

REDINGTON FROGNAL NEIGHBOURHOOD FORUM

12 May, 2022

Dear Mr. Bell and Mr. Little,

Notices of Intent 2022/1950/T and 2022/1951/T in relation to 2022/0297/P

The Forum understands that, in addition to individual TPOs on four beech trees, all trees at 28 Redington Road are subject to a Woodland TPO. This is in recognition of the trees' importance to the woodland character of the site, which provides considerable biodiverse habitat and is of great importance to bats, birds and other RedFrog wildlife for foraging and commuting¹.

It is also significant that the wooded site forms an important corridor to Branch Hill Woods, a Grade 1 Borough level Site of Importance for Nature (CaB104).

Moreover, the remaining trees and woodland setting are an endangered component of the wooded character of the Redington Froggnal Conservation Area. Indeed, the latest Conservation Area Character Appraisal and Management Strategy emphasises the importance of trees to the Conservation Area, with **section 3.6 on Harm** noting,

“Loss of trees and wooded areas: Some street trees have been removed, leaving gaps in tree lines. Some garden trees have also been lost. Trees are a key part of the garden suburb character, so tree losses are particularly harmful....”

These notices of intent for felling should be considered in combination with the proposal to construct a rear “garden office” (2022/0297/P). The application has not yet been determined and has been objected to by the Neighbourhood Forum. Such development (and attendant loss of garden space and trees) is yet another source of **Harm** noted in **section 3.6** of the Conservation Area Character Appraisal and Management Strategy,

“Loss of rear gardens: Loss of rear garden space and the open character of rear gardens through rear extensions, swimming pools, large garden buildings and excessive hard surfaced areas. Some of these have involved loss of trees.”

¹ The presence of bats is confirmed in the Greengage reports, which accompany planning application 2022/0297/P and in various RedFrog Evidence Base documents:

<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/>

While the Arboricultural Impact Assessment refers to a 2019 “Landscape Concept Design” (drawn up prior to adoption of the Neighbourhood Plan), this does not appear to form part of the documents accompanying the 2022 notices of intent.

An updated landscape document, taking account of the RedFrog Neighbourhood Plan policies, would be helpful to understand the applicant’s plans to preserve and enhance the natural woodland setting. Relevant Neighbourhood Plan landscaping policies 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, iii, iv, v).

In summary, the notices of intent for felling and other works to facilitate development are not compliant with the Neighbourhood Plan, which requires trees to be retained and / or replaced.

In view of the failure to address the Neighbourhood Plan policies, measures to enhance the wooded character of the Conservation Area and Camden’s Climate and Ecological Emergency, the Forum objects to all proposals for tree works.

Yours sincerely,

Secretary

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