

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

29 January 2023

Dear Mr. Zuk,

Planning applications 2022/4672/P and 2022/5556/L – objection

The Redington Frogнал Neighbourhood Forum objects to this application due to non-compliance with Neighbourhood Plan policies.

Policy SD 1

Policy SD 1 requires that,

“Redevelopment or extensions to the existing building stock should include consideration of all of the following, as appropriate:”

The proposal does not take account of the following sub policies:

- iii. The achievement of a net gain in biodiversity is strongly encouraged.
- v. “The creation of garden development and building extensions should be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate climate change and the urban heat island effect.”

Further information is available in Application section 4.2.

Policy SD 4

Sub policy viii requires that “Landscaping should be an integral part of the design and layout of development and should include trees and other planting using species with a high value to biodiversity, as set out in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.”

Policies BGI 1 and BGI 2

The site is part of an ecological network and lies within a bat foraging and commuting area and it is therefore of particular importance that all sub policies of BGI 1 and BGI 2 are embraced.

Policies UD 1 and UD 2

Both of these policies relating to underground development apply and take precedence over the Camden Local Plan policies.

Yours sincerely,

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Secretary

Redington Frogna! Neighbourhood Forum

<https://www.redfrogforum.org>

<https://twitter.com/RedfrogNF>

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