

# Welcome

Welcome to our community round table events in support of the delivery of the masterplan for The Landings, Ford.

Vistry Group has recently acquired the site and is delighted to get the chance to deliver the vision set out in the masterplan for The Landings.


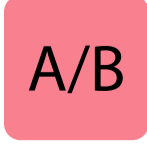

We appreciate how much work has gone into getting the plans to where they are today and Vistry is excited to bring forward a truly exemplar scheme, delivering a new Heart of Ford.

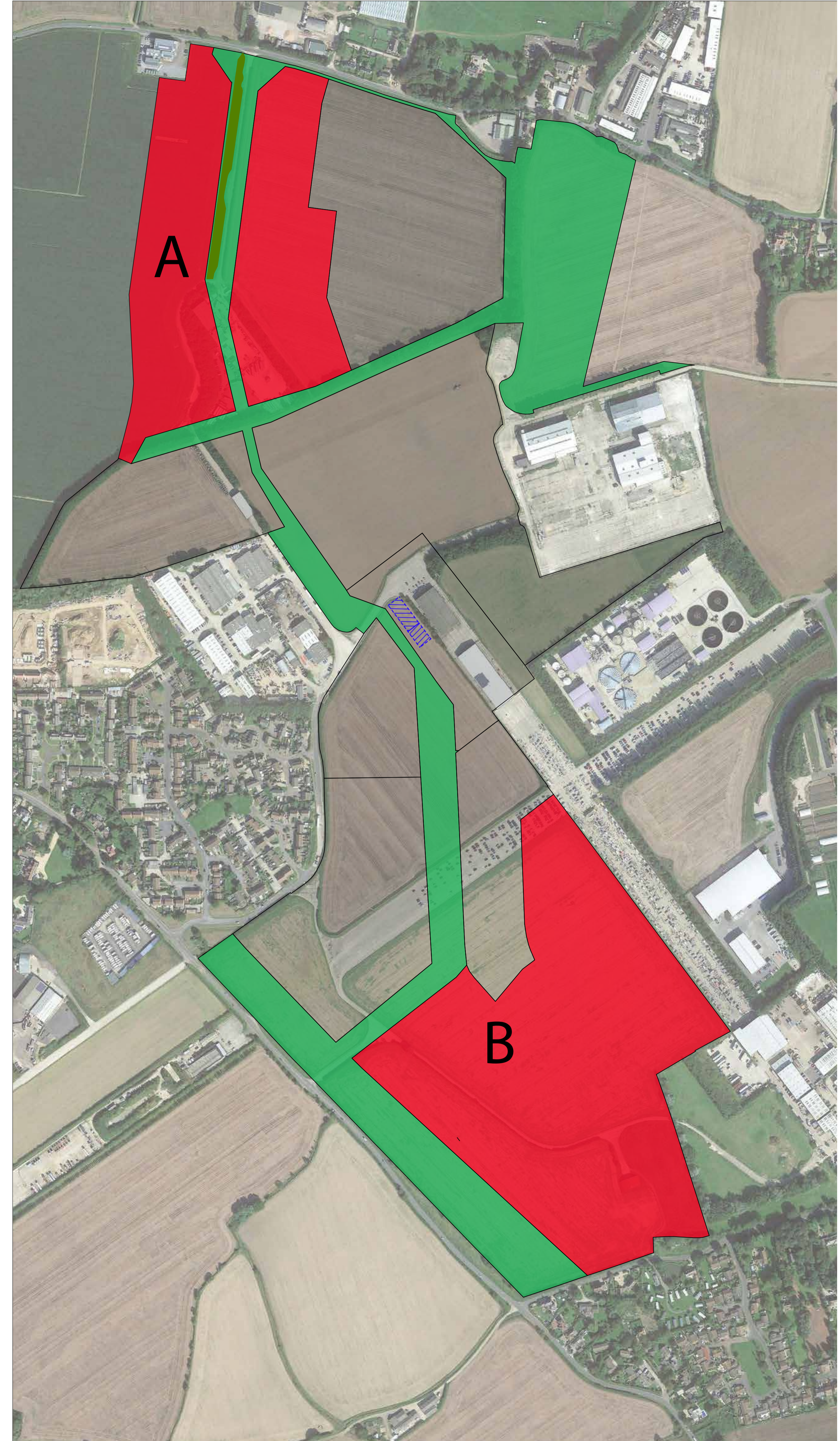
Over the course of the next year, we will be bringing forward a series of detailed planning applications (Reserved Matters applications) for each of the different neighbourhoods within the site, as well as applications for infrastructure and the new community hub.

The purpose of today's exhibition is to present proposals for the site's infrastructure and the first phase of new homes.



Vistry Group

-  Future application
-  Residential Phase 1
-  Infrastructure



# The Landings, A summary

The Landings will create a new 'community heart' serving Ford, Yapton and Climping with a strong sense of place and a community focus.

The Landings will reflect the aspirations expressed in the Ford Neighbourhood Plan and the extensive consultation work undertaken so far.

Comprising of 1500 new homes (50% affordable) and community facilities, the development of The Landings will provide a vibrant, focal point for both new and existing communities in a plan-led way.

We will deliver a diverse range of facilities and community infrastructure as part of proposals alongside extensive public open green space making Ford an even better place to live, work and play.

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## Affordable Homes:

Vistry's proposals for The Landings contains 50% affordable homes for those on the Arun District Council housing waiting list. The Landings will provide 750 new affordable homes.

## What does affordable housing mean?

Affordable housing is designed for those with an income at or below the median as rated by a housing affordability index. Houses marketed as 'affordable' must be 20% below market value.

These homes are provided via schemes such as shared ownership, social rent or affordable rent.



Ford Airfield c.1982

# About Vistry Homes

## About Vistry Homes

We are a young and dynamic business, with a Partnerships-led approach, and an exciting manufacturing operation called Vistry Works.

The Group was formed in 2020 and the integration of Countryside Partnerships into the Vistry family in November 2022, has made us a key player in the drive to tackle the country's housing crisis.

Delivering thousands of homes every year for the affordable and open market places, the Vistry Group has an unmatched portfolio of brands, each with a rich history and strong reputation, and includes Linden Homes, Bovis Homes and Countryside Homes.

Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love.

The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



# Landscaping

## Site boundaries; interface and integration

As a green field site with a variety of different adjoining uses and developments, appropriate edge treatments are important to ensuring that the development both assimilates with the wider rural environment and integrates with adjoining developments and settlements.

## Urban greening - Streetscape

The principal and low order streets should maximise soft or 'green' surface cover. Wildlife enriched verges, swales and incidental spaces should be incorporated utilising wildlife beneficial and native species and supplemented with principally native standard trees, maximising mature canopy cover across the development.

## Connective landscapes - green corridors

The green corridors play an important role in connecting people to the destination spaces and providing green connections between natural habitats for foraging and dispersing fauna.

## Neighbourhood Parks

A minimum of three neighbourhood parks with a minimum area each of 0.2ha must be provided, creating a leafy heart on the doorstep of each small neighbourhood. They must provide a place to meet with neighbours, play, and to be in nature, a short walk from every home.

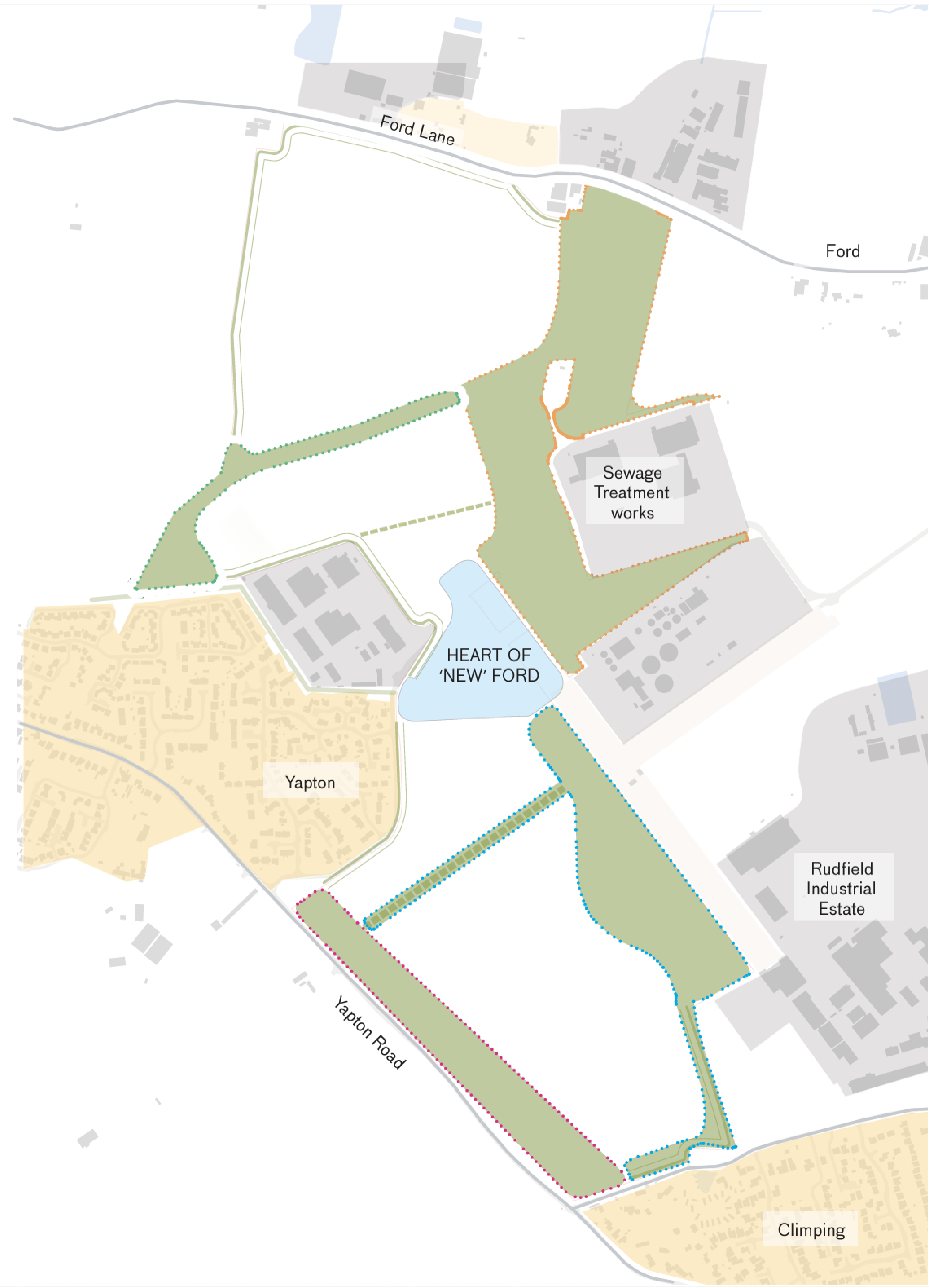
## Principal spaces - Parklands

It is anticipated that the site's parklands will become destination spaces not just for the new neighbourhood but the wider communities of Climping, Yapton and Ford. In this respect, integration into the wider movement network, particularly active travel, must be a key component of the wider green infrastructure network.



# Landscaping Continued

- Runway Park**  
Runway Park is located in the south eastern corner of the site on the edge of Climping (to the south) and Rudfield Industrial Estate (to the east), and includes a green corridor following the alignment of the former airfield's runway.
- Landings Green**  
Landings Green is a large park connecting the proposed local centre through to Ford Lane in the north east, incorporating the alignment of the former canal tow-path.
- Arun Way**  
Arun Way is a green corridor connecting Landings Green and intersecting the site as far as the western boundary adjacent to Navigation Drive and incorporates an existing public footpath
- Yapton Road buffer**



# Sustainability

Vistry Homes has prioritised the energy efficiency of its homes right from conception, at the start of the design and development process. This focuses our sustainability efforts on the materials that make up the building itself, rather than relying on energy saving technology or renewable energy generation. Vistry Homes are currently on track to deliver its first zero carbon house by 2035.

At Vistry, we are designing new homes that meet the highest sustainability standards. We are also reducing carbon emissions across all our sites to ensure long-term sustainability. Last year, Vistry delivered its first net-zero home and aims to make this a standard practice across all its sites using a fabric first approach. Extensive use of PV Panels and Electric vehicle charging points for each home will be incorporated as standard.

## Features at The Landings



EV Charging provision to be provided on plot for all houses.



Glazing has been design to strike the balance between useful solar gain in the winter and unwanted solar gain in winter.



All homes will be fitted with air source heat pumps.



External lighting across the site will utilise low energy solar powered street lighting and bollards.



The homes will be designed to minimise the unnecessary bridging of insulation layers with avoidable heat loss being reduced.



Water efficiency measures including the use of dual flush WCs and low flow showers and taps.

# Community Benefits

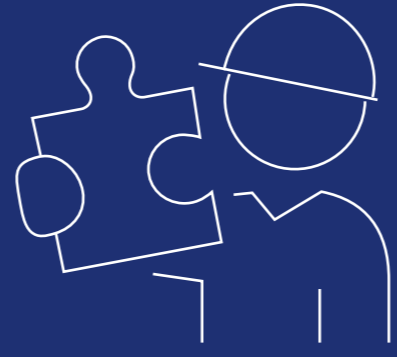
Development at The Landings will support:



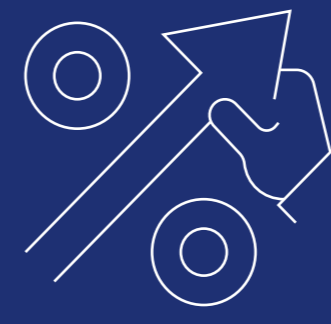
396  
Direct Jobs



352  
Indirect Jobs



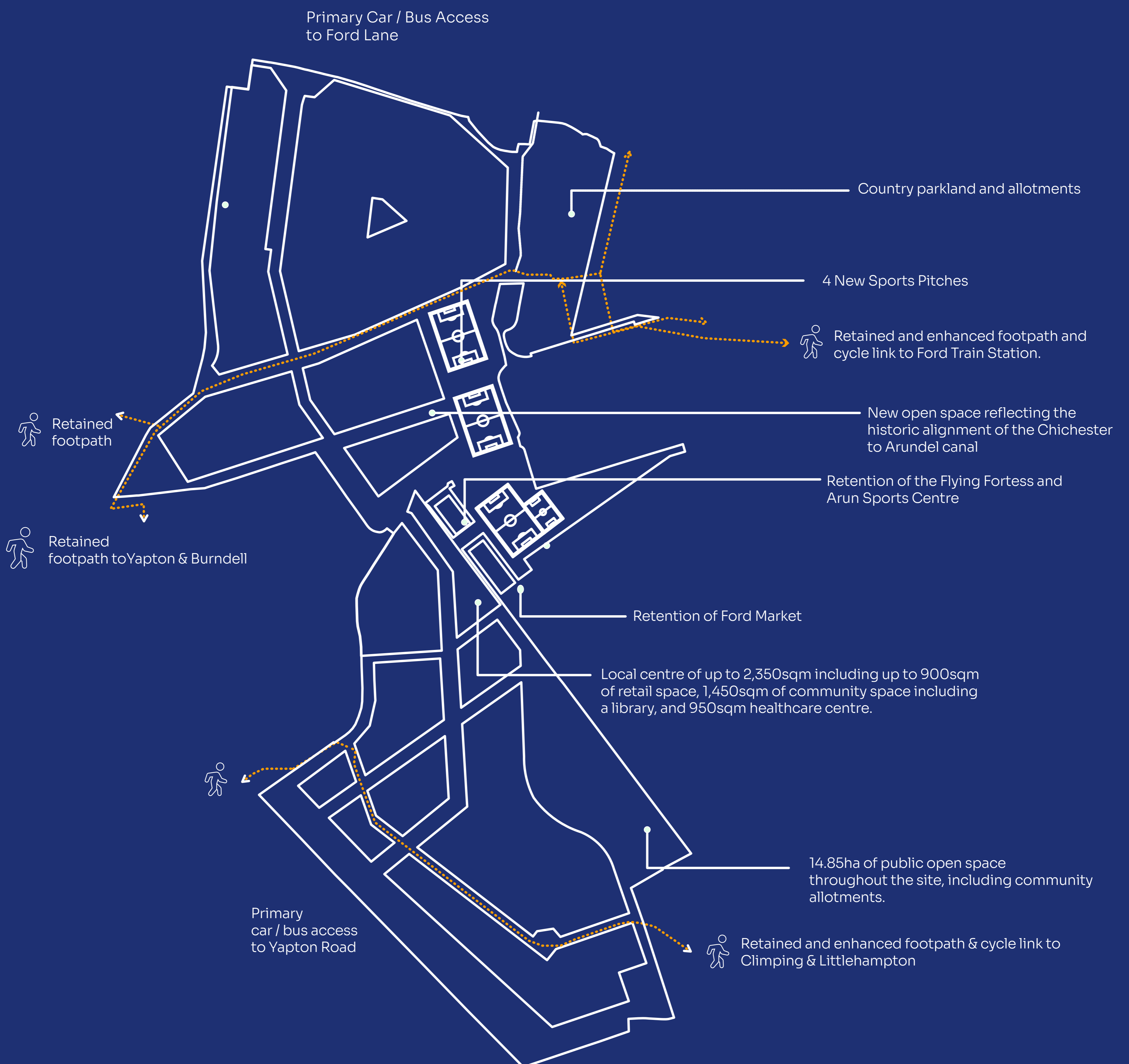
685 Jobs in  
Heart of Ford



3.2M Annual Extra  
Council Tax to Arun DC



32.4M in Local Retail  
Expenditure Per Year



6.5m

\* Affordable home



Phase 3

Phase 2



FUTURE DEVELOPMENT

\* Affordable home

DRAFT

Rev Date Amendment

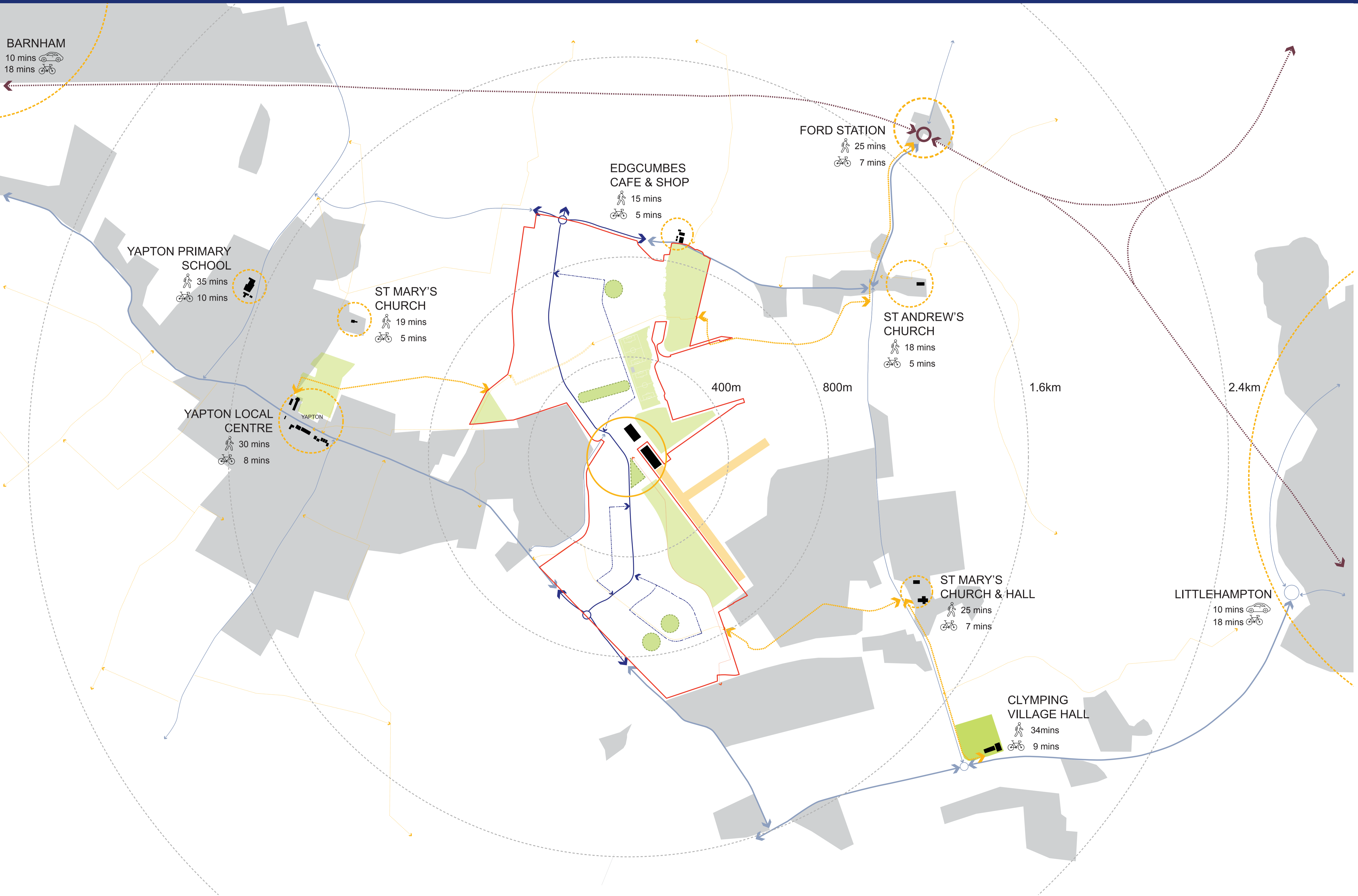
Project:  
THE LANDINGS  
FORD, WEST SUSSEX  
Client:  
VISTRY SOUTH EAST  
Drawing:  
COLOUR TESTING LAYOUT

Drawing no:  
22.1706.SK101

Scale: A3: 1:500 Date: MAR 23 Drawn: L1

FINC  
ARCHITECTS & DESIGNERS

# Connectivity



Highways improvements to receive financial contributions as part of the Landings development

A27 Ford Road Roundabout

Lyminster Bypass

Ford Road Level Crossing

A259 Oyster Catcher Jct

A259 Comet Corner Jct

Grevatt's Lane

A259 Bognor to Littlehampton

Ferry



