

Planning Statement

Urban Greening

The proposed project has an UGF of 0.00625, this is shown on the attached calculation completed by using the government provided calculator. The site is currently a concrete slab with a score of 0.

Due to the proposal being to reinstate the previous industrial building that unfortunately burn down there is not much room for improvement and incorporation of urban greening into the design. It is also noted that policy G5 of the London plan dose state that there is no set target of commercial buildings the proposed (B2 & B8 Uses).

It would be possible to incorporate a green wall on the part of the front elevation which would improve the score. If this is something that the council would want we are happy for this to be conditioned upon approval.

We have incorporated the proposal of the hard standing to the front of the proposed property to be constructed of a permeable paving which has help to add to the Urban Greening.

Biodiversity Net Gain

It is proposed that the development qualifies for the de minimis exemption from requiring a Biodiversity Net Gain on site. This is because the proposal is on the land of the pervious development and thus on a concrete hard standing (sealed surface) that is now used as a car park. Thus the development would be exempted as it not impact on any onsite priority habitat and the current land has a biodiversity value of zero under the statutory biodiversity metric.

The below is an example taken from the government Guidance on Biodiversity net gain

Scenario 1: A development solely on a sealed surface

The development is a new commercial building on an existing car park. There are no other habitats (e.g. a green verge or tree) within the red line boundary of the development. The development would be exempted from biodiversity net gain by the de minimis exemption as:

- *the development does not impact on any onsite priority habitat;*
- *the car park would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and*
- *there are no other onsite habitats.*

<https://www.gov.uk/guidance/biodiversity-net-gain#:~:text=Biodiversity%20net%20gain%20is%20a,Communities%20Published%2014%20February%202024>

Appendix 1 – UGF Calculation

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
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	0	0	
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	0	0	
Flower-rich perennial planting.	0.7	0	0	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
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	76	7.6	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	1149	0	
Total contribution			7.6	
Total site area (m²)				1216
Urban Greening Factor				0.00625