**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

6 March, 2022

Dear Mr. Greenhalgh,

**Application 2022/0297/P - objection**

The planning application fails to note any of the policies in the Redington Neighbourhood Plan. Rear garden office development is not consistent with the aims of the Neighbourhood Plan to enhance the Conservation Area garden suburb setting.

Relevant policies, which aim to discourage a conurbation of rear garden buildings, and to maximise the utility of gardens to wildlife, and for climate change mitigation, are:

SD 1 (i,ii, iii, v, vii), SD 2, SD 4 (vii, viii, xii, xiii), SD5 (iii, vii).

BGI 1 (I, ii, iii, iv, v, vii), BGI 2 (i, ii, iv,), BGI 3 iv (the office is situated within a rear garden tree corridor).

The importance of rear gardens is also noted in the December 2021 Conservation Area Character Appraisal & Management Plan for Redington Frognal, with section 3.6 noting the harm from large garden buildings.

The garden is adjacent to Branch Hill Woods, a Grade 1 Borough level Site of Importance for Nature (CaB104) and it is an important contributor of commuting and foraging habitat for bats and birds: for example, the Landscape Concept, supplied with planning application 2019/6407/P, notes that the rear garden at 28 Redington Road is heavily wooded with a variety of mature trees and existing subcanopy vegetation, some of which is of good quality. This setting provides considerable biodiverse habitat and is of great importance to bats, birds and other RedFrog wildlife:

<https://www.redfrogforum.org/wp-content/uploads/2021/03/52-BGI-1-Gardens-and-Ecology-–-bat-reports-and-other-sightings.pdf>

<https://www.redfrogassociation.org/garden-wildlife/>

The presence of bats is noted is confirmed in the Greengage reports which accompany the planning application.

The construction of an office building with an internal area of 38 square metres is singularly inappropriate beneath any rear garden tree corridor and, even more so, in this particular location.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frognal Neighbourhood Forum

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