241054 – NEXT, Unit 2, Ruislip Retail Park 190325

Urban Greening Factor Statement

Introduction

This note accompanies the planning application for the following development:

Application 2: 43510/APP/2024/3336

> *'Installation of an internal mezzanine floor that can be used for Class E(a) retail purposes to sell clothing, footwear and ancillary items and all other items that are permitted under condition 12 of permission 43510/APP/2012/3176 together back of house storage space'*

Due to the floorspace created the application is considered to be major development and therefore an Urban Greening Factor Statement has been requested.

A separate application is submitted for Application 1: 43510/APP/2024/3337 : '*Refurbishment of the existing retail unit (Unit 2) to provide a new shop front, new fire exit door and for the use of the retail unit to be within Class E(a) to sell clothing, footwear, and ancillary items and all other items that are permitted to be sold under condition 12 of permission 43510/APP/2012/3176 together with an ancillary café and back of house storage space.'*

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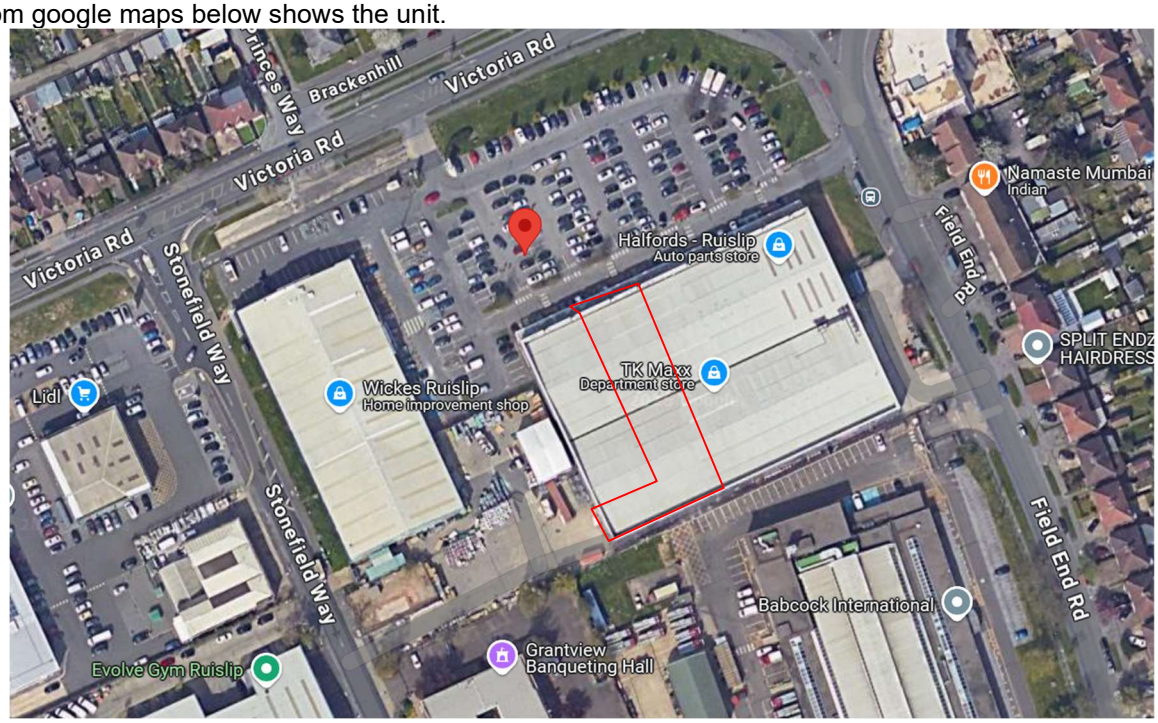
Urban Greening Factor

The London Plan policy G5 relates to urban greening and states:

"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."

The existing retail store is a middle unit of a run of four retail units at Ruislip Retail Park. The extract from google maps below shows the unit.



The above plan shows there are no opportunities to provide urban greening within scope of the

application – i.e. the 1442 sqm existing retail unit, beyond a green roof. However it is not viable to retrofit a green roof on the existing retail unit.

Conclusion

The application proposes the installation of an internal mezzanine. There are no external alterations proposed as part of the application proposals. It is not a new building. Therefore, there no opportunities to provide urban greening as part of the development proposal.

The Urban Greening Factor is therefore 0.

The attached matrix is included for completeness:

Matrix

Introduction
This calculator should be used in conjunction with the Urban Greening Factor (UGF) London Plan Guidance, 2023 (see adjacent link, cell F2).

https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/urban-greening-factor-ugf-guidance

The UGF is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. Factor scores range from 1 for semi-natural vegetation, through to 0 for impermeable sealed surfaces.

Instructions
- All cells highlighted in green should be completed by the applicant;
- Surface cover should be categorised in accordance with Appendix 1 of the UGF guidance;
- The notes column should be used to record any assumptions (e.g. how expected tree canopy has been calculated) and to set out which features (e.g. the *type* of semi-natural habitat) have been included in the relevant row;
- The calculation table should be copied on to the accompanying UGF site plan to be submitted as part of the planning application;
- The UGF should always be calculated on the total site area, equivalent to the red line boundary;
- Adjacent areas of land under the ownership or management of the applicant but not subject to the planning application must not be included; and
- Retained surface cover types should be included in the calculation.

Total site area (m²) (include all land within the red line boundary)	1442.02

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	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			**0**	
Urban Greening Factor			**0**	