

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4205/P	Dr Vicki Harding	08/10/2024 11:44:41	COMMNT	<p>On behalf of the Heath &amp; Hampstead Society</p> <p>While this garden currently appears to be very green, hence supporting ecology and biodiversity which we very much applaud, uses a piled foundation rather than digging out and removing a large amount of soil, and the site only has a moderate risk of adding to flooding elsewhere due to hard surfacing, we consider further documents are required to assess the impact of this development.</p> <p>Trees will be lost, however there is no arboricultural survey or report. Flood prevention from run off will be in a worse situation despite the extension of the green roof as these are of little value compared to trees and to flowerbeds or grass with soil below during wet periods when they are already saturated. There is also nothing to stop further hard landscaping that is enforceable with the current situation. Although this site may be categorised as in a Flooding Zone 1, it nevertheless makes a contribution to rainwater run-off to sewers for the catchment of the river Westbourne, adding to flooding in the northern parts of West Hampstead. Although Thames Water and Camden have worked well to reduce flooding here, there is still some flooding during the more major storms - now more frequent and intense - storms which all of us 'upstream' should be contributing to holding back and attenuating.</p> <p>Please could a tree survey and report be done, evidence provided that this household project is at least biodiversity gain neutral (Environment Act, 2021, 2023/4 and EPPS 2023 - e.g. INTERPRETATION of the NPPF, Camden Local Plan and Redington Frogna! Neighbourhood Plan) though preferably provides a gain, and a condition that either hard standing on the site must be reduced rather than increased or storm water attenuation crates installed beneath hardstanding, and no further hardstanding installed in future.</p>

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