ADUR & WORTHING COUNCILS

Urban Greening

Draft Technical Advice Note

February 2026

ADUR & WORTHING
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1 Purpose, status and relationship to policy

1.01 This Technical Advice Note (TAN B) provides detailed technical guidance on the interpretation and implementation of adopted planning policy relating to urban greening within the Adur Local Plan Area and the Worthing Local Plan Area. It is intended to support applicants, agents, designers and planning officers in understanding how urban greening is expected to be integrated into development proposals and assessed through the planning process.

1.02 TAN B should be read alongside the Green Infrastructure, Biodiversity Net Gain and Urban Greening Supplementary Planning Document (SPD) adopted by each authority, relevant development plan policies, and national planning policy and guidance. It does not introduce new planning policy, new standards or new quantitative requirements, and does not alter or override statutory or development plan obligations.

1.03 The purpose of this TAN is to provide clarity on technical and practical matters that sit outside the scope of the SPD, including design-led approaches to urban greening, evidential expectations, and common considerations in constrained urban environments. It is intended to support consistent interpretation and application of adopted policy while allowing for site-specific design responses and planning judgement.

1.04 This TAN adopts an outcome-led approach to urban greening. Unlike statutory biodiversity net gain, there is no nationally prescribed metric for measuring urban greening. Instead, proposals are assessed through their quality, functionality, integration and long-term performance in delivering adopted development plan objectives.

1.05 Although the adopted Local Plans do not use the term “urban greening”, they contain clear policy requirements relating to landscaping, green infrastructure, design quality, biodiversity, climate resilience and environmental performance. In this TAN, “urban greening” is used as a collective term to describe how these adopted policy requirements are delivered in practice through the integration of vegetation and nature-based features within development.

1.06 Once adopted, this Technical Advice Note will be a material consideration in the determination of planning applications within the Local Planning Authority area, insofar as it is consistent with adopted development plan policy and national planning policy.

1.07 The guidance set out in this TAN is intended to support, not fetter, the exercise of planning judgement. It recognises that sites vary in size, context, constraints and opportunities, and that appropriate urban greening solutions will differ accordingly. The TAN therefore emphasises principles, design quality and deliverability rather than prescribing uniform solutions.

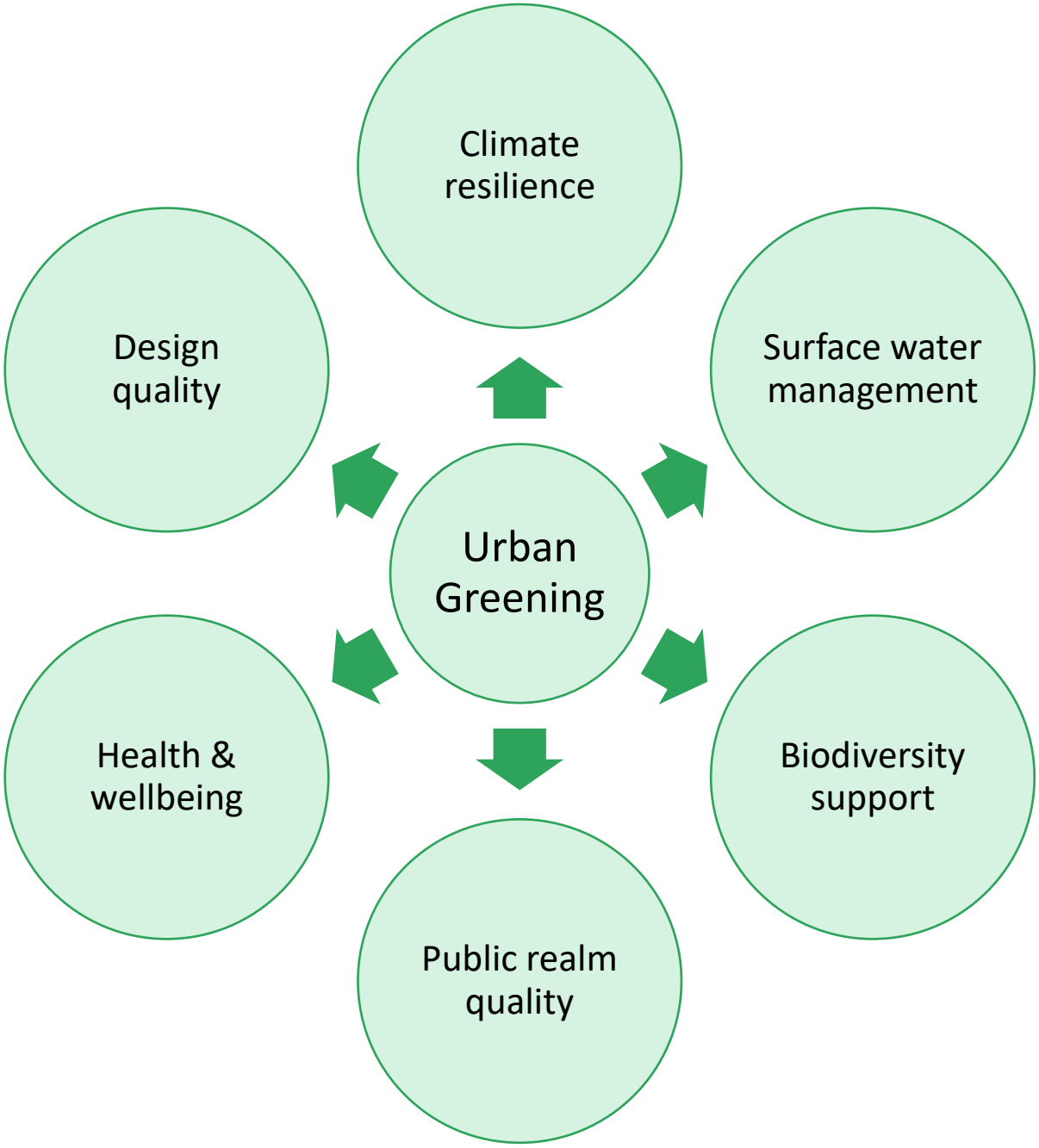
1.08 TAN B applies to development proposals within the Adur Local Plan and Worthing Local Plan areas. It does not apply to land within the South Downs National Park. While the local planning contexts of the two authorities differ in detail, they share common challenges relating to constrained urban form, climate resilience, surface water management, biodiversity support and the quality of the public realm. This TAN provides a shared technical framework to support consistent assessment across both areas.

1.09 The TAN is intended for use by applicants, agents, architects, landscape architects, ecologists, engineers and planning officers. It is designed to assist in the preparation of planning applications and in decision-making, and to reduce delay and uncertainty arising from misunderstandings about what constitutes effective and policy-compliant urban greening.

1.10 This TAN will be kept under review and may be updated to reflect changes in national policy, guidance or evidence. Its non-statutory status allows it to evolve over time without requiring formal adoption procedures, ensuring that technical guidance on urban greening remains current and responsive.

1.11 This Technical Advice Note forms part of the councils' suite of planning guidance supporting the implementation of adopted policy. It does not form part of the development plan but is a material consideration in planning decisions where relevant.

Figure 1: Urban greening as integrated infrastructure



2 When urban greening guidance applies (scope and proportionality)

2.01 This section explains the circumstances in which the guidance set out in this Technical Advice Note is expected to apply, and how a proportionate approach to urban greening will be taken in practice. It is intended to provide clarity for applicants and planning officers while allowing appropriate flexibility in response to site context and scale.

2.02 Urban greening is relevant to a wide range of development types and scales. However, the level of detail and scrutiny applied will vary depending on the nature, scale and potential impacts of the proposal. This TAN does not apply a uniform approach to all development and should not be read as implying that the same expectations apply in all cases.

2B Development types where urban greening guidance is most relevant

2.03 The guidance in this TAN is most likely to be relevant where development proposals have the potential to materially affect the quality, function or character of the urban environment, or where greening plays an important role in mitigating impacts or delivering policy objectives.

2.04 In particular, the guidance will normally be applied to:

- major development, including residential, commercial and mixed-use schemes
- dense urban environments, including areas with limited available land, high development intensity or significant site constraints, where careful integration of urban greening is required to achieve environmental performance objectives
- proposals involving significant areas of hard surfacing, building coverage or public realm
- schemes that include or affect streets, squares, courtyards or other shared spaces
- development proposals in locations subject to heat risk, surface water flooding or water quality pressures
- regeneration, intensification or redevelopment schemes where urban greening is integral to placemaking and environmental quality.

2.05 In such cases, applicants should expect to demonstrate how urban greening has been considered and integrated as part of the overall design approach, having regard to the principles set out in the SPD and this TAN.

2C Smaller-scale development and proportionality

2.06 For smaller-scale development, including minor development and changes of use, the guidance in this TAN will be applied proportionately. Not all forms of development will require detailed greening strategies or extensive supporting information.

2.07 In these cases, urban greening considerations may be addressed through simpler measures, such as retention of existing vegetation, modest planting, or design choices that avoid unnecessary loss of greening opportunities. The absence of large-scale greening interventions will not in itself indicate non-compliance, provided opportunities have been reasonably considered and explained.

2.08 Householder development will generally fall outside the scope of this TAN, except where it forms part of a wider scheme or has implications for shared spaces, street environments or cumulative impacts.

2D Relationship to site constraints and viability

2.09 The councils recognise that site constraints such as land ownership, underground services, contamination, flood risk, coastal exposure, access requirements and viability considerations can affect the extent and form of urban greening that can be delivered.

2.10 Where constraints limit greening opportunities, applicants should clearly explain how these constraints have influenced design decisions and how reasonable opportunities for greening have nonetheless been explored and maximised within those constraints.

2.11 Claims that greening is not feasible should be supported by evidence and design reasoning, rather than asserted. The absence of greening or reliance on minimal or residual measures without clear justification is unlikely to be supported.

2E Relationship to other environmental and design requirements

2.12 Urban greening considerations operate alongside, and do not replace, other environmental and design requirements within the planning system. In particular, applicants should be aware that:

- statutory biodiversity net gain requirements apply independently and are addressed through legislation, the SPD and Technical Advice Note A;
- sustainable drainage requirements apply in accordance with national and local policy and guidance; and
- tree protection and planting expectations are addressed separately through SPD Section 6 and related guidance.

2.13 Applicants should therefore ensure that urban greening proposals are coherent and complementary across different policy requirements, rather than relying on a single intervention to satisfy multiple obligations without appropriate justification.

2F Planning judgement and decision-making

2.14 The application of this TAN relies on planning judgement. The councils will assess urban greening proposals having regard to site context, policy objectives, proportionality and deliverability, rather than against predetermined numerical standards.

2.15 Where proposals demonstrate a clear, integrated and realistic approach to urban greening that responds to local context and constraints, they are likely to be supported. Where greening has been treated as a residual or purely decorative element, or where opportunities have not been reasonably explored, proposals may be subject to further scrutiny.

2G How this section should be used

2.16 Applicants should use this section to understand when and how urban greening guidance is likely to be applied, and to plan the level of detail and design consideration accordingly.

2.17 Planning officers will use this section to apply the guidance proportionately and consistently, ensuring that expectations are reasonable, transparent and aligned with adopted policy and national planning objectives.

2.18 This section forms part of the councils' technical guidance supporting implementation of adopted policy. It does not introduce new policy requirements and does not fetter the exercise of planning judgement.

3 Urban greening as a design-led process

3A Purpose of this section

3.01 This section explains the councils' expectation that urban greening is considered as an integral, design-led component of development proposals, rather than as a residual or decorative element. It sets out how urban greening should inform site appraisal, layout, massing and detailed design, particularly in constrained urban environments.

3.02 The guidance in this section is intended to support high-quality, context-responsive design and to assist applicants and planning officers in understanding how urban greening considerations are weighed through planning judgement. It does not prescribe specific design solutions and does not introduce quantitative requirements.

3B Urban greening at the site appraisal stage

3.03 Effective urban greening begins at the earliest stages of site appraisal and concept design. Applicants are encouraged to consider greening opportunities alongside, rather than after, decisions relating to site capacity, access, layout and massing.

3.04 Early consideration should include an understanding of the site's existing environmental characteristics, including microclimate, exposure, topography, soil conditions, flood risk, existing vegetation, watercourses and surrounding urban form. These factors will influence what forms of greening are realistic, resilient and functional over the long term.

3.05 Where urban greening is only introduced late in the design process, it is more likely to be constrained to small, fragmented or residual spaces with limited environmental benefit. Proposals that demonstrate early and meaningful integration of greening are therefore more likely to achieve policy objectives and to be supported.

3C Relationship between layout, massing and greening

3.06 The potential for effective urban greening is strongly influenced by fundamental design decisions, including building footprint, height, orientation, spacing and the treatment of ground levels. These matters should be considered holistically, rather than sequentially.

3.07 Design approaches that maximise building coverage or hard surfacing at the outset may significantly limit opportunities for greening later. Conversely, careful consideration of layout and massing can create opportunities for usable ground-based greening, tree planting, and multifunctional spaces that deliver environmental and placemaking benefits.

3.08 Applicants should therefore demonstrate how the proposed layout and massing have been informed by greening objectives, particularly where development intensity is high or where the site is subject to climate-related risks such as overheating or surface water flooding.

3D Ground-based greening as a priority

3.09 Where feasible, ground-based greening is generally the most effective and resilient form of urban greening. It typically offers greater benefits in terms of cooling, biodiversity support, water infiltration and usability than greening confined to raised or inaccessible locations.

3.10 Ground-based greening may include landscaped areas, courtyards, streets, squares, verges and other spaces that contribute to the everyday experience of the development and the wider public realm. Such spaces should be designed to be functional, accessible where appropriate, and capable of being maintained over time.

3.11 In constrained urban locations, opportunities for ground-based greening may be limited. In such cases, applicants should demonstrate that reasonable opportunities have been explored and maximised, rather than assuming from the outset that ground-based greening is not possible.

3E Use of roofs, walls and other structures

3.12 Green roofs, brown roofs, green walls and similar measures can play an important role in urban greening, particularly where ground-level opportunities are constrained. However, they should normally be used to complement, rather than replace, ground-based greening where the latter is achievable.

3.13 In coastal environments such as Adur and Worthing, the design of roof-based greening must take account of exposure, wind, salt spray and maintenance access. Applicants should ensure that proposed solutions are appropriate to local conditions and capable of delivering long-term benefits.

3.14 Where greening is primarily delivered through roofs or walls, applicants should clearly explain why this approach has been taken and how the proposals will deliver meaningful environmental and placemaking outcomes, rather than purely visual enhancement.

3F Integration with other design objectives

3.15 Urban greening should be integrated with other aspects of design, including sustainable drainage, street design, movement networks, public realm, and building performance. Multifunctional approaches are encouraged where they enhance overall outcomes and do not compromise primary functions.

3.16 For example, planting associated with sustainable drainage features can contribute to visual quality, biodiversity support and microclimate regulation, provided that such features are designed to function effectively and can be maintained appropriately.

3.17 Applicants should avoid relying on a single intervention to meet multiple objectives without clear justification. Where greening is proposed to serve several functions, its design and management should reflect this complexity.

3G Avoiding tokenistic or residual greening

3.18 A common issue in urban development is the treatment of greening as a residual component, introduced after key design decisions have been made. This can result in fragmented, inaccessible or poorly functioning spaces with limited long-term value.

3.19 Proposals that rely predominantly on narrow strips of planting, isolated planters, or areas with no clear function or management strategy are unlikely to be supported unless clearly justified by site constraints and accompanied by a robust explanation.

3.20 Applicants should demonstrate that greening proposals are intentional, coherent and capable of delivering meaningful benefits over time, rather than serving a purely decorative purpose.

3H How this section should be used

3.21 Applicants should use this section to inform early design thinking and to demonstrate, through drawings and supporting information, how urban greening has shaped the overall approach to site design.

3.22 Planning officers will use this section to assess whether urban greening has been integrated in a meaningful and proportionate way, having regard to site context, constraints and adopted policy objectives, and to inform the exercise of planning judgement.

3.23 This section forms part of the councils' technical guidance supporting implementation of adopted policy. It does not introduce new policy requirements and does not prescribe specific design solutions.

4 What constitutes effective urban greening in Adur and Worthing

4A Purpose of this section

4.01 This section explains the characteristics of effective urban greening within the specific environmental, spatial and climatic context of Adur and Worthing. It provides locally grounded guidance on the types, locations and qualities of greening that are most likely to deliver meaningful benefits and support compliance with adopted policy objectives.

4.02 The guidance in this section is not intended to prescribe uniform solutions or introduce new requirements. It explains how planning judgement will be exercised when assessing whether urban greening proposals are appropriate, functional and proportionate in local circumstances.

4B Local context and challenges

4.03 Adur and Worthing are characterised by tightly constrained urban form, a strong coastal influence, proximity to the South Downs, and a limited supply of undeveloped land. Much new development therefore takes place through intensification, regeneration or redevelopment rather than urban expansion.

4.04 These characteristics create particular challenges for urban greening, including limited space at ground level, competing demands on the public realm, exposure to wind and salt spray, surface water management pressures, and increasing risks associated with overheating and climate change.

4.05 At the same time, these constraints make the quality, integration and functionality of urban greening especially important. In this context, small, fragmented or poorly designed interventions are unlikely to deliver meaningful benefits, whereas well-considered greening can make a disproportionate positive contribution to environmental quality, resilience and placemaking.

4C Ground-based greening and usable green space

4.06 Where feasible, ground-based greening is generally the most effective form of urban greening in Adur and Worthing. It typically provides greater benefits for microclimate regulation, water infiltration, biodiversity support and everyday use than greening confined to raised or inaccessible locations.

4.07 Effective ground-based greening includes spaces that are usable, visible and integrated into the layout of development, such as streets, courtyards, verges, squares and shared spaces. These areas should be designed to function as part of the public or semi-public realm rather than as residual landscaping.

Table 1: Ground-based and roof-based greening - functional comparison

Aspect	Ground-Based Greening	Roof-Based Greening
Soil depth	Deep, connected soil volumes allowing extensive root growth	Shallow substrate depth constrained by structural loading
Cooling effect	Provides shading and cooling at pedestrian level	Provides cooling primarily at roof level
Water management	Enables infiltration, interception and evapotranspiration at ground level	Reduces and attenuates runoff from roof surfaces
Biodiversity potential	Can support trees, shrubs and habitat connectivity	Typically supports low-growing or specialist planting
Long-term resilience	High where adequate soil, space and management are secured	Dependent on structural design, substrate depth and maintenance regime
Role in scheme design	Generally preferred where feasible due to multifunctional performance	Valuable where ground-level provision is genuinely constrained

4.08 In dense urban locations, opportunities for ground-based greening may be limited. In such cases, applicants should demonstrate that reasonable opportunities have been explored and maximised, and that any constraints are genuine and unavoidable rather than assumed from the outset.

4D Trees, soil volume and long-term performance

4.09 Trees are a particularly important component of effective urban greening in Adur and Worthing, contributing to cooling, air quality, visual amenity, biodiversity support and placemaking. However, the benefits delivered by trees depend heavily on their ability to establish successfully and thrive over time.

4.10 Tree planting that relies on constrained pits, shallow soils or inhospitable microclimates is unlikely to deliver long-term benefits and may result in repeated failure and replacement. Proposals should therefore demonstrate that sufficient soil volume, appropriate rooting conditions and long-term protection are provided to support healthy growth.

4.11 Further guidance on tree protection and planting is set out in SPD Section 6. Applicants should ensure that tree-related proposals are coherent with the wider urban greening strategy for the site and contribute positively to the overall design approach.

4E Urban greening and climate resilience

4.12 Urban greening plays a critical role in addressing climate-related risks in Adur and Worthing, particularly overheating, surface water flooding and water quality pressures. These issues are expected to intensify over time as a result of climate change.

4.13 Effective greening can contribute to cooling through shading and evapotranspiration, reduce surface water runoff through interception and infiltration, and improve the resilience and comfort of the public realm during extreme weather events. These benefits are most likely to be achieved where greening is well-integrated and designed with local conditions in mind.

4.14 In street environments and other movement corridors, urban greening can play a particularly important role in improving pedestrian comfort by providing shade, reducing radiant heat and moderating microclimatic conditions. In locations where walking and cycling are encouraged as part of wider placemaking and health objectives, well-designed greening can therefore support everyday use of streets and spaces during periods of hot weather, without introducing additional policy requirements.

4.15 By contrast, greening that is isolated, minimal or poorly integrated is unlikely to deliver meaningful climate resilience benefits. Applicants should therefore consider how greening proposals respond to site-specific risks and contribute to wider resilience objectives.

4F Integration with sustainable drainage and water environments

4.16 In both Adur and Worthing, water management is a key consideration due to flood risk, surface water pressures and the presence of watercourses. Urban greening should, where appropriate, be integrated with sustainable drainage systems in order to deliver multifunctional benefits.

4.17 Greening associated with drainage features should be designed to function effectively as part of the drainage system, rather than being purely decorative. Planting, layout and management should reflect hydrological conditions and long-term maintenance requirements.

4.18 Further guidance on sustainable drainage as green infrastructure is provided in SPD Section 7. Urban greening proposals should be consistent with that guidance and should not compromise the primary drainage function of SuDS features.

4G Roofs, walls and greening in constrained locations

4.19 Green roofs, brown roofs and green walls can make a valuable contribution to urban greening where ground-level opportunities are constrained. In coastal locations, careful consideration must be given to exposure, planting selection, structural capacity and maintenance access to ensure long-term performance.

4.20 Brown roofs may be particularly appropriate in certain contexts, including industrial or mixed-use areas, where they can support invertebrates and contribute to biodiversity objectives alongside other greening measures, while also responding to local environmental conditions.

4.21 Where greening is primarily delivered through roofs or walls, applicants should clearly explain how these measures will deliver meaningful environmental and placemaking outcomes and how they complement any ground-based greening that is achievable.

4H Connectivity, coherence and everyday experience

4.22 Effective urban greening is not solely about the amount of planted area but about its coherence, connectivity and relationship to how spaces are used. Greening that contributes to a connected network of streets, spaces and routes is more likely to deliver lasting benefits.

4.23 Proposals that rely on fragmented or isolated interventions are less likely to be effective, particularly where such spaces are difficult to manage or disconnected from everyday use. Applicants should therefore consider how greening contributes to the overall spatial and experiential quality of the development.

4I Avoiding tokenistic or non-functional greening

4.24 Urban greening proposals that rely primarily on small planters, narrow strips of planting, or inaccessible areas with no clear function or management strategy are unlikely to be effective in the local context.

4.25 While such measures may have a role in certain circumstances, they should not be relied upon as the primary means of delivering urban greening without clear justification and evidence that they will deliver long-term value.

4J How this section should be used

4.26 Applicants should use this section to understand the qualities and characteristics of urban greening that are most likely to be effective in Adur and Worthing, and to inform design decisions and supporting statements.

4.27 Planning officers will use this section to assess whether urban greening proposals are appropriate, functional and proportionate in local circumstances, and whether they are likely to deliver meaningful benefits over the lifetime of the development.

4.28 This section forms part of the councils' technical guidance supporting implementation of adopted policy. It does not introduce new policy requirements and does not prescribe specific greening solutions.

Table 2: Forms of urban greening and their functional contribution

Ground-based planting (planted directly into natural or connected soil)	Cooling through evapotranspiration; surface water infiltration; biodiversity support; soil health; contribution to townscape character	Requires adequate soil depth and volume; requires coordination with services and levels; performance depends on long-term management
Trees in connected soil volumes	Shading and urban cooling; microclimate regulation; air quality benefits; biodiversity habitat; strong placemaking role	Requires sufficient rooting volume; conflicts may arise with underground services; long-term success depends on soil quality and irrigation where necessary
Vegetated sustainable drainage features (e.g. rain gardens, swales)	Surface water attenuation and treatment; biodiversity support; urban cooling; visual amenity	Must prioritise drainage performance; requires maintenance access; planting selection must respond to hydrological conditions
Green roofs and brown roofs	Surface water attenuation; biodiversity (particularly for invertebrates); visual greening; limited cooling benefits	Typically limited soil depth; reduced street-level cooling effect; exposure to wind and drought; not a substitute for ground-based greening where feasible
Green walls and façade greening	Visual greening; localised microclimate benefits; contribution to design quality	Limited biodiversity value compared with ground-based planting; irrigation and maintenance requirements; structural considerations
Small planters and decorative planting	Visual amenity; localised softening of built form	Limited environmental function; vulnerable to neglect or removal; should not be relied upon as primary greening strategy

5 Evidence and submission expectations

5A Purpose of this section

5.01 This section sets out the types of information that applicants are normally expected to provide in order to demonstrate how urban greening has been considered, integrated and delivered as part of development proposals. It is intended to promote clarity, consistency and proportionality in submissions and to reduce delay arising from incomplete or unclear information.

5.02 The evidence expectations described in this section do not introduce new policy requirements. They explain the information typically required to enable the local planning authority to assess compliance with adopted policy and the principles set out in the SPD, and to exercise planning judgement in a transparent and defensible way.

5B Proportionate approach to evidence

5.03 The level of information required to address urban greening will vary depending on the scale, nature and complexity of development, and the extent to which greening is relevant to the proposal. Not all applications will require the same level of detail.

5.04 For major development and schemes in constrained urban locations, a more detailed and structured explanation of urban greening will normally be expected. For smaller-scale proposals, urban greening considerations may be addressed through simpler information, provided that the approach is clear and proportionate.

5.05 Applicants are encouraged to engage early with the local planning authority where there is uncertainty about the scope or level of information required, particularly for complex or sensitive sites.

5.06 Information requirements should be proportionate to the scale and nature of development. Applications should include clear plans showing the location and type of greening proposed and, where relevant, supporting details explaining soil volumes, planting depths, drainage integration and long-term management arrangements. Where urban greening forms part of policy compliance or mitigation, sufficient information must be provided to enable proper assessment at validation and determination stage.

5C Design-led evidence

5.07 Urban greening should be demonstrated primarily through the design of the proposal, rather than through standalone statements. Plans, sections and elevations should clearly show how greening has informed layout, massing, levels and the treatment of streets and spaces.

5.08 Supporting information may include, where relevant:

- site layout plans identifying areas of greening and hard surfacing;
- sections and levels demonstrating soil depth, planting zones and relationships to buildings and infrastructure;
- landscape or public realm plans showing the function and integration of greening; and
- design and access statements explaining how urban greening has influenced design decisions.

5.09 Where greening opportunities are constrained, applicants should explain how constraints have been addressed and how reasonable opportunities have nonetheless been explored and maximised.

5D Relationship to other environmental information

5.10 Urban greening evidence should be coherent with other environmental information submitted as part of the application, including sustainable drainage strategies, biodiversity net gain submissions, tree surveys and flood risk assessments.

5.11 Applicants should avoid duplication or inconsistency between documents. Where greening contributes to multiple objectives, such as drainage, cooling or biodiversity support, this should be clearly explained, while recognising that different policy regimes operate independently.

5E Management, maintenance and longevity

5.12 Effective urban greening depends on its ability to function over the lifetime of the development. Where proposals rely on significant or complex greening measures, applicants should provide sufficient information to demonstrate that these measures can be maintained and managed appropriately.

5.13 This may include, where proportionate:

- identification of management responsibilities;
- indicative maintenance approaches; and
- confirmation that access for maintenance has been considered.

5.14 Where long-term management arrangements are required to secure policy outcomes, these matters will be addressed through planning conditions or legal mechanisms in accordance with SPD Section 8. This TAN does not introduce additional obligations but explains the information needed to support enforceable and realistic arrangements.

5F Validation and decision-making

5.15 Applications that do not provide sufficient information to demonstrate how urban greening has been considered may be subject to requests for further information during determination, or, where appropriate, may be treated as invalid.

5.16 The local planning authority will apply a proportionate approach to validation and assessment, having regard to the scale of development and the relevance of urban greening to the proposal.

5.17 Planning officers will use the information provided to assess whether urban greening has been integrated in a meaningful and realistic way, and to inform the exercise of planning judgement having regard to adopted policy, the SPD and this TAN.

5G How this section should be used

5.18 Applicants should use this section to understand what information is normally expected to demonstrate consideration of urban greening and to ensure that submissions are clear, coherent and proportionate.

5.19 Planning officers will use this section to assess the adequacy of information submitted, to apply validation requirements consistently, and to support transparent and defensible decision-making.

5.20 This section forms part of the councils' technical guidance supporting implementation of adopted policy. It does not introduce new policy requirements and does not prescribe specific greening solutions or standards.

Table 3: Typical information requirements for urban greening

Minor development	Site plan showing location and type of proposed greening; brief description of planting approach where relevant.
Small to medium development	Landscape or public realm plan identifying greening features; indicative planting schedule; explanation of soil volumes where trees are proposed; description of how greening integrates with drainage and site layout.
Major development	Comprehensive landscape strategy; detailed plans showing greening typologies; sections where soil depth, levels or rooting volumes are critical; explanation of integration with SuDS and public realm design; outline management approach.
Strategic or complex development	Integrated green infrastructure or public realm strategy; coordinated landscape, drainage and design information; clear explanation of functional objectives; long-term management and stewardship proposals proportionate to the scale and significance of greening.

6 Delivery, management and long-term considerations

6A Purpose of this section

6.01 This section explains how urban greening proposals are expected to be delivered, managed and maintained over time, and how long-term considerations are taken into account in planning decision-making. It is intended to support realistic, deliverable outcomes and to avoid situations where greening benefits are lost through poor governance or unclear responsibilities.

6.02 The guidance in this section does not introduce new requirements. It explains how existing policy and statutory mechanisms are used in practice to secure and maintain urban greening outcomes, in line with the approach set out in the SPD.

6B Importance of long-term delivery

6.03 Urban greening delivers benefits over time rather than at the point of construction alone. Shading, cooling, water management, visual quality and ecological support depend on greening measures being established, maintained and allowed to mature.

6.04 Experience locally and nationally demonstrates that greening benefits can be undermined where responsibilities are unclear, where maintenance is under-resourced, or where features are altered or removed following occupation. Long-term considerations are therefore an integral part of assessing whether proposals are realistic and policy-compliant.

6C Management responsibilities and governance

6.05 Applicants should give early consideration to who will be responsible for the management and maintenance of urban greening features, particularly where these are integral to the design or to mitigation of environmental impacts.

6.06 Management responsibilities may rest with a range of parties, including private management companies, residents' management organisations, commercial operators or public bodies. The appropriate arrangement will depend on the nature of the development and the greening measures proposed.

6.07 Where greening features are located within shared or publicly accessible spaces, management arrangements should be clear, robust and capable of enduring over the lifetime of the development.

6D Relationship to planning conditions and legal mechanisms

6.08 Urban greening outcomes may be secured through planning conditions, section 106 obligations or other legal mechanisms, depending on their nature, scale and significance. The choice of mechanism will be informed by the need for enforceability, longevity and clarity.

6.09 This TAN does not prescribe when particular mechanisms will be used. That judgement will be exercised on a case-by-case basis, having regard to adopted policy, the scale of greening involved and the risks associated with non-delivery or deterioration.

6.10 Further guidance on securing long-term delivery, management and enforcement is provided in SPD Section 8. Applicants should ensure that proposals for urban greening are consistent with that guidance and capable of being secured in an enforceable way.

6E Integration with other long-term obligations

6.11 Urban greening proposals may interact with other long-term obligations, including statutory biodiversity net gain requirements, sustainable drainage maintenance, tree management and public realm stewardship.

6.12 Applicants should ensure that responsibilities for different environmental measures are coherent and coordinated, and that management arrangements do not conflict or leave gaps in accountability.

6.13 Where greening measures serve multiple functions, such as drainage, cooling and visual amenity, management approaches should reflect this multifunctionality and avoid undermining primary functions.

6F Future change and adaptability

6.14 Urban environments evolve over time, and greening measures may need to adapt to changing conditions, including climate change, patterns of use and maintenance requirements.

6.15 While flexibility may be appropriate, proposals should not rely on future change or discretionary alteration to compensate for inadequate design or delivery at the outset. Robust initial design and realistic management arrangements remain essential.

6G How this section should be used

6.16 Applicants should use this section to understand the long-term implications of urban greening proposals and to plan management and governance arrangements from the earliest stages of scheme development.

6.17 Planning officers will use this section to assess whether proposals include realistic, clear and enforceable arrangements for the long-term delivery of urban greening, and to ensure that outcomes required by adopted policy are not undermined over time.

6.18 This section forms part of the councils' technical guidance supporting implementation of adopted policy. It does not introduce new policy requirements and does not remove or alter the need for site-specific planning judgement.

7 Common issues and clarifications

7A Purpose of this section

7.01 This section addresses common issues, misunderstandings and points of clarification that frequently arise in relation to urban greening in development proposals. It is intended to assist applicants in preparing clearer submissions and to support consistent and transparent decision-making. The following points reflect issues commonly raised during application discussions and are intended to assist in avoiding delay or misunderstanding.

7.02 Nothing in this section introduces new policy requirements or standards. It explains how existing policy and the guidance in this TAN are commonly interpreted and applied in practice.

7B Urban greening is not an optional or residual consideration

7.03 Urban greening should not be treated as an optional add-on or a residual element introduced after key design decisions have been made. Where greening is relevant to policy objectives, it should inform site appraisal, layout and design from an early stage.

7.04 Proposals that rely on minimal or late-stage greening measures without clear justification are more likely to result in requests for further information or design revision, particularly in constrained urban locations.

7C Distinction between urban greening and biodiversity net gain

7.05 Urban greening and statutory biodiversity net gain serve different functions within the planning system and operate through different mechanisms. Urban greening is a design-led, place-based consideration, while biodiversity net gain is a statutory requirement governed by specific legislation and metric-based assessment.

7.06 Applicants should not assume that delivery of statutory biodiversity net gain, whether on-site or off-site, removes the need to consider urban greening as part of site design. Conversely, urban greening measures do not in themselves demonstrate compliance with statutory biodiversity net gain requirements unless they are specifically designed and secured for that purpose.

7D Reliance on roof-based or decorative greening

7.07 Green roofs, brown roofs, green walls and decorative planting can make a valuable contribution to urban greening, particularly in constrained locations. However, they should not be assumed to be inherently sufficient or appropriate in all circumstances.

7.08 Where proposals rely predominantly on roof-based or decorative greening, applicants should explain why ground-based greening opportunities are limited and how the proposed measures will deliver meaningful, long-term benefits in the local context.

7E Fragmented or non-functional greening

7.09 A common issue is the provision of small, isolated or fragmented greening areas that are disconnected from each other and from the wider public realm. Such interventions are less likely to deliver effective outcomes and may be difficult to manage.

7.10 Applicants should consider whether greening proposals are coherent, accessible where appropriate, and capable of being maintained effectively over time, rather than relying on dispersed or incidental planting.

7F Assumptions about future management or change

7.11 Proposals should not rely on future management changes, discretionary alterations or assumed upgrades to compensate for inadequate greening design at the outset.

7.12 Where greening outcomes depend on long-term management, this should be reflected in clear governance arrangements and realistic maintenance assumptions, in line with the guidance set out in Section 6 of this TAN and SPD Section 8.

7G Confusion between site boundaries and delivery areas

7.13 Applicants should be clear about where urban greening is proposed to be delivered in relation to the planning application boundary. Greening located outside the red line boundary of an application site is not part of the development proposal and cannot normally be relied upon to demonstrate compliance with design-led urban greening objectives, unless it forms part of a clearly defined and secured arrangement.

7.14 Where off-site greening is proposed as part of a wider strategy, applicants should clearly explain its relationship to the development, how it will be delivered, and how long-term outcomes will be secured.

7H Proportionality and realism

7.15 Urban greening proposals should be proportionate to the scale and nature of development and realistic in terms of delivery and management. Overly complex or ambitious proposals that cannot be delivered or maintained may be less effective than simpler, well-integrated solutions.

7.16 Applicants are encouraged to focus on quality, functionality and longevity rather than quantity or visual impact alone.

7I How this section should be used

7.17 Applicants should use this section to check proposals against common pitfalls and to ensure that urban greening strategies are clear, coherent and deliverable.

7.18 Planning officers will use this section to identify recurring issues, to explain concerns consistently, and to support proportionate and transparent decision-making.

7.19 This section forms part of the councils' technical guidance supporting implementation of adopted policy. It does not introduce new policy requirements and does not fetter the exercise of planning judgement.