

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 25 FEBRUARY 2020

### PART A : REPORT

**SUBJECT:**

Green Infrastructure Masterplan – Coast to the South Downs

**REPORT AUTHOR:** Karl Roberts, Director of Place

**DATE:** 6 January 2020

**EXTN:** 37760

**PORTFOLIO AREA:** Planning

**EXECUTIVE SUMMARY:**

The Council has commissioned a Masterplan produced by LUC which sets out a vision for Green Infrastructure linking the coastline at Bognor Regis with the South Downs National Park at Fontwell. The purpose of the report is to seek the Council's endorsement of this Masterplan to guide future negotiations with landowners and developers and public authorities to secure its implementation.

**RECOMMENDATIONS:**

The Sub Committee agrees to endorse the report both for the purposes of assisting the assessment of any planning applications currently under consideration and for the purpose of public consultation.

**1. BACKGROUND:**

In late 2018 the Council commissioned Land Use Consultants (LUC) to produce a Green Infrastructure (GI) Masterplan for the area extending from the coast, northwards to the South Downs National Park. GI is the term used to describe the multifunctional network of green spaces and 'urban greening' features that provide a range of environmental and quality of life benefits for local communities. The GI network may include parks and open spaces, playing fields, natural and semi-natural habitats, street trees, allotments, private gardens, water bodies, and green roofs and walls.

The aim of the GI framework is to provide an illustrative vision for a connected, multifunctional green corridor linking Bognor Regis and the South Downs National Park through the parishes of Yapton, Felpham, Eastergate, Aldingbourne, Barnham and Bersted; broadly aligned with the North-South route of the Lidsey Rife, taking the opportunity to link the proposed strategic development sites at the former LEC airfield (employment), Barnham/Eastergate & Westergate (BEW) and Fontwell so as to make use of, and link with the GI that could be delivered in these areas.

This report is intended to guide the provision of GI within the study area. The report has included an analysis of existing GI within and around the area and ways in which it should

be reflected and enhanced as an integral part of new development. This analysis is used to inform the development of strategic framework proposals covering existing developments within the planning pipeline and proposed infrastructure developments, as well as identifying potential GI projects at a range of scales.

The report advises that the objectives of the masterplan are to:

- undertake a comprehensive review of the landscape context and built environment (both existing and planned), identifying constraints and opportunities for the implementation of GI;
- identify options for strategic flood storage and alleviation in the context of planned development in the region;
- identify opportunities for green space enhancements and improved provision of areas for informal recreation;
- identify opportunities to increase ecological connectivity;
- identify opportunities to enhance accessibility and connectivity and link south to north; promoting sustainable modes of transport and 'designing out' major barriers to access; and
- communicate how specific GI enhancements may be implemented 'on the ground' including cost estimates and provide a basic rationale for the GI proposals.

In terms of delivery it is anticipated that the overall vision will be delivered as a series of individual projects which are linked. Some will be delivered by developers as part of their development proposals whilst others will be delivered by the Council and its partners as and when funding becomes available. Potential sources of funding include S106 contributions and Community Infrastructure Levy contributions from both the Council and the Parishes and Town Councils. This work is consistent with the aims and objectives of policy GI SP1 of the 2018 Local Plan

A copy of the document is provided as Appendix 1 to this report. A colour copy has been provided in the Members Room for perusal.

## **2. PROPOSAL(S):**

A workshop was held with relevant Parish Councils at the outset of the project to identify local issues and opportunities and more recently the final draft version of the Masterplan has been sent to a number of local councils for comment. Whilst some comments have been received other responses are still awaited and so any late responses will be reported to the Committee verbally. In a similar vein some of the key landowners and developers have been invited to contribute to this report and/or invited to respond to this final draft. Those comments received to date have been considered in preparing this report. Any late responses received will be reported verbally.

The Committee is asked to endorse the report both for the purposes of assisting the assessment of any planning applications currently under consideration and for the purpose of public consultation. However, it is important to stress that the intention of this document is to inform future decision making. Hence why many of the illustrations should be treated as informative rather than suggesting a definitive outcome. Any responses that are received will be reported back to this Committee so that the Committee can decide on whether it wishes to recommend to Full Council that the report be adopted as a formal Supplementary Planning Document.

**3. OPTIONS:**  
 The range of options available are extensive but the main ones are to seek amendments at this stage, reject the recommendation or support the recommendation.

**4. CONSULTATION:**

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	x	
Relevant District Ward Councillors	x	
Other groups/persons (please specify) – landowners & developers	x	

**5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)**

	YES	NO
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment	x	
Community Safety including Section 17 of Crime & Disorder Act	x	
Sustainability	x	
Asset Management/Property/Land	x	
Technology		x
Other (please explain)		

**6. IMPLICATIONS:**  
 Whilst the publication of the report for public consultation has no direct financial implications, the potential adoption of the report as SPD will have indirect implications in securing the delivery of the vision. In terms of legal implications that requires the correct procedures to be followed for a SPD. In terms of equalities and community safety there are not considered to be any adverse implications arising from the recommendation. In respect of sustainability the overall vision will deliver many economic, social and environmental benefits. To achieve the delivery of the vision it may be necessary to involve Council assets and for the Council to adopt new assets.

**7. REASON FOR THE DECISION:**  
 The intention of the GI report is to illustrate a strategic framework to support the sustainable growth of the area by facilitating the incorporation and consideration of GI during development. This report to the Committee seeks the Committee’s endorsement of the GI report for both the purpose of assisting the assessment of any planning applications currently under consideration and for public consultation.

**9. BACKGROUND PAPERS:**  
[Appendix 1](#)