

# Radlett Society & Green Belt Association



## Newsletter 2017

www.radlettsociety.org

Registered Charity 280877



MEMBER:



...give us your views at:- [www.radlettsociety.org](http://www.radlettsociety.org)

## Up to 500 homes! 'Planning for Growth' targets the edges of Radlett



Just when we thought we had finally said goodbye to the unrealistic top-down housing demands of the 2003 East of England Plan, along comes Hertsmer's 'Planning for Growth', part of the Local Plan revisions, now out for public consultation until 30-11-17.

HBC proposes a need for 9,000 additional homes in the Borough during the Plan period to 2027.

One proposal is 'Growth through new garden suburbs' [p27], where Green Belt land on the edge of the Borough's towns, plus Radlett, could contribute potential sites with a quantum of up to 500 new homes, for each settlement. It is open to debate whether this idea would actually be 'sustainable development' as defined by the National Policy Planning Framework [NPPF, 2012].

Apart from the irreversible loss of undeveloped, open Green Belt land, the 'garden suburb' proposals do not appear to guarantee all the necessary infrastructure needed for the economic, environmental and social progress for this and future generations in Radlett. In addition, the local rural economy would be undermined by the development of some of the best farmland in Hertsmer.

The Society will be pressing for members to resist this aspect of the Local Plan, currently in its early stages of consultation. Look out for Hertsmer's exhibition in Radlett, a chance to question their proposed change to our Green Belt boundaries.

### OUR AIMS AND OBJECTS

- to improve, protect and preserve for the benefit of the public the countryside around the village of Radlett, the village of Radlett and the green belt around Radlett;
- to stimulate public interest in the area of benefit;
- to promote high standards of planning and architecture in the area of benefit;
- to secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit.

### MEMBERSHIP

We currently have just under 400 members in Radlett and the surrounding area. While many of you are contactable by email, it would be really helpful, if you have not already done so, to let us have your current email address — just go to [www.radlettsociety.org](http://www.radlettsociety.org) 'CONTACT US'.

Standing orders are by far the easiest way to pay, saving time and money for the Society in chasing up subscriptions. The majority of members do pay this way, thank you, but if you currently pay by cheque and would be happy to change please fill in the form on the back page and return it to us- we would be very grateful.

On a personal note - I took over as Membership Secretary from Catherine Treves Brown at last year's AGM and would like to say a big thankyou to her for her generous help in easing me into the job. I have enjoyed my first year and found the role fascinating.

I would encourage anyone who is interested in the local area and who has a little time to spare —as much as you wish to offer - to volunteer join the Committee. Help is urgently needed in the areas of Footpaths, Green Belt and Planning. The more hands we have, the more we can do to help keep Radlett and surrounding areas the lovely place to live that we all enjoy.

**Linda Godman**  
Hon. Membership Secretary

## AGM—WEDNESDAY 15<sup>TH</sup> NOVEMBER 2017

8pm start. At St.John's Church, Gills Hill Lane, Radlett. WD7 8DE

**Guest Speaker: DAVID LLOYD, Police & Crime Commissioner, Hertfordshire.**

Followed by usual refreshments and discussion. Limited Parking. Agenda on back page.

Please Note:  
VENUE

This Newsletter has been sent to all members, by email and post.  
It serves as a **NOTICE for the AGM.**

Please pass it on to anyone who you think would support the Society. Please invite them to complete the application form on the back page—thank you.

*If you pay your membership fees annually by cheque,  
in order to retain your membership, please ensure you have sent this year's payment!*

## Planning & Green Belt REPORT 2017

This is my 3rd year as planning representative for RSGBA. It is becoming quite noticeable that there's a growing 'light-touch' approach by Hertsmere's busy Planning Department, in the way that it handles the many applications that it receives annually. For example, in Radlett:-

- where guidance specifies house-to-boundary spacing to be a minimum of 2 metres, planners often relax this requirement at the expense of sky-breaks;
- the impacts of mess and disruption caused by building operations, that blight many roads for months, is not seen as a material planning consideration;
- policies on housing mix are quietly 'forgotten' to the general disadvantage of those wishing to downsize or buy a small home.
- There has been apparent disinclination by officers to identify policies in support of the Planning Committee where Members consider a scheme to be 'over-development'.

I consider that the Council's continued failure to protect the housing mix may conflict with the NPPF policy which states that development should be *socially sustainable*, that is, thriving Communities like Radlett should not be undermined by the continued demolition of smaller homes.

### Newberries Car Park

As many members will know, following a boisterous Annual Parish meeting in March 2017, Hertsmere Borough Council put 'on-hold' their proposals for a Foodstore/Hotel/multi-storey carpark pending formation of a Development Consultative Group [DCG].

Naturally, RSGBA wanted to participate but our offer apparently was ignored. [I later learned that representatives from any 'pressure groups' would not be invited] This did mean, however, that the RSGBA would be entirely free to comment on any subsequent planning application. Also, we could continue to lobby for our desired aim landscape improvements and a

## PLANNING ANALYSIS 2017

**RSGBA was notified of the following numbers of planning applications for all sites in Aldenham 2016-17\***

**Total = 257**

**Radlett: 179**

**Conservation Areas  
Radlett North, Radlett South,  
Aldenham, Letchmore Heath,  
Roundbush, etc: 18**

**Green Belt Sites: 60**

**Hertsmere**

**granted: 164**

**withdrawn: 20**

**refused: 27**

**[Subsequent Appeals to SOS: 14]**

**pending: 41**

**\*figures at the time of printing**

footpath along Tykeswater linking Newberries Car Park with Shenley Hill.

Meanwhile, the chairman of the DCG, Bushey Councillor, **Paul Morris**, OBE, with experience of high-value, multi-agency development projects in the London Borough of Islington assembled the DCG. This is formed of local Councillors; four Borough, two Aldenham, three residents [of whom I am one], and a representative from local business. Cllr.Morris also plans to widen his search for ideas involving the following focus groups:-

- Young Mums
- U3A
- Downsizers
- Businesses

### Neighbourhood Plan [NP]

In addition to representing the Society on APC's Planning Committee, I sit on the Neighbourhood Plan steering committee. It has discussed the many responses from the residents' surveys taken in the summer. There is sure to be some tweaking of the Plan's wording.

The arrival on the scene of HBC's 'Planning for Growth' could have a major impact on the NP—not least the potential impact of the huge new housing requirements in Hertsmere which would really move the goal posts and affect the Green Belt! It's even possible that this could swing the vote in the NP referendum, which would be a waste of everyone's work over the past 2-3 years.

Clearly, the Society could not accept any change to Green Belt boundaries, without exceptional circumstances — your support will be absolutely essential in safeguarding Radlett's character and identity. **Graham Taylor [Planning & Green Belt]**

### Reporting to your Councils :

Aldenham Parish Council—01923 856433

**HERTSMERE Planning & Enforcement: 020 8207 2277**

**[Out of hours: for flooding , environmental health, housing, trees & dangerous structures: 845 300 0021**

Highways & County services: 0300 123 4047

On-line fault reporting on: [www.hertsdirect.org](http://www.hertsdirect.org)

### Trees and Conservation Areas

The Society is always concerned about loss of trees in Radlett, particularly those in the vicinity of housing developments. We encourage residents to observe tree works in their road and to directly report to Hertsmere Borough Council Tree Officer, taking a picture if possible:- 020 8207 2277. If tree damage is observed in street verges or highways, call Hertfordshire County Council: 0300 123 4047.

Following the recent severe lopping of the weeping willows in Newberries Car Park, the Society drew the matter to the attention of Aldenham Parish Council and to Hertsmere Borough Council, that authorised the works.

We were concerned that pollarding late in the summer, when the sap is still rising, would be harmful to the health of the willows. The Royal Horticultural Society advises that 'pollarding should take place late winter or early spring. The least favourable time is autumn as the decay fungus may enter the pruning cuts.' The Arboricultural Association suggests February for pollarding

weeping willows. We accept that one tree overhanging the pavement needed pruning as it impeded pedestrians. We also reported that debris from the works were left in the stream.

Often, works are carried out before planning permission is sought. The recent works on trees, hedges and alteration of soil levels at 4 and 6 Loom Lane in the Radlett South Conservation Area [CA], have concerned many. In CAs there are clear Guidelines regarding these issues. Planning conditions were set out in 1989 when this CA was designated.

The Radlett Society is committed to uphold these guidelines and has brought these alleged infringements of the CA to the attention of Hertsmere Borough Council. So far, it has taken five months for a response to be forthcoming, a delay which the Society finds quite unsatisfactory.

On a positive note, one of the largest areas of open trees is at Porters Park Golf Club where tree management is carried out to a very high standard, this autumn giving an amazing range of colours. **Rosamund Gray [Trees, Conservation Areas]**

**ELECTED COMMITTEE 2016-17**

Chairman — **Aleks Kotulski**      Honorary Treasurer — **Chris Parker**  
 Vice-Chairman, Conservation Areas,      Planning & Green Belt — **Graham Taylor**  
 Trees, Community Safety — **Rosamund Gray**      Transport & Parking — **Clive Glover**  
 Hon. Secretary — **Beverley Porteous**      Elstree Airfield CC — **Mike Stearns**  
 Hon. Membership Secretary — **Linda Godman**      Footpaths — **Howard Lambert**

**MEMBERS: WE URGENTLY NEED YOU TO GET INVOLVED— MONITORING THE GREEN BELT, FOOTPATHS AND PLANNING**  
**Please visit [radlettsociety.org](http://radlettsociety.org) 'Contact Us'**

**Hertsme Community Safety Partnership [CSP]**

This group, representing the Parish of Aldenham and Bushey, met regularly until early this year. Now, there is a review of how best to manage the needs of each Community separately.

On November 2nd, Hertsme hosts an event in the Radlett Centre called '**Making a Difference together in Radlett**'. It will feature an interactive theatre performance, a light buffet and group discussions. It will explore ways in which we can improve the Community where we live and work - making it a safer, happier and healthier place to live.

A 'Barn Watch' meeting for Aldenham and

**Rosamund Gray [Community Safety]**

To join your Road Neighbourhood Watch Group; email co-ordinator for Radlett, **Angela Thomson**, [at@thomsons.co.uk](mailto:at@thomsons.co.uk)



Shenley Parishes is set up from time to time by PC Phil Tuck, for those on farms in our Green Belt.

Local PCSO Tim Conway serves our Community, often by bike and on foot. He uses a vehicle when he carries out his regular Beat Surgeries, driving around at half hour intervals. Tim publishes his schedule for a particular day via the OWL messaging system. He also hosts an evening session at the Radlett Centre.

Local Policing issues can be raised by contacting the Safer Neighbourhood Team: phone Hertfordshire Police on 101 or email:-

[sntbusheyandradlett@herts.pnn.police.uk](mailto:sntbusheyandradlett@herts.pnn.police.uk)

**TRANSPORT REPORT**

**Roads-** Despite Hertfordshire County Council publicly stating they had cleaned and repaired all road signs and road markings in November 2016, nothing had been done in Radlett. Repeated chasing of Hertfordshire Highways staff by the Society and our County Councillor Caroline Clapper has finally seen the road markings in Watling Street repainted in August 2017 and some replacements of street furniture in Watling Street in October 2017. Other roads still have repairs outstanding and we will keep chasing!

**Buses-** Changes were made in March 2017 to the UNO 655 bus route from Borehamwood to Hatfield via St. Albans, merging it with the 601 route from St. Albans to Welwyn Garden City. However the route from Borehamwood to St. Albans, via Radlett, remains much the same as before, with an hourly service. However, the buses stop in St. Peters Street, St. Albans for up to 15 minutes so passengers from Radlett to Hatfield or WGC now have a longer journey.

The UNO 602 and Sullivan's 398 continue to provide up to 3 buses an hour to Watford from Radlett, with the 602 also providing a half hourly route to St. Albans.

No progress has been made in trying to get a bus route to London along Watling Street to Stanmore and/or Edgware Tube stations. This is complicated by London Transport now being a responsibility of the Mayor.

**Trains-** Ticket barriers at both entrances to Radlett Station were finally put into operation in 2017 to help reduce fare-dodgers.

Plans to remove the ticket office but retain staff at the station at all times when trains are running seem to have been put on hold. The new 12 car trains are regularly stopping at Radlett and provide a very comfortable and quieter ride, finally offering the levels of service promised for so long. However there have been a number of service delays and breakdowns over the last year, so overall reliability of the services particularly for commuters remains unsatisfactory.

Discussions continue to enable Radlett passengers to use Oyster cards, but newer technologies now seem likely to overtake this: contactless cash and credit cards and various mobile technologies can already be used to purchase tickets, although not all are available at Radlett at all times.

**Clive Glover [Highways & Transport]**

**Elstree Aerodrome Consultative Committee (EACC)**

The EACC meets twice yearly, and its function is to act as a liaison between the airfield management, airfield users and the local neighbourhood. Clearly, the main concern of the neighbourhood is aircraft noise. Because of the nature of aircraft movements (both fixed wing aeroplanes and helicopters) there is considerably more noise associated with aircraft taking off than landing. This means that populations close to departing aircraft will be subjected to much more noise.

The airfield management has gone to great lengths to try to minimise the noise impact in various ways. Fixed wing aircraft in particular, fly in a 'race track' type of pattern around the airfield, at a height of 1000ft above ground level. The purpose of this is to provide a safe separation for both landing and departing aircraft. The Elstree circuit has been extended so that, in the main, it does not overfly significant conurbations. The circuit direction is changed at least once daily so that residences to the north or south of the runway are not subjected to aircraft noise all day long.

The aerodrome's activity level is down by over 25% compared to a similar 9 month period last year, 2016 (January-October). The aerodrome management has reduced the number of aircraft allowed to be in the circuit and this has subsequently reduced the overall number of local fixed wing flights.

The management has also introduced a tracker system to be carried in aircraft. These can be used to show whether an aircraft has strayed off track in the event of a complaint. An attempt was made to raise the circuit height by 200 feet but unfortunately, to date, permission has not been forthcoming from the Civil Aviation Authority because of the proximity of Elstree to passenger airliners departing from or arriving at London Heathrow Airport.

**Michael Stearns [EACC Representative]**

# ADMIN & MEMBERSHIP

## 41st AGM Agenda

1. Apologies for absence
2. Minutes of 40<sup>th</sup> AGM on 8/11/2016
3. Treasurer's report y/e 30/06/2017
4. Annual report and discussion
5. Election of Officers/Committee 2017/18
6. Appointment of auditor
7. Resolutions
8. Any other business [*please notify Hon. Sec. in advance*]

Nominations for Officers and members of the Committee should be made in writing, signed by the proposer and seconder, and bear the consenting signature of the nominee. The Chairman should receive nominations not less than 24 hrs before the AGM, that is Tuesday 14th Nov 2017.

To contact the Society on such matters, please use 'CONTACT US' at our web-site's homepage:  
**www.radlettsociety.org**

## DRAFT INCOME & EXPENDITURE ACCOUNT\* for the year ended 30 June 2017

Honorary Treasurer - Chris Parker		
	2017	2016
<b>INCOME</b>		£
Subscriptions/Donations	2,664	2,458
Footpath Map Sales	186	226
Investment Income	2,359	1,304
Gift Aid Tax Refund	1,154	474
Totals :	6,363	4,462
<b>EXPENDITURE</b>		
Administration/General	399	841
Newsletter/AGM	749	522
Other societies	721	105
Radlett Festival	-	116
Footpath map	17	75
Interpretation Boards	160	1,680
Totals :	2,046	3,339
Excess of income over expenditure:	4,317	1,183

\*Figures are rounded to the nearest £

Join Us! Support Us!

**MEMBERSHIP APPLICATION FORM 2017-18**  
with GIFT AID DECLARATION and STANDING ORDER MANDATE



**Radlett Society &  
Green Belt  
Association**

**Please print your details (CAPITALS)**

Title ..... First Name .....

Family Name .....

Address .....

.....Postcode .....

phone .....

Email

@

Date of application.....

**Annual** member subscription is at a level you choose; we suggest at least £10-£15\*.

\*Payment is preferred by **Standing Order**, just enter your bank details in next column.

Otherwise, please attach a cheque **[minimum £5.00]**, payable to:-

'The Radlett Society & Green Belt Association'

You will be enrolled as a full member and receive details of the Committee and a copy of the Constitution.

### STANDING ORDER MANDATE

Instruction to your Bank/Building Society

NAME: .....

BRANCH: .....

ADDRESS: .....

NAME on ACCOUNT .....

SORT CODE: ACCOUNT NUMBER:

Please pay to

**To be completed by Membership Secretary**

for the credit of:-  
THE RADLETT SOCIETY AND  
GREEN BELT ASSOCIATION,  
the sum of £ .....

(.....)

Commencing (*please allow 1 month*) :

Day \_\_\_\_ Month \_\_\_\_ Year 20 \_\_\_\_

and **annually** thereafter until further written notice and charge such payments to the debit of my account.

Signed \_\_\_\_\_

Date \_\_\_\_\_

Gift Aiding your membership subscription and other donations means we reclaim 25p of Gift Aid for every £1 you donate.

*giftaid it*

### GIFT AID DECLARATION

I want to Gift Aid any donations or subscriptions I make in the future or have made in the past four years to RSGBA.

I am a UK taxpayer and understand that, if I pay less Income Tax and/or Capital Gains Tax than the amount of Gift Aid claimed on all my donations in a tax year, it is my responsibility to pay any difference.'

**SIGNED**.....

**PRINT NAME**.....

**DATE**.....

*Registered Charity #280877*

Please post your completed application form to:-

**Hon. Membership Secretary,  
RSGBA, Little Orchard, Radlett  
Park Road, Radlett, WD7 7BQ**

*Please allow us up to 4 weeks to set-up your membership.*

*Thankyou*