

REDINGTON FROGNAL NEIGHBOURHOOD FORUM

4 March, 2025

Dear Mr. Yeung,

Application 2025/0480/P - comment

It is noted that Design and Access Statement refers to potential enhancements to benefit biodiversity, exactly as set out in planning application 2022/0297/P.

In particular, it is again noted that potential opportunities exist to improve the landscaping and enhance biodiversity, eg:

- “make improvements to the existing landscaping and enhance biodiversity”,
- “for the existing garden to be improved in terms of soft landscaping and planting”
- “give consideration to the introduction of soft landscaped areas and planting species of high value biodiversity which will serve as an improvement to the existing conditions as a minimum”
- “the proposed new construction will enable the opportunity for the incorporation of bird bricks to enhance local biodiversity.”

However, it is also stated that “A detailed landscaping scheme has not yet been designed and therefore does not form part of this application”.

The Neighbourhood Forum considers that a detailed landscaping scheme and details of the proposed bird bricks should be included as part of the planning application. In the absence of this information, the application does not offer any enforceable enhancement to the Conservation Area and Neighbourhood Plan area, in return for the loss of 12.5 square metres of natural soft-surfaced garden.

Similarly, it is noted that external lighting is not currently proposed but that, “if it is required, the fittings selected will provide focused lighting in a warm white colour in accordance with requirements.”. However, this falls short of any firm commitment.

As with planning application 2022/0297/P, due to the omission of the detailed landscaping scheme and information on the siting of bird bricks, enforceable commitments are avoided. Without such enforceable commitments, it is not possible to deliver the Neighbourhood Plan’s aims to enhance biodiversity.

The Neighbourhood Forum therefore requests that the detailed landscaping plan and bird bricks be provided prior to determining the planning application.

Yours sincerely,

Nancy Mayo

Secretary

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<https://www.redfrogforum.org>

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