

Vision + Objectives + Policies + Projects



THE RADLETT PLAN 2020 to 2036

Neighbourhood Development Plan | Referendum Version

October 2020

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RADLETT PLAN VISION & OBJECTIVES

Our Vision

In 2036, Radlett will have maintained and improved its attractive character as a verdant village, surrounded by highly cherished open countryside, with an active and diverse community served by a modern and vibrant High Street.

This is helped by:

- + A variety of types, sizes and styles of attractive and durable homes positively reflecting on the character of the area;
- + Protecting and enhancing the leafy and biodiverse nature of Radlett's streets, neighbourhoods and open countryside;
- + Easy access to the open countryside and a well-maintained network of footpaths, bridleways, cycleways and streets within Radlett itself;
- + A broad range of well-kept and highly frequented community and cultural facilities within easy walking distance of public transport and other destinations such as shops and services;
- + A diverse mix of local residents and employees of different faiths, ages, ethnicity and socio-economic means being able to live, work, study, and socialise;
- + Good accessibility of the high street for public and private modes of transport and sufficient parking for all modes including cars, bicycles and motorbikes.



Our Objectives

The presented objectives guided the development of the Neighbourhood Plan Policies and Community Priority Projects. The objectives were shaped by what was learnt from engaging with residents and businesses and from analysis of facts, figures and trends. These are:

- + To protect and enhance the verdant character of Radlett (Objective 1);
- + To meet new housing demand in a manner that is sensitive to the character of the village, having regard to context and the Radlett Character Assessment 2016 (Objective 2);
- + To support the development and/or retention of smaller homes available to younger people and older downsizers (Objective 3);
- + To promote the protection and positive use of the surrounding Green Belt by providing more opportunity to access it by foot, horseback and bicycle (Objective 4);
- + To protect open spaces in the village from development and to ensure that all residents have access to community open spaces for leisure and recreational purposes within a reasonable walking distance (Objective 5);
- + To maintain a modern and vibrant high street, by promoting a diverse range of retail uses and supporting smart technology throughout Radlett's village centre enabling a more connected and mobile community and improving ease of access to local products and services; (Objective 6);
- + To promote an active community within the village, with improved community and cultural facilities for residents and visitors (Objective 7);
- + To encourage and facilitate the development of buildings and sites in the village in order to improve the vitality of the high street and provide better facilities and amenities for the community and visitors (Objective 8);
- + To encourage cycling to and from key local destinations by improving the facilities for safe cycling and adequate parking (dedicated and safe paths, lanes and tracks) within and outside Radlett (Objective 9);
- + To require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10);
- + To support proposals improving access, capacity, appearance and functioning of parking facilities for cars, bicycles and motorbikes; (Objective 11);
- + To seek improvements to streets and transport infrastructure facilitating a smooth traffic flow through the village and district centre (Objective 12);
- + To ensure Aldenham Parish Council and the local community have a meaningful opportunity to engage with developers and their design teams in the early stages of designing proposals for major sites, including the key locations for development as identified in HBC's Planning Brief for Radlett District Centre and any other significant development (Objective 13).



RADLETT PLAN POLICIES

HOUSING & DESIGN

HD1 | INCREASING HOUSING CHOICES

All residential development proposals for more than ten dwellings must include smaller dwellings to meet the Neighbourhood Area's identified needs. The provision of accessible and flexible forms of accommodation to meet the needs of disabled and older people will be supported.

HD2 | DEVELOPMENT AT STARVEACRES

Residential development at Starveacres will be supported where it provides for a mix of housing types and tenures. Proposals should consider opportunities to provide housing suitable for older people.

HD3 to HD6 | RESPECTING AND ENHANCING LOCAL TOWNSCAPE AND LANDSCAPE CHARACTER AND PATTERNS

Development proposals are required to reflect and respond positively to local townscape and landscape character. Development within the settlement of Radlett should have regard to the Radlett Character Assessment and the Radlett Design Code. All development must respect local character and residential amenity.

HD7 | THE RADLETT BUNGALOWS

HD7.1 Development proposals which impact on any of the Radlett Bungalows identified on Policy HD7 Map for their individual and/or group value in contributing positively to local townscape character should protect or enhance this contribution.

HD7.2 Replacement of an existing bungalow or chalet bungalow identified for its individual and/or group value must be broadly commensurate in terms of its existing ridge height and respect its wider setting.

Applications shall respond positively to and be in keeping with key features typical of local bungalows and their setting while adapting to current building, access and energy efficiency standards.

To be encouraged | DESIGNING with LOCAL KNOWLEDGE

3.52 Aldenham Parish Council would like to have greater and earlier involvement in major planning applications and will seek to encourage developers to engage with the community as early as possible and as much as possible. The Parish Council will encourage developers to set out in Design and Access Statements how the development proposal will contribute to achieving the Vision for Radlett.

It might include: sa

- An illustrative layout that shows how the proposed development could be accommodated on the site, features typical of local bungalows and their setting while adapting to current building, access and energy efficiency standards
- Scale, footprint, bulk and height of buildings
- Mix of dwelling types and tenure
- Design style and guidelines
- Improvements to local infrastructure and facilities
- Access, parking, cycle and pedestrian ways and any required traffic impact and parking assessments
- Landscaping and publicly accessible open spaces
- The location of trees and any that may be affected by the development
- Indicative timing and phasing of the proposed development including infrastructure and public transport access
- Community benefits to be provided and when they occur in the phasing and delivery
- All relevant factual information explaining proposed dwelling and tenure mix, infrastructure provision and community benefits from a financial viability point of view

3.53 The provision of this information could be supported through active engagement with Aldenham Parish Council and the local community. We strongly encourage developers to undertake design workshops, to use Design Panel Reviews and to consider the guidance Building for Life 12.

3.54 Active community engagement from the earliest stages will support the provision of a strong and effective Statement of Community Consultation.

RADLETT VILLAGE CENTRE VITALITY

RV1 A VIBRANT VILLAGE CENTRE

The provision of a wider range of retail (A1), entertainment (A3, A4, A5), community and cultural (D1 and D2) uses in the Village Centre, as defined in Figure 17, will be supported subject to such uses respecting local character and conserving or enhancing the Conservation Area and its setting. Improvements to the Village Centre's public realm, pedestrian and cycling facilities will be supported. The improvement of facilities at Radlett Station, including enhanced access, cycle parking, electric vehicle charging points, and development to include other uses such as office/residential/hotel, will be supported.

RV2 MEDICAL SERVICES

The retention or enhancement of the range of medical services in Radlett will be supported. Any such use should be located in the Village Centre unless it can be demonstrated that there are no viable and deliverable sites, in which case provision elsewhere in the settlement will be supported.

RV3 CAR AND BICYCLE PARKING

The provision of new car parking and/or cycle parking facilities in Radlett Village Centre that respect local character and which conserve or enhance the Conservation Area will be supported.

RV4 OUTDOOR MARKET

The provision of an Outdoor Market along Watling Street will be supported.

RV5 OAKWAY PARADE

Improvements to the appearance and/or vitality of Oakway Parade will be supported. Development should conserve important architectural features including scale, systematic repetition, use of local materials and architectural detail.

RV6 COMMUNICATIONS INFRASTRUCTURE

The development of high quality communications infrastructure, including public broadband and fibre connections, will be supported.

GETTING AROUND INFRASTRUCTURE

GA1 WALKING AND CYCLING NETWORKS

Development of a well maintained, safe and attractive local walking and cycle network and the enhancement of such, will be supported. Development that reduces the quantity, functionality and/or quality of walking and cycle networks would not be supported.

OPEN SPACE & RECREATION

OS1 | OS2 | OS3 | OS4

OS1 PROTECTION OF OPEN SPACE

The nine open spaces identified in Figure 20 should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

OS2 PUBLIC OPEN SPACE IMPROVEMENTS

The provision of new and/or enhanced public open space, including the provision of community gardens and allotments, enhanced biodiversity and mitigation of air pollution shall be supported.

Key Proposal Map

RV Radlett Village Centre Boundary (RV1)

Key Locations for change in the Village Centre (A to D as of HBC Planning Brief, Revised Draft, 2016)
Location A - Radlett Service Station/Regency House, Former Radlett Fire Station, and Burrell & Co.
Location B - Newberries car park
Location C - Radlett Village Institute
Location D - Red House Surgery and Post Office
Radlett Station and car park (Policy RV1)

S1 to S9 Open Spaces & Play Areas

S 1 Land at Williams Way (HCC owned) S 2 Land at Canons Close (HCC owned) S 3 Radlett Gardens, Watling Street (APC owned) S 4 Lauteral Green (Tykeside Gardens, APC owned) S 5 Scrubbits Wood (north) Scrubbits Wood (south) (APC owned) S 6 Church Field, Land Rear of Christ Church Fields, Watling Street (The Diocese of St Albans) S 7 Phillimore Recreation Ground, Allotments Elm Walk & Fir Spring Wood (APC owned) S 8 Square and Community Centre at Phillimore Place (Affinity Sutton Housing Association) S 9 King George V Playing Fields (APC owned)

HD6 Tykes Water

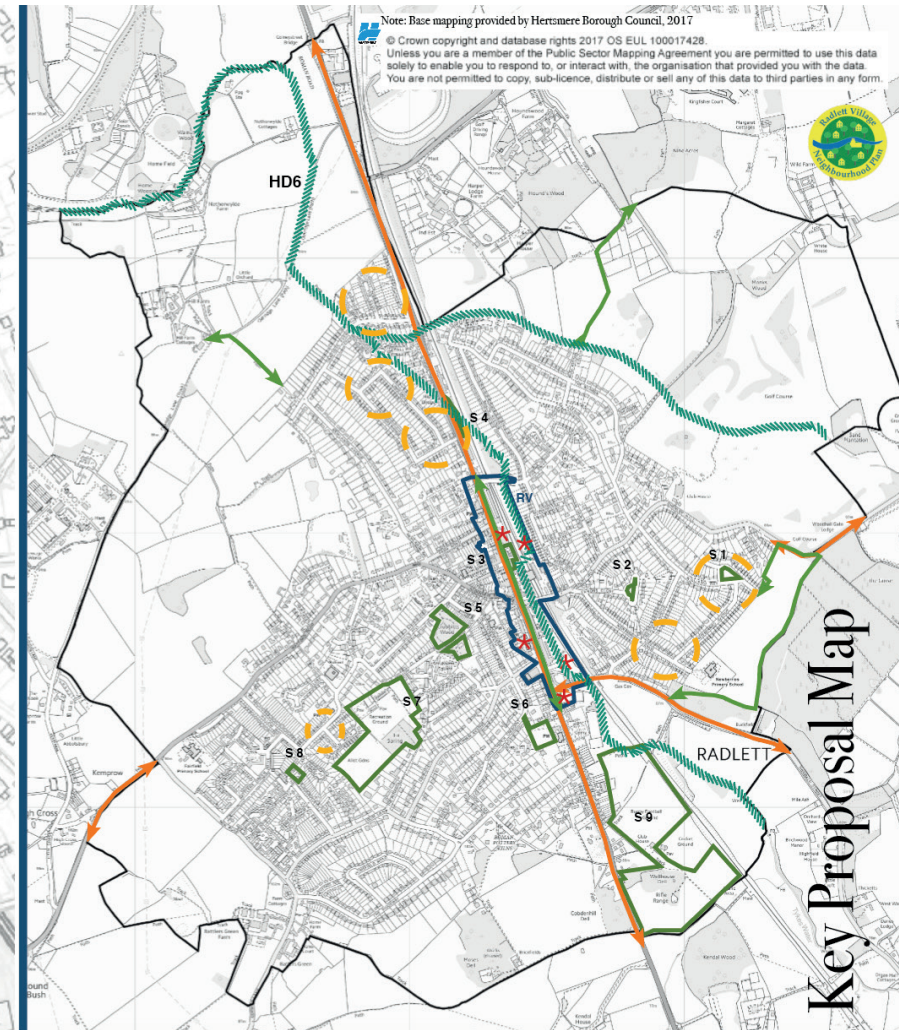
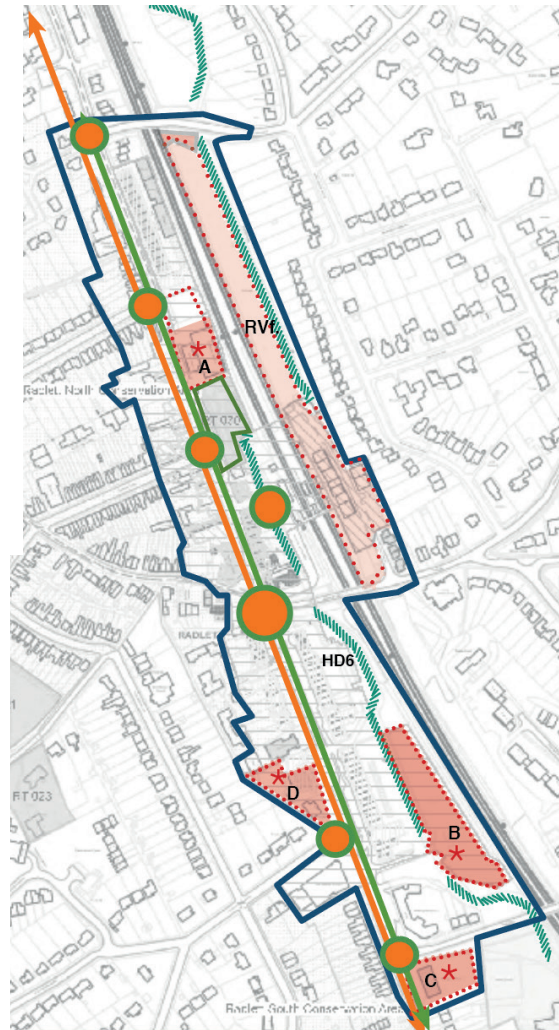
HD 4 Radlett Bungalows

GA Getting Around Policies

GA1 Walking and cycling networks

Cycle network improvement priorities

Walking network improvement priorities



Key Proposal Map



Community Infrastructure Priority Projects 2020 to 2036

VISION: In 2036, Radlett will have maintained and improved its attractive character as a verdant village, surrounded by highly cherished open countryside, with an active and diverse community served by a modern and vibrant High Street.

Project 1: Production and delivery of ‘Radlett Village Centre Audit and Action Plan’:

Project description: The production and project delivery of a study of current conditions, development of a comprehensive improvement strategy and the delivery of improvement projects focused on the village centre including the Air Pollution Management Area, key junctions, traffic flow, parking and the station. The Action Plan will include costed design proposals improving parking and the street environment/scene including landscaping, new and adequate pedestrian crossings, paving, bus stops, required outdoor market facilities, seating, cycle facilities, lighting and signage. Measures introducing smart technologies in the management of the high street and promoting access to local services and products are an important part of the Action Plan. The Action Plan and designs will be developed in collaboration with residents, landowners, businesses and all other key stakeholder through an extensive programme of design workshops open to all user groups.

Delivery lead: APC working in partnership with local businesses, residents, HCC, HBC and other stakeholders

Time scale: 2019 to 2021

Project 2: Smart Radlett

Project description: The planning, design and delivery of the installation of a public broadband wifi facility and associated infrastructures and installations in the District Centre and along Watling Street. This includes, subject to a supportive business case, smart technologies for improved management of car parking and local shopping / services applications.

Delivery lead: APC working in partnership with local businesses, landowners, Herts County Council, Hertsmere Borough Council and other stakeholders

Time scale: 2019 to 2021

Project 3: Footpath improvements outside the settlement

Project description: A footpath accessing the Green Belt on the east side of the village between The Warren and Harper Lane via Park Avenue –
Figure 19b (1)

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Project description: A footpath from Shenley Road to Theobald St connecting footpath A55 to A54 with a spur from A55 to Williams Way - Page 63 Figure 19b (2)

Project description: A footpath along Tykes Water to the south of the village connecting with Tykeswater Lane

Project description: A re-classifying of some existing footpaths to bridleways to facilitate better access by cyclists and horse-riders
to existing network of bridleways.

Project description: Upgrading Aldenham A27 to a path that could be used by cyclists giving access to a network of bridleways - Page 63 Figure 19b (3).

Delivery lead: APC working in partnership with HCC, Hertsmere Borough Council, landowners and other stakeholders

Time scale: 2019 to 2025



Project 4: Improved access for pedestrians, cyclists and bus-users

Project description: Maintenance work for an attractive local walking and cycle network

Project description: Coordinated bus services within the village, to Stanmore Underground Station and destinations such as local schools and hospitals

Project description : Environmental improvements and access for pedestrians to Tykes Water within the Newberries car park precinct including landscape improvements of Tykes Water surrounds and making a feature of the locally listed bridge.

Delivery lead: APC working in partnership with public and private transport provider, local businesses, landowners, Herts County Council, Hertsmere Borough Council and other key stakeholders.

Time scale: 2019 to 2025

Project 5: Better access to Radlett Station

Project description 5a: Extension of the Radlett Station car park for vehicle, bicycle parking and electric charging points

Project description 5b: Access to all platforms via lift facilities to improve accessibility for all user groups. This includes walking and cycling routes from Shenley Hill and Watling Street to the station.

Delivery lead: APC working in partnership with Network Rail, car park operator Indigo Park Solutions UK Ltd, landowners, Herts County Council, Hertsmere Borough Council and other stakeholders.

Time scale: 2019 to 2022

Project 6: Local Play Areas

Project description: A new play area in the east of the village and support for the maintenance and continuity of the existing public recreational spaces at Phillimore Recreation Facilities and Salters Field.

Delivery lead: APC

Time scale: 2019 onwards

Project 7: Nursery provision

Project Description: To seek extra nursery provision in Radlett either through new supply or expansion of existing facilities.

Delivery lead: APC, Herts CC and other stakeholders.

Time Scale: 2019 to 2022

Vision +

Objectives +

THE RADLETT PLAN | 2020 to 2036

Policies +

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