

Appendix 4: Supplementary Documents

Revised Redline

Winter Garden Plan

Playspace Plan

Revised Principal Public Realm Areas Map

Revised Indicative Demolition and Construction Programme

Wind Microclimate Note

Jolly's Green Ecology Addendum

Climate Change Note

Revised Cumulative ZVI

Air Quality Technical Notes

Nelupa Malik,
Planning & Building Control,
Development Management ,
London Borough of Tower Hamlets ,
Mulberry Place,
PO Box 55739,
5 Clove Crescent,
E14 2BG

9 Holyrood St
London SE1 2EL
T: 0203 544 4000
E: info@greengage-env.com

31 March 2022

Our ref: 551566mjh08Mar22LV1_Jollys_Green

Dear Nelupa,

ABERFELDY VILLAGE MASTERPLAN - ECOLOGY ADDENDUM

This Ecology addendum is an update to the ecology reports, as listed below, that were submitted to the Council in support of the hybrid planning application.

- Preliminary Ecological Appraisal (Report ref: 551566dp11Oct21FV05_PEA)
- Biodiversity Impact Assessment (Report ref: 551566dp12Oct21FV03_BIA)
- Urban Greening Factor Assessment (Report ref: 551566dp12Oct21_UGF)

This addendum has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development.

The addition of Jolly's Green does not impact upon the conclusions of the bat report (Report ref: 551566dp11Oct21FV02_Bats) or the Habitat Regulation Assessment (HRA) Screening Note (Report ref: 551566MJH17Nov20_HRA_Screening_Note_V2). The potential for the habitats on Jolly's Green to support bats, and other protected species, is dealt with in this addendum.

Following validation of the Hybrid Application, the Applicant has been in discussions with LBTH officers in relation to the aspirations for a direct link from the pedestrianised underpass into Jolly's Green and works to Jolly's Green.

The Applicant and LBTH officers have jointly agreed that the works to Jolly's Green should be included within the red line and secured as part of the future planning permission. The delivery of works to Jolly's Green will sit within Phase B as part of the Outline Proposals. The Applicant has updated the red line and amended the Proposed Development to incorporate the provision of a direct link from the proposed pedestrianised underpass to Jolly's Green. Accordingly, the Applicant has updated the planning application plans and documents where necessary to reflect this. Importantly the extension of the redline boundary of the Hybrid Application does not result in any fundamental alterations to the development that is proposed.

PRELIMINARY ECOLOGICAL APPRAISAL

Methodology

The area of Jolly's Green that has been included within the redline boundary was visited on the 2nd March 2022. The PEA (which included an Extended Ecological Phase 1 Survey) was undertaken in accordance with guidance in the Joint Nature Conservation Committee (JNCC) (2010) Handbook for Phase 1 Habitat Survey¹ and the Chartered Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal², in accordance with BS42020:2013: Biodiversity³. During the survey the Site's potential to support protected species or those of conservation concern was assessed. The assessment followed the same methodology detailed within the previously submitted Preliminary Ecological Appraisal (Report ref: 551566dp11Oct21FV05_PEA).

Results

During the Phase 1 habitat survey Jolly's Green was found to be dominated by the following habitats:

- Plantation woodland;
- Amenity Grassland;
- Ruderal vegetation;
- Scattered Trees;
- Introduced shrub; and
- Hardstanding

Plantation Woodland

Plantation woodland was confined to the eastern boundary of Jolly's Green running parallel with the A12. The woodland was relatively young in places and it is understood that some of it was planted as recently as 2015. Tree species present included willow (*Salix* sp.), eucalyptus (*eucalyptus* sp.), sycamore (*Acer pseudoplatanus*), alder (*Alnus glutinosa*) and horse chestnut (*Aesculus hippocastanum*). The understorey comprised blackthorn (*Prunus spinosa*), rose (*Rosa* sp.), pine (*Pinus* sp.), elm (*Ulmus procera*), hawthorn (*Crataegus monogyna*), bramble (*Rubus*

fruticosus agg.), elder (*Sambucus nigra*), holly (*Ilex aquifolium*), hazel (*Corylus avellana*) and cotoneaster (*Rosaceae* sp.).

Amenity Grassland

Amenity grassland was the dominant habitat on the Site and was dominated by species including annual meadow grass (*Poa annua*), daisy (*Bellis perennis*), clover (*Trifolium* sp.) and ribwort plantain (*Plantago Lanceolata*).

Ruderal Vegetation

A small patch of ruderal vegetation was present. The dominant plant species included dock (*Rumex obtusifolius*), common nettle (*Urtica dioica*) and ivy (*Hedera helix*).

Scattered Trees

A selection of scattered trees was recorded across Jolly's Green, many of which were young to early mature. Species included lime (*Tilia x europaea*), sycamore, cherry (*Prunus* sp.), beech (*Fagus sylvatica*) and alder.

Introduced Shrub

A small patch of introduced shrub including lavender (*Lavandula angustifolia*) alongside other ornamental species, was present within Jolly's Green.

Hardstanding

The hardstanding on Site was in the form of roads and pathways.

Discussion and Recommendations

Ecological Value and Protected Species Potential

The majority of the Site, with the exception of the plantation woodland and scattered trees, had limited ecological value given it was either non-natural (hardstanding), was heavily managed (amenity grassland) or was small in size (tall ruderal and introduced shrub). These areas had **negligible** potential to support protected species or those of conservation concern.

The scattered trees on the Site had **low to moderate** potential to support nesting birds. Furthermore, three of the trees, indicated as 7, 8 and 9 on the Phase 1 plan (Appendix A), had **low** potential to support roosting bats.

The plantation woodland has **high** potential to support nesting birds and **low** potential to support foraging bats. The potential for the plantation woodland to support foraging bats is considered to be low because the woodland sits within a densely urban area with limited suitable foraging and commuting habitat in the immediate vicinity, and is likely to be well lit from surrounding street lights. Additionally, very low levels of foraging and commuting bats were recorded during dusk emergence and dawn return to roost surveys completed on the wider Aberfeldy Village Masterplan previously in 2021.

Recommendations

Plantation Woodland

It is understood that the underpass from the wider Aberfeldy Village Masterplan will require the clearance of a section of the plantation woodland, approximately 813m². The loss of this woodland will be compensated for through landscaping within Jolly's Green, which will include approximately 1390m² of new plantation woodland within Jolly's Green.

Roosting and Foraging Bats

The trees with low bat potential within Jolly's Green should be retained and protected where possible. If this is not possible, the trees should be soft felled between September/October or March/April. Each tree to be soft felled should be cut in sections, with the sections lowered to the ground gently and left on the ground for 24hrs before being moved. Any cut tree sections should be utilised elsewhere on the Site to create log piles for invertebrate.

Lighting within Jolly's Green should be kept to a minimum and remain the same or less than the current lighting levels. Any lighting proposed should be designed in accordance with the Bat Conservation Trust and Institute of Lighting Engineers guidance⁴.

Bat boxes should be installed in the retained trees, where possible, to enhance the Site for roosting bats post development.

Nesting birds

Any clearance of habitat suitable to support nesting birds (plantation woodland and scattered trees) should be cleared outside of the nesting bird season. The nesting bird season generally runs from March to August inclusive and as such, any clearance should be conducted outside of these months. If this is not possible, the presence of active nests should be searched for by a Suitably Qualified Ecologist (SQE) no more than 48hrs prior to the proposed habitat clearance. Habitat clearance can only commence if no active nests are recorded.

A selection of bird boxes should be installed on retained trees, where possible, to enhance the Site for nesting birds post development.

Conclusion

Providing the above recommendations are implemented, the Proposed Development should be in accordance with legislation and planning policy.

BIODIVERSITY IMPACT ASSESSMENT

With the addition of Jolly's Green to the red line plan, the existing Biodiversity Impact Assessment has been updated to evidence a net gain as a result of the Proposed Development.

The updated BIA shows a Biodiversity Net Gain across the whole masterplan of **18.20%**. This includes the creation of new woodland habitat at Jolly's Green to compensate for the loss of plantation woodland to facilitate the underpass from the Main Site to Jolly's Green.

An updated Biodiversity Metric 3.0 has been submitted alongside this addendum letter. A summary of the new baseline and post development habitats and associated units is provided in Table 1 (baseline) and Table 2 and Table 3 (post development).

The baseline biodiversity units are **12.08** units.

Table 1 Baseline Biodiversity Units

Habitat Type	Area (Ha)	Distinctiveness	Condition	Biodiversity Units	Area of site
Vacant/derelict land/bare ground	0.1193	Low	Poor	0.24	Main site
Ruderal/Ephemeral	0.2775	Low	Poor	0.56	Main site
Introduced shrub	0.497	Low	Poor	0.99	Main site
Modified Grassland	1.0327	Low	Poor	2.07	Main site
Developed Land / Sealed Surface	6.2135	V. Low	N/A	0	Main site
Urban Tree	1.3304	Medium	Poor	5.32	Main site
Other Woodland broadleaved	0.206	Medium	Moderate	1.65	Jolly's Green
Modified Grassland	0.5963	Low	Poor	1.19	Jolly's Green
Ruderal/Ephemeral	0.0014	Low	Poor	0	Jolly's Green
Introduced shrub	0.007	Low	Poor	0.01	Jolly's Green
Developed Land / Sealed Surface	0.2195	V. Low	N/A	0	Jolly's Green
Urban Tree	0.0127	Medium	Poor	0.05	Jolly's Green

Based on the landscaping proposals, the Proposed Development is predicted to provide **14.28** biodiversity units. This is made up of **4.62** units from retained habitats and **9.66** units from habitat creation.

Table 2 Retained habitat Biodiversity Units

Habitat Type	Area retained (Ha)	Distinctiveness	Condition	Biodiversity Units	Area of site
Urban Tree	0.9054	Medium	Poor	3.62	Main site
Other Woodland broadleaved	0.1247	Medium	Moderate	1.0	Jolly's Green

Table 3 Post Development Biodiversity Units from Habitat Creation

Habitat Type	Area (Ha)	Distinctiveness	Condition	Biodiversity Units	Area of site
Developed land; sealed surface	6.3755	V. Low	N/A	0	Main Site
Introduced shrub	0.06553	Low	Poor	1.26	Main Site
Façade bound green wall	0.1282	Low	Moderate	0.31	Main Site
Rain garden	0.0689	Low	Good	0.35	Main Site
Other neutral grassland	0.1927	Medium	Moderate	1.29	Main Site
Modified grassland	0.2248	Low	Poor	0.43	Main Site
Allotments	0.0125	Low	Good	0.07	Main Site

Habitat Type	Area (Ha)	Distinctiveness	Condition	Biodiversity Units	Area of site
Extensive green roof	0.1198	Low	Poor	0.23	Main Site
Intensive green roof	0.4873	Medium	Good	2.74	Main Site
Urban Tree	0.1908	Medium	Poor	0.53	Main Site
Other neutral grassland	0.2021	Medium	Moderate	1.35	Jolly's Green
Introduced shrub	0.0245	Low	Poor	0.05	Jolly's Green
Modified grassland	0.1819	Low	Poor	0.35	Jolly's Green
Developed land; sealed surface	0.357178	V.Low	N/A - Other	0	Jolly's Green
Urban Tree	0.0122	Medium	Poor	0.03	Jolly's Green
Other woodland; broadleaved	0.139	Medium	Moderate	0.65	Jolly's Green

Discussion and Conclusion

The inclusion of Jolly's Green in the red line boundary does alter the overall BNG result. The key impact of the works proposed at Jolly's Green is the removal of approximately 813m² of existing woodland on site. However, through extensive landscaping proposals, this loss has been adequately compensated for to ensure that the overall BNG for the Aberfeldy Village Masterplan is **18.20%** with all habitat trading rules met. Therefore, the proposals will exceed the legislative and planning policy requirements with regards to BNG as detailed within Appendix B.

URBAN GREENING FACTOR

With the addition of Jolly's Green to the red line plan, the existing UGF Assessment has been updated to evidence the new UGF as a result of the Proposed Development.

An updated UGF table is provided in Table 4.

A plan showing the location of the various UGF habitat types is provided in Appendix C.

Table 4 UGF Table

Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	6866	6866	Includes new woodland, wildflower meadow and allotments.
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	6098	4878.4	Includes green roofs <150mm substrate, podium and terrace planting >150mm substrate
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	13584	10867.2	Proposed tree planting with assumed canopy spread of ~3m and retained trees
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	73	51.1	Includes extensive green roof over bike stores.
Flower-rich perennial planting.	0.7	6415	4490.5	Includes ground floor perennial planting
Rain gardens and other vegetated sustainable drainage elements.	0.7	689	482.3	Includes SUDs planting mix
Hedges (line of mature shrubs one or two shrubs wide).	0.6	383	229.8	Native hedges for residential areas

Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	6417	3850.2	Podium tree planting and retained trees
Green wall –modular system or climbers rooted in soil.	0.6	1182	709.2	Climbing plants
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	3911	1564.4	Park amenity grassland
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	46124	0	Hardstanding
Total contribution		91700	34240.5	
Total site area m ²				91700
Urban Greening Factor				0.370655398

The UGF for the Aberfeldy Village Masterplan, including Jolly's Green, is now **0.37**. This is 0.03 short of the target figure of 0.4.

The UGF for the Aberfeldy Village Masterplan, including Jolly's Green and Millennium Green, is now **0.38**. This is 0.02 short of the target figure of 0.4.

The UGF for the Aberfeldy Village Masterplan, including Jolly's Green, Millennium Green and excluding non-permeable surfaces outside the control of the project team, is now **0.44**. This exceeds the target figure of 0.4 by 0.04.

Discussion and Conclusion

The inclusion of Jolly's Green has, as expected, increased the UGF for the Aberfeldy Village Masterplan FROM 0.35 to 0.37, albeit, the proposals fall short of the target figure of 0.4. However, it remains the professional opinion of Greengage that green infrastructure interventions have been maximised insofar as is realistic given the site constraints.

Extensive greening is proposed at numerous vertical levels, across all available roof space, terraces and in the ground floor public realm areas. Mature trees are retained insofar as possible, new woodland and wildflower meadows are proposed and all planting is to be flower-rich to improve ecological value.

Finally, whilst the UGF assessment doesn't inherently involve a comparison with predevelopment conditions, the Proposed Development represents a significant improvement over the existing ecological value of the Site and its water regulation capacity.

Should the areas which fall outside the control of the project team be excluded from the calculation, the proposals stand to exceed the target score for residential development.

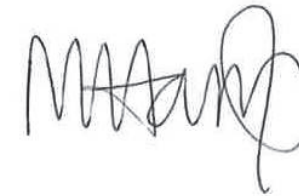
OVERALL CONCLUSION

The inclusion of Jolly's Green within the redline boundary does not significantly change the previous conclusions with regards to ecology and the Proposed Development. The proposals will result in the loss of some existing woodland, although this is compensated for through the creation of a larger area of woodland as part of the landscaping.

The masterplan, including Jolly's Green, will still deliver a BNG that exceeds planning and legislative requirements.

It has also improved the overall UGF, albeit, without removing the areas of non-permeable surface outside of the control of the Applicant, the UGF is still marginally short of the 0.4 target. When these areas are removed from the calculation, the Aberfeldy Village Masterplan delivers a UGF that exceeds the target.

Yours sincerely



Mike Harris

Director

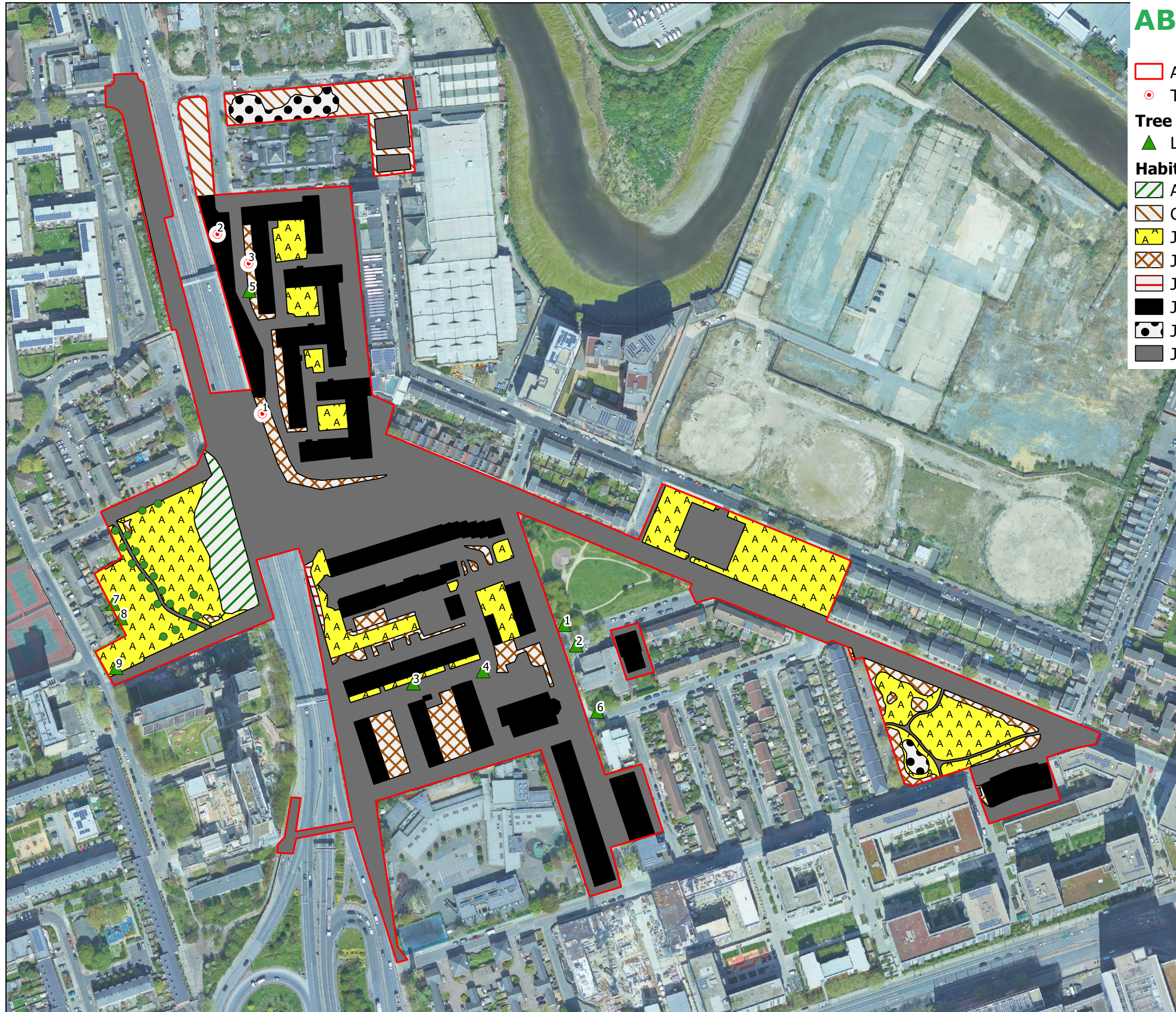
T: 020 3544 4000

E: mike.harris@greengage-env.com

For and on behalf of Greengage Environmental Ltd

**APPENDIX A UPDATED PHASE 1 HABITAT PLAN INCLUDING JOLLY'S
GREEN**

ABERFELDY VILLAGE



- Approximate Site Boundary
- ⦿ Target Notes
- Tree with Potential Roosting Feature**
- ▲ Low
- Habitats**
- A1.1.2 - Broadleaved woodland - plantation
- C3.1 - Other tall herb and fern - ruderal
- J1.2 - Cultivated/disturbed land - amenity grassland
- J1.4 - Introduced shrub
- J2.5 - Wall
- J3.6 - Buildings
- J4 - Bare ground
- J3.6.1 - Hardstanding



9 Holyrood Street, London SE1 2EL

www.greengage-env.com

Fig 1.0 Site Plan and Habitat Map

Project Number 551566
 June 2021
 1 to 2,500 at A3
 Basemap data: Carto DB

APPENDIX B LEGISLATION AND PLANNING POLICY

A.1 LEGISLATION

The Environment Act, 2021⁵

The Environment Act, 2021 will mandate the requirement for new development in England to deliver a minimum 10% biodiversity net gain (BNG), as measured by the agreed metric (the current relevant version being the Natural England Metric 3.0), secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of offsite biodiversity unit offsets, or the purchase of biodiversity credits.

The Act introduces the condition that no development may begin unless a biodiversity net gain plan has been submitted and approved by the local planning authority (LPA).

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

A.2 POLICY

National

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 2021⁶ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost..

The London Plan⁷

Policy G1 Green infrastructure

1. London's network of green and open spaces, and green features in the built environment such as green roofs and street trees, should be protected, planned, designed and managed as integrated features of green infrastructure.

2. Boroughs should prepare green infrastructure strategies that integrate objectives relating to open space provision, biodiversity conservation, flood management, health and wellbeing, sport and recreation.
3. Development Plans and Opportunity Area Planning Frameworks should:
 1. identify key green infrastructure assets, their function and their potential function
 2. identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.
4. Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy G5 Urban greening

- A. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- B. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development. (excluding B2 and B8 uses).
- C. Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2.

Policy G6 Biodiversity and access to nature

- A. Sites of Importance for Nature Conservation (SINCs) should be protected.
- B. Boroughs, in developing Development Plans, should:
 1. use up-to-date information about the natural environment and the relevant procedures to identify SINCs and ecological corridors to identify coherent ecological networks
 2. identify areas of deficiency in access to nature (i.e. areas that are more than 1km walking distance from an accessible Metropolitan or Borough SINC) and seek opportunities to address them
 3. support the protection and conservation of priority species and habitats that sit outside the SINC network, and promote opportunities for enhancing them using Biodiversity Action Plans

4. seek opportunities to create other habitats, or features such as artificial nest sites, that are of particular relevance and benefit in an urban context
 5. ensure designated sites of European or national nature conservation importance are clearly identified and impacts assessed in accordance with legislative requirements.
- C. Where harm to a SINIC is unavoidable, and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:
1. avoid damaging the significant ecological features of the site
 2. minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site
 3. deliver off-site compensation of better biodiversity value.
- D. Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- E. Proposals which reduce deficiencies in access to nature should be considered positively.

Policy G7 Trees and woodlands

- A. London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.
- B. In their Development Plans, boroughs should:
1. Protect 'veteran' trees and ancient woodland where these are not already part of a protected site
 2. Identify opportunities for tree planting in strategic locations
- C. Development proposals should ensure that, wherever possible, existing trees of quality are retained [Category A and B]. If planning permission is granted that necessitates the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

A.3 LOCAL

Tower Hamlets Local Plan 2031 (adopted Jan 2020)

The Tower Hamlets Local Plan sets out how the LPA will manage growth in Tower Hamlets and ensure the benefits are shared with all the residents over the next 15 years.

Policy S.ES1 Protecting and enhancing our environment

This policy states:

1. Proposals will be supported which minimise the use of natural resources and work proactively to protect and enhance the quality of the natural environment, through:
 - a. reducing the areas of sub-standard air quality in the borough and contributing towards delivering the objectives of the latest Tower Hamlets Air Quality Action Plan
 - b. protecting and enhancing biodiversity, with the aim of meeting the objectives of the latest Tower Hamlets Local Biodiversity Action Plan and Thames River Basin Management Plan and improving opportunities to experience nature, in particular in deficient areas
 - c. using the sequential and exceptions tests to direct development away from high flood risk areas and reduce flood risk in the borough
 - d. reducing water use
 - e. following the energy hierarchy: be lean, be clean and be green
 - f. maximising climate change adaptation measures, and
 - g. improving water and land quality and mitigating the adverse effects of contaminated land on human health.

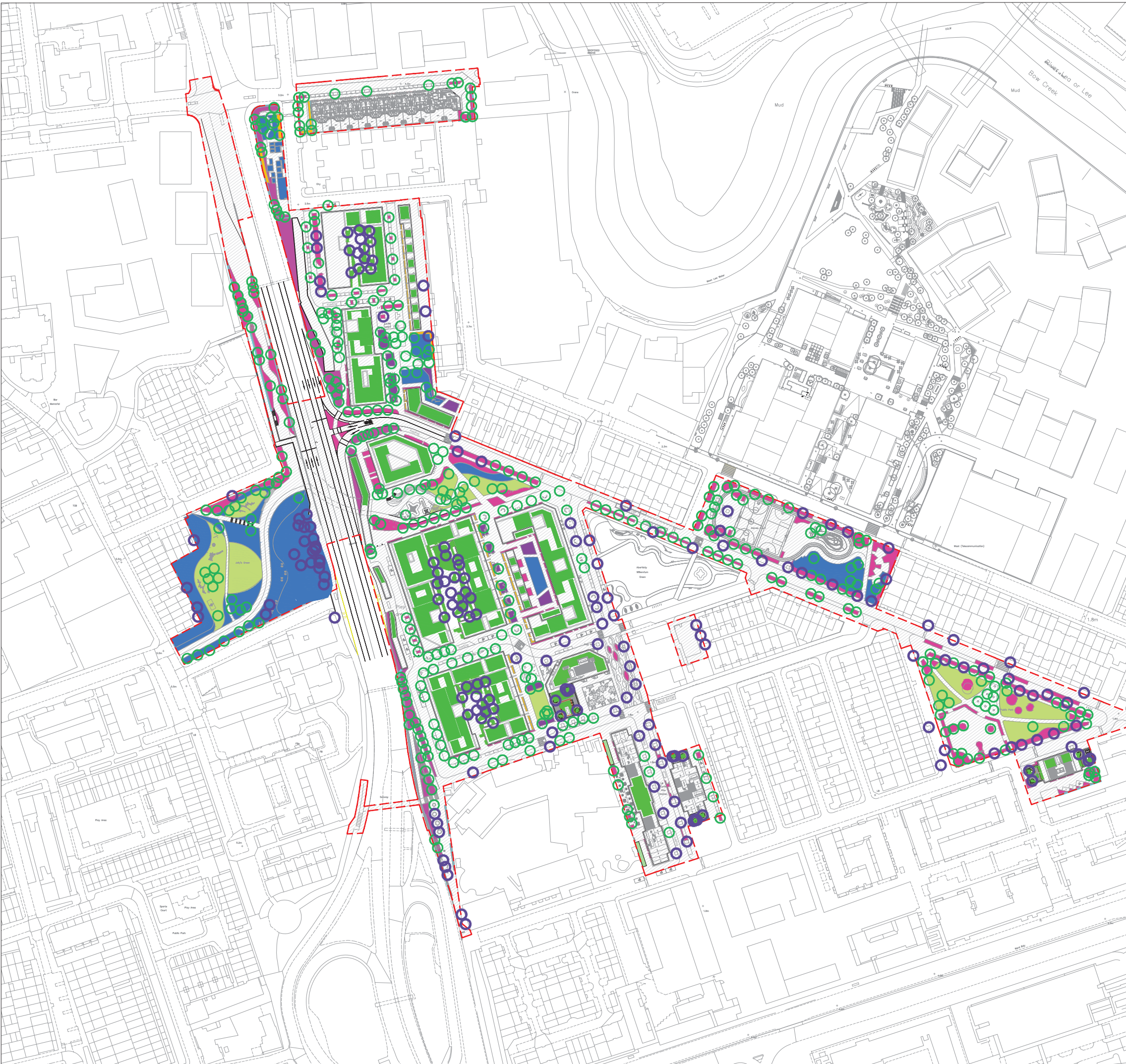
Policy D.ES3 Urban greening and biodiversity

1. Development is required to protect and enhance biodiversity, through:
 - a. maximising the provision of 'living building' elements
 - b. retaining existing habitats and features of biodiversity value or, if this is not possible, replacing them within the development, as well as incorporating additional measures to enhance biodiversity, proportionate to the development proposed, and
 - c. protecting and increasing the provision of trees, through:
 - i. protecting all trees, including street trees
 - ii. incorporating native trees, wherever possible
 - iii. providing replacement trees, including street trees, where the loss of or impact on trees in a development is considered acceptable.

2. Major development is required to submit an ecology assessment demonstrating biodiversity enhancements that contribute to the objectives of the latest Tower Hamlets Local Biodiversity Action Plan and the Thames River Basin Management Plan.
3. Planting and landscaping around developments must not include 'potentially invasive non-native species'. Invasive non-native species listed in Schedule 9 of the Wildlife and Countryside Act must be controlled, and eradicated where possible, as part of redevelopment.
4. Development must not negatively impact on any designated European site such as Special Protection Areas, Special Areas of Conservation or Ramsar sites. Developments which might have the potential to adversely impact a Special Protection Area or Special Area of Conservation outside the borough will be required to submit a Habitat Regulations Assessment.
5. Developments which affect a Site of Importance for Nature Conservation, or significantly harm the population or conservation status of a protected or priority species, are required to be managed in accordance with the following hierarchy:
 - a. Adverse impacts to the biodiversity interest should be avoided.
 - b. Where avoidance is not possible, proposals must minimise and mitigate the impact to the biodiversity interest.
 - c. As a last resort for exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts, appropriate compensation will be sought.
 - d. Where appropriate compensation is not possible, planning permission will be refused

APPENDIX C UGF PLAN

Z:\7109_ABERFELDY_VILLAGE_MASTERPLAN\CADDRAWINGS\STAGE 2_PLANNING UPDATE_JOLLYS GREEN_MARCH 2022\AVL-LDA-SBX-XX-XX-DR-L-0010_UGF.DWG



Surface Cover Type	Area (sqm)	Factor	Area x Factor
	91,700		
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site	6,866	1	6,866
Wetland or open water (semi-natural; not chlorinated) maintained or established on site	0	1	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm	6,098	0.8	4,878.4
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	13,584	0.8	10,867.2
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014	73	0.7	51.1
Flower-rich perennial planting	6,415	0.7	4,490.5
Rain gardens and other vegetated sustainable drainage elements	689	0.7	482.3
Hedges (line of mature shrubs one or two shrubs wide)	383	0.6	229.8
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	6,417	0.6	3,850.2
Green Wall - modular system or climbers rooted in soil	1,182	0.6	709.2
Groundcover planting	0	0.5	0
Amenity grassland (species-poor, regularly mown lawn)	3,911	0.4	1,564.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014	0	0.3	0
Water features (chlorinated) or unplanted detention basins	0	0.2	0
Permeable paving	0	0.1	0
Sealed structures (e.g. concrete, asphalt, waterproofing, stone)	46,124	0	0
Total			33,989.1
UGF			0.370655398

FOR FURTHER INFORMATION, REFER TO THE URBAN GREENING FACTOR ASSESSMENT PREPARED BY GREENGAGE WHICH SUPPORTS THE APPLICATION.

MILLENNIUM GREEN HAS NOT BEEN INCLUDED IN THESE CALCULATIONS, BUT TAKING MILLENNIUM GREEN IN TO ACCOUNT, THE SCHEME WOULD DELIVER A UGF SCORE OF 0.37181227.

THE ILLUSTRATIVE MASTERPLAN INCLUDES ROADS THAT ARE PROPOSED TO BE HIGHWAYS: TfL OWNED, AND THEREFORE MORE LIMITED AND/OR CHALLENGING IN THEIR POTENTIAL FOR GREENING. TAKING THESE ROAD SURFACES (SUBTRACTION) AND MILLENNIUM GREEN ADDITION IN TO ACCOUNT, THE SCHEME WOULD DELIVER A UGF SCORE OF 0.43632817.

SHOULD SITE LAYOUT, PROVISION OF DIFFERENT SURFACE COVER TYPES, OR PROPOSALS CHANGE, THE UGF CALCULATION MAY NEED TO BE RECALCULATED.

REV. DESCRIPTION APP. DATE

LDA DESIGN

PROJECT TITLE
**ABERFELDY NEW MASTERPLAN
 STAGE 2 OUTLINE PLANNING APPLICATION**

DRAWING TITLE
**URBAN GREENING FACTOR
 ILLUSTRATIVE PLAN**

ISSUED BY London T: 020 7467 1470
 DATE Mar '22 DRAWN LS
 SCALE: A1 1:1,250 CHECKED SH
 STATUS Planning APPROVED AH

DWG. NO AVL-LDA-SBX-XX-XX-DR-L-0010

No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015
 Sources: Ordnance Survey

REFERENCES

¹ Joint Nature Conservation Committee (2010); *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. JNCC, Peterborough.

² CIEEM (2017); *Guidelines for Preliminary Ecological Appraisal, 2nd Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

³ BSI (2013); *British Standard 42020:2013: Biodiversity – Code of practice for planning and development*, BSI Standards Publication

⁴ Bat Conservation Trust (BCT) & Institute of Lighting Professionals (ICP) (2019) *BATS AND LIGHTING IN THE UK Bats and the Built Environment Series Version 3*

⁵ GOV.UK. (2021). *Environment Act 2021*. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

⁶ GOV.UK. (2021). *National Planning Policy Framework*. [online] Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework>

⁷ Greater London Authority (2021) *The London Plan: The Spatial Development Strategy for Greater London (GLA)*