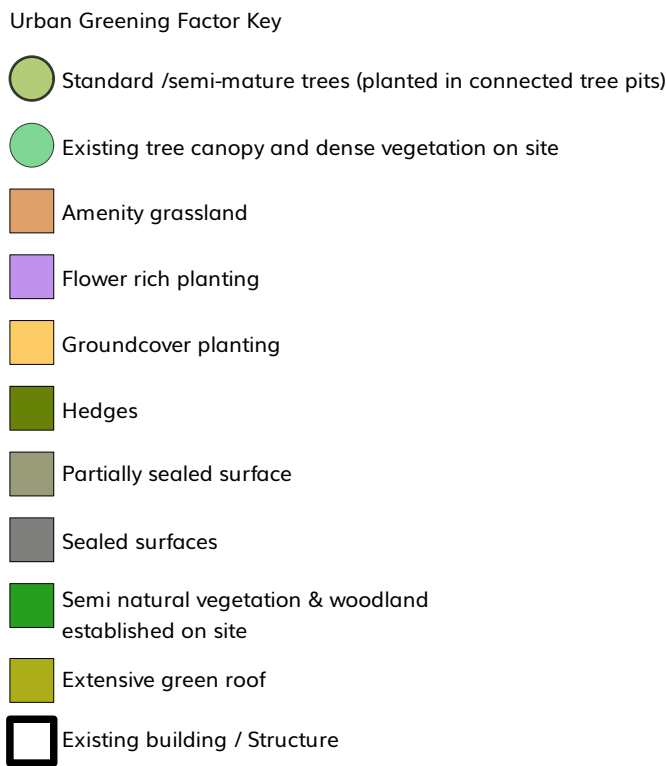
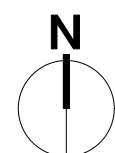




Urban Greening Factor Steining				
Surface cover	Area m ²	Factor	calc	notes
Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	5,506	1	5,506	Protection and enhancement of existing vegetation within the development site including mature trees and habitats.
Semi-natural vegetation established on site	9,105	1	9,105	New areas of vegetation and species-rich habitats within the development site that are connected to sub-soils at ground level.
Standard / semi-mature trees (planted in connected tree pits)	5,293	0.9	4,764	Tree planting established within engineered and interconnected systems with structural soils to maintain tree health at maturity.
Flower rich perennial and herbaceous planting	938	0.7	657	New areas of mixed native and ornamental herbaceous and perennial plant species to support seasonal cycles of pollinating insects.
Mixed hedge planting (including linear planting of mature shrubs)	432	0.6	259	Dense linear planting of native or ornamental shrub and hedgerow species, closely spaced with one or more plants wide.
Amenity shrub and ground cover planting	702	0.5	351	Areas of formal and informal non-native shrub and ground cover planting connected to sub-soils at ground level or in planters.
Amenity grasslands including formal lawns	4,702	0.4	1,881	Areas of short-mown grass and lawn used for active sports or informal recreation that is regularly cut and generally species-poor.
Extensive biodiverse green roof (meets the GfR Code, may include Biosolar)	7,523	0.7	5,266	Green roof with species-rich planting, with limited access, may include photovoltaics, the depth of growing substrate is 100 - 150mm.
Partially sealed and semi-permeable paving	15,118	0.1	1,512	Semi-permeable paving using precast units and filtration strips that allow water to drain through defined joints and voids in the surface.
Sealed paving (including concrete and asphalt)	15,916	0	0	Impermeous paving constructed of concrete, asphalt or sealed paving units that do not allow water to percolate through the surface.
Existing buildings without Intensive / Extensive green roof	3,655	0	0	
Total Value			27,789	
Total Development Site Area (m ²)	60,806			
Urban Greening Factor			0.46	Total Development Site Area / Total Value

Following a detailed assessment of the existing site and our proposed landscape enhancements, the ecologists have confirmed that: The Site was found to have a baseline value of 15.53 habitat units. Under the current proposals, a net gain of 6.59 habitat units, equating to 42.47%, is expected. The positive increase in biodiversity is largely attributed to the provision of other neutral grassland, biodiverse green roofs, traditional orchard, modified grassland and individual trees. There is also a positive increase of 2.32 hedgerow units, equating to 338.05%, expected within the proposals. Trading rules are met for both habitat and hedgerow units.



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Drawing Title	General Arrangement Green Infrastructure Plan UGF	
Dwg	SRP1121-WWA-00-EX-D-L-2020	Rev P1