation works, soils infiltration rate testing and groundwater levels recorded to date.

The drainage strategy represents a robust approach and will ensure that the site and surrounding area are not susceptible to flooding as a result of the development.



Drainage strategy



Drainage features integrated as part of the proposed landscaping

HOW WILL THE PROPOSAL BE DELIVERED

PLANNING APPLICATIONS

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 also be submitted for the reconfiguration of Ford Market, as explained earlier.

TECHNICAL WORK

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

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

PHASING

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.

COMMUNITY LAND TRUST

The Ford Community Land Trust (CLT) has been established to help deliver and run the community infrastructure to meet the aspirations of the residents of Ford.

A CLT is a non-profit community based organisation that develops / owns and runs community assets for the benefit of the community. Government grant funding has been made available to CLT's previously and they are an increasingly common way of providing local needs and benefits.

The CLT is looking to take on the running of the Community Hub and potentially other community assets such as some affordable homes and open space.



Indicative Phasing Strategy Diagram

NEXT STEPS

HAVE YOUR SAY

Please do provide your feedback in the comments forms provided. All of these will be shared with both Ford Parish Council and Arun District Council.

We will of course keep you informed of progress and seek to work with you on the detailed design of the proposed development for each phase.

Many thanks for taking the time to view the planning application proposals.

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 planning applications will shortly be submitted to Arun District Council for their consideration and approval to enable the benefits of the proposals to be realised.

As part of the planning process, Arun District Council is required to advertise the proposal for public comment. We have held this consultation event in order to help explain the proposals in more detail and answer any questions.

Once submitted, you can view and make comments on the planning applications via the Council's online planning portal or by visiting the Council offices. You can also make your comments to Arun District Council by writing to them at:

**Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.**

Key benefits of the proposals include:

SOCIAL

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

ECONOMIC

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

ENVIRONMENTAL

- Improved links to Ford train station
- Extensive landscaping and new planting
- Significant areas of on-site public open space

