

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

24 January 2024

Dear Mr. Hodgson,

University College School: application 2023/5366 – support and comment

Redington Frogna! Neighbourhood Forum wishes to support the development application by University College School.

It is reassuring that the policies of the Redington Frogna! Neighbourhood Plan and Redington Frogna! Conservation Area Appraisal and Management Plan have been material considerations in drawing up the landscape plans, with wildlife habitat provision central to the planting scheme.

The resultant 43% biodiversity net gain is noted and could potentially be replicated for other applications in the Redington Frogna! area. Indeed, a value of more than 40% could be taken as an achievable and appropriate minimum percentage BNG / urban greening score for policy BGI 1 of the Redington Frogna! Neighbourhood Plan.

Other Neighbourhood Plan policies specific to landscape and biodiversity, which would be welcomed, include:

- the use of hedges as front, side and rear boundaries: policies SD 1 vi, vii; SD 5 vii, BGI 1 i and v;
- the incorporation of eaves and bird bricks: policy SD 4 xii.

Excavation is likely to affect the local hydrology and will require careful consideration of policy UD 1 i, ii and iii, while policy UD 2 will be relevant for the construction management plan.

The Forum are aware of flooding events here and further downstream in West Hampstead and South Hampstead. To reduce the frequency and amount of flooding, we consider that the surface water run-off rate should be reduced to significantly below the proposed greenfield run-off rate.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frogna! Neighbourhood Forum
<https://www.redfrogforum.org/>

