



Hertsmere Borough Council

Radlett Neighbourhood Plan Decision Statement (Regulation 18)

30th April 2020

1. Purpose

1.1 This Decision Statement has been prepared and published in accordance with Regulation 18 of the Neighbourhood Planning Regulations 2012 (as amended). This statement sets out the Council's decision and proposed actions following receipt of the Examiner's Report into the Radlett Neighbourhood Plan.

2. Summary

2.1 Following an independent Examination, Hertsmere Borough Council has recommended that the Radlett Neighbourhood Plan proceeds to referendum subject to modifications set out in Appendix A below. As revised according to the modifications set out below, the Plan would comply with the legal requirements and basic conditions set out in the Localism Act 2011, and with the provision made by or under section 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Radlett Plan can therefore proceed to referendum.

3. Background

- 3.1 The Radlett Neighbourhood Plan relates to the area that was designated by Hertsmere Borough Council as a Neighbourhood Area on 8th February 2017. This area is entirely within the Local Planning Authority's area.
- 3.2 The Radlett Plan Steering group undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 between 17th July 2017 and 30th September 2017.
- 3.3 Following the submission of the Radlett Neighbourhood Plan to the Council in September 2018, the Council first publicised the draft Plan for a six-week period and representations were invited in accordance with Regulation 16. The consultation period ran from 12th November 2018 to 24th December 2018.
- 3.4 In light of the subsequent comments received by the from the Local Planning Authority and the overall low response rate, Aldenham Parish Council decided to review and amend the Submission Plan in January 2019 before resubmitting the Plan.
- 3.5 Following the re-submission of the Radlett Neighbourhood Plan to the Council in February 2019, the Council publicised the updated draft Plan for another six-week period and representations were invited in accordance with Regulation 16. The re-run consultation period was held from 29th March 2019 to 10th May 2019
- 3.6 The Council appointed Mr Nigel McGurk BSc(Hons) MCD MBA MRTPI, with the consent of Aldenham Parish Council, to undertake the independent examination of the Radlett Neighbourhood Plan and to prepare a report of the independent examination.
- 3.7 The Examiner examined the Plan by way of public hearing supported by an unaccompanied site visit of the Neighbourhood Plan Area. The public hearing was held at the Radlett Centre on 16th October 2019.

3.8 The Examiner's Report was formally submitted to the Council on 5th January 2020. The Report concludes that subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum. The Examiner also recommends that the referendum area should be the same as the designated Neighbourhood Area.

4. The Council's Decision

4.1 Having considered each of the recommendations made in the Examiner's Report and the reasons for them, the Council agrees with the recommendations in Examiner's Report. It has decided to modify the plan as per these recommendations. This decision was agreed by full Council on 26th February 2020.

4.2 The Examiner recommended that the Neighbourhood Plan should proceed to a referendum based on the designated Neighbourhood Area. The Council has also considered this recommendation and the reasons for it, and has decided to accept it. The referendum area for the Radlett Neighbourhood Plan will therefore be based on the designated Radlett Neighbourhood Area.

4.3 The referendum was originally scheduled for 7th May 2020. However, the referendum has been postponed by Hertsmere's returning officer under powers granted by the Coronavirus Act 2020. A new referendum date will be confirmed in due course.

5. Documents

5.1 This Decision Statement and the Examiner's Report are on the Council's website at <https://www.hertsmere.gov.uk/radlettplan>

5.2 This Decision statement can also be viewed at:

Hertsmere Borough Council (Civic Offices)

Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Aldenham Parish Council

1 Aldenham Avenue
Radlett
Hertfordshire
WD7 8HL

Appendix A – Modifications in line with Examiner’s recommendations.

Examiner’s recommendation	Action taken
<p>Page 10, Para 1.21, change to “It was agreed that the Neighbourhood Area – the area covered by the policies of the Neighbourhood Plan – should be limited to Radlett, the urban centre of Aldenham Parish and to the countryside immediately surrounding it. This takes into account that the development pressures relating to outlying villages and hamlets are different to those of Radlett and that robust Green Belt policies are in place. Figure 1 shows the boundary of the Neighbourhood Area.”</p> <p>Also, there are two paragraphs numbered 1.21 in the Neighbourhood Plan. Para 1.21 on page 11 should be Para 1.22 (and subsequent paras to follow on)</p>	<p>Changed as recommended.</p>
<p>Foreword, Page 7, change penultimate paragraph to “Once made, the Neighbourhood Plan will become part of Hertsmere’s development plan covering Radlett and as such, it will be used to help make planning decisions.”</p>	<p>Changed as recommended.</p>
<p>Page 8, Para 1.2, delete first sentence (which is incorrect), and replace with “The Neighbourhood Plan’s Policies are concerned with land use planning matters.”</p>	<p>Changed as recommended.</p>
<p>Para 1.5, last sentence change to “...area, meeting growing demand places development pressure on in-fill and brownfield sites within the settlement area.”</p>	<p>Changed as recommended.</p>
<p>Page 9, Para 1.13, delete “...until at least 2036.” (Planning is dynamic and plans are reviewed, altered and replaced over time. The Neighbourhood Plan itself goes on to refer to being reviewed every five years)</p>	<p>Changed as recommended.</p>
<p>Para 1.16. Delete first sentence, which does not have regard to national policy</p>	<p>Changed as recommended.</p>
<p>Para 1.16, tenth line, change to “...once made (or adopted), the Radlett Plan will ensure that... development tax) on development in the Radlett Neighbourhood Area will be allocated to projects in Radlett Neighbourhood Area.”</p>	<p>Changed as recommended.</p>
<p>Delete Para 1.18. The paragraph and text box appears as a representation to the Green Belt review process and this is inappropriate for inclusion in the Neighbourhood Plan. Green Belt policy is established in Chapter 13 of the Framework, “Protecting Green Belt land” and the Neighbourhood Plan must have regard to this.</p>	<p>Changed as recommended.</p>
<p>Page 13, delete Para 1.38, which has been overtaken by events</p>	<p>Changed as recommended.</p>
<p>Page 14, Para 2.3, last sentence, change to “...include...”</p>	<p>Changed as recommended.</p>
<p>Page 18, Para 2.27 change last word to “office.” Para 2.30, delete gap before comma.</p>	<p>Changed as recommended.</p>
<p>Delete all “Key Policy Reference” sections in each Policy chapter</p>	<p>Changed as recommended.</p>

Change the wording of Policy HD1 to “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.” Delete rest of Policy	Changed as recommended.
Para 3.13 , change first line to “...Framework requires local authorities to plan for and deliver.”	Changed as recommended.
Policy HD2 , change to “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.” Delete rest of Policy	Changed as recommended.
Page 31 , delete last bullet point under “Policy Intent” which relates to neither Policy HD1 or HD2	Changed as recommended.
Policy HD3 , change opening paragraph to “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.” Delete second paragraph of Policy HD3 (“The Plan welcomes...provides further guidance.”)	Changed as recommended.
Para 3.33 , whether or not the Radlett Plan “recognises” Permitted Development Rights does not affect the fact that they are a matter of statute. Delete first sentence (“The Radlett...nationally.”)	Changed as recommended.
Para 3.33 , delete bullet point “A density of on average 11 building units per hectare”	Changed as recommended.
Page 37 , change second bullet point under “Policy Intent” to “...of the village, having regard to context and the Radlett Character Assessment 2016.” This recommendation also applies to Objective 2, paragraph 3.12 on page 25 of the Neighbourhood Plan.	Changed as recommended.
Page 37 , delete the last bullet point (“To support...downsizers”) which is not a requirement of any of the Policies HD3 - HD7	Changed as recommended.
Change the wording of Policy HD4 to “All development must respect Radlett’s distinctive green and verdant qualities. The loss of garden land to development that fails to respect the character and prevailing development pattern of the surrounding area will not be supported.” Delete rest of Policy	Changed as recommended.
Delete Policy HD5 (NB, I recommend earlier that the Radlett Design Code be referenced in Policy HD3)	Changed as recommended.
<ul style="list-style-type: none"> Delete box headed “Radlett Design Code” on page 38 and replace with a new Paragraph of supporting text “Radlett Design Code. Aldenham Parish Council would like to see all development have regard to the design aspirations of the “Radlett Design Code” set out below. Engagement on these things by landowners and developers will be greatly welcomed and the Parish Council will, where possible, seek to work with parties to achieve the following, all aimed at protecting and 	Changed as recommended.

<p>enhancing Radlett’s attractive characteristics:”</p> <ul style="list-style-type: none"> • Retain the titles of each topic on pages 38 and 39 • Change a. to “Achieving plot coverage that respects its surroundings.” • Change b. to “Ensure that development takes account of gradients and restricts ridge heights to a height that respects neighbouring properties.” Delete diagram on page 38 • Change c. to “Ensuring that gates and entrances requiring planning permission respect local character and do not dominate their surroundings.” Changed. to “Ensuring that new homes are designed such that spaces in front of them contribute to the verdant character of the area. Ensuring that hard surface coverage within housing plots be limited and that hard surfacing be permeable. Achieving biodiversity gains and actions to prevent flood risk.” • Change e. to “Providing sufficient space between dwellings. • Change f. to “Encouraging the use of durable, high quality local materials that appear in keeping with their surroundings.” • Change g. to “Sensitively integrating parking into the landscape and streetscene.” • Change h. to “Ensuring that boundary treatments reflect the prevailing character of boundaries, with special attention to retaining open character and green hedges, and avoiding boundaries that appear unduly dominant.” • Change i. to “Respecting grass verges and street trees.” 	
<p>Policy HD6, change wording to: “Development proposals should retain healthy high quality trees, woodland and hedges in the Neighbourhood Area.” Delete rest of Policy</p>	<p>Changed as recommended.</p>
<p>Policy HD8, add to second line “...identified on Figure X for their individual...” (NB, replace “X” with actual Figure number(s)). Policy HD8, line three, replace “anand” with “and” Replace the Map on page 43 with a numbered Figure or Figures, clearly identifying each Radlett bungalow and replace the untidy Post-It notes with a clear key. Delete the unnecessary reference provided in brackets at the end of each paragraph of the Policy.</p>	<p>Changed as recommended.</p>
<p>Para 3.38, delete lines 5 to 11, “As with Statutory...statutory protection.” (which is not the case)</p>	<p>Changed as recommended.</p>
<p>Page 42, “Policy Intent,” delete second and third bullet points which do not relate directly to the Policy and change last bullet point to “...character of the village, having regard to context and the Radlett Character Assessment 2016.” This recommendation also relates to Objective 2, paragraph 3.12 on page 25 of the Neighbourhood Plan.</p>	<p>Changed as recommended.</p>
<ul style="list-style-type: none"> • Delete Policy HD9 	<p>Changed as recommended.</p>

<ul style="list-style-type: none"> • Delete second half of Para 3.41 (“Therefore we wish...major development”) • Delete Para 3.43 • Delete “Policy Intent” • Provide new para, below 3.42, “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 LIST THE BULLET POINTS FROM THE MIDDLE COLUMN ON PAGE 45 HERE (DO NOT INCLUDE FINAL PARA OF THIS COLUMN “In preparing...process.”) 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. Active community engagement from the earliest stages will support the provision of a strong and effective Statement of Community Consultation.” • Delete Key Policy Reference section on page 44 (NB, earlier recommendation in this Report recommends deletion of all Key Policy Reference sections) • Change Heading at top of page 44 to “Housing and Design – Designing with Local Knowledge” 	
<p>Policy RV1, change to: “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 on 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.” Delete rest of Policy</p>	<p>Changed as recommended.</p>
<p>Delete Recommendations on page 54 Delete last three bullet points on page 53 (“To ensure APC...(Objective 5)”)</p>	<p>Changed as recommended.</p>
<p>Change title of Figure 19a to “Pedestrian and Cycle Opportunities”</p>	<p>Changed as recommended.</p>
<p>Remove “Key Locations for Change “and “Getting Around Policies” notations and text from Figure 17 (which do not relate directly to any Policies)</p>	<p>Changed as recommended.</p>
<p>Policy RV2, change wording to “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</p>	<p>Changed as recommended.</p>

supported.”	
Add to end of Para 3.57 “The Parish Council strongly encourage the provision of a new medical service in the Village Centre – where it can be accessed by all – and will seek to work with parties to support any such proposal.”	Changed as recommended.
Change wording of Policy RV3 to “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.”	Changed as recommended.
Provide new title “RV4: Outdoor Market” above Policy RV4 Change Policy RV4 to “The provision of an Outdoor Market along Watling Street will be supported.”	Changed as recommended.
Policy RV5 , change to “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.”	Changed as recommended.
Change wording of Policy RV6 to “The development of high quality communications infrastructure, including public broadband and fibre connections, will be supported.” Change title of Policy to “RV6: Communications Infrastructure” (having regard to national policy)	Changed as recommended.
Policy GA1 , change wording to “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.”	Changed as recommended.
Delete para 3.82 .	Changed as recommended.
Page 59 , “Policy Intent” delete 2nd, 5th, 6th and 7th bullet points which do not relate directly to the Policies	Changed as recommended.
Delete Policy GA2	Changed as recommended.
Policy OS1 , change wording to “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.”	Changed as recommended.
Figure 20 , delete “OS” reference, leaving just the number, to avoid confusion with OS Policies	Changed as recommended.
Page 63 , “Policy Intent” change first bullet point to “To protect open space in the village...” Also, change “local green spaces” to “open spaces” in Para 3.12 on page 25 of the Neighbourhood Plan.	Changed as recommended.
Policy OS2 , change wording to “The provision of new and/or enhanced public open space, including...pollution shall be supported.”	Changed as recommended.

Policy OS3 , change wording to “Development adjacent to the nine open spaces identified in Policy OS1 should not appear visually intrusive or overbearing when seen from a designated open space.”	Changed as recommended.
Policy OS4 , change wording to “The development of new play areas in the Neighbourhood Area east of Watling Street will be supported.”	Changed as recommended.
Delete Policy OS5	Changed as recommended.
Add a new Para below Para 3.87 “Aldenham Parish Council will seek to work with parties to seek contributions towards the maintenance and continuity of public recreational spaces, including at Phillimore Recreation Ground and King George V Playing Fields.”	Changed as recommended.
Change reference in Para 3.85 to “Phillimore Recreation Ground.”	Changed as recommended.
Update the Contents and where necessary, Policy, Figure, paragraph and page numbering, to take into account the recommendations contained in this Report	Changed as recommended.

