



**Radlett Plan 2019 to 2036  
Neighbourhood Development Plan  
Consultation Statement (A3 format)**

**August 2018**

Contact:

Peter Evans, Parish Council Manager

Email: [manager@aldenham-pc.gov.uk](mailto:manager@aldenham-pc.gov.uk)

Radlett Neighbourhood Plan  
c/o Aldenham Parish Council  
The Radlett Centre, 1st Floor  
1 Aldenham Avenue

Radlett, Herts WD7 8HL

[www.radlettplan.org](http://www.radlettplan.org)

Twitter: #RadlettPlan

The Radlett Neighbourhood Development Plan Documents have been produced by the Radlett Neighbourhood Plan Steering Group.

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# 01 Introduction

## 1.1 Background

1.10 In 2013, Aldenham Parish Council (APC) engaged in conversation with Hertsmere Borough Council (HBC) regarding a Radlett Neighbourhood Plan. APC felt that more Radlett specific policies could /would influence the quality of development and protect the verdant nature of the village and improve the vitality of our centre. APC was aware that it did not have all the answers and that to be effective this plan needed to include the vast number of ideas from the residents of Radlett.

1.11 The Radlett Neighbourhood Plan (the Plan) is produced by the Parish Council under the Localism Act 2011 and the associated Regulations. This legislation requires Aldenham Parish Council to carry out a formal public consultation on the Plan for a minimum period of 6 weeks before submitting it to Hertsmere Borough Council which is able to bring the Plan into force following independent examination and referendum.

In preparing the Plan the Parish Council has tried to go beyond the minimum requirements for community consultation required by law. The Plan has been produced by a Neighbourhood Plan Steering Group made up of volunteers from the community, drawing on professional support at key stages.

### 1.13 This Consultation Statement Report

- summarises the entire consultation history; and
- describes the Regulation 14 (Pre-submission) consultation process, responses and consequent changes to the Plan.

1.14 We would like to thank you the residents of Radlett for completing the various questionnaires, attending the events and giving us feedback. This has genuinely helped us produce this document which will allow us to shape the future of Radlett more effectively.

## 1.2 Consultation History

1.20 In Spring 2012, Aldenham Parish Council decided to explore whether a Neighbourhood Plan for Radlett would be possible. This led to talks with Hertsmere Borough Council to agree the level of support it could offer and the geographical scope of the Radlett Plan.

1.21 In July 2013, APC formally agreed to progress with a Neighbourhood Plan for Radlett. It was at this stage that Radlett residents were first informed that such a plan was envisaged and its benefits. Volunteers were sought to help develop the Radlett Plan.

1.22 By the end of 2013, Hertsmere Borough Council had drawn up a map of the area to be covered and started the formal process of consultation. In early 2014 Aldenham Parish Council formed a small group to start appointing a steering group to oversee the production of the Radlett Plan. The initial group considered available data such as the 2011 and 2001 census returns which showed Radlett's population growth and changing demographics. The group also formulated an initial questionnaire which would be used during an awareness event at the Aldenham Parish Council 'Winter Fair 2014'.

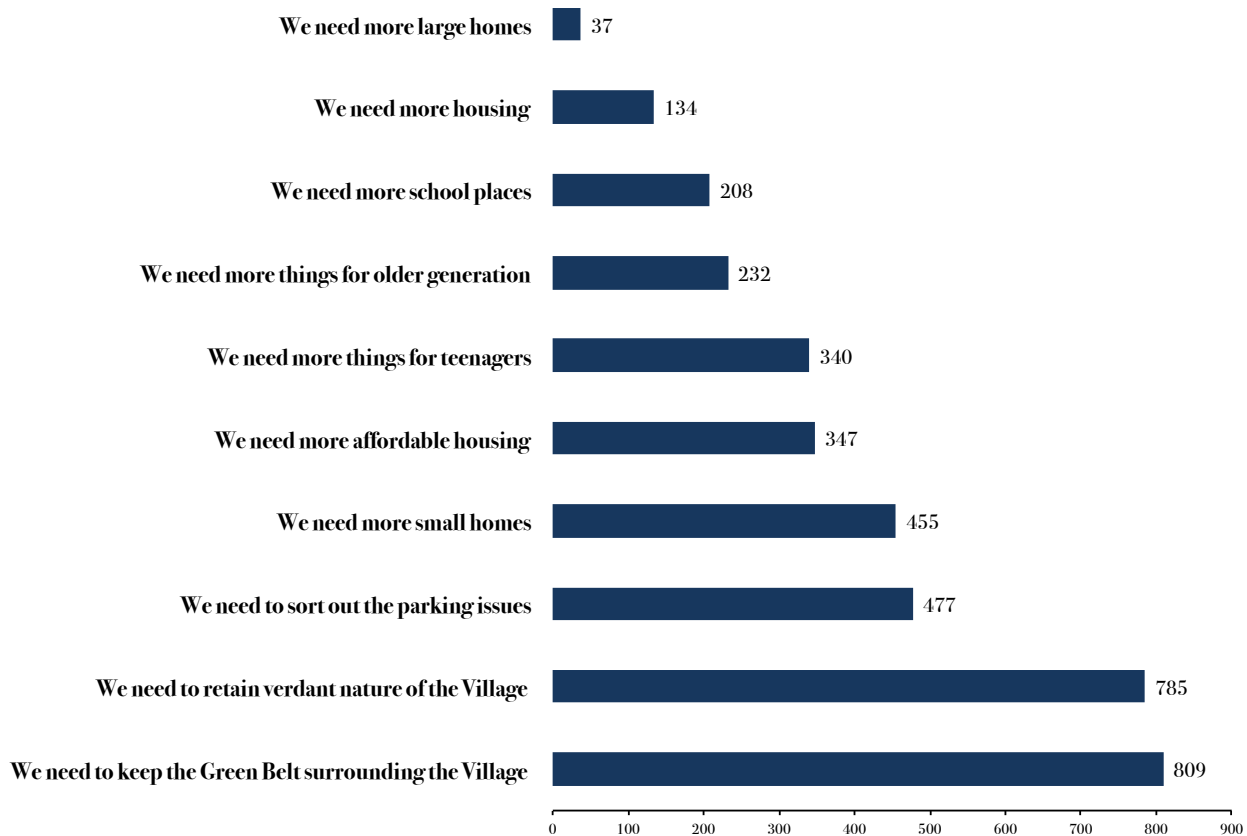
1.23 During this time, consultants with expertise in Neighbourhood Plans were appointed. At the 'Winter Fair 2014' over 80 questionnaires were completed and many more people visited the stalls to see what a 'Neighbourhood Plan' would entail and could achieve.

1.24 This questionnaire was available online and also posted to all households in Radlett in February 2015 with a business reply envelope to Hertsmere Borough Council. A total of 887 (including 18 online) replies were received, an excellent return rate of over 30%. Once analysed, it became apparent that the majority of replies had come from residents aged 50 years and older. A new request for completion of questionnaires online (thought likely to be more attractive to the younger generation) was handed out on leaflets at Radlett railway station. The age profile of respondents that shared information on age (250 did not complete this question) was as follows:

Age Range, years	Number of Respondents
< 20	10
20 to 29	57
30 to 39	126
40 to 49	105
50 to 59	104
60 to 75	213
75+	22
sub total	637
No response	250
Total	887

1.25 As illustrated in Figure 1, preserving the Green Belt and the retention of the verdant character are by far the most important priorities, both aspects receiving support of about 800 respondents. This is followed by the resolution of parking issues, the need for smaller homes, more affordable homes and more activities for teenagers.

Figure 1: Household and on-line survey pro-forma, Spring 2015



1.26 The priorities emerging from the survey work and the many conversations with local residents and businesses were instrumental in developing the vision and the set of objectives for the Radlett Plan. The latter provided guidance and direction for the development of priority planning policies and projects.

1.27 In March 2015, all Radlett residents were invited to discuss an early vision at an evening event and encouraged to join working groups along the themes that had been highlighted in the questionnaire analysis.

1.28 These were:

- ✓ Roads, Transport & Parking
- ✓ Housing
- ✓ Green Belt
- ✓ Civic Amenities
- ✓ Steering Group (to oversee the process)

1.29 Over fifty people signed up to these groups which were chaired by Neil Payne, Chris Wilkins, Graham Taylor, Allan Cole and Lucy Selby respectively.

1.30 Over the next few months, these groups met regularly to analyse results from the questionnaires and to formulate policies. Further updates and questionnaires, face to face discussions and presentations were made at the APC 'Limitless' and 'Winter Fair 2015 and 2016' events, as well as the Radlett Festival 2016, the University of the 3rd Age (U3A) and various other community groups, local businesses and estate agents.

1.31 An early draft of the Neighbourhood Plan policies was presented at the 2016 Annual Parish Meeting in March attended by over 90 people. Subsequently, the Steering Group started aligning the Radlett Neighbourhood Plan policies more closely to HBC planning documents as well as to National Planning Policy.

1.32 The Steering Group asked Angela Koch of ImaginePlaces, a consultancy supporting groups in neighbourhood planning and collaborative design, to review the draft Radlett Plan and make suggestions to progress the draft to this 'Submission Plan'. Steering group members and working group members drafted the chapters of the plan and worked collaboratively on shaping the Radlett plan.

1.33 The Steering group met and meets regularly to oversee the plan-making process and took a very hands-on role in creating the Radlett Plan by drafting policy text, carrying out surveys and analysis as well as supporting public meetings.



## 02 Pre-Submission Consultation (Regulation 14)

### 2.1 Consultation Approach

2.11 In April 2017, a first draft 'pre-submission Radlett Plan' was shared with Hertsmere Borough Council's Planning team for the purpose of testing its policies and direction against strategic planning policies in the Local Plan and National Planning Policy Framework. The Steering Group welcomed recommendations and changes proposed to improve the Draft Plan at this critical stage (<https://www.radlettplan.org>)

2.12 On 25 June 2017, Aldenham Parish Council accepted the Steering Group's recommendation and formally agreed to carry out Regulation 14 consultation on the Radlett Plan (pre-submission version).

2.13 The pre-submission consultation began at 8pm on 16th July 2018 and closed at noon on Monday 30th September 2017 giving people 10 weeks and 5 days to respond.

2.14 The consultation proceeded along two main lines:

- a. consulting those within the Parish and
- b. consulting the bodies referred to in paragraph 1 of Schedule 1 of the Neighbourhood Planning (General)

Regulations 2012 (the Statutory Consultees, and the adjoining parishes of Borehamwood, Shenley and St Stephens and others). A table is provided in x on page.

### 2.2 Plan Publicity

2.21 In July 2017, an invitation letter to join the launch event, take part in the consultation and a copy of the executive summary with vision and all 13 objectives went to every household in Aldenham Parish (Appendix A) . A short survey and a link to a longer on-line survey and was placed on the new dedicated website [www.RadlettPlan.org](http://www.RadlettPlan.org) formed part of the letter. 4500 copies of the consultation letter were distributed. An invitation was also sent to the adjoining parishes Borehamwood, Shenley and St Stephens as well as Hertsmere Borough Council.

2.22 Social media activity via the hash tag #RadlettPlan, the Parish Council twitter account, email invitations to local stakeholders and Statutory Consultees (list provided in Figure 3) were sent out in July 2017.



Figure 2: Banner advertising the Launch of the Radlett Plan on 17 July 2017

2.23 Members of the Radlett Youth Council (11- 18 year old local residents) were personally invited and encouraged to take part in the launch event and review of the draft plan. A member of the Steering Group and councillor has acted as permanent link between the Youth Council and the Steering Group. Cllr x ensured that key proposals such as improving cycling routes and a bus link to Stanmore tube station were

### **2.3 Plan Availability**

2.31 Over the summer in 2017, Aldenham Parish Council carried out a 10 week long consultation on the pre-submission plan. The Steering Group felt it would be beneficial to extend the consultation period from the statutory 6 weeks to nearly 11 weeks to accommodate those that might be on holiday over the summer months. The Radlett Plan (pre-submission version) was launched on the 17 July 2017. Over 80 people attended the launch event at the Radlett Centre.

2.32 Hard copy versions of the Draft Radlett Plan (Regulation 14 Pre-Submission Plan) were made available between the 16 July 2017 until 30 September 2017 at the Aldenham Parish Council offices situated on the first floor, The Radlett Centre, 1 Aldenham Avenue, Radlett, WD7 8HL, open 10.00am – 2.30pm (Monday to Friday). This was accompanied by an exhibition of the plan and paper copies of the online survey.

2.33 Hard copies of the plan were also placed at the Library and the Doctors Surgery during the consultation period. In addition, a stall was set up at the launch of new Sunday Market in Radlett Village centre (24 September 2017). Steering Group members were running the stall with copies of the plan and large scale panels at hand to explain the policies to interested passers by. Postcards were given away containing information on how to access the on-line survey and draft plan on [www.RadlettPlan.org](http://www.RadlettPlan.org).



Figure 3: Postcard for distribution ( incl. at Market stall on the 24 September 2017)

## 2.4 Statutory Consultees

2.41 The Neighbourhood Planning (General) Regulations 2012 identify the bodies that must be consulted. The following bodies were notified of the Radlett Neighbourhood Plan and asked to comment:

Figure 4: List of Statutory Consultees notified electronically

Organisation	Email
Affinity Water	ds@affinitywater.co.uk
British Gas	customerservice@britishgas.co.uk
BT Openreach	newsitereceptioneastofengland@openreach.co.uk
Canals and Rivers Trust	John.Spottiswood@canalrivertrust.org.uk
Canals and Rivers Trust	enquiries.london@canalrivertrust.org.uk
DEFRA	water.resources@defra.gsi.gov.uk
DEFRA (Wildlife Administration Unit)	wildlife@naturalengland.org.uk
DEFRA (Wildlife Administration Unit)	consultations@naturalengland.org.uk
EE (Telecoms)	public.affairs@ee.co.uk
Energy UK	enquiries@energy-uk.org.uk
Energy UK	frontdesk@energy-uk.org.uk
Environment Agency	HNLSustainablePlaces@environment-agency.gov.uk
EON Energy	HomeQueries@eonenergy.com
Forestry Commission	steve.scott@forestry.gsi.gov.uk
Forestry Commission	fe.england@forestry.gsi.gov.uk
Forestry Commission (East of England)	enquiries.eastfd@forestry.gsi.gov.uk
Govia Thameslink Railway	andrew.sidgwick@gtrailway.com
Hertfordshire Community NHS Trust	communications@hct.nhs.uk
Hertfordshire Constabulary	sophie.groombridge@herts.pnn.police.uk
Hertfordshire Constabulary	laurence.jones@herts.pnn.police.uk
Herts Valleys CCG	planning.enquiries@hertsvalleysccg.nhs.uk
Hertfordshire LEP	info@hertfordshirelep.co.uk
Highways England	Nawaz.Malik@highwaysengland.co.uk
Highways England	Stephen.Hall@highwaysengland.co.uk
Historic England	eastplanningpolicy@HistoricEngland.org.uk
Homes and Communities Agency (HCA)	mail@homesandcommunities.co.uk
UK Mobile Operators Association	info@ukmoa.org

National Grid	plantprotection@nationalgrid.com
Natural England	consultations@naturalengland.org.uk
Natural England	Janet.nuttall@naturalengland.org.uk
Natural England	wildlife@naturalengland.org.uk
Network Rail (Town Planning)	townplanningse@networkrail.co.uk
NHS	Laura.Griggs@hertfordshire.nhs.uk
nPower	general.enquiries@npower.com
Office or Rail Regulation	dutytooperate@orr.gsi.gov.uk
Police and Crime Commissioner for Hertfordshire	commissioner@herts.pnn.police.uk
Sport England	roy.warren@sportengland.org
SSE Energy	customerservice@sse.co.uk
Thames Water	thameswaterplanningpolicy@savills.com
Three (Telecoms)	jane.evans@three.co.uk
Transport for London	BoroughEngagement@tfl.gov.uk
UK Competitive Telecommunications Association (UKCTA)	information@ukcta.org.uk
UK Power Networks	asknetworks@ukpowernetworks.co.uk
Vodafone and O2	EMF.Enquiries@ctil.co.uk
Elstree and Borehamwood Town Council	admin@elstreeborehamwood-tc.gov.uk
Elstree and Borehamwood Town Council	hjones@elstreeborehamwood-tc.gov.uk
Shenley Parish Council	clerk@shenleyvillage.org
St Stephen Parish Council	clerk@ststephenparishcouncil.gov.uk
Hertfordshire County Council	Anita.Parry@hertfordshire.gov.uk
Hertfordshire County Council	paul.donovan@hertfordshire.gov.uk
Hertfordshire County Council	andrew.burt@hertfordshire.gov.uk
Hertfordshire County Council	Jennifer.Clarke@hertfordshire.gov.uk
Hertfordshire County Council	hwb.herts@hertfordshire.gov.uk
Hertfordshire County Council	geoff.sharpe@hertfordshire.gov.uk
Hertfordshire County Council - Development Services	Development.Services@hertfordshire.gov.uk
Hertfordshire County Council - Flood Team	john.rumble@hertfordshire.gov.uk
Hertfordshire County Council - Minerals and Waste planning	trish.lyons@hertfordshire.gov.uk
St Albans City and District Council	planningpolicy@stalbans.gov.uk
Cadent Gas Limited	steve.carter@cadentgas.com

2.41 The Notification Letter is attached to Appendix B.

## Overview of Pre-Submission Consultation Responses | Comments and Plan Changes

2.42 The consultation process of the pre-submission plan under Regulation 14 Localism Act generated 333 separate responses, containing over 500 distinct comments representing the views of:

- a) 328 local stakeholders (230 short hard-copy survey, 98 responses on-line long survey)
- b) 1 Local Authority Planning Authority (30 October 2017, late submission, accepted )
- c) 2 Statutory Consultees (Environmental Agency and Heritage England)
- d) 1 Letter /email from local stakeholder (resident)
- e) 1 Letter/email for agent acting on behalf of landowner ( Royal Mail)

2.43 A complete list of the pre-submission consultation responses, together with the response from the Radlett Plan Steering Group and Aldenham Parish Council, is provided in Appendix D.

2.44 Provided data from the long on-line survey showed the following distribution across eight age groupings.

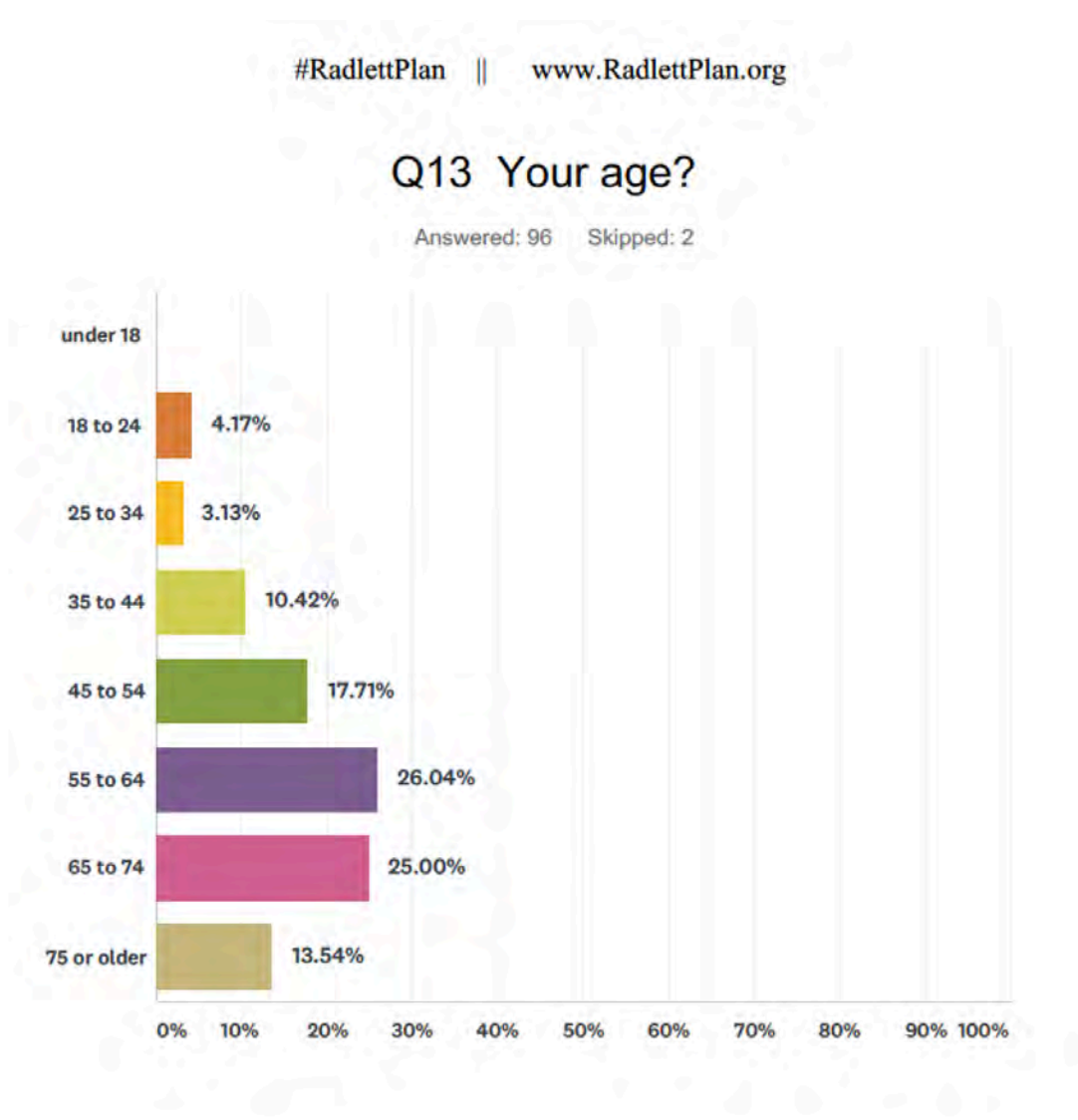


Figure 5: Age profile of on-line survey respondees , Radlett Plan Regulation 14 Consultation

2.45 Email addresses were collected via the survey and website sign-up portal and added to the existing Radlett Plan Stakeholder list.

2.46 In February 2018, the Steering Group contacted Hertfordshire County Council’s cycling team, the Red House Surgery, Battlers Green Farm, Network Rail and the Radlett Youth Council to specifically discuss amended polices in the draft plan that relate directly to land or interests of those

stakeholders. The purpose of this was to seek further feedback and ensure that those stakeholders are aware of the policy proposals and proposed amendments.

## **2.47 Key findings, learnings and key changes to the Pre-Submission Plan by section:**

### **Draft Radlett Plan (pre-submission version)**

The Draft Radlett Plan has gained substantial overall support from residents taking part in the surveys. Out of the 98 respondees 78% are in support of the draft policies with an additional 14% stating that that can support parts of the draft policies (Q10 of on-line Survey Reg 14).

Hertsmere's Borough Council Planning team has raised concerns re the land-use planning nature of some of the policies.

We held a workshop day on 14 June 2018 with Hertsmere Borough Council's Planning team to discuss improvements and necessary changes to the Pre-Submission Plan. This was supported by an accredited neighbourhood planning examiner and led to Regulation 16 Submission Plan that is clearer in its structure and policy wording. We have introduced 'Recommendations' for those proposals and initiatives that are important to achieve the vision and objectives of the Radlett Plan but lie outside the scope of a Neighbourhood Plan.

We have also reviewed our Plan in light of the new National Planning Policy Framework and have adjusted our policies and references where appropriate. Please see 'Key Policy References' in each section of the Radlett Plan.

Changes : See individual policy sections

### **Radlett Plan Vision & Objectives**

The Draft Radlett Plan pre-submission version has gained substantial overall support from residents taking part in the surveys and meetings.

Out of the 230 survey responses received 82% (189) stated that they can support the draft vision. (indicated by voting 8,9,10)

Out of the 202 survey responses received 82% (167) stated that they can support the draft objectives (indicated by voting 8,9,10)

Hertsmere Planning Authority states that vision and objectives are well aligned with the Sustainable Development and higher levels planning frameworks including the core strategy.

Heritage England asked to add the word 'historic' to Objective 10.

#### **Changes:**

- Added 'word 'historic' to Objective 10
- Highlighted Vision and Objectives section



## **Housing Design Policies**

Out of the 95 respondees 73% are in support of the draft policies with an additional 12% stating that they can support parts of the draft policies.

### **Changes:**

- Changed title to Housing & Design Policies and specific Design Codes (with reference to NPPF 2018)

### **POLICY H1 Housing Choices (Smaller and more affordable homes for)**

Out of the 98 respondees 66% are in support of the draft policy with an additional 33% stating that that can support parts of the draft policy.

**Changes:** Amended policy wording to 'are strongly supported where it increases the local supply of:', added terraced homes, updated Lifetime Home standard to Building Regulations references, deleted the 'and' between criteria and replaced H1.2 with demand 'for Development must demonstrate how it

### **H2 (part) H2 Respecting and Enhancing Townscape and landscape Patterns**

#### **Changes:**

- New name HD3: Simplified wording in sections on Garden Land Development and distances between buildings. Also deleted reference to Hertfordshire Puddingstone.

### **H2 (part) Housing & Design 'Trees'**

Out of the 98 respondees 85% are in support of the draft policy with an additional 9% stating that that can support parts of the draft policy. Environmental Agency raised issue and requirement for 9m buffer zone along Tykes Water.

#### **Changes:**

- Added 9m buffer zone requirement for Tykes Water
- More detailed wording for Trees and Tykes Water Policy with reference to detailed guidance by HBC
- Consolidated all design relevant policies under RADLETT DESIGN CODES

### **H3 Housing Design Radlett Bungalows**

Issue raised by Hertsmere Borough Council re recommendation for 'H3.2 Local List' and 'H3.3 Replacement of Bungalows'. Please see adopted Kentish Town Neighbourhood Plan's Policy for Local List as reference re H3.2)

#### **Changes:**

- Now under Policy HD8.
- Added more detail supported by updated data and mapping (see Addendum 2018 to Character Assessment Radlett 2016.

#### **H4 'Designing with Local Knowledge'**

Out of the 97 submissions 79.5% are in support of the draft policy with an additional 9% stating that that can support parts of the draft policy.

The importance of affordable housing and infrastructure provision as part of development has been highlighted in many comments from residents. The Steering group feels that more information regarding the financial viability needs to be shared more widely so the intelligent assessment of proposals are enabled. Local Authorities in London and the Mayor of London have put Supplementary Planning Guidance in place on development viability and transparency to this effect and it is hoped that Hertsmere Borough Council will do so too in light of the significant affordability crisis and anticipated growth.

#### **Changes:**

- Added need to share more relevant financial information as part of the explanation re ability of development to fund affordable housing, community benefit, infrastructure (NPPF 2018 reference and viability assessment guidance)
- Minor changes re simplification of policy wording.
- We changed the order for better legibility re priorities.

#### **GB Green Belt Land Policies**

Out of the 98 respondents 78.5 % are in support of the draft policy with an additional 11% stating that that can support parts of the draft policy.

A public meeting was hosted by Aldenham Parish Council on 20 Nov 2017 to discuss the principles of possible green belt release for development as explored by the New Local Plan process. The meeting was called to inform local residents on the New Local Reg 18 Issues and Options consultation and gain an understanding of what people thought of the 2 'Areas of Search' put forward by HBC Planning Team. It was concluded and subsequently agreed at the Parish Council meeting in December 2017 that instead of a few larger sites a greater number of smaller sites are the preferred strategy at this point in the process of considering release of land from the green belt.

#### **Changes:**

- Principles are now stated in a more succinct manner in the executive summary adding preference for number of smaller sites adjacent to the current settlement boundary as and when New Local Plan process is concluded.
- There is no longer a addition Green Belt Policies

#### **RV Radlett Village Centre Policies**

Out of the 97 respondents 75% are in support of the draft policy with an additional 15% stating that that can support parts of the draft policy.

#### **RC1.6 RADLETT VILLAGE CENTRE AUDIT AND ACTION PLAN**

Out of the 93 respondents 85% are in support of the draft policy with an additional 5% stating that that can support parts of the draft policy.



Issues were raised by the agent of the landowner re the availability of the Sorting Office for redevelopment and viability concerns.

**Changes:**

- RV 1 A Diverse Range of Shops and Places to Meet: We added more detail re support for mixed uses at street level and improvement to early evening choices to socialise in the village centre aimed at strengthening the vibrancy and prosperity of the village centre.
- We added '50% of the homes are 'accessible homes' designed to meet Building Regulations Requirement Part M4 (Category 2) standards.
- We added support for development which lead to the improvement of facilities at Radlett Station under RV1.
- We summarised a number of policies under recommendations since they are related to non land-use policies matters in the powers of a NPlan. These are nevertheless important for the vitality of our village centre and we expect the Local Authority and other Stakeholders to consider the recommendations and work with the Parish council in delivering them.

**GA Getting Around Policy**

Out of the 95 respondees 79% are in support of the draft policy with an additional 15% stating that that can support parts of the draft policies.

Hertsmere Borough Council raised the issue around the land-use policy nature of the policies. Please refer to 'Promoting healthy communities' NPPF, NPPF Sustainability Policy 5 'Supporting high quality communications infrastructure', NPPF Sustainability Policy 4 Promoting sustainable transport', Little Ashton Neighbourhood Plan or Woodcote Neighbourhood Plan as reference and recognition of Getting Around Policies.

**Changes:**

- Highlighted the importance of this section as part the supported and needed infrastructure for healthy and sustainable communities (added infrastructure in title, highlighted the support for development providing for infrastructure and infrastructure improvements)
- Rewording of policies to highlight their policy significance and changed order
- Strengthened digital connectivity policy
- Identified the station car park as development opportunity under RV1 policy
- Moved detailed proposals into the project section of the Radlett Plan

## **CF Community Facilities Policy**

Out of the 97 respondees 58% are in support of the draft policy with an additional 24% stating that that can support parts of the draft policies.

### **Changes:**

- Changed name and focus to OP Open Space Polices, clear focus on open spaces.
- We no longer seek 'Local Green Space' protection but proposing policies to protect and enhance open spaces in the village and make good provision in new major development. The amount of evidence base and chance to achieve designation as Local Green Spaces was re-evaluated and the Steering Group decided that identified spaces have a good degree of 'protection' already through planning policy designations as public park, playing fields, playgrounds, covenants or/and are owned by the Parish Council and Hertfordshire County Council. The protection and enhancement of all existing and future open spaces in Radlett is provided for through the new policy.
- Amended supporting text accordingly.

## **Appendices**

**F) Household Survey**

**G) Regulation 14 - Surveys**

**H) Regulation 14 - Letters/emails**

**I) Other Material**

**J) Regulation 14 - Responses Database**

## **Appendix A**

***Household and on-line survey pro-forma,***

***Spring 2015***

## Questionnaire for Radlett Neighbourhood Plan

### 6 questions, 6 minutes of your time.

Radlett has evolved over the years shaped by the people who live in and around it. We are seeking your views as someone associated with the village on your experience of the area. We will use this information to ensure that what is planned for the area reflects what people value about living in Radlett and their needs.

Please take the time to fill this in and return to us. The more feedback we get the more accurately we will be able to respond to people's needs.

<b>1. How long have you been associated with Radlett?</b>	
Please specify	
Less than a year	
1-5 years	
5-10 years	
10-15 years	
Over 15 years	

<b>2. The following may be aims of your Neighbourhood Plan. Please tick those with which you agree.</b>	
We need more housing	
We need more small homes	
We need more large homes	
We need more affordable housing	
We need to sort out parking issues	
We need more activities and facilities for teenagers	
We need more activities and facilities for the older generation	
We need more school places	
We need to retain the verdant nature of the Village	
We need to retain the Green Belt surrounding the Village	
I do agree with the aims of the plan	
I do not agree with the aims of the plan	
Please add your comments here (and there is more space at the end of this questionnaire to continue)	

**3. As Radlett evolves in to the 21<sup>st</sup> century in what ways can it continue to sustain you and your family, friends or business? Please rate all the following in order of importance.**

**1= LEAST and up to 5= MOST**

Affordable housing	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
Better transport links	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
Business space	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
Employment	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
Good quality housing/accommodation for older people to downsize to*	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
Renovate single occupancy larger properties for families	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
New larger family housing	Least	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	Most important
Other							

\* (please comment further on the ideal type of new accommodation to encourage downsizing on the back of this form and whether you have already downsized)

**4. What do you value about the Radlett environment and how would you like Radlett to be in the next 5, 10, 15 years?**

**5. There are to be further public engagement sessions, how likely are you to attend an event? 1 least likely 5 the most likely**

1 Least	2	3	4	5 Most
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**6. Please supply your post code.....**

**If you live in Radlett and would like more information on the Radlett Neighbourhood Plan, or would like to be involved further then please supply your contact details below:**

Name  
 Address  
 Email  
 Postal address

Please feel free to make any **further comments in the space below** and on the reverse side of this questionnaire.

Do please also complete the **Diversity Monitoring Form** attached – we need to know the parts of our community that attend our events and who have not so that we may specifically engage with you and not exclude people from this very important process.







# Appendix B Regulation 14 - Surveys, July 2017



The Radlett Centre  
1 Aldenham Avenue  
RADLETT  
WD7 8HL  
www.radlettplan.org

ADDRESS

24<sup>th</sup> July 2017

Dear Community

Back in 2015, I wrote to you and everyone who lives in Radlett to let you know of a local planning initiative called 'The Radlett Neighbourhood Plan' (RNP). Then we were seeking your views on what should be included within it and also ask for your help in creating it.

You did complete the questionnaires and have given us feedback at the various events when we have shown you draft policies or when we needed more information. Over 50 people also got involved in the various working groups and the steering group.

We are now in a position to publish the draft plan and again we seek your views to see if we have addressed the majority of the items you highlighted in 2015.

A brief summary of the plan is given on the following pages, but there is also an opportunity to see the full version of the plan at the Aldenham Parish Council offices situated on the First Floor, The Radlett Centre, 1 Aldenham Avenue, RADLETT, WD7 8HL. You can also view it on line at the Radlett Plan website [www.radlettplan.org](http://www.radlettplan.org).

Finally we would ask you to let us have your views either by completing the attached short questionnaire and returning it in the SAE enclosed or preferably by visiting [www.radlettplan.org](http://www.radlettplan.org), reviewing the full version of the draft plan and completing the more detailed survey on-line.

Remember -- This is our opportunity to determine the future of our village.

Yours faithfully

Cllr. Neil Payne (Chairman of Radlett Neighbourhood Plan Steering Group)



## Executive Summary

Welcome to the Draft Radlett Neighbourhood Plan, a document we would encourage you to read, and comment on. It will, once confirmed by a public vote, become a statutory planning document that will affect Radlett and planning decisions until at least 2027.

Neighbourhood Planning is a fairly new concept introduced by the 2011 Localism Act to allow communities, such as Radlett, to shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

This is a community initiative, which although sponsored by Aldenham Parish Council (APC), with the aid of funding made available by government, involves members of the Radlett Community. Over fifty local people have been part of the various working groups that looked at areas such as Housing, Green Belt, Roads, Transport & Parking and Civic Amenities. These were all themes highlighted in the first questionnaire to all residents in Radlett in early 2015.

### Why did we do it and how

In 2013 decided that it would apply to Hertsmere Borough Council (HBC) to have a Radlett Neighbourhood Plan. APC felt that, whilst at present there is very little danger of Radlett being asked to support a large increase in homes as it is surrounded by Green Belt, it would have added influence by having such a plan. In addition, the plan could influence the design of new developments and landscape, and protect the verdant nature of this village.

APC was aware that they did not have all the answers and that to be effective this plan needed to include the vast number of ideas from the residents and businesses of Radlett. You did not disappoint, and have been involved in the following

- November 2014 - Stall at APC 'Winter Fair' showing initial questionnaire and awareness campaign
- February 2015 - Initial questionnaire sent to all residents in Radlett - over 850 responses
- March 2015 - Launch meeting at Radlett Centre - request for volunteers to join working groups and steering group
- August 2015 - Further questionnaires and consultation stall at APC 'Limitless' Event
- November 2015 - Stall at APC 'Winter Fair' with update
- March 2016 - presentation at Annual Parish Meeting by consultants, with an opportunity to comment on the draft policies.
- Various presentations at U3A, Estate Agents, Business Groups etc.

As a result from these events and questionnaires the working parties, and ultimately the steering group have been drafting planning policies that specifically address our needs, concerns and ambitions for Radlett. The policies in the HBC Local Plan and National Planning Framework still apply but we have - with all your input to date - attempted to create more specific policies, guidance and a community priority project list for Radlett.

**What will the plan do**

The Radlett Plan will help Radlett to retain its verdant nature that is so admired by residents and visitors. It will be used to retain the Green Belt that surrounds the village, whilst recognising that there may be areas to the edge of the village where local consultation may agree to a limited release of the Green Belt in exceptional circumstances.

We will use the lessons learnt from the formation of the plan, i.e. public engagement and involvement to influence how future proposed large developments such as the Newberries Car Park site are planned and developed. This should ensure that a place can be created that we can be proud of in the years to come. Radlett Plan policy H4 outlines our expectation that developers and promoters must provide for independently facilitated design workshops open to all and early in the design process.

Other issues that are not strictly related to planning have been formulated into the Plan. These are deemed projects and these will be used to influence other public sector bodies that invest in our area for instance in transport infrastructure, and guide capital expenditure and priorities in the parish. In particular, once adopted the Radlett Plan will ensure that twenty five per cent of any Community Infrastructure Levy (a development tax paid on new developments) will have to be allocated to projects in Radlett.

**Vision and objectives**

Our vision is that in 2027, 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 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 and lit network of footpaths, bridleways, cycle ways 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 array of local residents and employees of different faith, ages, ethnicity and socio-economic means is able to live, work, study, and socialise;
- Good accessibility of our High Street for public and private modes of transport and sufficient parking for all modes including cars, bicycles and motorbikes.

There are 13 objectives and 5 key themes under which the working groups drafted policies. They include:

- Housing Design Policies aimed at maintaining and improving the attractive, verdant character of our village and providing design standards, which conserve the local distinctiveness and aesthetic qualities of the buildings in the village, as well as providing strong support for smaller homes with less than 4 bedrooms.
- Green Belt Land Policies aimed at promoting the positive use of the surrounding Green Belt, providing opportunities for access from residential areas, ensuring all residents have access to community green and open spaces for leisure and recreation.

- Radlett Village Centre Policies aimed at better facilities and amenities for the community and visitors and improvements to streets and transport infrastructure facilitating a smooth traffic flow through the village and district centre including cycling and public transport.
- Getting Around Policies aimed at improving access, capacity, appearance and functioning of parking facilities for cars, bicycles and motorbikes, requiring development and public street space improvements to make a positive contribution to the natural and built environment.
- Recreational Facilities Policies aimed at promoting an active community within the village, with improved community and cultural facilities for residents, particularly youth, and visitors.

There are also Community Priority Projects which the Radlett Plan wishes to address through co-operation with other statutory bodies and with the use of monies from the Community Infrastructure Levy and other funding sources.

These include:

- Radlett Village Centre Audit and Action Plan
- Bringing smart technology to Radlett
- Improved parking and access at Radlett Railway Station
- Improving parking facilities and the environment in Newberries Car Park development site

**Next steps:**

Over the course of the next six months there will be two big rounds of public consultations with residents, businesses, landowners and other stakeholders such as HertsmereBC, Hertfordshire County Council, English Heritage, Environmental Agency and a series of amendments and suggested improvements to the plan will be considered.

Then and if all goes well an independent examiner will review the Radlett Plan and recommend it for referendum, all residents in Radlett aged 18 and older will be invited to vote on the Radlett Plan.

If more than 50% of those that voted said yes the Radlett Plan becomes Planning Policy and developers have to adhere to it.

Do get involved and let us know if you can support the drafted priority policies and projects and how we might want to improve them. Share with your friends, neighbours and colleagues. And yes, we are particularly interested to hear from more of our younger residents.

Watch this space, and we hope you enjoy reviewing the Radlett Plan.

Neil Payne

Chairman Radlett Neighbourhood Development Plan Steering Group



	1	2	3	4	5	6	7	8	9	10	Total
<b>1. Do you support the Radlett Plan Vision</b>											
Final	6	0	4	2	5	6	18	44	44	10 1	230
											0
<b>Total</b>	6	0	4	2	5	6	18	44	44	10 1	230
<b>2. Do you support the Radlett Plan Objectives?</b>											
Final	4	1	1	4	4	5	16	27	42	98	202
											0
<b>Total</b>	4	1	1	4	4	5	16	27	42	98	202
<b>If you live in Radlett and would like more information on the Radlett Neighbourhood Plan then please supply your contact details below:</b>											

## Regulation 14 Consultation – Short survey results, October 2017

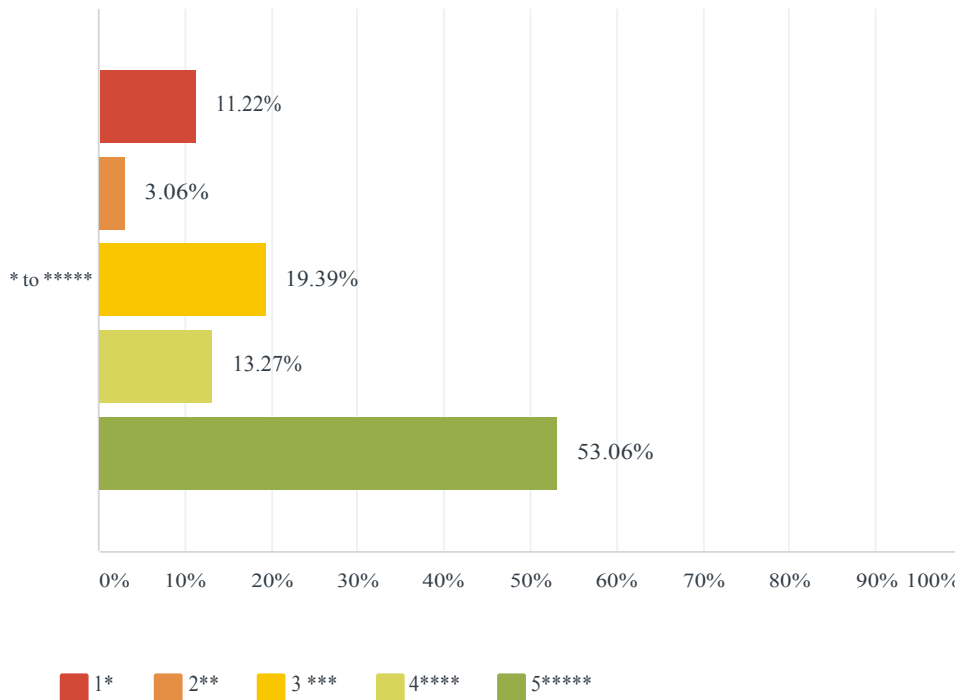
NOTE: All provided comments at provided in Appendix D under the Vision and Objective section

# Radlett Plan Reg 14 – Long online survey results, October 2017

NOTE: All provided comments are provided in Appendix D under the Vision and Objective section

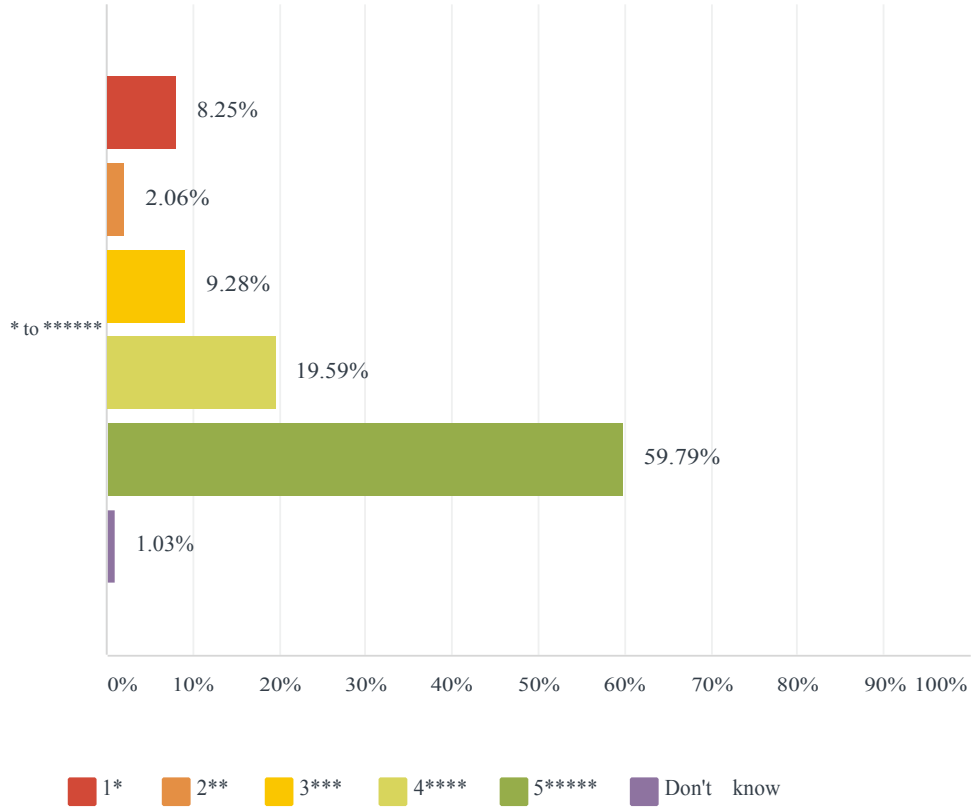
Q1 On a scale from 1 to 5, to what extent can you support draft 'POLICY H1 - HOUSING CHOICES: MIX OF HOUSING TYPES'? (see below) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

Answered: 98 Skipped: 0



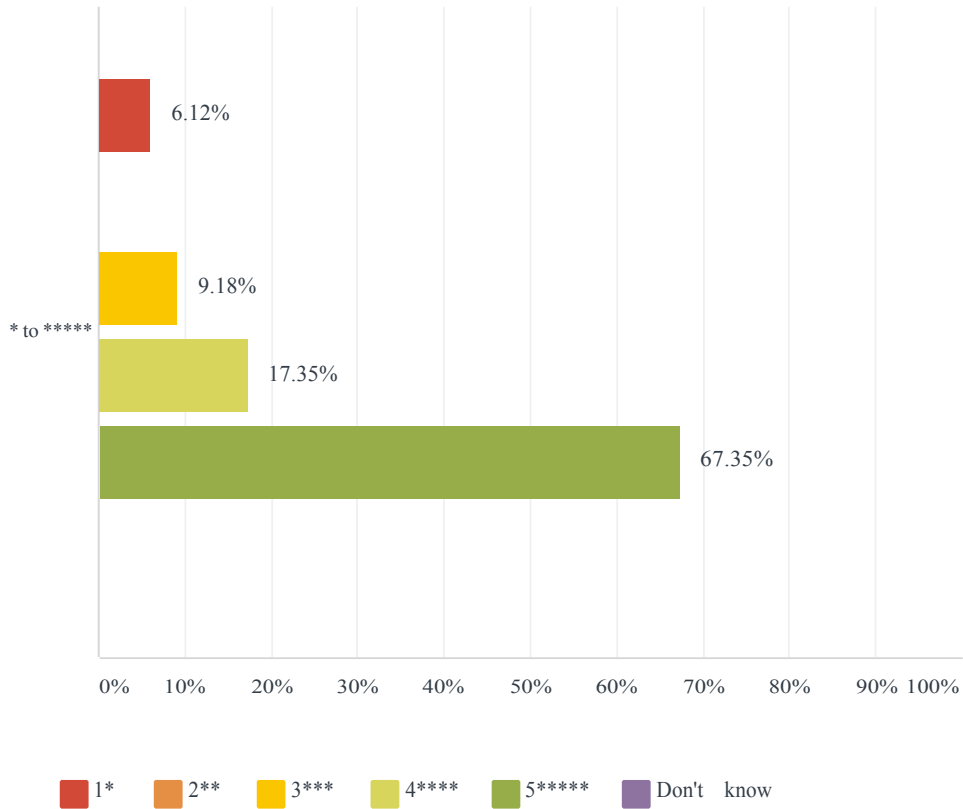
Q2 On a scale from 1 to 5, to what extent can you support draft POLICY H4 DESIGNING with LOCAL KNOWLEDGE? (see below) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

Answered: 97 Skipped: 1



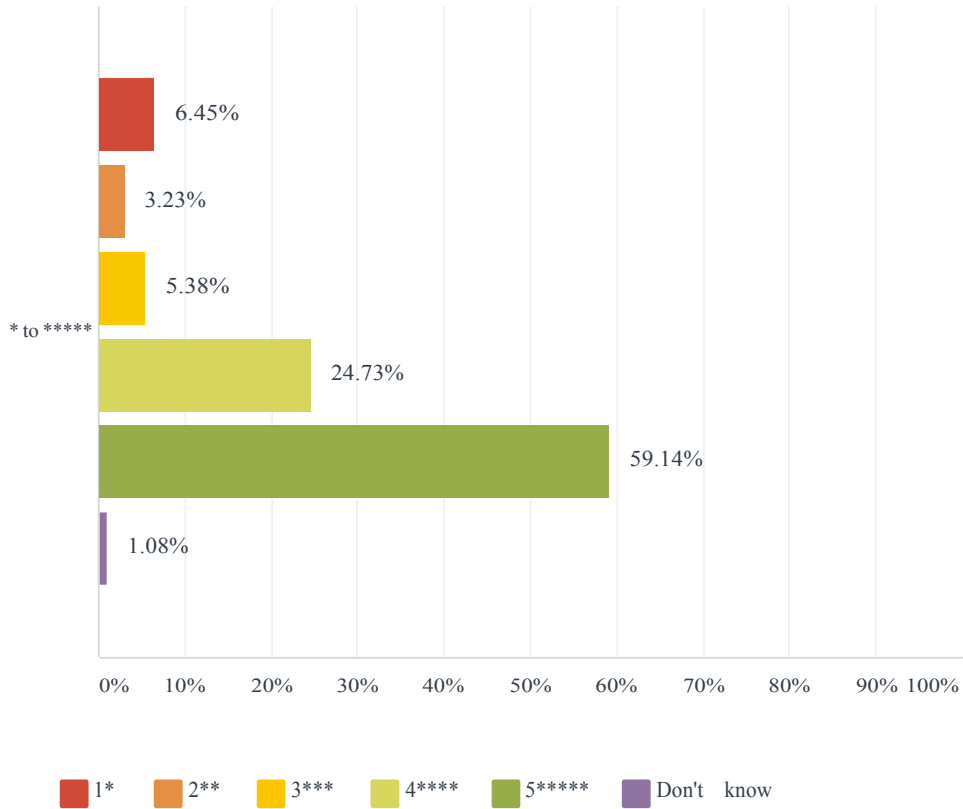
Q3 On a scale from 1 to 5, to what extent can you support 'HOUSING DESIGN POLICY H2.4 TREES'? (see below or page 39 of the Draft Radlett Plan, July 2017) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

Answered: 98 Skipped: 0



Q4 On a scale from 1 to 5, to what extent can you support POLICY RC1.6 RADLETT VILLAGE CENTRE AUDIT AND ACTION PLAN - Community Infrastructure Priority (see below) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

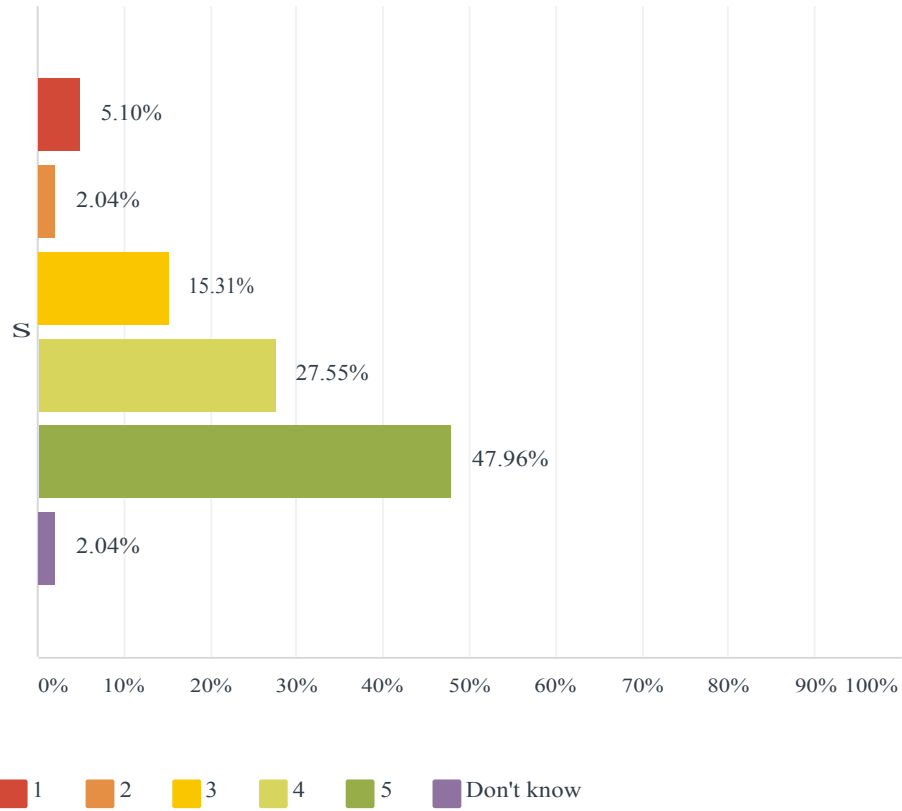
Answered: 93 Skipped: 5





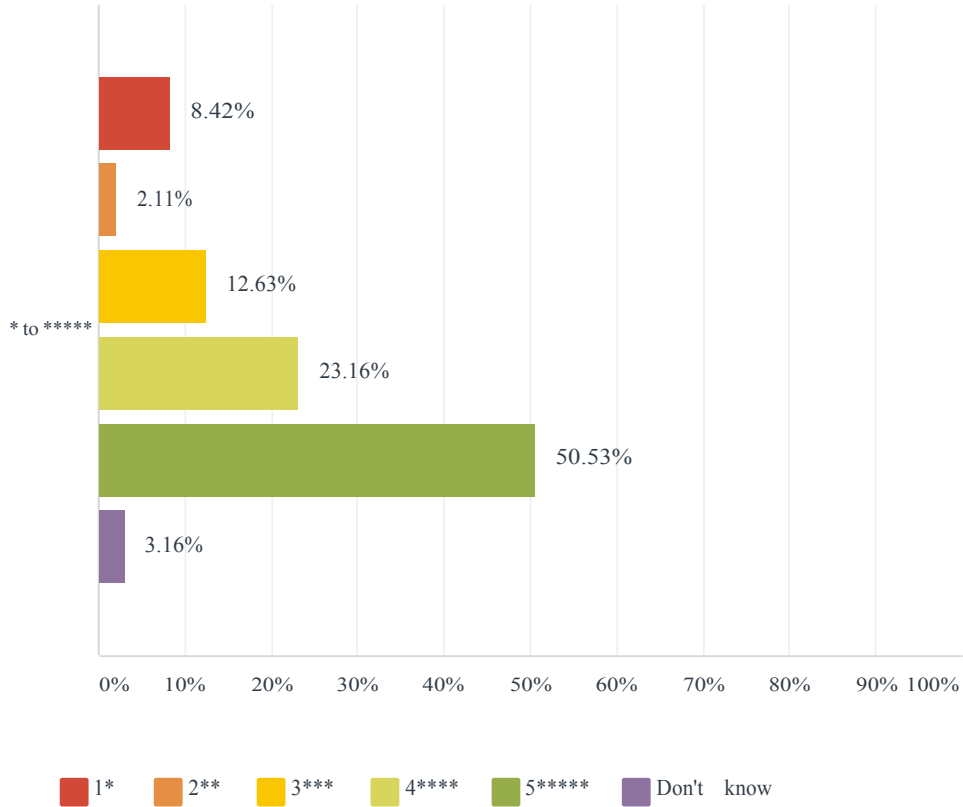
Q5 Overall on a scale from 1 to 5, to what extent can you support the RADLETT VILLAGE CENTRE POLICIES RC1.1 to RC1.9? (see page 56/57 of the Draft Radlett Plan, July 2017) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

Answered: 98 Skipped: 0



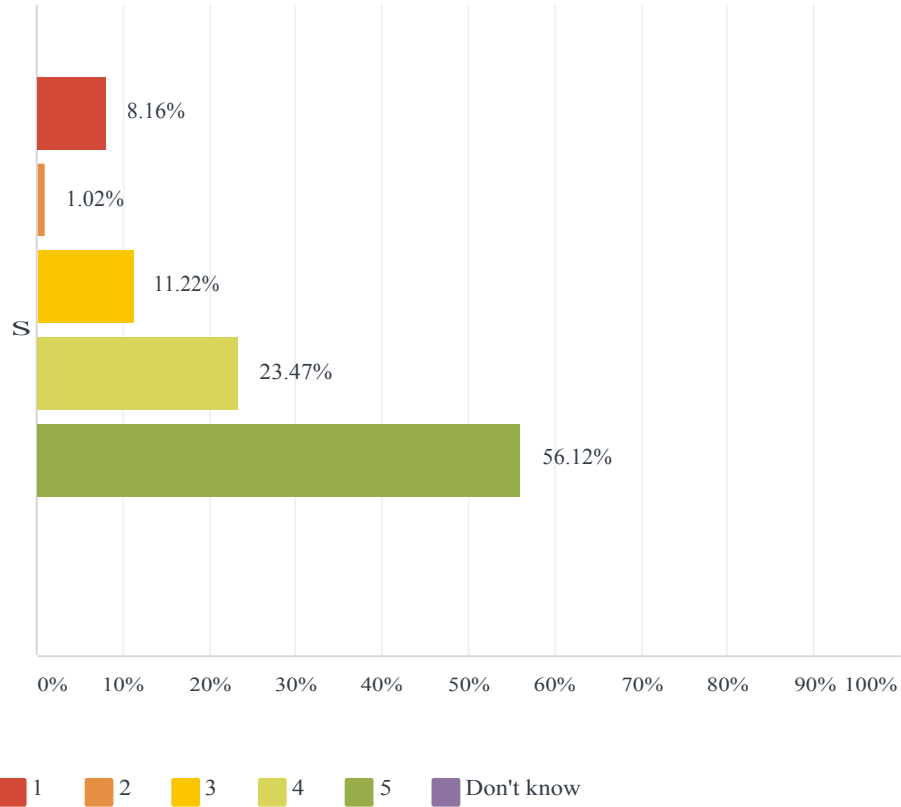
Q6 Overall on a scale from 1 to 5, to what extent can you support the draft HOUSING DESIGN POLICIES H1 to H4? (see page 33, page 38/39, page 43 and 45 of the Draft Radlett Plan) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

Answered: 95 Skipped: 3



Q7 Overall on a scale from 1 to 5, to what extent can you support the GREEN BELT LAND Policies GB1 and GB2? (see page 49 of the Draft Radlett Plan, July 2017) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

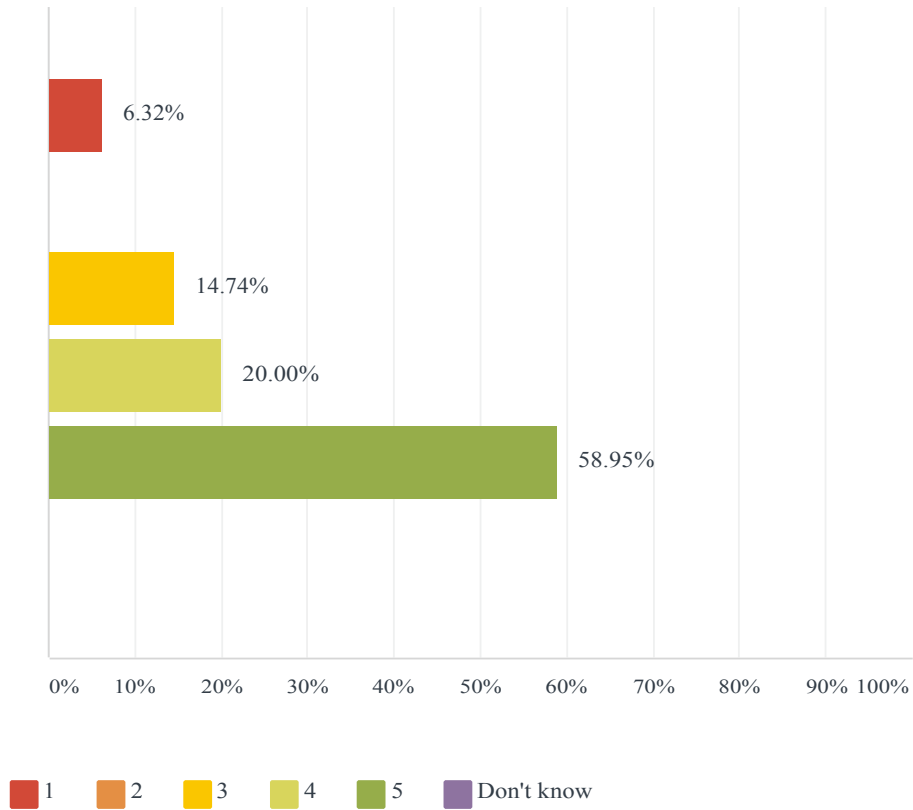
Answered: 98 Skipped: 0



**Q8 Overall on a scale from 1 to 5, to what extent can you support the GETTING AROUND POLICIES GA1 to GA5: Promoting sustainable modes of transport and healthy communities -**

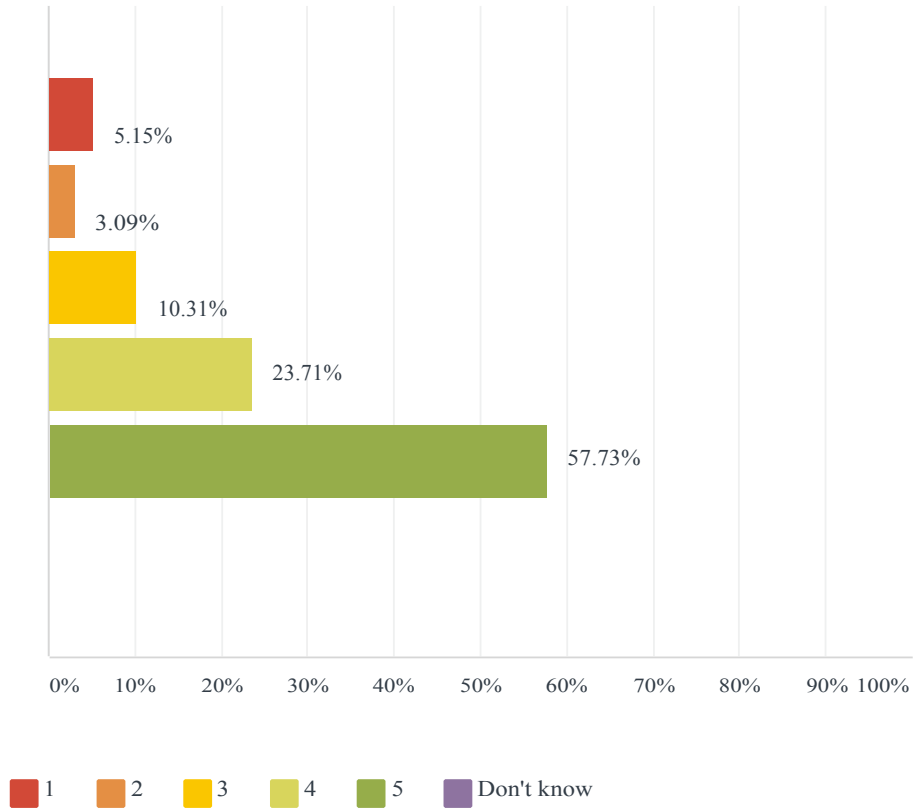
**Community Infrastructure Priorities (see page 63 of the Draft Radlett Plan, July 2017) [1 star= can't support , 3 stars = in parts , 5 stars = full support]**

Answered: 95 Skipped: 3



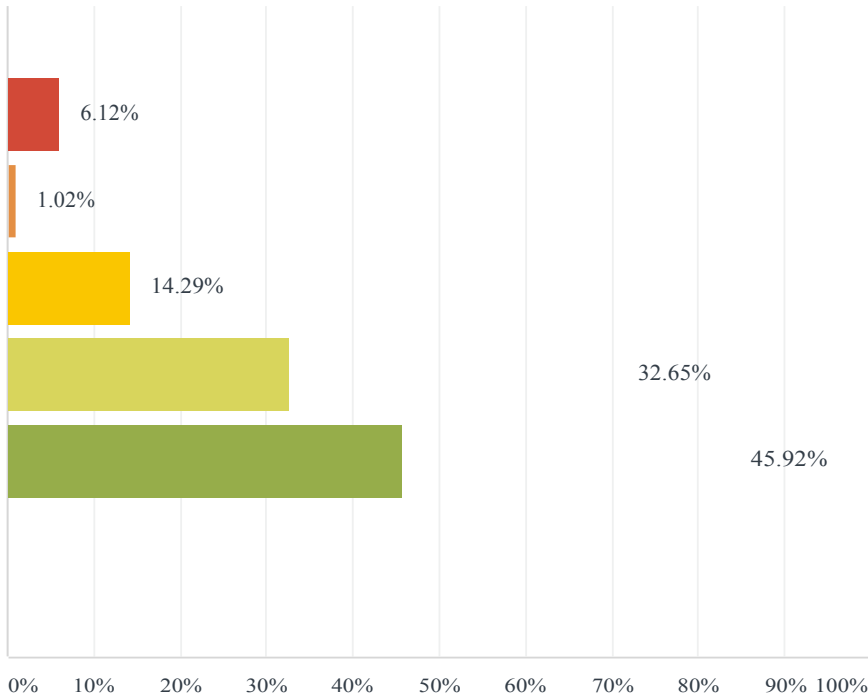
Q9 Overall on a scale from 1 to 5, to what extent can you support the COMMUNITY FACILITIES POLICIES under CF1 Education, Parks, Open Spaces, Allotments, Recreational, Faith and Cultural Places (see page 65 of the Draft Radlett Plan, July 2017) [1 star= can't support , 3 stars = in parts , 5 stars = full support]

Answered: 97 Skipped: 1



# How far do you support this Draft Radlett Plan (July 2017 Version) [1 star = can't support , 3 stars = in parts , 5 stars = full support]

Answered: 98 Skipped: 0



1 2 3 4 5 Don't know