

3.12 Urban Greening Factor & Biodiversity Net Gain

The London Plan policy G5 requires that major development proposals should contribute to the greening of London by including urban greening from the outset of the development design process. A score of 0.416 has been calculated for the submitted illustrative masterplan, which exceeds the 0.4 recommended by the GLA for predominantly residential projects.

In order to be compliant with the emerging policy, stating that developers are required to demonstrate measurable net gain as part of new development, a Biodiversity Net Gain calculation using DEFRA 3.0 metric has been undertaken for the proposed development. 'St Ann's Hospital Biodiversity Net Gain Calculation and Assessment' prepared by the London Wildlife Trust, shows that the proposals have capacity to deliver substantial biodiversity net gain which exceeds the 10% recommendation.

These site wide figures demonstrate how compliance across the site can be achieved at future Reserved Matters Stages.

Key:

Flower-rich planting
Area: 734m²

Groundcover planting
Area: 2490m²

Hedges & shrub mixes
Area: 1160m²

Lawns
Area: 4136m²

Grasslands
Area: 4621m²

Defensible planting (shrubs)
Area: 841m²

Raingardens
Area: 1433m²

Bioswales
Area: 1565m²

SINC Woodland (new)
Area: 293m²

SINC Woodland (retained)
Area: 2730m²

Green roofs
Area: 370m²

Green roofs on tall blocks
Intensive green roof: 6058m²
(40% total block roof area)
Extensive green roof: 756m²
(5% total block roof area)

Green roofs [private]
(not included)

Private gardens
(not included)

Native hedgerow (retained)
Area: 185m²

Existing trees
Area: 4440m²

New trees (large; 25m² per tree)
Total number: 126
Total canopy area: 3150m²

New trees (medium; 10m² per tree)
Total number: 188
Total canopy area: 1880m²

New trees (small; 4m² per tree)
Total number: 69
Total canopy area: 276m²

Vertical planting (2m height)
Area: 300m²

Permeable paving
Area: 12485m²

Site boundary
Area: 71904m²

