

**Delivering Green Infrastructure
in the
Local Plan Area**

Delivering Green Infrastructure in Local Plan Area (Excluding the South Downs National Park)

This guidance note is intended to provide information for developers and residents alike. It is not formal policy and will not have the same status or weight as an SPD but it does bring together all the mechanisms and documents which will provide guidance for the content of planning applications to ensure the delivery of Green Infrastructure as part of new development in the Local Plan Area.

Green infrastructure is the term used to refer to the living network of green open spaces that provide a range of benefits or ecosystem services, including clean air, water, wildlife habitat, carbon sinks and opportunities for recreation. The existing provision of Green Infrastructure (GI) in the Local Plan Area includes:

- Parks and gardens
- Natural and semi-natural green space
- Amenity green space
- Allotments and community gardens
- Green corridors
- Beaches and seafronts
- Wetland areas, waterways and ditches
- Canals, river corridors, tributaries and valleys
- Public rights of way, cycle paths and railway lines

New development will be expected to contribute towards the provision of additional green infrastructure and to protect and enhance existing green infrastructure. GI will be provided through Strategic Development Locations allocated in the Chichester Local Plan: Key Policies 2014-2029 (CLPKP), Neighbourhood Plans and small scale development at settlement hubs and service villages. Green Infrastructure will also be provided as part of the mitigation of disturbance of birds in the Special Protection Areas and Compensatory Habitat (Chichester Harbour, Pagham Harbour and Medmerry) under the Habitats Regulations Assessment.

Delivery of Green Infrastructure in Local Plan Area

Green Infrastructure will be delivered through a number of different mechanisms and these are listed below:

The Chichester Local Plan: Key Policies 2014-2029

The Chichester Local Plan (CLP) is the main delivery mechanism for ensuring GI is provided as part of development, linking with existing GI, enhancing or improving other areas and ensuring mitigation for those areas where GI will be lost through development.

Below is the CLP Green Infrastructure Policy (which is repeated here for ease of reference):

Policy 52

Green Infrastructure

Development will be expected to contribute towards the provision of additional green infrastructure and protect and enhance existing green infrastructure.

Planning permission will be granted where it can be **demonstrated that all the following criteria have been met:**

1. The proposals maintain and where appropriate contribute to the network of green infrastructure i.e. public and private playing fields, recreational open spaces, parklands, allotments and water environments;
2. The proposals contribute to improving the health and well-being of the local and wider community;
3. Where appropriate, the proposals incorporate either improvements to existing green infrastructure or the restoration, enhancement or creation of additional provision/areas;
4. Where appropriate, the proposals incorporate either improvements to existing ecology and biodiversity or the restoration, enhancement or creation of additional habitat and habitat networks;
5. Where appropriate, the proposals incorporate either improvements to existing trees, woodland, landscape features and hedges or the restoration, enhancement or creation of additional provision/areas;
6. Where appropriate, the proposals create new green infrastructure either through on site provision or financial contributions. Where on-site provision is not possible financial contributions will be required and be negotiated on a site by site basis; and
7. The proposals do not lead to the dissection of the linear network of cycleways, public rights of way, bridleways and ecological corridors such as ancient woodlands, hedgerows, ditches and water environments.

Such provision will be required in accordance with adopted policies and strategies relating to green infrastructure and biodiversity network provision. Development that will harm the green infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

Where compensatory provision is to be made for the loss of existing green infrastructure the provision of new and/or enhancement of green infrastructure will be required in addition to any compensatory provision. Where appropriate, the Council will seek to secure via planning obligation provision for the future management and/or maintenance of green infrastructure;

The Council will expect that a legal agreement is entered in to where it is necessary to secure green infrastructure provision, or to ensure the long term sustainable management of green infrastructure. Unless stated elsewhere the Council will normally not be responsible for the long term maintenance and management of green infrastructure.

Appendix A of the CLP provides the guiding principles for GI on the strategic development locations. The appendix provides guidance on issues and approaches that should be considered through the development of master plans and in planning applications. It identifies existing GI, considers what enhancements or introductions could be made and recommends how the overall GI strategy might be delivered.

Open space is one of the components of the Green Infrastructure Network. As part of the evidence base for the CLP, an open space, sport and recreation facilities study was undertaken. This identified where there are shortfalls in particular types of open space. It also enabled a set of standards to be developed for the provision of open space, sport and recreation facilities with new development.

Policy 54 of the CLP sets out the “Open Space, Sport and Recreation” requirements of new development.

Policy 54

Open Space, Sport and Recreation

The Council will seek to retain, enhance and increase the quality of open space, sport and recreation facilities, and improve access to them.

Development involving the loss of open space, sport and recreation facilities will be granted permission where all the following criteria have been met:

1. Alternative accessible replacement facilities of overall at least equivalent quantity and quality are provided: or
2. Where the Chichester Open Space Study identifies a surplus of provision, future needs and the potential for the open space to meet any shortfall in other types of provision in the local area have been taken into account; and
3. There are no adverse impacts on biodiversity, heritage assets or the integrity of the Green Infrastructure Network.

Exceptions will only be made whether the benefit of the development outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available.

New residential development (excluding replacement dwellings) will be required to contribute towards:

1. The creation of new open space, sports and recreation facilities; and/or
2. Improving the quality and/or accessibility of existing open space or indoor facilities.

New or improved facilities should be provided to the standard of 3.65ha per 1000 population (3.55ha in rural areas), in accordance with the detailed standards and methodology set out in the Planning Obligations Supplementary Planning Document.

Developers will be expected to contribute to provision through the Community Infrastructure Levy (CIL) or on larger sites through on-site provision and/or a s106 contribution as appropriate.

Where opportunities arise, the provision of new or enhanced open space, sport and recreation facilities will be encouraged to meet any shortfalls in the local area.

Where possible, sports and built facilities that attract large numbers of people will be located in larger settlements and will be easily accessible by public transport, cycling and walking.

For more information please follow the links -

[Adopted Chichester Local Plan: Key Policies 2014-2029](#)

[Open Space Study](#)

[South East River Basin Management Plan](#)

[West Sussex Rights of Way Improvement Plan \(2007\)](#)

Concept Statements

Concept statements are documents which set out how the policies and objectives of the CLP will apply to a specific site in order to deliver the best possible economic, social and environmental benefits.

The Concept Statements and subsequent Masterplans give more detail on where the GI will be provided. The following Concept Statements have been produced:

- Westhampnett/North-East Chichester - Approved by Cabinet on 6 May 2014
- West of Chichester - A stakeholder workshop was held on 2 June and the Concept Statement approved by Cabinet on 8 July 2014
- Tangmere - Under Preparation by the Parish Council through the Neighbourhood Plan

For more information please follow the link - [Concept Statements](#)

The Neighbourhood Plans

The Localism Act (2011) gave powers to local communities and parish and town councils to produce Neighbourhood Plans. Neighbourhood planning is a way for local communities to decide the future of their areas. Successful Neighbourhood Plans will form part of the development plan documents used by the Council in determining planning applications in areas excluding the South Downs National Park.

The Neighbourhood Plans also indicate where GI should be provided within individual parishes.

For more information please follow the link - [Neighbourhood Plans](#)

Infrastructure Delivery Plan

New development often provides opportunities to deliver facilities and services that may be lacking in that particular location. Development will deliver some new infrastructure on-site, such as utilities or can make a financial contribution towards infrastructure provision off site, such as transport and schools.

Developer contributions towards infrastructure provision have been secured through Section 106 agreements (Planning Obligations) attached to planning permissions. The Community Infrastructure levy (CIL) is a new system of planning charges that the Council can levy on developers undertaking most new building projects in the District.

The Infrastructure Delivery Plan (IDP) provides evidence of the need for infrastructure investment in the Local Plan Area and forms the basic justification for a CIL charge. Within the IDP, the strategic infrastructure requirements to support further development are identified and Green Infrastructure is one of these requirements.

The IDP then sets out the infrastructure delivery schedules for each of the strategic development locations in the Chichester Local Plan: Key Policies and more general Plan Area-wide infrastructure delivery.

The Infrastructure Business Plan, which follows on from the Infrastructure Delivery Plan, is currently being developed. This identifies the specific infrastructure projects, including green infrastructure projects that are needed to facilitate growth in the District.

For more information please follow the link - [Infrastructure Delivery Plan and Infrastructure Business Plan](#)

Mitigation for Development and Disturbance of Birds in Special Protection Areas

Chichester, Langstone and Pagham Harbours are designated as internationally important wildlife sites, known as Special Protection Areas (SPA) and the Council is under a legal duty to protect designated bird populations and consider whether development may have a “likely significant effect” on the SPAs.

For all net increases in residential development in proximity of the Harbours (5.6km for Chichester and Langstone and 3.5km for Pagham), avoidance and/or mitigation measures will be required. This may include access management of the harbours, increased wardening and the creation/enhancement of green infrastructure to improve local access in less sensitive areas and provide a similar quality experience to that found at the Harbours.

In the medium to long term it is likely that avoidance and mitigation of disturbance of the Harbours will be achieved through a Solent-wide joint project to which developments will contribute through S106 agreements. This is being co-ordinated by the Solent Recreation Mitigation Partnership (SRMP) which builds on research into the disturbance of the Solent Special Protection Areas (SPA) that was commissioned by the Solent Forum.

The SRMP has implemented an interim scheme of mitigation and is considering options for a full mitigation scheme. Options include improving, enhancing and linking existing green infrastructure to encourage disturbance away from sensitive areas and the creation of new open space or green infrastructure to provide alternative recreational space.

For more information please follow the links -

[Solent Recreation Mitigation Strategy](#)

[Solent Disturbance and Mitigation Project Phase III: Towards an Avoidance and Mitigation Strategy](#)

[Pagham Harbour Visitor Study](#)

Green Infrastructure Projects within the Chichester Local Plan Area

Green Links across the Manhood (GLaM) Project

The Green Links across the Manhood Peninsula (GLaM) Project, led by the Manhood Peninsula Partnership, aims to relieve visitor pressure on the peninsula during high summer by encouraging people to visit and stay longer during the autumn and winter months and most importantly by linking the east and western sides of the Manhood Peninsula. The project will introduce more green transport links in the form of new bridleways, cycle routes and footpaths. These green links will contribute to the overall network of GI.

For more information please follow the link - [Green Links across the Manhood \(GLaM\)](#)

West Weald Landscape Project (WWLP)

The West Weald Landscape Project (WWLP) works to conserve and enhance the special natural environment of an extensive area (the West Weald) through a co-ordinated approach to the land management for wildlife, quality of the environment and use and appreciation by people. The four key aims of the project are:

1. Enhanced conservation of four core forest areas
2. Improve connections and land management across the whole landscape
3. Inform conservation from applied research, surveys and monitoring
4. Increased enjoyment, understanding, involvement of the public

The four 'core forest areas' that have been identified, corresponding to significant concentrations of woodland and other habitats, as the areas in the landscape to focus conservation efforts are:

1. Ebernoe
2. The Mens
3. Chiddingfold Forest (on the Surrey-Sussex border)
4. SW Greensand Ridge (to the north-east of Midhurst)

Sussex Wildlife Trust is the lead partner for the project.

For more information please follow the link - [West Weald Landscape Project](#)

Fixing and Linking Our Wetlands (FLOW) Project

The FLOW project is led by the Manhood Wildlife and Heritage Group and its aim is to improve and enhance the wetlands habitat on the Manhood Peninsula. It will focus on enhancing those habitats outside the protected and designated sites which is often degraded and needs enhancement. It will also improve the connectivity within the network of wetlands: ditches, rifes (channels of water), canal, ponds and saline lagoons which will allow better movement of species and help in adapting to the changes brought about by climate change.

It is being led by the Manhood Wildlife and Heritage Group and Chichester District Council is one of the project partners. The other partners are: Arun and Rother Rivers Trust, Chichester Harbour Conservancy, Environment Agency, Manhood Peninsula Partnership, Natural England, RSPB, Pagham Harbour Local Nature Reserve, Sussex Wildlife Trust, WSCC and Parish Councils on the Peninsula. It is hoped that the project will result in the enhancement of the Green Infrastructure Network, across the Manhood Peninsula.

For more information please follow the link - [Fixing and Linking Our Wetlands \(FLOW\) Project](#)

Green Infrastructure and Ecological Network Mapping Project

In 2013 Chichester District Council worked with the South Downs National Park Authority and Forest Research UK to identify and map the various components of the District's Green Infrastructure. Most components can be mapped from datasets held by local authorities, national datasets and partner organisations. However the ecological network components of the GI, which includes the wildlife corridors and stepping stones which connect the designated sites, are less easily identified and mapped.

Forest Research UK used data analysis and manipulation to map these components and to enable us to compile a comprehensive map of Green Infrastructure provision in the District.

These maps have been used to assist in producing the CLPKP, Concept Statements, Master planning the Strategic Development Locations and informing the development of the Neighbourhood Plans.

For more information please follow the link - [Eco-networks report](#)

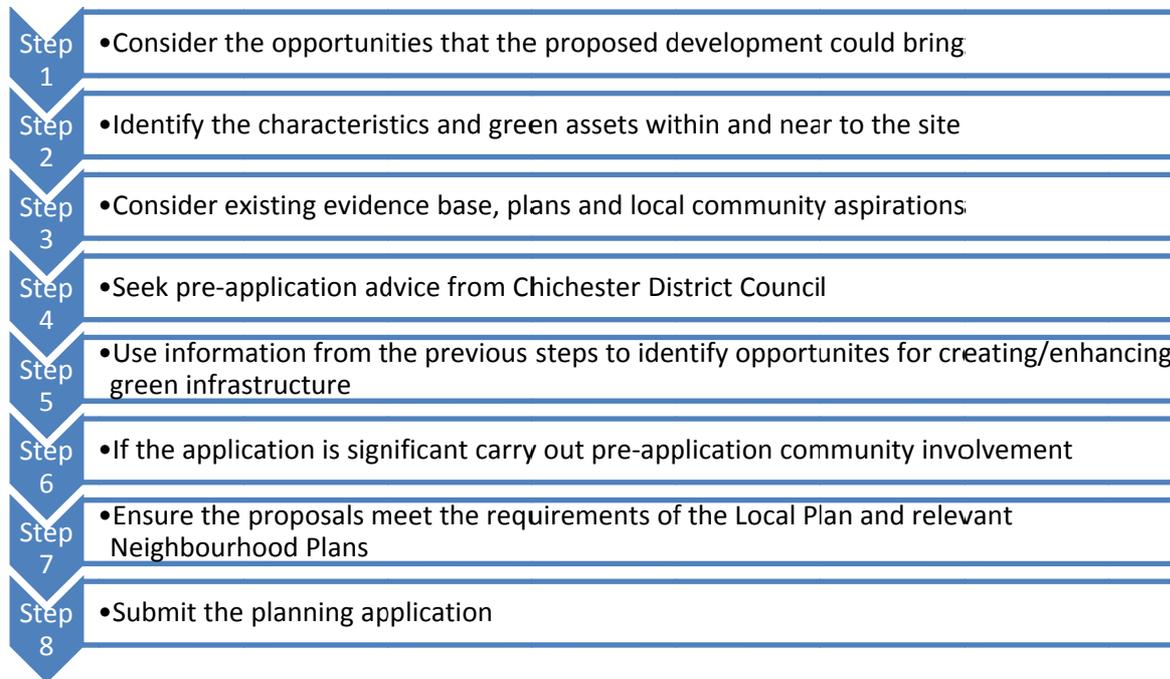
South Downs National Park Authority Green Infrastructure Framework

The South Downs National Park Authority and partner authorities (including CDC) are developing a South Downs Green Infrastructure (GI) Framework. The Framework is aimed at delivery of GI both within and outside of the South Downs National Park. The focus is the strategic delivery of GI across local authority boundaries, attracting the scale of funding that can only be achieved through partnership working.

For more information please follow the link - [South Downs National Park Authority](#)

Appendix A Green Infrastructure Developer Checklist

This appendix provides a checklist for applicants and developers to indicate how the council expects proposals for major developments to integrate high quality green infrastructure (GI) from the earliest stage. The following process sets out the key steps and this is followed by more detailed guidance.



Step 1: Consider the opportunities that the proposed development could bring

The nature and location of the proposed development will help to determine the priorities and opportunities for green infrastructure on a particular site. Housing developments may provide opportunities to create open space for recreation, footpath links to local shops, green space to support local biodiversity and SUDs (Sustainable Drainage Systems) to deal with drainage.

For economic development there may be opportunities to link to the local cycle network to encourage cycling to work. It will be important to consider the characteristics of the development and who will use the site and benefit from the development.

Step 2: Identify the characteristics and green assets within and near to the site

The next step is to consider the existing green infrastructure characteristics and features within and surrounding the site. The following list provides some examples of characteristics and features to consider:

- Is there a watercourse?
- Is part of the site within a flood zone or does the site suffer from surface water flooding?

- Are there any nature conservation designations (such as Sites of Special Scientific Interest or Nature Reserves) on or close to the sites?
- Are there any heritage designations or assets
- Is there an existing Public Right of Way (PROW), cycle route or bridleway to link to?
- Does the area have a deficit in a particular type of open space/GI?
- Are there any opportunities for protecting, linking and enhancing habitats and species?

Applicants may wish to commission a desk-based biodiversity report from the Sussex Biodiversity Records Centre (www.sxbrc.org.uk) which provides information on both important habitats and species on and close to the development site. It also identifies those designated sites which are in close proximity to the development site.

Step 3: Consider existing evidence base, plans and local community aspirations

Consider the requirements of Chichester Local Plan on Green Infrastructure and Open Space. Also consider whether the proposal falls within the Zones of Influence of the Special Protection Areas of Chichester and Langstone Harbours and Pagham Harbour.

Consider information on GI contained within the relevant Neighbourhood Plan, Concept Statement and Infrastructure Business Plan.

The applicant should also consider whether the site falls within one of the projects listed above (Green Links across the Manhood, the West Weald Landscape Project and Fixing and Linking Our Wetlands Project). There may be opportunities to link up with the initiatives.

Step 4: Seek pre-application advice from Chichester District Council

The council encourages applicants and developers to engage with the council before a planning application is submitted. This allows for confidential feedback and advice regarding the scope of the development and the proposed design and layout. A pre-application enquiry can be made.

The Council also holds maps of the ecological networks across the District. These maps include not only the designated sites and important habitats but also the green and blue wildlife corridors that connect them (such as hedgerows and the ditch networks).

Step 5: Use the information from the previous steps to identify opportunities for creating/enhancing green infrastructure

Taking into account the information collected during the previous steps, consider the opportunities for delivering the following green infrastructure benefits:

- Connecting green spaces and routes
- Improving the setting and quality of life
- Encouraging activity and enjoyment
- Adapting to changes in climate and flood risk
- Protecting nature and heritage
- Providing opportunities to grow food locally

Step 6: Seek community involvement for 'significant' applications

For significant development it is important to engage with the community during the design process and before a planning application is submitted. This provides an opportunity to invite feedback about the location, type and scale of green infrastructure proposed and how it could benefit the local community.

Step 7: Ensure the GI proposals meet the requirements of the Local Plan and the Relevant Neighbourhood Plan

Applicants will need to ensure that the design of the development has made the most of opportunities for green infrastructure and taken into consideration the comments made by the community, stakeholders and the council during the pre-application stage. They will also need to ensure that it meets the requirements set out within the Local Plan Policies 52 on Green Infrastructure and 54 on Open Space, Sport and Recreation. It will also need to be consistent with the relevant Neighbourhood Plan.

Step 8: Submitting the planning application

When submitting the planning application, include within the Design and Access Statement information to demonstrate how green infrastructure has been addressed.