



# Commercial Local Centre

Ford Airfield, Arundel

Leasehold and Freehold Expressions of Interest Invited



## Development Summary

- Local centre positioned within the wider “The Landings” mixed-use development at Ford Airfield
- Adjacent to a proposed residential-led scheme comprising up to 1,500 dwellings
- Opportunity for convenience retail, nursery, healthcare, care, leisure and community uses
- Proposed local centre to provide up to 2,350 sqm (25,295 sq ft) of floorspace including retail/commercial and community/leisure uses
- Land also allocated for a 60-bed care home, employment space and two-form entry primary school
- Expressions of interest invited from end users and developers
- Best bids deadline set for **midday Monday 6<sup>th</sup> of July 2026**

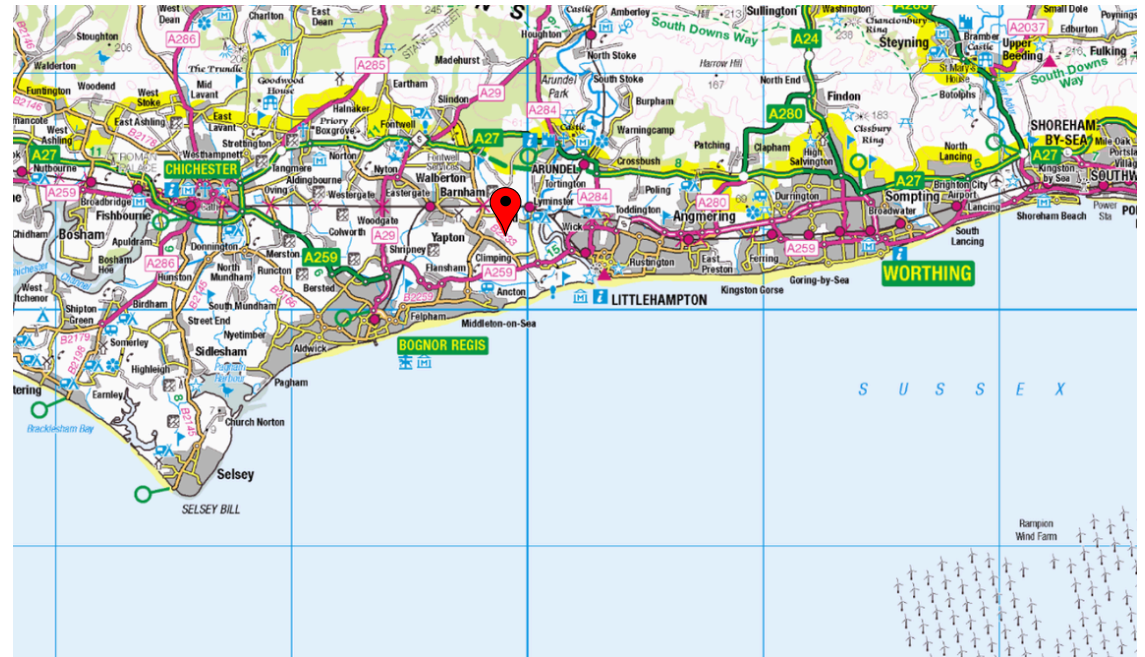
## Location

The site is located within the parish of Ford in Arun District, between the villages of Ford, Yapton and Climping. The development forms part of the former Ford Airfield site, which was decommissioned in the 1980s.

The larger settlements of Arundel, Littlehampton and Bognor Regis are all located within approximately seven miles of the site. The development benefits from good road connectivity via the A27 and A259.

Ford railway station is located approximately one mile from the site and provides direct rail services to Brighton, Southampton and London, together with connections to Littlehampton.

The wider development proposals include new homes, employment space, public open space, allotments, sports pitches, a primary school and community infrastructure, creating a significant new mixed-use neighbourhood within the Arun District.



## Site Description

The wider site forms part of the former Ford Airfield and extends across a substantial strategic allocation within the Arun Local Plan.

Outline planning permission has been secured for a mixed-use development comprising up to 1,500 dwellings, a 60-bed care home, up to 9,000 sqm of employment floorspace, a local centre of up to 2,350 sqm, a two-form entry primary school, public open space, allotments, sports pitches and associated infrastructure.

The proposed local centre includes up to 900 sqm of retail/commercial floorspace together with approximately 1,450 sqm of community and leisure space.

The development has been designed around a central “Ford Village Green” with the local centre positioned as part of the wider neighbourhood core. The proposed masterplan includes new pedestrian and cycle connections, public open space, landscaped areas and supporting community infrastructure.

Reserved Matters approval have now been secured for the first phases of residential development and infrastructure works.

## Planning

Outline planning permission was granted under reference F/4/20/OUT for:

“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 retail/commercial and community/leisure floorspace, land for a two-form entry primary school, public open space, allotments, sports pitches and associated infrastructure”.

Given the flexibility within the planning permission relating to the acceptable in principle mixed uses, expressions of interest are invited for all commercial uses but in particular E class uses are welcomed. Care operators/developers are also encouraged to submit proposals for those individual elements.



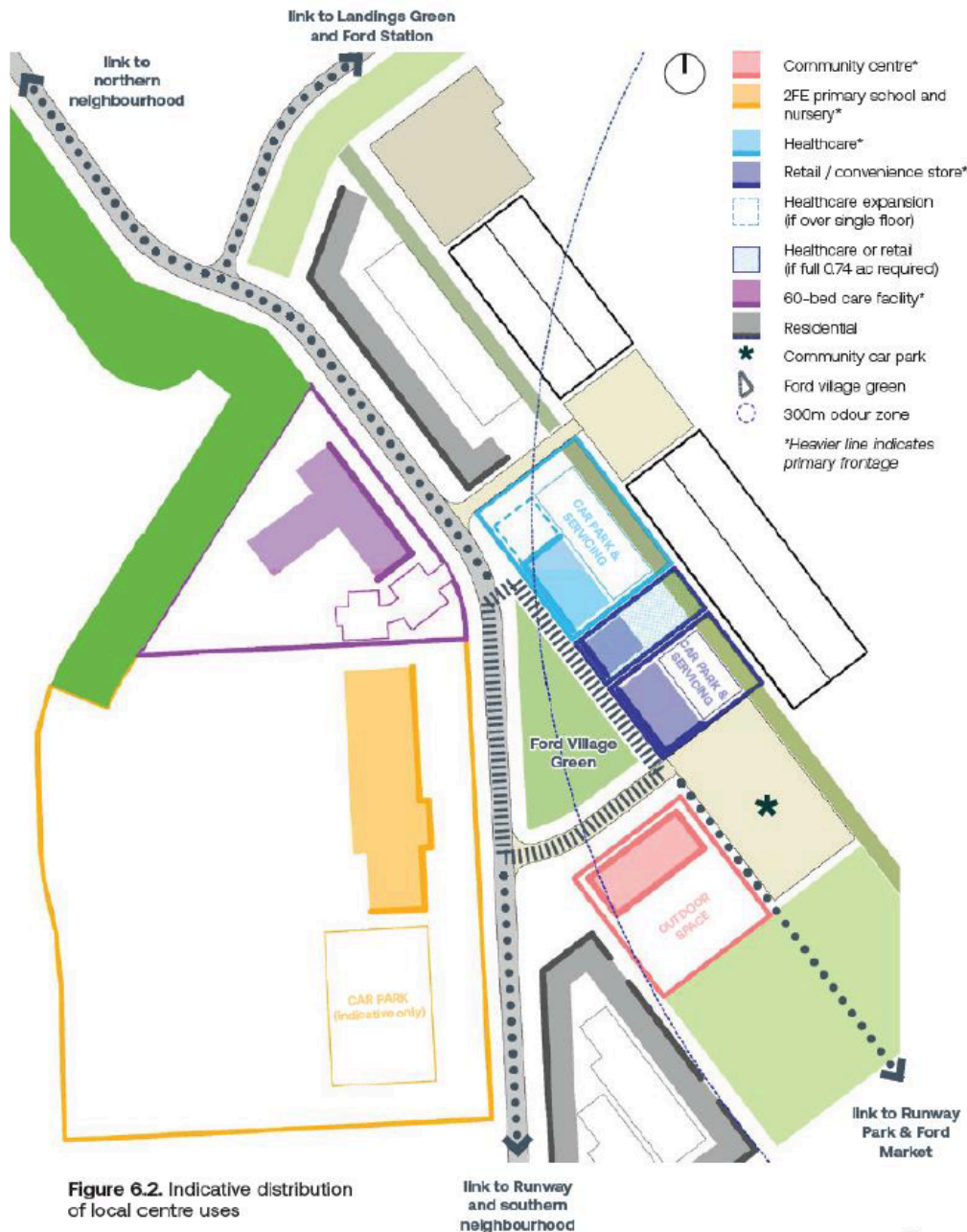


Figure 6.2. Indicative distribution of local centre uses

## Tenure & Opportunity

Offers are invited on both a leasehold as well as for the freehold serviced site basis. This will include the care element as well as the whole neighbourhood local centre. For leasehold offers, we require details of proposed use and timescales, along with site requirements including; site size, site location, building(s) size, number of car parking spaces and whether the occupier would look to build the building(s) themselves or take a unit in a shell and core condition with capped services subject to AFL.

## Method of Sale

The various site elements are being leased or sold via an informal tender. All proposals must be submitted by midday Monday 6<sup>th</sup> of July 2026.

## EPC

No buildings are present on site. The EPC's will be assessed upon completion of the development.

## Viewing

For a formal viewing strictly by appointment with Savills

### Adam Bullas

abullas@savills.com  
023 8071 3957  
07812 965 395

### Samuel Hart

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