

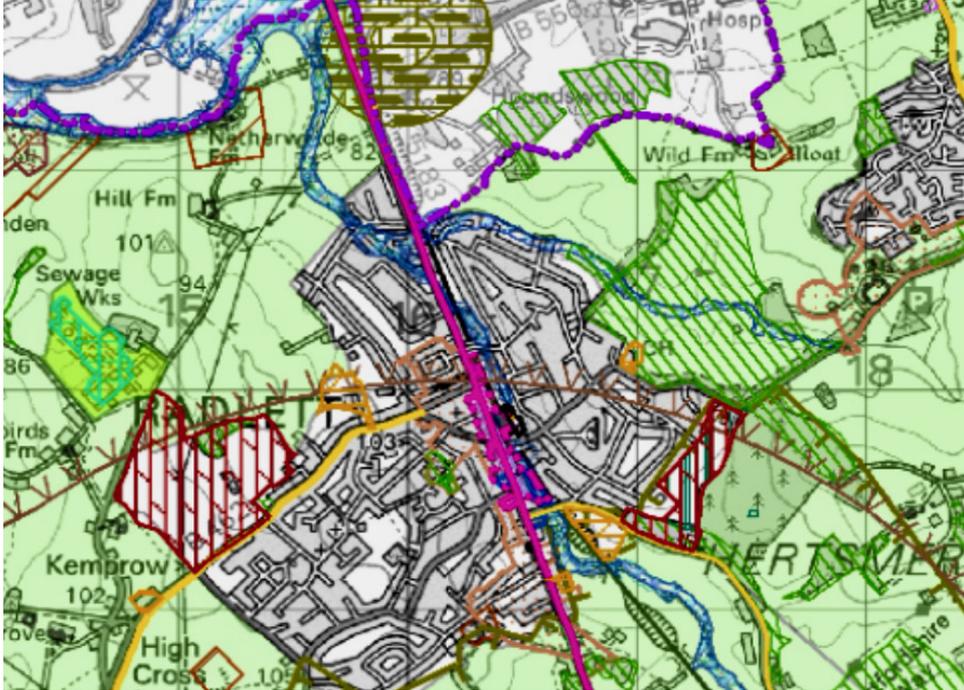


**Proof  
5-10-21**

**OUR PRINCIPAL AIMS AND OBJECTS**

To improve, protect and preserve, for the benefit of the public,  
the countryside around Radlett, the village of Radlett and the Green Belt

## The draft Hertsmere Local Plan 2022-2038



“Sustainable Neighbourhoods” in red, other development sites in orange

Hertsmere’s draft Local Plan for 2022-2038 is currently open for public consultation until 22 November. This Plan is based on their vision for developments in Hertsmere for the next 16 years and beyond. Over this period they aim to build a total of 12,160 new homes – at an average rate of 760 a year with the majority in Borehamwood and Bushey, plus in a new community of Bowmans Cross near London Colney.

Radlett currently has 3,360 homes and

the Plan will add a further 940 (so an extra 28%) over the next 16 years, at an average rate of 58 new homes each year. A further 130 new homes will be built in the nearby villages of Letchmore Heath, Aldenham (including Wall Hall) and Patchetts Green.

Most of the new Radlett homes will be built on six sites including two new “sustainable neighbourhoods” known as R1 “North of Watford Road” (350 homes) and R3 “South of Shenley Road”

(195) plus HEL214 “South of Theobald Street” (75 homes), HEL220 “Porters Park Golf Club” (40 homes), HEL 272 “Cobden Hill” (10 homes) and HEL231 “Starveacres” (90 homes).

The Plan identifies a need for new infrastructure including a possible new site for an expanded Red House surgery on site R3 plus a new two-form entry (2FE) primary school on R1 and the ability to expand Newberries School to 2 FE into R3. There is no plan for a secondary school although a new one is planned for Bushey which would take Radlett students.

In line with Hertsmere’s commitments on meeting the challenges of Climate Change, all new developments must be net zero carbon and, for example, be designed to deal with the higher winds and heavier storms expected in the next few decades. The design codes detailed in the Radlett Neighbourhood Plan will be applied to all new homes being built here. New roads must be lined with trees and trees planted for every new home or other buildings. All new developments will be required to provide easy walkable access to local amenities.

The draft Local Plan is at <https://www.hertsmerelocalplan.com/site/homePage>

**The Society’s AGM will be at 19.30 on Wednesday 17th November 2021  
at the Vision Hall, Watling Street, Radlett.**

**Guest speaker will be Councillor Harvey Cohen, Planning Portfolio holder at Hertsmere Borough Council.**

**This newsletter has been delivered to all members**

**Additionally, to encourage new members to support our activities, it has been circulated to all residents of the Parish of Aldenham, who are invited to complete the membership application form on the back page. Thank you.**

***Members: if you pay your membership fees annually by cheque,  
please ensure you have sent this year’s payment in order to retain your membership!***

## From the Chairman

Welcome to the 2021 edition of our Newsletter and my reflections on a year when things have started a slow return towards some sort of normal. As a Society we have remained busy – there has been no lockdown on things claiming our attention with many planning matters, parking issues, travel restrictions, not to mention climate change, all on our agenda.

### Meetings

Inevitably our meetings – Committee and AGM – have had to be virtual over the last 12 months. Like so many people, our Committee members have become familiar with Zoom! At the AGM, we were pleased to welcome as our guest speaker Stuart Nagler, Chairman of the Trustees of the Radlett Museum. Stuart gave a most interesting talk on the Past, Present and the Future of Museum and took questions. Our President, Chris Wilkins, has provided our website with a recent Museum update.

For those that haven't been to the Museum yet, do go – they have recently reopened and there is so much of interest there. During this summer the Trustees held a very successful Cream Tea event in the garden of the Village Institute. The event had been set up indoors, but many people took chairs out in the fresh air and enjoyed real exchanges "Face to Face". It was a most welcome event with the Museum open throughout.

### Unexpected benefits

One of the benefits from this year of lockdowns and virtual meetings has been that it has become much more practical to go to meetings beyond our normal area. So I, along with other committee members, have been able to join more Hertsmer Borough Council and Aldenham Parish Council Planning Meetings than would normally have been the case.

We've spent time (mostly via zoom) seeing or being in discussions with the Elstree and Borehamwood Green Belt Association, The Letchmore Heath Village Trust and improving our contacts with The

London Green Belt Council and CPRE, the Countryside Charity formerly known as Campaign to Protect Rural England. These improved links paid dividends when it came to planning responses to the Solar Farm application on land to the south of Radlett. I am sure most local residents will be aware of this and many have joined us in expressing concern about its impact. There is a fine line here: we will support 'green' energy but to us it seems inappropriate to cover productive farmland in an area that is important to the amenities and ambience of our community. We encouraged the Council to promote other green energy initiatives instead – what about solar panels on all new developments for example?

Our website has brought in many requests this year alone, via "contact us" - over 25. Many have commented how quickly we respond and deal with these requests. This has been mainly due to the lockdowns and availability of our committee members.

### Planning matters

We were pleased to see the Radlett Plan (see <https://www.radlettplan.org/>) approved in the public vote in May. The Society has been involved with the development of this Plan over several years, working hard to see it through to the community vote. Although some were confused with this plan or felt it did not go far enough, we think it is an important statement and benchmark for future planning applications. We now await the Hertsmer Borough "Planning for Growth" which should be published, after delays, this autumn.

We will be applying the Radlett Plan policies when responding to local planning applications, trying to ensure that they are upheld by Hertsmer Officers. Radlett continues to be under great pressure to accommodate more homes: we certainly do not oppose all development but want to see plans that fit with their surroundings, preserve important features, and do not overdevelop small spaces. We are considering instituting a 'shoehorn' award or mark to acknowledge schemes such as trying to squeeze three new

houses onto a small space currently occupied by some garages behind existing houses. Inevitably there are many plans for conversions of garages to habitable rooms. An unlooked-for consequence of this trend is probably the increased theft of motorcars and catalytic converters as cars are parked on forecourts as shown in the admirable OWL Police messages.

### Traffic and parking

This is a subject that is never likely to go away – the Society tries to emphasise the need for longer term planning here, coupled with sensible reaction to problems that arise. The lengthy Harper Lane closures were a great cause for concern for the whole community. We liaised with County Cllr Caroline Clapper, who deserves credit for her energy in pursuing this and other local issues. The Harper Lane problems have been resolved through a relatively simple scheme (though finishing the works is still outstanding) but how long the railway bridge will last with the volume of traffic including many heavy vehicles is another thing.

The lockdown parking restrictions in Watling St and the Newberries Parade service road caused much concern. These were decided on at County Council level, rather than by Aldenham Parish Council, and we felt did not properly balance the needs of our local shops with community protection. We have campaigned (again with our County Councillor) for their proper restoration which has thankfully come to pass, though we wait to see whether our calls for better disabled facilities and electric charging points will succeed.

### And finally

We still need more help on our Committee to cover our responsibilities to our community. Please consider this as you read through this Newsletter and our reports. Yes, Radlett and the surrounding villages have changed but if we want to make the most of what it all has to offer for all of us and our families, let us work together.

**Rosamund Gray**



"Planters in Watling Street"

## JOIN US NOW

Please consider joining the Society as there will be a lot of development happening in the next few years and the more members we have in the Society the stronger we are, and the more weight our voice carries. We are also able to keep you up to date with upcoming developments by sending occasional emails to members.

If you would like to receive regular email updates throughout the year on matters of relevant local interest please do let us have your preferred email address. Email our Membership Secretary on [lindamgodman@btinternet.com](mailto:lindamgodman@btinternet.com) or use the "Contact Us" form on our website homepage:

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

## AMAZON SMILE

Radlett Society and Green Belt Association is registered in the scheme by which Amazon makes a small donation to charities whenever members make purchases. To take advantage of this, members should use [smile.amazon.co.uk](http://smile.amazon.co.uk) or the Amazon Smile enabled app, enter 'Radlett' when invited to select a charity and choose Radlett Society and Green Belt Association from the drop down list.

## The footpaths year

It's been another busy year for the footpaths network of Aldenham Parish. A few years ago, I seemed to meet other walkers infrequently in my wanderings on our local paths; nowadays it's normal to see a good range of happy wanderers. Long may that continue!

Footpaths, perhaps appropriately, do not stand still. Improvements and changes to the network do take place, though due to the legal thickets that surround rights of way (which often seem more impenetrable than the brambles and nettles walkers can encounter) progress can be very slow. The Society has been part of a long-running campaign to restrict vehicular access to footpath A79 which runs from Watling Street (opposite Butterfly Lane) along and across the Tykeswater through to Theobald Street. This route was designated a 'BOAT' (Byway Open All Traffic) some years ago which seems completely inappropriate for what is a mix of track and footpath. Predictably it has led to abuse by 4x4 drivers (including vehicles abandoned by the Tykeswater) and fly tipping. Thankfully the Council are now proceeding with a scheme to restrict access.

The origins of rights of way are essentially tracks used for hundreds of years to get from A to B. These days they are not really about getting as quickly as possible from one place to another but rather giving users a pleasant way of exercising and exploring the countryside. This has led to ideas for rerouting of some existing paths where the existing routes don't work well: the new routes may end up a good deal longer but I for one would see that as a good thing.

Meanwhile there is a proposal out for a new right of way to recognise a much-used unofficial path. Many will have walked from path A54 (linking Watling Street and Theobald Street) from where it goes under the railway and crosses the Tykeswater, along parallel to the railway and onwards at the bottom of the rugby club fields. Most people probably don't realise that this isn't an official path. Credit goes to Graham Temple for researching and registering an application to record this as a new right of way: anyone wishing to receive an information pack and evidence form to complete can email Graham at [gtemple904@gmail.com](mailto:gtemple904@gmail.com).

Thanks are due to two groups of people – firstly to my team of footpaths monitors who keep an eye on 'their' paths and report in any problems they come across. Secondly, the Herts CC team, ably coordinated by Dawn Grocock, who maintain the network. They always have a long list of things to attend to across the County but do a lot of good work, which contributes so much to our continued enjoyment of our footpaths. Anyone can report an issue with the network through the online reporting system – see the [hertfordshire.gov.uk](http://hertfordshire.gov.uk) site and search for 'rights of way'.

Finally, it's worth stressing – for those who haven't tried exploring the excellent network of footpaths that we have on our doorsteps – that you don't have to be kitted out as if for the foothills of Everest. Yes, please do remember to take protection against our unreliable weather plus proper footwear but our paths are there for all of us – young or old, fit or unfit, people who know where they are going or those who just want to explore a little of the Hertfordshire countryside.

**John Whiting, Footpaths officer**

## Increase in noise complaints from low flying aeroplanes and helicopters

Since the lifting of Covid we have seen an increase in the number of complaints from residents, disturbed by the noise from aeroplanes and helicopters on training flights from Elstree



Aerodrome. While it is possible to report a complaint directly to the aerodrome, this approach appears to be having no discernable impact. We would be interested to hear from you if this affects you. Please contact the RSGBA via our website, at [www.radlettsociety.org/](http://www.radlettsociety.org/).

**Doug Pollock**

## Solar Energy Plant

This year Hertsmere was faced with its largest ever planning application, to build a so called "Solar Energy Plant" across two farms owned by the Aldenham Estate comprising 20 fields totalling 320 acres. These farms – Hilfield Farm and Slades Farm occupy an area between Elstree Village, Radlett and Letchmore Heath which would be filled with around 125,000 solar panels each around 8 ft by 4 ft.

The land is both within the Green Belt and productive farmland used to grow food for animal and human consumption. The land would be taken over for between 35 and 45 years and would never revert to agriculture.



The Society has strongly opposed this proposal, as have record numbers of residents and local organisations, with over 1,400 formal objections sent to Hertsmere (by far the largest number of objections they have ever received for an application). Despite the application having been made in January, Hertsmere still has not made a decision on this proposal which has been continually been modified by nearly 50 amendments and supplemental documents submitted by the developers since the period for public comments has been closed. It has also raised the question of whether it is appropriate for such large industrial projects to be considered by local planning authorities who are simply not equipped to deal with them. Over 100 similar applications have been made to councils across England almost all for agricultural sites at a time when it seems we should surely be trying to produce more of our food ourselves!

**Clive Glover**

## NEW BANK ACCOUNT

We were invited by NatWest to take part in their Business Banking Switch scheme. When they were bailed out by the government during the financial crisis, they undertook to reduce their market share of small business accounts. As account holders were reluctant to switch, NatWest offered an incentive payment of £1,250 for them to move to other banks. Radlett Society took up this offer and opened an account at The Co-operative Bank, which claims to provide ethical business banking.

We are assured that all existing standing orders for payment of members' subscriptions will be automatically transferred and members do not have to do anything. However, any members wishing to set up new payments will have to use the new account, which is number 67202812 in the name of Radlett Society and Green Belt Association at The Co-operative Bank, sort code 08-92-99.

# ADMIN & MEMBERSHIP

## AGENDA for 45th AGM 17th November 2021

- 1 Apologies for Absence
- 2 Minutes of 44th AGM on 18th November 2020
- 3 Treasurer's Report for y/e 30/06/2021
- 4 Annual Reports and Discussions
- 5 Election of Officers & Committee 2021/22
- 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 nominations should be received by the Chairman not less than 24 hours before the AGM, that is by Tuesday 16th November 2021.

To contact the Society on such matters please use  
**"CONTACT US"** on our website homepage:  
[www.radlettsociety.org](http://www.radlettsociety.org)

## INCOME AND EXPENDITURE ACCOUNT for the year ended 30 June

Honorary Treasurer - Chris Parker

	2021	2020
	£	£
<b>INCOME</b>		
Subscriptions and Donations	2,786	2,642
Footpath Map Sales	0	200
Investment Income	1,624	2,164
Gift Aid Tax Refund	581	576
NatWest Incentive Scheme	1,250	
	6,241	5,582
<b>EXPENDITURE</b>		
Administration and General	269	406
Newsletter and AGM	845	1,222
Other Societies	206	81
Donations/Charitable objectives	1,362	
	2,682	1,709
<b>NET INCOME FOR THE YEAR</b>	<b>3,559</b>	<b>3,873</b>

Join Us! Support Us!

## MEMBERSHIP APPLICATION FORM 2021-22 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 or, if you prefer to set up the Standing Order yourself, please inform the Membership Secretary. 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:

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Please pay to The Co-operative Bank, Sort Code 08-92-99.

Account no. 67202812

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.*

*Thank you*