



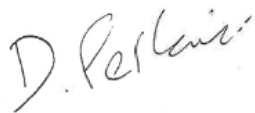
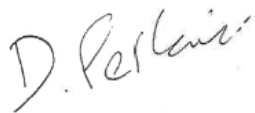
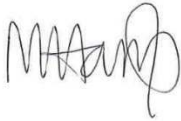
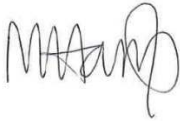
Urban Greening Factor Assessment

ABERFELDY VILLAGE MASTERPLAN



QA

Aberfeldy Village Masterplan – Urban Greening Factor Assessment

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1.0 EXECUTIVE SUMMARY

- 1.1 Greengage Environmental Ltd was commissioned to undertake an Urban Greening Factor (UGF) Assessment by Aberfeldy New Village LLP of Aberfeldy Village Masterplan in Poplar, in the London Borough of Tower Hamlets.
- 1.2 This document is a report of this assessment and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".
- 1.3 The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.4 The assessment seeks to quantify the quality and quantity of urban greening, soft landscaping and habitat creation on site for biodiversity and water regulation. Targets are set within the New London Plan for all new residential and commercial developments.
- 1.5 The proposed development will achieve a UGF score of 0.354, falling 0.046 short of the target for residential developments. However, green infrastructure elements have been maximised insofar as possible. Additionally, the development proposals represent a significant improvement on the current site conditions.
- 1.6 With the inclusion of Millennium Green, which lies outside of the site boundary but is being improved through Section 106 agreement associated with Phase B of the proposed development, the proposals achieve a score of 0.361.

2.0 INTRODUCTION

- 2.1 Greengage was commissioned to undertake an Urban Greening Factor Assessment by Aberfeldy New Village LLP of the Aberfeldy Village Masterplan site in Poplar, in the London Borough of Tower Hamlets.
- 2.2 This document is a report of this assessment and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Development".
- 2.3 The assessment seeks to quantify the quality and quantity of urban greening, soft landscaping and habitat creation on site for biodiversity and water regulation. Targets are set within the New London Plan¹ for all new residential and commercial developments. A target score of 0.3 for commercial and 0.4 for residential developments has been set. This report seeks to assess compliance against these targets.

SITE DESCRIPTION

- 2.4 The survey area extends to approximately 8.14 hectares and is centred on National Grid Reference TQ383815, OS Co-ordinates 538315, 181506.
- 2.5 The site includes phases 4, 5 and 6 of the existing Outline Planning Permission for the Aberfeldy Estate which comprises existing affordable homes and the retail and community uses on Abbott Road. In addition, the proposed development also includes Kilbrennan House, Blairgowrie House, nos. 33-35 Findhorn Street and the Nairn Street Estate. The two local green spaces situated along Abbot Road have also been included for their enhancement. All plots are located in Poplar in East London on a parcel of land between the A13 East India Dock Road to the south, A12 Blackwall Tunnel Northern Approach to the west and Bow Creek to the north and northeast. At its closest point, Bow Creek is 70m northeast of the site and the River Thames is ~700m south. The smaller northern plot is a former industrial site with all buildings removed and cleared.
- 2.6 The site is located within a highly urbanised area of London and includes residential and commercial buildings. Other land use in the vicinity includes industrial/former industrial sites (largely orientated around the River Thames and Bow Creek). Transport infrastructure is the other major feature of the landscape within and surrounding the site, with major roads being present. Green infrastructure is somewhat limited, with pocket-parks and street trees within the vicinity of the site, with the exception of the

Thames and its associated habitats. There are minor areas of public realm landscaping within the site, however these are limited in extent.

3.0 METHODOLOGY

- 3.1 Areas of each post-development habitat classification were measured using the proposal drawings by LDA Design and each parcel is matched to the closest typology within the London Plan. Each area is multiplied by the factor for that specific typology, and all factor scores are totalled and divided by the total site area to get the UGF score.
- 3.2 Proposed site layout drawings and landscaping plans were assessed. Specifically, the following drawings were used:
- AVL-LDA-SBX-XX-XX-RP-L-0001 (Stage 2 illustrative masterplan – Ground floor);
 - AVL-LDA-SBX-XX-XX-RP-L-0002 (Stage 2 illustrative masterplan – Podiums); and
 - AVL-LDA-SBX-XX-XX-RP-L-0003 (Stage 2 illustrative masterplan – Roofs).

Table 1.1 Urban Greening Factors adapted from Table 8.2 of the London Plan

Surface Cover Type	Factor
Semi-natural vegetation	1
Wetland or open water	1
Intensive green roof	0.8
Tree pits (high volume soil)	0.8
Extensive green roof	0.7
Flower-rich perennial planting	0.7
Rain gardens/ other SUDs	0.7
Hedges	0.6
Tree pits (low volume soil)	0.6
Green wall	0.6
Groundcover planting	0.5
Amenity grassland	0.4
Sedum mat	0.3
Water features/detention basins	0.2
Permeable paving	0.1
Hardstanding	0

LIMITATIONS

- 3.3 The UGF methodology is solely concerned with post-development habitats. Therefore, it does not take into account pre-development habitats and does not compare pre- and post-development scores. As such, it is not within the UGF methodology to quantifiably assess whether the proposals will improve conditions at site.

SURVEYORS

- 3.4 Daniel Perlaki, who prepared this report, has an undergraduate degree in Ecology (BSc Hons), a Master's degree in Conservation Science and Policy and is a Graduate member of CIEEM.
- 3.5 Mike Harris, who reviewed this report, has a Bachelor's degree in Environmental Biology (BSc Hons), a Natural England Great Crested Newt Licence (2015-17819-CLS-CLS) and Dormouse Licence (2016-21291-CLS-CLS), is a Chartered Environmentalist (CEnv) and is a Full member of CIEEM. Mike has over 17 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.
- 3.6 This report was written by Daniel Perlaki and reviewed and verified by Mike Harris who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:
- Represents sound industry practice;
 - Reports and recommends correctly, truthfully and objectively;
 - Is appropriate given the local site conditions and scope of works proposed; and
 - Avoids invalid, biased and exaggerated statements.

4.0 RESULTS

4.1 The UGF score for the development is **0.3538**.

Table 1.2 UGF Calculation

Plot	Habitat type	Factor	Area	Area x Factor	Description
1	Hardstanding	0	42445	0	Hardstanding
2	Flower-rich perennial planting	0.7	6201	4340.7	Ground floor perennial planting
3	Green wall	0.6	1182	709.2	Climbing plants
4	Rain gardens/ SUDs	0.7	689	482.3	SuDS planting mix
5	Hedges	0.6	383	229.8	Native hedge for residential areas
6	Amenity grassland	0.4	2248	899.2	Park amenity grassland
7	Semi-natural vegetation	1	1927	1927	Wildflower meadow
8	Semi-natural vegetation	1	125	125	Allotments
9	Intensive green roof	0.8	786	628.8	Podium ornamental mix
10	Intensive green roof	0.8	225	180	Podium amenity lawn
11	Tree pits low volume	0.6	658	394.8	Podium tree planting
12	Intensive green roof	0.8	144	115.2	Roof terrace ornamental mix
13	Intensive green roof	0.8	43	34.4	Roof terrace amenity lawn
14	Intensive green roof	0.8	100	80	Roof terrace climbers
15	Tree pits low volume	0.6	238	142.8	Roof terrace tree planting
16	Intensive green roof	0.8	4800	3840	Extensive green roof (<150mm substrate)
17	Tree pits low volume	0.6	5521.8	3312.6	Retained trees
18	Tree pits high volume	0.8	3532.1	2825.696	Retained trees
19	Tree pits high volume	0.8	10052	8041.6	Proposed planting (assume 3m canopy spread)
			80018	28309.096	

<p>Urban Greening Factor Rating: 0.35</p>
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4.2 The target for predominantly residential developments is 0.4, therefore the proposals are 0.046 below the target.

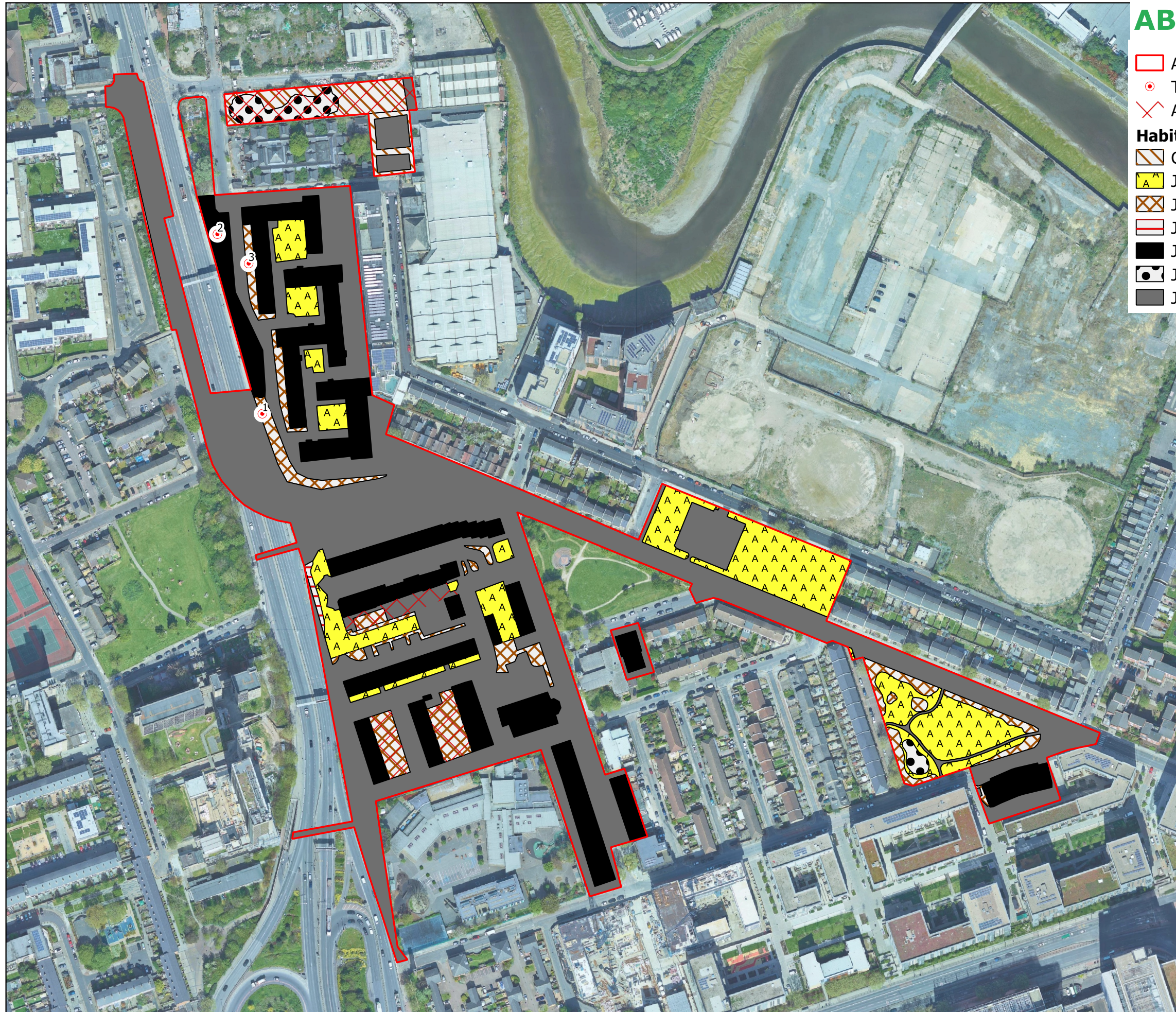
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- 4.3 For the purposes of the calculation overleaf, areas of hardstanding which lie outside of the control or jurisdiction of the project team to influence (such as highways, roads etc.) have been included, however if these were excluded from the assessment, the proposals would achieve 0.401, thereby meeting the target score.
- 4.4 Millennium Green is an open play space which does not fall within the Masterplan Application boundary. However, through Section 106 contributions as part of Phase B of the masterplan proposals, a suite of enhancement and improvement to this park is proposed. If this were to be included within the UGF assessment, the masterplan proposals would achieve 0.361, falling 0.039 short of the target score for residential-led developments. Should Millennium Green be included, and non-permeable surfaces outside the control of the project team be excluded, the proposals would achieve a score of 0.406.

5.0 EVALUATION AND DISCUSSION

- 5.1 Whilst the proposals fall short of the target for residential development, it is the professional opinion of Greengage that green infrastructure interventions have been maximised insofar as is realistic given the site constraints.
- 5.2 Extensive greening is provided 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, wildflower meadows are proposed and all planting to be flower-rich to improve ecological value.
- 5.3 Finally, whilst the UGF assessment doesn't inherently involve a comparison with pre-development conditions, the proposals represent a significant improvement over the existing ecological value of the site and its water regulation capacity.
- 5.4 Should the areas which fall outside the control of the project team be excluded from the calculation, the proposals stand to be compliant with targets for residential development.

FIGURE 1 SITE PLAN AND PROPOSALS

ABERFELDY VILLAGE



Approximate Site Boundary

Target Notes

Area not accessed

Habitats

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



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Fig 1.0 Site Plan and Habitat Map

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



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LEGEND

GENERAL

OUTLINE PLANNING APPLICATION BOUNDARY

REV. DESCRIPTION APP. DATE

LD A DESIGN

PROJECT TITLE
NEW ABERFELDY MASTERPLAN
STAGE 2 OUTLINE PLANNING APPLICATION

DRAWING TITLE
ILLUSTRATIVE COLOUR MASTERPLAN
FOR SUPPORT

ISSUED BY	London	T: 020 7467 1470
DATE	Oct '21	DRAWN LS
SCALE	1:1,250	CHECKED BG
STATUS	Planning	APPROVED AH

DWG. NO AVL-LDA-SBX-XX-DR-4-0004

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

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Sources: Ordnance Survey



APPENDIX 1 RELEVANT POLICY

PLANNING POLICY

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021² 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.

Regional

The London Plan: Spatial Development Strategy for Greater London³

The London Plan is comprised of separate chapters relating to a number of areas, including London's Places, People, Economy and Transport. The following policies have been identified within the London Plan, which relate specifically to ecology and this development.

Policy 2.18 Green Infrastructure

Policy 2.18 aims to protect, promote, expand and manage the extent and quality of, and access to, London's network of open and green spaces.

Policy 5.10 Urban Greening

This policy encourages the 'greening of London's buildings and spaces and specifically those in central London by including a target for increasing the area of green space (including green roofs etc) within the Central Activities Zone'.

Policy 5.11 Green Roofs and Development Site Environs

Policy 5.11 specifically supports the inclusion of planting within developments and encourages boroughs to support the inclusion of green roofs.

Policy 5.13 Sustainable Drainage

Policy 5.13 promotes the inclusion of sustainable urban drainage systems in developments and sets out a drainage hierarchy that developers should follow when designing their schemes.

Policy 7.19 Biodiversity and Access to Nature

'The Mayor will work with all the relevant partners to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayors Biodiversity Strategy.'

The London Plan 2021⁴

Policy G1 Green infrastructure

- A. London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green Infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.
- B. Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.
- C. Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:
 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.

Policy G2 London's Green Belt

- A. The Green Belt should be protected from inappropriate development:
 1. development proposals that would harm the Green Belt should be refused except where very special circumstances exist,
 2. subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.

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.

Policy G6 Biodiversity and access to nature

- C. Sites of Importance for Nature Conservation (SINCs) should be protected.
- D. 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.
- E. Where harm to a SINC 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.
- F. 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.
- G. Proposals which reduce deficiencies in access to nature should be considered positively.

Policy G7 Trees and woodlands

- C. Development proposals should ensure that, wherever possible, existing trees of value are retained. 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.

Supplementary Planning Guidance (SPG): Sustainable Design and Construction 2014

As part of the London Plan 2011 implementation framework, the SPG, relating to sustainable design and construction, was adopted in April 2014 and includes the following sections detailing Mayoral priorities in relation to biodiversity of relevance to The Site.

Nature conservation and biodiversity

The Mayor's priorities include ensuring 'developers make a contribution to biodiversity on their development Site'.

Overheating

Where priorities include the inclusions of 'measures, in the design of schemes, in line with the cooling hierarchy set out in London Plan policy 5.9 to prevent overheating over the scheme's lifetime'

Urban greening

A Priority is for developers to 'integrate green infrastructure into development schemes, including by creating links with wider green infrastructure network'.

Use less energy

'The design of developments should prioritise passive measures' which can include 'green roofs, green walls and other green infrastructure which can keep buildings warm or cool and improve biodiversity and contribute to sustainable urban drainage'.

London Environment Strategy 2018⁵

The Mayor's Environment Strategy was published in May 2018. This document sets out the strategic vision for the environment throughout London. Although not primarily a

planning guidance document, it does set strategic objectives, policies and proposals that are of relevance to the delivery of new development in a planning context, including:

Objective 5.1 Make more than half of London green by 2050

Policy 5.1.1 Protect, enhance and increase green areas in the city, to provide green infrastructure services and benefits that London needs now.

This policy states:

"New development proposals should avoid reducing the overall amount of green cover and, where possible, seek to enhance the wider green infrastructure network to increase the benefits this provides. [...] New developments should aim to avoid fragmentation of existing green space, reduce storm water run-off rates by using sustainable drainage, and include new tree planting, wildlife-friendly landscaping, or features such as green roofs to mitigate any unavoidable loss".

This supports the 'environmental net gain' approach promoted by government in the 25 Year Environment Plan.

Proposal 5.1.1.d The London Plan includes policies to green streets and buildings, including increasing the extent of green roofs, green walls and sustainable drainage.

Objective 5.2 conserving and enhancement wildlife and natural habitats

Policy 5.2.1 Protect a core network of nature conservation sites and ensure a net gain in biodiversity

This policy requires new development to include new wildlife habitat, nesting and roosting sites, and ecologically appropriate landscaping will provide more resources for wildlife and help to strengthen ecological corridors. It states:

"Opportunities should be sought to create or restore priority habitats (previously known as UK Biodiversity Action Plan habitats) that have been identified as conservation priorities in London [and] all land managers and landowners should take BAP priority species into account".

REFERENCES

- 1 The Draft London Plan. (2018); London: GLA. Available at: https://www.london.gov.uk/sites/default/files/draft_london_plan_-_showing_minor_suggested_changes_july_2018.pdf [Accessed 6 Nov. 2018]
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- 3 Greater London Authority (2016). *The London Plan: The Spatial Development Strategy for London Consolidated with Alterations Since 2011*. London: Greater London Authority.
- 4 The London Plan 2021: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf
- 5 Greater London Authority (2018). *London Environment Strategy 2018*. London: Greater London Authority.

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