

Urban Greening Factor

Exeter Plan: Evidence Report

Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JN



Exeter
City Council

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1.0 Introduction

1.1 The Urban Greening Factor (UGF) is one of the five headline Green Infrastructure Standards introduced in Natural England's Green Infrastructure Framework in 2023¹. It is a tool that evaluates and quantifies the urban greening proposed in new developments and encompasses all forms of vegetation including trees, parks, gardens and roofs. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. Scores range from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces.

1.2 Alongside the Green Infrastructure Framework, Natural England also published a Technical Analysis which provides the context to the UGF, an evaluation of its current use across the Country and some proposed UGF Target Scores for England for major planning applications. These scores are as follows:

Core UGF Target Scores:

- 0.3 for predominately commercial development
- 0.4 for predominately residential development

1.3 A slightly higher target score of 0.5 is proposed for predominantly greenfield development, which reflects the need to both protect the environmental qualities and natural capital assets of greenfield sites.

1.4 Included within the Exeter Plan is the proposal to adopt these standards for new major development in policy NE6. This evidence report addresses this new requirement and assesses its potential impact on development proposals going forward.

¹ Natural England, Green Infrastructure Framework, 2023
<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx> Accessed 17/07/2024

2.0 Justification

- 2.1 The integration of the Urban Greening Factor (UGF) in the Exeter Plan will contribute towards achieving the city's environmental, social, and economic objectives and priorities whilst helping the Council to respond to the declaration of the climate and ecological crisis.
- 2.2 There are several compelling environmental, social and economic reasons why the UGF is an important and appropriate policy tool:

Environmental

- 2.3 As the city continues to grow and develop, it is crucial that we find ways to mitigate the environmental impacts of a development strategy which largely focuses on previously developed land. Associated with this strategy, there are more competing uses for an extremely limited supply of land which can make the provision of green spaces more challenging. The UGF helps to address this by requiring new developments to incorporate a diversity of green infrastructure elements that deliver vital environmental benefits. These will include:
- Mitigating against the causes of climate change.
 - Adapting to climate change by reducing the urban heat island effect.
 - Reducing flood risk through permeable surfacing and green roofs.
 - Enhancing air quality from plants filtering particulates.

Social

- 2.4 In addition to the direct environmental advantages, the UGF will also contribute to enhancing the overall liveability and resilience of the city. This will include:
- Improving the aesthetic quality of neighbourhoods to achieve higher quality design.
 - Providing attractive public spaces for recreation and relaxation, which has been shown to have positive impacts on physical and mental wellbeing.
 - Helping our communities withstand the increasing impacts of extreme weather events and a changing climate.

Economic

- 2.5 Although the primary rationale for the UGF is environmental, it also generates a range of economic co-benefits that further justify its inclusion in the Exeter Plan. These will include:
- Supporting the growth of the local green economy and creating new job opportunities in sectors including landscape architecture and urban horticulture.
 - Reducing costs for urban heat and stormwater management.

Alignment with best practice

- 2.6 Implementing a UGF policy is well-aligned with growing national and international best practice in sustainable urban design and green infrastructure planning.
- 2.7 Many leading cities around the world have already adopted similar approaches including London, Copenhagen and Singapore.
- 2.8 Furthermore, the inclusion of the tool as one of the five headline Green Infrastructure Standards introduced in Natural England's Green Infrastructure Framework is a reflection of this trend and it is therefore likely to become standard practice in many Local Plans going forward across the country.
- 2.9 Incorporating the UGF into the Exeter Plan will position Exeter as a leader in this area and allow us to learn from the experiences of other areas that have successfully deployed this tool.

3.0 Review of potential impact

- 3.1 Natural England's Development and Technical Analysis² contains a comprehensive analysis of UGF scores nationally and internationally and the scorings were set on the basis of striking a balance between being overly ambitious, being overly onerous on the applicant and being too cautious.
- 3.2 A viability study prepared as part of the scrutiny of the new London Plan (GLA, 2021) assessed potential costs of the new urban greening factor (UGF) policy. The Addendum Report ³(GLA, 2018, p12) suggested that any cost impact was considered to be marginal as the majority of urban greening types are already typical in developments and it is expected that developments would apply other types only if there is a commercial case for doing so. Further details on the cost implications of each UGF surface cover are provided in Annex D of the report.
- 3.3 It's important to understand that this viability assessment was carried out before biodiversity net gain became a mandatory requirement for new developments. Since there is significant overlap between the measures used to achieve a good Urban Greening Factor (UGF) score and those used to deliver biodiversity net gain, it is anticipated that the additional costs associated with implementing UGF will be even lower than initially estimated. This has been explored on a selection of different recently permitted applications within the Exeter boundary.
- 3.4 To better understand the potential impact of the UGF requirements in Exeter, an assessment was undertaken on seven recent permitted major applications, selected to represent a range of locations and types. It should be noted that these calculations have been arrived at using the planning application supporting documentation, with support from the ECC ecology officer.
- 3.5 Given that the urban greening factor is not yet a requirement, some degree of interpretation was necessary when the information provided with the planning application was insufficient. Where a biodiversity net gain calculation was provided, this was greatly beneficial in calculating the UGF as the new biodiverse areas introduced are included in the assessment.
- 3.6 The review of the potential impact is detailed in the table on the subsequent pages.

² Natural England, Urban Greening Factor for England – Development and Technical Analysis, 2023
<https://publications.naturalengland.org.uk/publication/5846537451339776> Accessed 17/07/2024

³ Greater London Authority, London Plan Viability Study Addendum Report, 2018
https://www.london.gov.uk/sites/default/files/london_plan_viability_study_addendum_report_1.pdf
Accessed 17/07/2024

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Application number	Address	Type	UGF target score	UGF result	Commentary
21/1104/FUL	The Harlequin Centre Paul Street Exeter Devon EX4 3TT	Brownfield Residential	0.40	0.39	This application included a biodiversity net gain calculation which resulted in a very strong net gain, largely due to the low ecological baseline. Although falling just short of the UGF target, only very minor amendments to the soft landscaping proposals would ensure the proposal would have met the UGF target score.
22/1633/FUL	Electricity Distribution Centre Moor Lane Exeter	Brownfield Employment	0.30	0.30	This application included a biodiversity net gain calculation which successfully met the 10% requirement. This proposal would have met the UGF requirement for employment sites and could have improved upon it further with minor amendments.
23/0490/FUL	Land At Summerland Street (Between Red Lion Lane And Verney Street) Exeter EX1 2AL	Brownfield Residential	0.40	0.33	This application falls short of the UGF target although it achieved a significant uplift on the baseline level of green infrastructure currently on the site. Although it is possible for some improvement, given the constrained nature of the site, most of the greening was achieved from the inclusion of a high quality green roof. Any extension to this green roof would have therefore necessitated the removal of areas set aside for solar PV, which is also an important priority for this Council. In this case therefore it may have been challenging to meet the UGF target without impacting on other policy requirements.
22/1145/FUL	Haven Banks Water Lane Exeter Devon EX2 8BY	Brownfield Residential	0.40	0.38	This application included a biodiversity net gain calculation which resulted in the achievement of over 10% net gain. Although the proposal fell short of meeting the net gain requirement, it was considered that minor amendments, including additional tree planting could have been made to the application to deliver the UGF target score without significant impact on the development proposed.
19/0962/FUL	Land At Pulling Road Pinhoe Exeter	Greenfield Residential	0.50	0.44	This application was submitted some time before biodiversity net gain requirements were announced. Although it falls short of the UGF target, it was considered that there is significant potential for

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Application number	Address	Type	UGF target score	UGF result	Commentary
					meeting the target if biodiversity net gain had been required on the site, including the incorporation of additional tree planting.
23/1319/FUL	Seabrook Orchard Topsham Road Exeter Topsham EX3 0LT	Greenfield Residential	0.50	0.60	This site was submitted alongside a biodiversity net gain calculation. Given the relatively high biodiversity baseline significant green infrastructure was accommodated on site which resulted in a UGF outcome which significantly exceeded the target.
23/1174/RES	Land Off Spruce Close And Celia Crescent Spruce Close Exeter	Greenfield Residential	0.50	0.49	This site was submitted alongside a biodiversity net gain calculation with most of the net gain to be delivered off-site. Despite this, only very minor amendments to the soft landscaping proposals would ensure the proposal would have met the UGF target score.

4.0 Conclusions

- 4.1 On the range of proposals assessed, the review indicates that most major applications could achieve the proposed UGF target scores either automatically, or with minor amendments. This is partially as a result of the new requirement to achieve biodiversity net gain.
- 4.2 In some cases, reaching the target score on more constrained brownfield sites could be more challenging. As such, the Exeter Plan UGF policy has been amended to include a clause that allows a lower score in instances where it is demonstrated that, having regard to the type of development involved and its design, the target score it is not feasible or viable.
- 4.3 However, in most cases the target scores for the urban green factor can be met without additional measures beyond those required for biodiversity net gain and it is concluded that there are unlikely to be additional development costs associated with the UGF target.

Appendix 1: Application calculations

21/1104/FUL

Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk. (Revised)

The Harlequin Centre, Paul Street Exeter Devon EX4 3TT

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	606.00	1.0	606.00	Measured canopy of retained trees
2	Semi-natural vegetation established on site	68.50	1.0	68.50	Wildflower
3	Standard / semi-mature trees (planted in connected tree pits)	50.24	0.9	45.22	Tulip tree
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00	
5	Standard / semi-mature trees (planted in individual tree pits)	507.00	0.7	354.90	Based only on min spread
6	Food growing, orchards and allotments	0.00	0.7	0.00	
7	Flower rich perennial and herbaceous planting	1,055.80	0.7	739.06	Ornamental, shade tolerant and habitat planting

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8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	
9	Amenity shrub and ground cover planting	488.00	0.5	244.00	Proposed Amenity, Shrub and Ground Cover
10	Amenity grasslands including formal lawns	133.00	0.4	53.20	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	1,106.00	0.7	774.20	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	110.00	0.5	55.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	

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19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	
20	Open aggregate and granular paving	0.00	0.2	0.00	
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value	<u>2,940.08</u>
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Total Development Site Area (m2)	<u>7,500.00</u>
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Urban Greening Factor	<u>0.39</u>
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22/1633/FUL

Redevelopment of Electricity Distribution Depot including existing building demolition, access road extension, new depot and maintenance facilities and associated external works.

Electricity Distribution Centre Moor Lane Exeter

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	9,418.00	1.0	9,418.00	Includes retained scrub and woodland. 440 sqm Lodgepole Pine and 318sqm Leyland Cypress
2	Semi-natural vegetation established on site	1,920.00	1.0	1,920.00	Includes new and enhanced lowland mixed deciduous woodland
3	Standard / semi-mature trees (planted in connected tree pits)	0.00	0.9	0.00	
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00	
5	Standard / semi-mature trees (planted in individual tree pits)	602.00	0.7	421.40	Assumed 8m spread for 12 new trees in car park
6	Food growing, orchards and allotments	0.00	0.7	0.00	
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00	
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	

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9	Amenity shrub and ground cover planting	3,850.00	0.5	1,925.00	Include new mixed scrub planting
10	Amenity grasslands including formal lawns	0.00	0.4	0.00	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	

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20	Open aggregate and granular paving	0.00	0.2	0.00	
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value	13,684.40
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Total Development Site Area (m2)	46,282.00
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Urban Greening Factor	0.30
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23/0490/FUL

Demolition of existing buildings and the construction of a 145 bed-space co-living development (up to 6 storeys in height) and associated works (Revised Plans).

Land At Summerland Street (Between Red Lion Lane And Verney Street) Exeter EX1 2AL

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	0.00	1.0	0.00	
2	Semi-natural vegetation established on site	70.00	1.0	70.00	
3	Standard / semi-mature trees (planted in connected tree pits)	95.18	0.9	85.66	
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00	
5	Standard / semi-mature trees (planted in individual tree pits)	77.72	0.7	54.40	
6	Food growing, orchards and allotments	0.00	0.7	0.00	
7	Flower rich perennial and herbaceous planting	150.00	0.7	105.00	
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	

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9	Amenity shrub and ground cover planting	0.00	0.5	0.00	
10	Amenity grasslands including formal lawns	0.00	0.4	0.00	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	120.00	0.8	96.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	

**Urban Greening Factor
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20	Open aggregate and granular paving	0.00	0.2	0.00	
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value

411.07

**Total Development Site Area
(m2)**

1,235.00

Urban Greening Factor

0.33

**Urban Greening Factor
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22/1145/FUL

Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.

Haven Banks Water Lane Exeter Devon EX2 8BY

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	0.00	1.0	0.00	
2	Semi-natural vegetation established on site	300.00	1.0	300.00	
3	Standard / semi-mature trees (planted in connected tree pits)	0.00	0.9	0.00	
4	Native hedgerow planting (using mixed native species)	14,300.00	0.8	11,440.00	
5	Standard / semi-mature trees (planted in individual tree pits)	0.00	0.7	0.00	
6	Food growing, orchards and allotments	0.00	0.7	0.00	
7	Flower rich perennial and herbaceous planting	2,000.00	0.7	1,400.00	
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	

**Urban Greening Factor
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9	Amenity shrub and ground cover planting	0.00	0.5	0.00	
10	Amenity grasslands including formal lawns	900.00	0.4	360.00	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	900.00	0.8	720.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	450.00	0.7	315.00	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	

**Urban Greening Factor
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20	Open aggregate and granular paving	0.00	0.2	0.00	
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value	14,535.00
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Total Development Site Area (m2)	38,200.00
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Urban Greening Factor	0.38
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19/0962/FUL

Residential development for 40 dwellings with associated access, landscaping, open space and infrastructure.

Land At Pulling Road Pinhoe Exeter

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	0.00	1.0	0.00	
2	Semi-natural vegetation established on site	1,534.00	1.0	1,534.00	
3	Standard / semi-mature trees (planted in connected tree pits)	3,123.32	0.9	2,810.99	
4	Native hedgerow planting (using mixed native species)	450.00	0.8	360.00	
5	Standard / semi-mature trees (planted in individual tree pits)	0.00	0.7	0.00	
6	Food growing, orchards and allotments	0.00	0.7	0.00	
7	Flower rich perennial and herbaceous planting	1,550.00	0.7	1,085.00	
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	
9	Amenity shrub and ground cover planting	0.00	0.5	0.00	

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10	Amenity grasslands including formal lawns	3,233.80	0.4	1,293.52	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	
20	Open aggregate and granular paving	0.00	0.2	0.00	

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21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value	7,083.51
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Total Development Site Area (m2)	16,237.00
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Urban Greening Factor	0.44
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23/1319/FUL

Erection of a 66 No. Bed Care Home for older people, with associated demolition, parking, access, landscaping and associated ground works.

Seabrook Orchard, Topsham Road Exeter Topsham EX3 0LT

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	600.00	1.0	600.00	
2	Semi-natural vegetation established on site	1,236.00	1.0	1,236.00	
3	Standard / semi-mature trees (planted in connected tree pits)	2,199.00	0.9	1,979.10	
4	Native hedgerow planting (using mixed native species)	303.00	0.8	242.40	
5	Standard / semi-mature trees (planted in individual tree pits)	0.00	0.7	0.00	
6	Food growing, orchards and allotments	19.00	0.7	13.30	
7	Flower rich perennial and herbaceous planting	14.00	0.7	9.80	
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	
9	Amenity shrub and ground cover planting	19.00	0.5	9.50	

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10	Amenity grasslands including formal lawns	664.00	0.4	265.60	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	0.00	0.7	0.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	
20	Open aggregate and granular paving	0.00	0.2	0.00	

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21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value	4,355.70
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Total Development Site Area (m2)	7,267.00
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Urban Greening Factor	0.60
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23/1174/RES

Approval of reserved matters of layout, scale, appearance and landscaping pursuant to planning permission ref. 20/0538/OUT for the erection of 93 dwellings with associated access, drainage, open space, play area and landscaping.

Land Off Spruce Close and Celia Crescent Spruce Close Exeter

No.	Surface Cover Type	Area (m2)	Factor	Value	Notes
1	Semi-natural vegetation and wetlands retained on site (including existing / mature trees)	2,900.00	1.0	2,900.00	
2	Semi-natural vegetation established on site	11,000.00	1.0	11,000.00	
3	Standard / semi-mature trees (planted in connected tree pits)	3,200.00	0.9	2,880.00	
4	Native hedgerow planting (using mixed native species)	0.00	0.8	0.00	
5	Standard / semi-mature trees (planted in individual tree pits)	0.00	0.7	0.00	
6	Food growing, orchards and allotments	0.00	0.7	0.00	
7	Flower rich perennial and herbaceous planting	0.00	0.7	0.00	
8	Single Species or mixed hedge planting (including linear planting of mature shrubs)	0.00	0.6	0.00	

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Exeter Plan evidence report**

9	Amenity shrub and ground cover planting	1,000.00	0.5	500.00	
10	Amenity grasslands including formal lawns	6,500.00	0.4	2,600.00	
11	Intensive green roof (meets the Green Roof Organisation / GRO Code)	0.00	0.8	0.00	
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.00	0.7	0.00	
13	Extensive green roof (meets GRO Code)	0.00	0.5	0.00	
14	Extensive sedum only green roof (does not meet the GRO Code)	0.00	0.3	0.00	
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.00	0.5	0.00	
16	Wetlands and semi-natural open water	0.00	1.0	0.00	
17	Rain gardens and vegetated attenuation basins	370.00	0.7	259.00	
18	Open swales and unplanted detention basins	0.00	0.5	0.00	
19	Water features (unplanted and chlorinated)	0.00	0.2	0.00	

**Urban Greening Factor
Exeter Plan evidence report**

20	Open aggregate and granular paving	0.00	0.2	0.00	
21	Partially sealed and semi-permeable paving	0.00	0.1	0.00	
22	Sealed paving (including concrete and asphalt)	0.00	0.0	0.00	

Total Value	20,139.00
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Total Development Site Area (m2)	41,003.00
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Urban Greening Factor	0.49
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