



**The Radlett Plan 2019 to 2036  
Neighbourhood Development Plan  
Basic Conditions Statement**

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

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## **CONTENTS**

<b>01 Introduction</b>	<b>Page 4</b>
<b>1.1 Basic conditions and tests to be met</b>	
<b>1.2 Submitting Body</b>	
<b>1.3 Neighbourhood Plan Area</b>	
<b>1.4 Plan Period</b>	
<b>1.5 Plan Compliance</b>	
<b>02 Section A: Regard to National Planning Policy Framework and Guidance</b>	<b>Page 6</b>
<b>03 Section B: How Radlett Plan Policies are in accord with Strategic Local Plan Polices</b>	<b>Page 13</b>
<b>04 Section C: Strategic Environmental Assessment</b>	<b>Page 19</b>
<b>05 Section D: Fit of Radlett Plan with EU Obligations</b>	<b>Page 19</b>

## 01 Introduction

The following pages set out how the Neighbourhood Plan proposal fulfils the 'Basic Conditions' of neighbourhood planning and other considerations. This in order to satisfy the requirements set out in legislation and pass the independent examination. This Basic Conditions Statement explains how the Neighbourhood Plan proposal as a whole and the policies it contains meet each Basic Condition and other legal tests. The submitted Neighbourhood Plan proposal should also be read in conjunction with two additional documents, which have been prepared separately and in accordance with the relevant regulations:

**Consultation Statement:** this sets out the consultation and engagement with local residents, businesses and interested parties during the plan's preparation

**SEA Screening to be carried out by Hertsmere:/ Sustainability Appraisal:** The Neighbourhood Plan proposal has been subject to Sustainability Appraisal incorporating the requirements of the Strategic Environmental Assessment. The purpose of the SA is to ensure that the principles of sustainable development are considered throughout the plan making process and that all aspects of economic, social and environmental sustainability are considered in its production. It is worth stating that since the SEA screening has taken place policies have been reviewed and names of policies and detailed wording has been amended. On the whole no major changes such as the designation of sites has been taken place.

### 1.1 Basic conditions and tests to be met

Schedule 4B of the Town and Country Planning Act (Para. 8) sets out conditions which a Neighbourhood Development Plan is required to meet.

1. The examiner must consider the following:

- (a) whether the Neighbourhood Plan proposal meets the Basic Conditions,
- (b) whether the area for any referendum should extend beyond the neighbourhood to which the Neighbourhood Plan proposal relates, and

2. The Neighbourhood Plan proposal meets the Basic Conditions if:

- (a) having regard to national planning policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- (b) the making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (c) the making of the Neighbourhood Development Plan contributes to sustainable development,
- (d) the making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations

This Basic Conditions Statement addresses these requirements in four sections:

- Section A demonstrates the conformity of the Radlett Plan with the NPPF;
- Section B Demonstrates how the Radlett Plan will contribute to the delivery of sustainable development;
- Section C demonstrates the conformity of the Radlett Plan with the Hertsmere Local Plan; and
- Section D demonstrates compliance with the appropriate EU obligations.

This section explains how the Neighbourhood Plan proposal complies with provision made by or under sections 61E(2), 61J and 61L.

### 1.2 Submitting Body

The Radlett Neighbourhood Development Plan is submitted by Aldenham Parish Council, which is a qualifying body as defined by the Localism Act 2011.

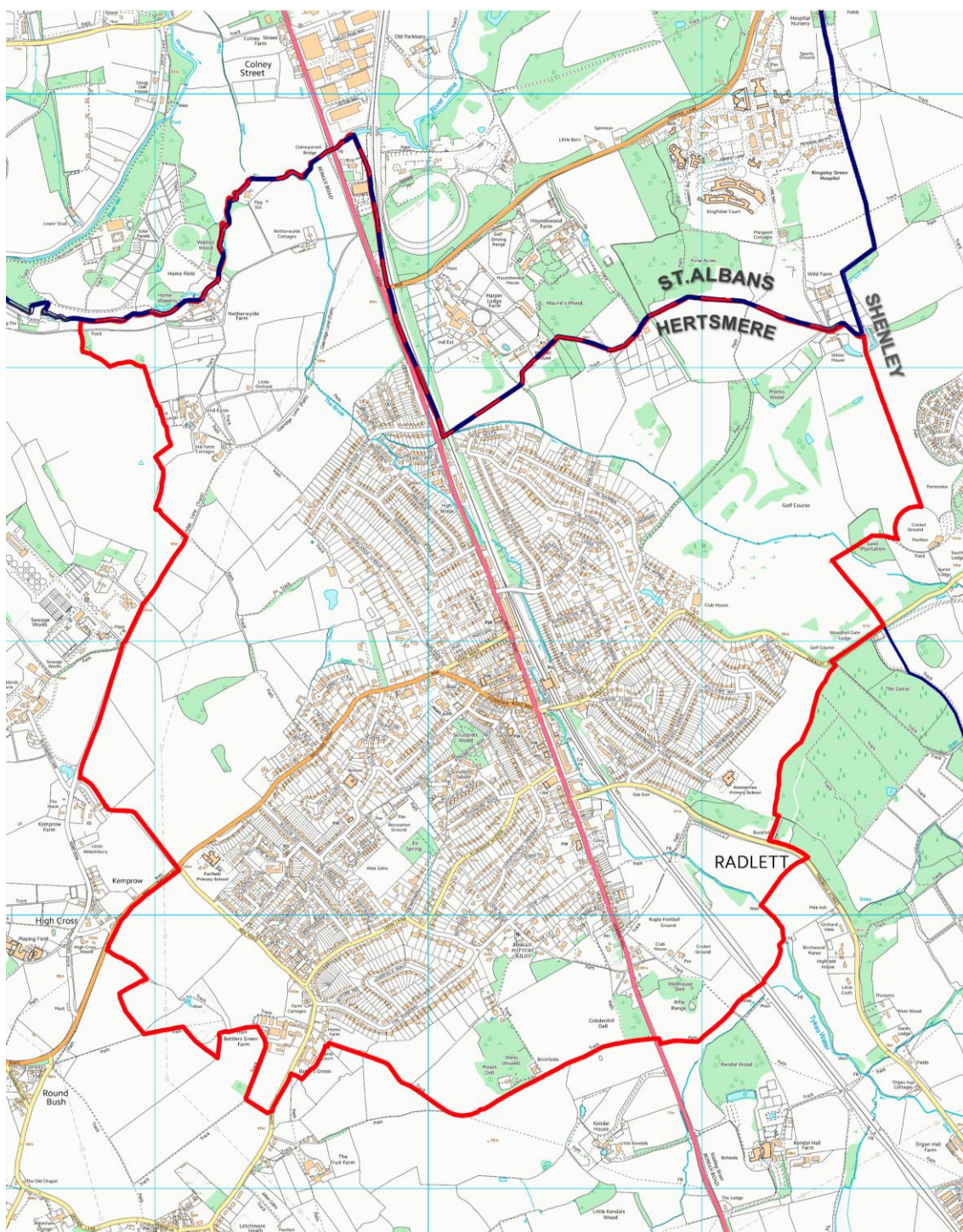
### 1.3 Neighbourhood Plan Area

The Plan applies to Radlett in Aldenham Parish Council in Herefordshire County Council. In accordance with part 2 of the Regulations Hertsmere Borough Council, the local planning authority, published the application from Aldenham Parish Council to produce a Neighbourhood Development Plan and advertised a consultation period beginning on 20<sup>th</sup> November 2013 and ending on 8<sup>th</sup> January 2014. The application was approved by the Portfolio Holder for Planning and Localism on 4<sup>th</sup> April 2014 and the Aldenham Parish designated as the Neighbourhood Area.

After approving the area, it was noticed that it overlapped the borough boundary, inadvertently covering a small part of the parish of St Stephen which lies within St Albans City and District. St Stephen Parish were also producing a neighbourhood plan, and as two plans cannot cover the same area the Radlett plan boundary was amended. The Local Planning Authority publicised the Parish Council's revised

submission for a period of six weeks (10 November to 22 December 2016) as required by regulations, during which interested people were able to make representations. Following this a revised boundary was designated on 8<sup>th</sup> February 2017.

**Figure 1: Neighbourhood Development Area (in red)**



Parish Council confirms that this Radlett Neighbourhood Development Plan:

- i. relates only to the urban area of Radlett and its immediate surroundings and no other Neighbourhood Areas; and
- ii. is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

**1.4 Plan Period**

A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced. The Radlett Plan identifies the period to which it relates as 2019 to 2036. A review of the Radlett Plan Policy is anticipated by 2024.

**1.5 Plan Compliance**

Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be considered in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The draft plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The Radlett Plan is in support of strategic policies incl. site allocations. There are no sites allocated in the Radlett Plan Area through the Neighbourhood Plan.

Source: Map provided by Hertsmere Borough Council

**Section A: Regard to National Planning Policy Framework 2018**

**02 National Planning Policy and guidance**

The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF). It is also mindful of the draft National Planning Practice Guidance (NPPG) published by the Government in respect of formulating neighbourhood plans. The following section describes how the Radlett Plan proposal relates to the National Planning

Policy Framework and how it contributes to sustainable development. The Submission document and the Pre-Submission Draft include specific key NPPF Policy reference for each policy and, where relevant, further reference in the supporting text.

## 2.1 Sustainable Development and contributions to the achievement of sustainable development

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).” (NPPF, 2018)

## The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>5</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>6</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>8</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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<sup>5</sup> As established through statements of common ground (see paragraph 27).

<sup>6</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

<sup>7</sup> This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

The following table maps NPPF 2018 Policies and how the Radlett Plan Vision, relevant objectives and policies contributes to achieving sustainable development within central theme of the presumption in favour of sustainable development. In summary, there are five key non-strategic policy thrusts to the Radlett Plan:

- A. Supporting high quality design in development incl. protecting and enhancing the landscape and townscape character of Radlett
- B. Supporting the supply of smaller and more affordable homes suitable for people with higher accessibility demands in their living environments
- C. Improving the vitality and vibrancy of the village centre including support for Hertsmere's Planning Brief for the key sites
- D. Improving local infrastructure for better, more active and healthy travel choices for residents of all ages
- E. Delivering early and meaningful engagement in pre-application design work



Sustainability Dimension	Key Sustainability Policies, NPPF	Radlett Plan Vision response / accord	Radlett Plan objectives (13) response / accord	Radlett Plan Policy response/ accord
Economic Dimension Social Dimension Environmental Dimension	All sustainability polices apply	All of Radlett Vision applies in full.  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. [...]	All of Radlett objectives apply	The Radlett Plan established a vision and 13 objectives for the improvement of the social, economic and environmental well being of the neighbourhood area and its residents, workers and visitors. The development of the vision and objectives is based on facts and figures, studies by others and local analysis, village surveys and consultations. The objectives guided the policy making stage of the plan, have regard to and supports the presumption in favour of sustainable development of the area over the plan period. Further, the objectives are also considered helpful in the delivery of the community's aspirations by supporting the full range of stakeholders including developers, lawmakers, planning committees and development control to understand the wider community ambitions for the neighbourhood.
Economic Dimension Social Dimension Environmental Dimension	All sustainability polices apply	All of Radlett Vision applies in full.  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. [...]	All of Radlett objectives apply specifically Objectives 13  + To ensure APC 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)	
Economic Dimension Social Dimension Environmental Dimension	<p><b>NPPF Sustainability Policy 6 Building a strong, competitive economy / §80 §81b) §84</b></p> <p>-</p> <p>NPPF Sustainability Policy 7 Ensuring the vitality of town centres</p> <p>NPPF Sustainability Policy 8 Promoting healthy and safe communities</p> <p>NPPF Sustainability Policy 9 Promoting sustainable transport</p> <p>NPPF Sustainability Policy 14 Meeting the challenge of climate change, flooding and coastal change</p> <p>NPPF Sustainability Policy 11 Making efficient use of land / §117 §118 c) d) e) §119 §121 §123 c)</p> <p>NPPF Sustainability Policy 10 Supporting high quality communications §112 §115</p>	<p>+ Good accessibility of the high street for public and private modes of transport and sufficient parking for all modes including cars, bicycles and motorbikes.</p> <p>+ A variety of types, sizes and styles of attractive and durable homes positively reflecting on the character of the area;</p> <p>+ 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;</p>	<p>+ 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);</p> <p>+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2);</p> <p>+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);</p> <p>+ To seek improvements to streets and transport infrastructure facilitating a smooth traffic flow through the village and district centre (Objective 12);</p> <p>+ 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);</p>	<p>The district centre and area near Radlett station is the main employment and service centre for the wider neighbourhood. Supporting the vitality and vibrancy of the village centre, by supporting improvements to mix of uses, infrastructure and supporting development in those highly accessibly locations well served by amenities and public transport, is expected to contribute to NPPF sustainability policies. This by providing opportunities for economic development in the most accessible location, a mix of uses including a range of highly accessible and affordable new homes with of less need for new infrastructures such as new streets and utilities. Support for digital connectivity and provisions of that in the village centre and new development is also expected to support a stronger and more competitive local economy. In support of NPPF sustainability polices the following Radlett Plan policies have particular relevance:</p> <ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality: RV1 to RV6</li> <li>✓ Housing &amp; Design Polices: HD1 to HD2</li> <li>✓ Getting Around Infrastructure Polices GA 1 GA 2</li> </ul>

Sustainability Dimension	Key Sustainability Policies, NPPF	Radlett Plan Vision response / accord	Radlett Plan objectives (13) response / accord	Radlett Plan Policy response/ accord
<p>Economic Dimension Social Dimension Environmental Dimension</p>	<p><b>NPPF Sustainability Policy 11 Achieving well-designed places</b></p> <p>NPPF Sustainability Policy 8 Promoting healthy and safe communities</p> <p>NPPF Sustainability Policy 16 Conserving and enhancing the historic environment</p> <p>NPPF Sustainability Policy 7 Ensuring the vitality of town centres</p> <p>NPPF Sustainability Policy 14 Meeting the challenge of climate change, flooding and coastal change</p> <p>NPPF Sustainability Policy 9 Promoting sustainable transport</p>	<p>+ A variety of types, sizes and styles of attractive and durable homes positively reflecting on the character of the area;</p> <p>+ 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;</p> <p>+ Protecting and enhancing the leafy and biodiverse nature of Radlett's streets, neighbourhoods and open countryside;</p>	<p>+ To ensure APC 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).</p> <p>+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2);</p> <p>+ To seek improvements to streets and transport infrastructure facilitating a smooth traffic flow through the village and district centre (Objective 12);</p> <p>+ 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);</p>	<p>A high level of design quality of new buildings and landscapes, well-functioning infrastructures and a good level of services are at the heart of the Radlett Plan. This is in light of current needs and related to the anticipated but yet undefined growth in population and employment in the borough and Radlett's role as district centre and understanding of possible growth in local population and employment. In support of NPPF sustainability polices the following Radlett Plan policies have particular relevance:</p> <ul style="list-style-type: none"> <li>✓ Housing &amp; Design Polices: HD1 to HD9</li> <li>✓ Radlett Village Centre Vitality: RV1 to RV6</li> <li>✓ Open Space Polices OS 1 to OS5</li> <li>✓ Getting Around Infrastructure Polices GA1 and GA2</li> </ul>
<p>Social Dimension Environmental Dimension Economic Dimension</p>	<p><b>NPPF Sustainability Policy 5 Delivering a sufficient supply of home</b></p> <p>NPPF Sustainability Policy 11 Achieving well-designed places</p> <p>NPPF Sustainability Policy 9 Promoting sustainable transport</p> <p>NPPF Sustainability Policy 16 Conserving and enhancing the historic environment</p>	<p>+ 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;</p> <p>+ A variety of types, sizes and styles of attractive and durable homes positively reflecting on the character of the area;</p> <p>+ 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;</p> <p>+ Protecting and enhancing the leafy and biodiverse nature of Radlett's streets, neighbourhoods and open countryside;</p>	<p>+ To protect and enhance the verdant character of Radlett (Objective 1);</p> <p>+ 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);</p> <p>+ 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);</p> <p>+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2);</p> <p>+ To require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10);</p> <p>+ To ensure APC 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)</p>	<p>- The need for more smaller and more affordable homes for downsizing mature households and first-time buyers is documented for the borough. This is particularly acute for Radlett, which has an existing housing stock with an unusually high proportion of very large and expensive homes. With very little new build of smaller homes or conversions in the past, it is very difficult for more mature households to downsize within Radlett and younger families and first-time buyers to stay/move into the village. The proximity to London is part and parcel of this failing local housing market. -</p> <p>- The Radlett Character Assessment 2016 + addendum 2018 documents some of the key features and characteristics of the built form and additional analysis and work with local estate agents have added detail to the state of the local housing market. The verdant character in the residential areas outside the centre and the need for smaller homes has been has been stated as key priorities by the community throughout the neighbourhood plan-making from early surveys to the Reg 14 consultation.</p> <p>- Fast and reliably digital networks and accessible information systems can reduce the need for unnecessary travel. This between home and work, home and shopping, between citizens and related for instance to parking information systems. The Radlett Plan supports the expansion of electronics communication networks and high-speed broadband along with improvements to connectivity.</p> <p>In support of the NPPF sustainability polices the following Radlett Plan policies have particular relevance:</p> <ul style="list-style-type: none"> <li>✓ Housing &amp; Design Polices: HD1 to HD9</li> <li>✓ Radlett Village Centre Vitality: RV1 to RV6</li> </ul>
<p>Sustainability Dimension</p>	<p>Key Sustainability Policies, NPPF</p>	<p>Radlett Plan Vision response / accord</p>	<p>Radlett Plan objectives (13) response / accord</p>	<p>✓ Radlett Plan Policy response/ accord</p>

Environmental Dimension Social Dimension Economic Dimension	<b>NPPF Sustainability Policy 8 Promoting healthy and safe communities §96, §97</b>  NPPF Sustainability Policy 12 Protecting Green Belt Land  NPPF Sustainability Policy 14 Meeting the challenge of climate change, flooding and coastal change	+ Protecting and enhancing the leafy and biodiverse nature of Radlett's streets, neighbourhoods and open countryside;	+ To protect and enhance the verdant character of Radlett (Objective 1); + To require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10); + To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance; (Objective 5)	The verdant character of the residential areas outside the district centre, the protecting and enhancement of the green belt and open spaces are stated as key priorities by the community. Improving access to and amenity of the green belt, Types Water and open spaces while recognising their natural functions incl. flood risk and biodiversity are strongly promoted by the Radlett Plan.  In support of the NPPF sustainability policies the following Radlett Plan policies have particular relevance:  ✓ Housing & Design Policies: Housing & Design Policies: HD3 to HD8 ✓ Open Space Policies OS 1 and OS 5 ✓ Getting Around Infrastructure Policies GA1 and GA2 ✓ Radlett Village Centre Vitality: RV1 to RV6
Economic Dimension Social Dimension Environmental Dimension	<b>NPPF Sustainability Policy 16 Conserving and enhancing the historic environment.</b>  <b>NPPF Sustainability Policy 15 Conserving and enhancing the natural environment.</b>  NPPF Sustainability Policy 14 Meeting the challenge of climate change, flooding and coastal change	+ 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;	+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2); + To protect and enhance the verdant character of Radlett (Objective 1); + To require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10); + To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance; (Objective 5)	Protecting and enhancing the heritage in the built and natural environment is a red threat going through many of the developed policies in the Radlett Plan and its ambitions for future development and investment. The Design Policies aim to deliver contributions to conserving heritage and enhancing the historic environment by being too prescriptive. A few policies stating support for extending the Local List and encouraging more tree preservation orders or the use of Article 4 directions for Oakway Parade (locally listed and currently primary frontage which is expected to be changed to secondary frontage)  In support of NPPF sustainability policies the following Radlett Plan policies have particular relevance: ✓ Open Space Policies OS 1 and OS 5 ✓ Housing & Design Policies: HD1 to HD8
Social Dimension Environmental Dimension	<b>NPPF Sustainability Policy 9 Promoting sustainable transport</b>  NPPF Sustainability Policy 7 Ensuring the vitality of town centres  NPPF Sustainability Policy 11 Making efficient use of land	+ Good accessibility of the high street for public and private modes of transport and sufficient parking for all modes including cars, bicycles and motorbikes. + 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;	+ 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 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 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 support proposals improving access, capacity, appearance and functioning of parking facilities for cars, bicycles and motorbikes; (Objective 11);	Providing and promoting alternatives to the car by improving walking, cycling and access to public transport is key ambition of the Radlett Plan, the national planning policy framework and the local plan. It will be vital to delivery on this in light of the expected growth, already occurring traffic congestion, limited access to the motor car and known health impacts of physical active lifestyles in all age groups. - The priority of developing brownfield land is strongly supported and strengthened by expanding the village centre area by including the station and station car park as well as the village institute and key access points to the village centre into the scope of RV policies. A more comprehensive strategy can be delivered and considered in the development of key sites expected to be coming forward in the village centre over the plan period. -Increasing the density of the resident and employment populations within the settlement supports the delivery of sustainable transport options and reduces the need for using a car every time. - Support for proposals that result in better bus and cycle connections with surrounding stations, villages and facilities are strongly supported as part of an infrastructure that supports sustainable transport choices and healthier communities for all ages.  In support of NPPF sustainability policies the following Radlett Plan policies have particular relevance:  ✓ Radlett Village Centre Vitality: RV1 to RV6 ✓ Getting Around Infrastructure Policies: GA1 and GA2

Key Sustainability Dimension, NPPF	Key Sustainability Policies, NPPF	Radlett Plan Vision response / accord	Radlett Plan objectives (13) response / accord	Radlett Plan Policy response/ accord
Social Dimension	<p><b>NPPF Sustainability Policy 8 Promoting healthy and safe communities</b></p> <p>NPPF Sustainability Policy 7 Ensuring the vitality of town centres</p> <p>NPPF Sustainability Policy 11 Making efficient use of land</p> <p>NPPF Sustainability Policy 5 Delivering a sufficient supply of home</p> <p>NPPF Sustainability Policy 9 Promoting sustainable transport</p>	<p>+ 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;</p> <p>+ Protecting and enhancing the leafy and biodiverse nature of Radlett's streets, neighbourhoods and open countryside;</p> <p>+ A variety of types, sizes and styles of attractive and durable homes positively reflecting on the character of the area;</p>	<p>+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2);</p> <p>+ 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);</p> <p>+ To ensure APC 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).</p> <p>+ To protect and enhance the verdant character of Radlett (Objective 1);</p> <p>+ To require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10);</p> <p>+ To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance; (Objective 5)</p> <p>+ To seek improvements to streets and transport infrastructure facilitating a smooth traffic flow through the village and district centre (Objective 12);</p>	<p>The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Loneliness is a recognised issue in (aging) communities with larger proportions of single households and is increasingly better understood as having negative impacts on health and well-being.</p> <p>-Supporting the increase in supply of smaller homes for people with accessibility needs such as step free or wheelchair user suitable environments are expected to provide better choices for local residents wishing to downsize and/or stay in Radlett, near friends and established social networks. This is expected to contribute to the health and social well-being of local residents.</p> <p>- Support for mixed-use development, improved community facilities, services and improvements in the village centre are all aimed at creating accessible services and invitations for people to visit and dwell longer in the village centre.</p> <p>- Access to affordable public transport was a key need identified by the youth council members with expected contributions to reduced congestion and air quality and more opportunities for social interaction.</p> <p>- Protecting and enhancing open spaces incl. sports and play areas as well as better and safer walking and cycling environments are considered basic infrastructures for more social interaction, healthy and inclusive communities.</p> <p>- Further, high quality communications infrastructure on the hyper-local level of a neighbourhood is expected to contribute to better connected, engaged and informed local communities.</p> <p>-Early and meaningful engagement taps into local knowledge when planning applications are prepared and places are designed. It will offer opportunities to create consensus, more local community ownership and even pride, more distinct designs which a more closely aligned with local needs and ambitions and a smoother application process.</p> <p>In support of the NPPF principal and listed NPPF sustainability polices the following Radlett Plan policies have particular relevance: Housing &amp; Design Polices: HD1 to HD9</p> <ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality: RV1 to RV6</li> <li>✓ Housing &amp; Design Polices: HD1 to HD9</li> <li>✓ Getting Around Infrastructure Polices GA1 GA2</li> <li>✓ Open Space Polices OS 1 and OS 5</li> </ul>
Economic Dimension Social Dimension Environmental Dimension	<p><b>NPPF Sustainability Policy 11 Achieving well-designed places §124, §128</b></p> <p><b>NPPF Sustainability Policy 4 Decision-making § 39, §40, §44</b></p>	<p>+ A variety of types, sizes and styles of attractive and durable homes positively reflecting on the character of the area;</p> <p>+ 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;</p> <p>+ Protecting and enhancing the leafy and biodiverse nature of Radlett's streets, neighbourhoods and open countryside;</p>	<p>+ To ensure APC 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)</p>	<p>Early and meaningful engagement taps into local knowledge when planning applications are prepared and places are designed. It will offer opportunities to create consensus, more local community ownership and even pride, more distinct designs which a more closely aligned with local needs and ambitions and a smoother application process.</p> <ul style="list-style-type: none"> <li>✓ Housing &amp; Design Polices: HD9</li> </ul> <p>The policy also clarifies the expectations the Parish Council and local community have in terms of being an active partner in the design development of major applications. This in turn will give applicants and officers a measurement of 'looked at more favourable', NPPF 2018 §128 constitute in Radlett.</p>

## Section B: Fit of Radlett Plan with Strategic Local Plan Policies

3.1 The Radlett Plan must demonstrate that it is in general conformity with the development plan for the area of the local authority. This section shows how the Radlett Plan is in general conformity with the objectives and strategic policies in current Hertsmere Local Plan Core Strategy (2013) and Site Allocation and Development Management Policies Plan (2012 to 2027).

In Autumn, 2017 the Hertsmere Borough Council carried out Regulation 18 Issues and Options consultation as part of the New Local Plan production. The plan is expected to be adopted in 2021. In the preparation of the Radlett Plan regard was given to the issues and options presented. The work on the New Local Plan was conditioned by the Core Strategy, adopted 2013. The 'Issues and Options, 2017' document sets out broad locations, or 'areas of search', for development but does not propose specific sites. By statute a neighbourhood plan cannot allocate sites in the Green Belt. That is only possible through a local plan review process and a Neighbourhood Development Order (NPPF 2018, §146 f). The Radlett Plan has focused on design quality in new development and made provisions to flexibly respond to site allocations currently explored, tested and eventually specified by the New Local Plan and Strategic Local Plan. A review of the Radlett Plan Policy is anticipated by 2024.

**Table 3. Local Plan Core Strategy Spatial vision**

The vision for Hertsmere is for the delivery of a high quality, accessible, safe and economically viable environment to be achieved through a commitment to the principles of sustainable development.

This will build on the existing qualities of the local area and by 2027, the new Hertsmere Local Plan will have helped deliver the objectives of the Hertsmere Community Strategy by providing a planning framework for:

- an attractive townscape and the protection of the rural and historic environment;
- meeting a range of local housing needs;
- a safer environment;
- providing health, education, leisure and other community facilities; and
- improving economic development, training and employment opportunities

Over the next 15 years, future development across the Borough will reflect the fact that Hertsmere is made up of very distinct communities - both geographically, economically and demographically - with close inter-relationships to London, Watford and other nearby centres of population. The high degree of mobility and levels of in and out-commuting will reinforce the need to improve both public transport patronage and capacity and locate new development in accessible locations. Steps will be taken to ensure that sufficient land is made available to meet the different housing needs of the local population and for a range of business accommodation and local services, facilitating a more sustainable pattern of development. Recognising the distinct development needs and local constraints of the four key settlements of Borehamwood, Potters Bar, Bushey and Radlett together with those of other communities, will remain a priority.

The Core Strategy contains objectives for the whole of the Borough and for Radlett specifically. In the following table, both sets of objectives are mapped against the Radlett Plan's objectives and policies demonstrating accord with overarching strategic objectives.

In summary, there are five key policy thrusts to the Radlett Plan:

- A. Supporting high quality design in development incl. protecting and enhancing the landscape and townscape character of Radlett (in accord with NPPF Sustainability Policy 7 Requiring good design/ NPPF Sustainability Policy 11 Conserving and enhancing the natural environment)
- B. Supporting the supply of smaller and more affordable homes suitable for people with higher accessibility demands in their living environments (in accord with NPPF Sustainability Policy 6 Delivering a wide choice of high-quality homes and NPPF Sustainability Policy 7 Requiring good design)
- C. Improving the vitality and vibrancy of the village centre including support for Hertsmere's Planning Brief for the key sites (in accord with NPPF Sustainability Policy 2 Ensuring the vitality of town centres)
- D. Improving local infrastructure for better, more active and healthy travel choices for residents of all ages (walking, cycling, public transport, in accord with NPPF Sustainability Policy 4 Promoting sustainable transport)

E. Delivering early and meaningful engagement in pre-application design work (in accord with NPPF Sustainability Policy 7 Requiring good design and Decision taking policy: Pre-application engagement and front loading, § 66, §188, §189)

Local Plan Core Strategy Objectives for all of the Borough	Local Plan Core Strategy Objectives for Radlett specifically (in Local Plan)	Radlett Plan Objectives	Radlett Plan Policy Response
1. To provide the spatial policies necessary to deliver the land use requirements of the Hertsmere Together Community Strategy.	<ul style="list-style-type: none"> <li>- Manage housing availability and affordability;</li> <li>- Maintain and expand key public community services in the town.</li> <li>- Secure high-quality development on key sites emerging in the district centre;</li> </ul>	<ul style="list-style-type: none"> <li>+ 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);</li> <li>+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-specific context analysis and the Radlett Character Assessment 2016 (Objective 2);</li> </ul>	<ul style="list-style-type: none"> <li>✓ Housing &amp; Design Polices</li> <li>✓ Radlett Village Centre Vitality Polices</li> <li>✓ Getting Around Infrastructure Polices</li> <li>✓ Open Space Polices</li> </ul>
2. To protect the Green Belt and its role in preventing urban sprawl and the coalescence of towns.	Maintain the character of the town, particularly around the fringe;	<ul style="list-style-type: none"> <li>+ 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);</li> <li>+ To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance (Objective 5);</li> <li>+ To ensure APC 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).</li> </ul>	<ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality Polices</li> <li>✓ Open Space Polices</li> <li>✓ Getting Around Infrastructure Polices</li> </ul>
3. To maintain an adequate supply of suitable land, focused on brownfield sites within the principal towns, to accommodate expected development needs and supporting community infrastructure.	<ul style="list-style-type: none"> <li>- Manage housing availability and affordability;</li> <li>- Secure high-quality development on key sites emerging in the district centre;</li> </ul> Maintain and expand key public community services in the town.	<ul style="list-style-type: none"> <li>+ 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);</li> </ul>	<ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality Polices</li> </ul>
4. To work towards meeting the community's need for Affordable Housing.	<ul style="list-style-type: none"> <li>- Manage housing availability and affordability;</li> </ul> Secure high-quality development on key sites emerging in the district centre;	<ul style="list-style-type: none"> <li>+ To support the development and/or retention of smaller homes available to younger people and older downsizers (Objective 3);</li> </ul>	<ul style="list-style-type: none"> <li>✓ Housing &amp; Design Polices: HD1 HD2 HD8</li> <li>✓ Radlett Village Centre Vitality Polices</li> </ul>
5. To address issues arising from climate change, and all types of flooding and to take advantage of water and other natural recourses responsibly.	Improve physical accessibility at Radlett Railway Station;	<ul style="list-style-type: none"> <li>+ To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance (Objective 5);</li> <li>+ To protect and enhance the verdant character of Radlett (Objective 1);</li> <li>+ 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);</li> </ul>	<ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality Polices</li> <li>✓ Open Space Polices</li> </ul>
6. To improve environmental and streetscape quality in town centres and protect and enhance the built heritage of Hertsmere.	<ul style="list-style-type: none"> <li>- Protect the viability and vitality of local shopping;</li> <li>- Maintain the character of the town, particularly around the fringe;</li> <li>- Improve physical accessibility at Radlett Railway Station;</li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>+To require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10);</li> <li>+ 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);</li> <li>+ To protect and enhance the verdant character of Radlett (Objective 1);</li> </ul>	<ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality Polices</li> <li>✓ Housing &amp; Design Polices HD3 to HD9</li> <li>✓ Getting Around Infrastructure Polices</li> </ul>
7. To protect and enhance the environment in Hertsmere by addressing local causes and impacts of pollution.	<ul style="list-style-type: none"> <li>- Improve physical accessibility at Radlett Railway Station;</li> </ul> Protect the viability and vitality of local shopping;	<ul style="list-style-type: none"> <li>+ To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance</li> </ul>	<ul style="list-style-type: none"> <li>✓ Radlett Village Centre Vitality Polices</li> <li>✓ Open Space Polices</li> </ul>

		(Objective 5); + To protect and enhance the verdant character of Radlett (Objective 1); + 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);	
8. To raise levels of access by seeking development in locations not dependent on access by car and by requiring the provision of physically accessible transport interchanges and other buildings.	- Secure high-quality development on key sites emerging in the district centre; Improve physical accessibility at Radlett Railway Station;	+ 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 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);	✓ Radlett Village Centre Vitality Policies
9. To promote safe and healthy communities, respecting the diverse needs of the whole Borough.	- Provide more play areas and facilities for young people; - Secure high-quality development on key sites emerging in the district centre; - Protect the viability and vitality of local shopping; Maintain and expand key public community services in the town.	+ To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance (Objective 5); + To support the development and/or retention of smaller homes available to younger people and older downsizers (Objective 3); + To protect and enhance the verdant character of Radlett (Objective 1);	✓ Housing & Design Polices: HD1 HD2 HD8 ✓ Radlett Village Centre Vitality Policies
10. To support businesses of all sizes and to help promote local skills, focusing on areas of deprivation, education and training.	- Maintain and expand key public community services in the town. - Secure high-quality development on key sites emerging in the district centre	+ 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 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);	✓ Radlett Village Centre Vitality Policies
11. To provide a planning framework which promotes sustainable and competitive economic performance, in support of jobs growth requirements.	- Work with the Parish Council to produce a Parish Plan - Improve physical accessibility at Radlett Railway Station; Secure high-quality development on key sites emerging in the district centre	+ 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 require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10)	✓ Radlett Village Centre Vitality Policies
12. To safeguard and enhance the role of the town and district centres in Hertsmere, steering commercial developments, which attract a large number of people toward the most accessible locations.	- Protect the viability and vitality of local shopping; - Secure high-quality development on key sites emerging in the district centre	+ 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 require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10); + To seek improvements to streets and transport infrastructure facilitating a smooth traffic flow through the village and district centre (Objective 12);	✓ Radlett Village Centre Vitality Policies ✓ Getting Around Infrastructure Policies
13. To protect and enhance local biodiversity.	- Maintain the character of the town, particularly around the fringe;	+ To protect local green spaces in the village from development and to ensure that all residents have access to community green and open spaces for leisure and recreational purposes within a reasonable walking distance (Objective 5); + To protect and enhance the verdant character of Radlett (Objective 1);	✓ Open Space Polices ✓ Housing & Design Polices HD4 HD6 HD7
14. To secure efficient land use through well-designed development reflecting the size, pattern and character of	- Secure high-quality development on key sites emerging in the district centre;	+ To meet new housing demand in a manner that is sensitive to the character of the village, guided by site-	✓ Housing & Design Polices

settlements in Hertsmere.	- Maintain the character of the town, particularly around the fringe;	specific context analysis and the Radlett Character Assessment 2016 (Objective 2); + To protect and enhance the verdant character of Radlett (Objective 1);	
15.To promote rural diversification and through the Watling Chase Greenways Strategy, sustainable access to the wider countryside.	None specified.	+ 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 require development and public realm improvements to make a positive contribution to the natural, built and historic environment (Objective 10); + To protect and enhance the verdant character of Radlett (Objective 1);	✓ Getting Around Infrastructure Polices

The table below maps all relevant policies in the Local Plan (Core Strategy, adopted in 2013, and the Local Plan Site Allocation and Development Management Policies Plan, adopted 2016) against Radlett Plan policies. Radlett Plan policies are in general conformity with the Local Plan policies and contribute to achieving sustainable development in the borough. Hertsmere Borough Council have provided a list showing polices considered strategic or non-strategic. The list is attached to the Appendix. There are no sites allocated in the Radlett Plan Area through the Neighbourhood Plan.

Relevant Local Plan Policy Core Strategy Policies (adopted 2013)	Radlett Plan Polices Response	Local Plan Site Allocation and Development Management Policies Plan (adopted 2016)
<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy SP2 Presumption in Favour of Sustainable Development</li> <li>✓ Policy CS7 Housing mix</li> <li>✓ Policy CS4 Affordable Housing</li> <li>✓ Policy CS1 The supply of new homes</li> </ul>	<p>Housing &amp; Design Polices: HD1 HD2 support the increase in supply of smaller homes, homes for the less able and asks applicants to demonstrate how local housing needs are met through the development. This is in context of three the key demographic trends that are identified as pivotal by in the Core Strategy (para 2.47) and more detailed local evidence outlined in the Submission Plan (imbalance in housing choices) as part of the policy justification:</p> <ul style="list-style-type: none"> <li>✓ An increased overall population;</li> <li>✓ An increased total number of households; and</li> <li>✓ An increasing proportion of elderly residents.</li> </ul> <p>H1 specifically is in accord with the listed Local Plan policies shown to the left and right to this column and new building regulations.</p>	<p>Policy SADM3 - Residential Developments Policy SADM2 - Safeguarded Land for Housing Policy SADM30 - Design Principles</p>
<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS16 Environmental impact of development</li> <li>✓ Policy CS21 Standard charges and other planning obligations</li> <li>✓ Policy CS26 Promoting alternatives to the car</li> </ul>	<p>Housing &amp; Design Polices: HD2 sets out a list of requirements and expectations supporting applicants in respecting and responding positively to local townscape and landscape incl. contributing to more energy efficient buildings and reducing local flood risk. This is supported by additional evidence and supporting information in the Submission Plan. H2 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM30 - Design Principles Policy SADM3 - Residential Developments Policy SADM11 - Landscape Character Policy SADM12 - Trees, Landscaping and Development Policy SADM37 - New and Improved Open Spaces Policy SADM13 - The Water Environment Policy SADM14 - Flood Risk Policy SADM15 - Sustainable Drainage Systems Policy SADM16 - Watercourses Policy SADM40 - Highway and Access Criteria for New Development</p> <p>Hertsmere Borough Local Plan: Planning and Design Guide Part D and E : Guidelines for High Quality Sustainable Development, October 2016 V3 (post-Executive)</p>
<ul style="list-style-type: none"> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> </ul>	<p>Housing &amp; Design Polices: HD8 aims to preserve Radlett's Bungalows where they occur in clusters and if replaced provision of buildings that are in keeping with neighbouring properties. HD3 to HD7 are specifically concerned with the protection and enhancement of the character and heritage of the built environment located outside the two local conservation areas.</p>	<p>Policy SADM30 - Design Principles Policy SADM3 - Residential Developments Policy SADM29 - Heritage Assets Policy SADM11 - Landscape Character</p>
<ul style="list-style-type: none"> <li>✓ Policy SP1 Creating sustainable development</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS16 Environmental impact of</li> </ul>	<p>Housing &amp; Design Polices: HD9 promotes meaningful and early design engagement of the community and the parish council in the preparation of design and development briefs for major development as well as the production of a Statement of Consultation and Neighbor Involvement. HD9 specifically is in accord with the listed Local Plan policies and additional relevant sources to the left and right to this column.</p> <p>The policy also clarifies the expectations the Parish Council and local community have in terms</p>	<p>Hertsmere Borough Council Local Plan Statement of Community Involvement, November 2017</p> <p>Policy SADM30 - Design Principles Policy SADM3 - Residential Developments Policy SADM11 - Landscape Character Policy SADM12 - Trees, Landscaping and Development</p>



<ul style="list-style-type: none"> <li>✓ development</li> <li>✓ Policy CS27 Town centre strategy</li> </ul>	<p>of being an active partner in the design development of major applications. This in turn will give applicants and officers a measurement of 'looked at more favourable', NPPF 2018 §128 constitute in Radlett.</p>	<p>Policy SADM37 - New and Improved Open Spaces  Policy SADM13 - The Water Environment  Policy SADM14 - Flood Risk  Policy SADM15 - Sustainable Drainage Systems  Policy SADM16 - Watercourses  Policy SADM40 - Highway and Access Criteria for New Development</p> <p>The 'Gunning principles' established by the Supreme Court (October 2014 the Supreme Court in R (Moseley) v Haringey LBC [2014] 1 WLR 394) endorsed the basic requirements of a "fair" consultation process.</p> <p>The Environmental Information Regulations 2004 ('EIR') cover access to 'environmental information' held by public authorities including local planning authorities. 'Environmental information' for these purposes includes information relating to development viability. Under the EIR there is a presumption in favour of disclosure of environmental information. The EIR recognise that there are certain circumstances ('exceptions') where environmental information may fall not to be disclosed. In most cases, a balancing exercise has to be carried out to decide whether the exception should outweigh the presumption in favour of disclosure.</p>
<ul style="list-style-type: none"> <li>✓ Policy CS28 Strengthening town centres</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy CS18 Access to services</li> <li>✓ Policy CS19 Key community facilities</li> </ul>	<p>Policy RV1 aims to emphasis the support for a mix of retail uses at street level, accessible residential homes on upper floors and improvements to the public providing for public realm, pedestrian and cycling improvements with positive impacts on noise and air quality levels as well as amenity and accessibility for people of all ages and abilities specifically in the village centre incl. the station area.</p> <p>RV1 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM42 - Town and District Centres  Policy SADM43 - Primary Frontages  Policy SADM49 - Shop Fronts  Policy SADM44 - Secondary Frontages  Policy SADM46 - Controlling Non-Retail Uses  Policy SADM40 - Highway and Access Criteria for New Development  Policy SADM48 - Opportunities for Residential Use</p>
<ul style="list-style-type: none"> <li>✓ Policy CS18 Access to services</li> <li>✓ Policy CS19 Key community facilities</li> <li>✓ Policy CS20 Securing mixed use development</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy SP1 Creating sustainable development</li> </ul>	<p>RV2 Medical Services Policy supports the retention of a key community facility within easy access of many and public transport without unduly restricting the location to a specific site or building in the village centre. RV2 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM32 - Key Community Facilities  Policy SADM29 - Heritage Assets  Policy SADM42 - Town and District Centres  Policy SADM48 - Opportunities for Residential Use</p>
<ul style="list-style-type: none"> <li>✓ Policy CS28 Strengthening town centres</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy CS20 Securing mixed use development</li> </ul>	<p>RV4 Outdoor Street Market Policy is expected to strengthen and diversify the town centre offer and reasons to visit the centre on the weekend. RV4 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM42 - Town and District Centres</p>
<ul style="list-style-type: none"> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> <li>✓ Policy CS28 Strengthening town centres</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy CS30 Safe and attractive evening economy</li> </ul>	<p>RV5 Oakway Parade Policy aims at protecting the special character of the properties at Oakway Parade (located within the Conservation Area, Locally Listed building status, but expected to be re-designated as secondary frontage, current primary frontage is not consistent with rational). The introduction of an Article 4 Directive by the Local Authority is therefore strongly supported.</p> <p>RV5 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM29 - Heritage Assets  Policy SADM49 - Shop Fronts  Policy SADM42 - Town and District Centres  Policy SADM48 - Opportunities for Residential Use  Policy SADM43 - Primary Frontages  Policy SADM44 - Secondary Frontages  Policy SADM42 - Town and District Centres  Policy SADM43 - Primary Frontages  Policy SADM47 - Night-time and Evening Uses</p>
<ul style="list-style-type: none"> <li>✓ Policy CS26 Promoting alternatives to the car</li> <li>✓ Policy CS18 Access to services</li> <li>✓ Policy CS24 Development and accessibility to services and employment</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy CS25 Accessibility and parking</li> </ul>	<p>RV6 Digital Connectivity supports better digital connectivity infrastructure for the village centre with better information, as well as reduced</p> <p>RV6 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM30 - Design Principles</p>

<ul style="list-style-type: none"> <li>✓ Policy CS26 Promoting alternatives to the car</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy CS24 Development and accessibility to services and employment</li> <li>✓ Policy CS25 Accessibility and parking</li> <li>✓ Policy CS20 Securing mixed use development</li> <li>✓ Policy CS27 Town centre strategy</li> <li>✓ Policy CS24 Development and accessibility to services and employment</li> <li>✓ Policy CS22 Securing a high quality and accessible environment</li> </ul>	<p>GA1 Promoting sustainable modes of transport and healthy communities' policy has wide ranging impacts and requires partnership working to deliver outcomes.</p> <p>-Providing and promoting alternatives to the car by improving walking, cycling and access to public transport is key ambition of the Radlett Plan, the national planning policy framework and the local plan. It will be vital to delivery on this in light of the expected growth, already occurring traffic congestion, limited access to the motor car and known health impacts of physical active lifestyles in all age groups.</p> <p>- The priority of developing brownfield land is strongly supported and strengthened by expanding the village centre area by including the station and station car park as well as the village institute and key access points to the village centre into the scope of RV policies. A more comprehensive strategy can be delivered and considered in the development of key sites expected to be coming forward in the village centre over the plan period.</p> <p>-Increasing the density of the resident and employment populations within the settlement supports the delivery of sustainable transport options and reduces the need for using a car every time.</p> <p>- Support for proposals that result in better bus and cycle connections with surrounding stations, villages and facilities are strongly supported as part of an infrastructure that supports sustainable transport choices and healthier communities for all ages.</p> <p>GA1 specifically is in accord with the listed Local Plan policies to the left and right to this column.</p> <p>GA 2 states Major development which improves digital connectivity while having regard to the Radlett Character Assessment and, where appropriate, Conservation Area Appraisals shall be supported. Development proposals should provide for suitable ducting to enable more than one service provider to provide a fibre connection to the building and be accompanied by evidence that opportunities to erect apparatus on existing buildings, masts or other structures and keep the numbers of radio and telecommunication masts to a minimum have been fully explored. The local plan is silent on this matter (See NPPF §112, §116)</p>	<p>Policy SADM30 - Design Principles  Policy SADM48 - Opportunities for Residential Use  Policy SADM11 - Landscape Character  Policy SADM12 - Trees, Landscaping and Development  Policy SADM13 - The Water Environment  Policy SADM14 - Flood Risk</p>
<ul style="list-style-type: none"> <li>✓ Policy CS15 Promoting recreational access to open spaces and the countryside</li> <li>✓ Policy CS19 Key community facilities</li> <li>✓ Policy CS14 Protection or enhancement of heritage assets</li> </ul>	<p>OS1 to OS5 policies are concerned with the protection, enhancements and future provision of good quality and range of public open spaces, accessible to all current and future residents.</p> <p>OS1 to OS 5 are specifically in accord with the listed Local Plan policies to the left and right to this column.</p>	<p>Policy SADM34 - Open Space, Sports and Leisure Facilities  Policy SADM36 - Minor Amenity Land  Policy SADM37 - New and Improved Open Spaces  Policy SADM20 - Environmental Pollution and Development  Policy SADM29 - Heritage Assets  Policy SADM11 - Landscape Character  Policy SADM12 - Trees, Landscaping and Development  Policy SADM15 - Sustainable Drainage Systems  Policy SADM13 - The Water Environment  Policy SADM14 - Flood Risk  Policy SADM16 - Watercourses</p>

**Section C Strategic Environmental Impact Assessment**

**Extract from Screening opinion document: Radlett Neighbourhood Plan Strategic Environmental Assessment (SEA) | Screening Determination Statement Under Regulation 9 and 11 of the Environmental Assessment of Plans and Programmes 2004 as prepared by Hertsmere Borough Council September 2018, section 2.**

'A Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Opinion (included in Appendix 1) was prepared by Hertsmere Borough Council for the Radlett Neighbourhood Plan in June 2018. The screening opinion considered that the Radlett Neighbourhood Plan would not have a significant effect on the environment in so far as:

- The RNP at the present time will not play a role in allocating land for housing or employment;
- The Neighbourhood Plan is unlikely to affect any designated sites in the vicinity or lead to other environmental effects;
- The Neighbourhood Plan seeks to align with the adopted Development Plan which has been subject to full SEA and Habitats Regulations Assessment and Sustainability Appraisal;

- The small spatial extent and the magnitude of the population affected are not considered significant for the purpose of the SEA.’

The full version of the Radlett Neighbourhood Plan Strategic Environmental Assessment (SEA) **Screening Determination Statement** is made available on the Radlett Plan website and on Hertsmere Borough Council’s website in the Neighbourhood Plan sections for your review.

## **Section D EU Obligations**

The Radlett Plan is considered to be compatible with EU Habitats Directive. The neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, & c.) Regulations 2007, either alone or in combination with other plans or projects.

**Extract from Screening opinion document: Radlett Neighbourhood Plan Strategic Environmental Assessment (SEA) | Screening Determination Statement Under Regulation 9 and 11 of the Environmental Assessment of Plans and Programmes 2004 as prepared by Hertsmere Borough Council September 2018, section 8.**

“The Scoping Report undertaken for the Council’s current Core Strategy, which sets the parameters for the RNP, concluded that there would no significant effect upon any designated European site and that an Appropriate Assessment under the Directive was required. The RNP does not allocate any strategic sites or seek to depart from the Council’s current planning policy framework and as such it is concluded that the RNP will not have an adverse effect on the integrity of any internationally designated sites, either on its own or in combination with other plans. As such, it does not need to be subject to an HRA Appropriate Assessment.”

**-----End of Document -----**