

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

18 March 2021

Dear Mr. Peres da Costa,

Application 2020/4838/P: 7 Rosecroft Avenue – further comment / objection

Thank you very much for the drawings highlighting the different ground levels at 7 Rosecroft Avenue, compared with 15 Hollycroft Avenue.

Impact on gardens in Hollycroft Avenue

In the light of these drawings, the proposed building height, to accommodate a climbing wall, the proposed garden building appears overbearing in relation to the garden at 15 Hollycroft Avenue. If tree roots and underground water permit, one solution may be to reduce the height by excavating a basement to incorporate some of the the height below ground.

Harm to rear garden tree corridor

Given the differences in the levels between 7 Rosecroft and 15 Hollycroft, it is likely that the trench excavated to check for tree roots was insufficiently deep to reveal the roots of the three mature limes at 15 Hollycroft.

In order not to harm the long-term viability of these trees, we wonder if the trench should be excavated to a depth of 1 metre below the ground level of 15 Hollycroft Avenue. This would provide a more realistic view as to whether roots are present and help to ensure that excavation does not encroach into the trees' root protection areas.

The three mature limes at 15 Hollycroft are of particular importance to the Hollycroft / Rosecroft rear garden tree corridor, where many trees have been felled (eg 13 Hollycroft).

Policy BGI 2 requires development to

“protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area”

and to

“seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.”

The drawing shows permeable courtyard paving to be inserted between the climbing wall and the rear boundary. However, this does nothing to enhance the Conservation Area character and it would be preferable for trees to be planted here to help strengthen and restore the compromised Hollycroft / Rosecroft rear garden tree corridor. This would also help with slope stability.

Mitigation measures

The offer of mitigation measures is appreciated. To help reduce the impact of a sheer brick wall, and provide biodiversity benefits, it would be welcomed if the wall could be screened with an evergreen climber, such as Ivy Hedera helix, as set out in section 6.2.3 of the Redington Frogna! Neighbourhood Plan, along with new trees to be planted between the rear boundary and the proposed new building, in accordance with policy BGI 2.

In the absence of all of the following:

- tree planting between the rear boundary and the proposed new building,
- an evergreen climber to screen the proposed wall,
- a deeper exploratory trench, to gauge the impact of the wall and its foundations on the root protection areas of the three limes at 15 Hollycroft,

the Forum would object to the proposal.

The Forum remains concerned that any consent will be followed by an application to change the use to a residential dwelling.

Yours sincerely,



Secretary

Redington Frogmal Neighbourhood Forum
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