



Affiliated to:
CPRE Hertfordshire
Campaign to Protect Rural England

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

From the Chairman

Welcome to the 2022 edition of our Newsletter in what has been a more normal year when we have been able to have more 'face to face' meetings.

Over the last year or so two major issues have dominated our agenda and have been very prominent in discussions I and other Committee members have had with fellow local residents.

Hertsmere's Local Plan

The first of these 'big issues' has been Hertsmere's draft Local Plan with its highly contentious proposals for significant housing development around Radlett and Hertsmere generally. At our AGM in 2021 we welcomed Cllr Dr Harvey Cohen to Christchurch Vision Hall to speak on the draft Local Plan. This was the only discussion initially scheduled by the Hertsmere Borough Council Portfolio Holder locally, but it was the best way to hear about the proposals.

Other Public meetings were set up subsequently. CPRE, The Countryside Charity (known to many as the Council for the Protection of Rural England) Planning representative Chris Berry, spoke at the Radlett Cricket Club to a large local audience. At both meetings the Speakers took on a number of questions in an orderly way. People were able to ask further questions during refreshments and mingling. Ross Whear, the Head of Planning at Hertsmere Borough Council (HBC) was in our audience. Hertsmere received some 18,000 responses to their draft Plan. In April this year it was announced that Councillors had decided unanimously to 'set aside' the current version of the Local Plan but continue the plan-making process. It is important that there is an agreed Local Plan so that development remains under local democratic control.

General planning matters

We refer to and quote the Radlett Plan, which was passed in May 2021, when we consider local Planning Applications. This Plan carries more weight which Officers have to consider.

The Society receives the HBC weekly Planning lists which we scrutinise and comment where, given resources, we can. It is interesting to note trends: in the years of Lockdown garages were being converted into permanent ground floor spaces. This year's trend is to add sunrooms to dwellings.

Trees

The Society was represented at the planting of a tree in Salters Field near Radlett Cricket Ground for the scheme "80 trees for 80 years" to commemorate 80 years since the Holocaust. The Society is negotiating with Aldenham Parish Council to plant a tree for the Queen's Platinum Jubilee at the Phillimore Recreation Ground, or another suitable site.

It is noticeable many trees have been struggling this year. We have had months of dry weather and dying and dead trees are more apparent as we move into an earlier autumn. Those on the highways and verges are the responsibility of Herts County Council.

Solar farm proposals

There is a sort of segue from too much sun for some trees to our second 'big issue': the proposed Solar Farm for a massive area to the South and Southwest of Radlett. This is dealt with elsewhere in our Newsletter so I will say little here but the Solar Appeal has taken up much time through the summer.

The Society has joined the Combined Objectors Group (COG) against the Solar Plant development. We have been most

grateful that a small number of people have been working tirelessly for the Community to represent local views at the Hearing, including Clive Glover from our Committee whom we thank for his commitment and input for which we are most grateful. This is the largest Planning Appeal that the Society has been involved in for decades and so it has been a new process for us all.

We are very mindful of the importance of renewable energy, which must include solar generation, for our futures. But there are balances to be struck and we do not believe that a large solar farm on good Green Belt agricultural land, important to the well-being of the local communities, is the right way to proceed. As a Society with Charitable status, our aim is to protect the Green Belt around the Parish.

Rosamund Gray



"The Choice – This or....this?"



**The Society's AGM will start at 20.00 on Wednesday 16th November 2022
at the Vision Hall, Watling Street, Radlett. Doors open from 19.30**

Guest speaker will be Ross Whear, Head of Planning 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!**

Solar Energy Plant Appeal

In November last year Hertsme's Planning Committee rejected the application by Elstree Green Ltd to build a huge "Solar Energy Farm" across two farms in the Green Belt, comprising 20 fields totalling 320 acres of productive agricultural land owned by the Aldenham Estate. The Society strongly opposed this proposal, as did record numbers of residents and local organisations, with over 1,400 formal objections sent to Hertsme (by far the largest number of objections they have ever received for an application).

But in March this year the applicants lodged an Appeal with the Planning Inspectorate. The Appeal will be held in Public in October and will be formally opposed by Hertsme Borough Council as the Local Planning Authority and separately by Aldenham Parish Council. In addition, a number of local organisations, including the Society, have come together as the "Combined Objectors Group" to oppose the appeal.

These groups are:

Stop the Solar Plant

Radlett Society & Green Belt Association

Save Radlett

Letchmore Heath Village Trust

Elstree & Borehamwood Green Belt Society

CPRE Herts - The Countryside Charity

Bhaktivedanta Manor

Elstree & Borehamwood Town Council

The Combined Objectors Group has instructed a professional team of Planning Consultants and leading Planning Barristers from Cornerstone Chambers to act on our behalf over what is expected to be an eight day Inquiry. Much of the Summer has been spent in helping prepare our case and in raising money to cover legal costs which are expected to exceed £75,000. As the Treasurer explains below, the Society has committed funds to support this work.

The outcome of the Appeal is expected to be announced by the end of this year. However, Elstree Green has also made a second application for a slightly reduced sized plant, on which Hertsme has yet to make a decision. So the fight will go on! **Clive Glover**

Funding the Appeal

In order to carry out the main aim and object of the Society as set out in the constitution (to improve, protect and preserve for the benefit of the public the countryside and the country around the village of Radlett, the village of Radlett and the Green Belt around Radlett), the Society has agreed to contribute an amount not exceeding £50,000 towards the legal fees of the campaign to prevent 320 acres of agricultural green belt being turned into an industrial plant for the production of electricity by the construction of solar panels and related equipment. As far as we know, this is the first time since the Society was founded that our Green Belt has faced such a significant threat and the committee felt it had a duty and obligation to join the Combined Objectors Group (COG) and contribute to its campaign. The maximum amount we have committed to spend amounts to roughly 45% of our accumulated savings. The COG aims to contribute more than this through fundraising in the area and, if it is successful, our outlay could be reduced significantly.

Chris Parker

When is a footpath not a footpath?

The question at the head of this article is of course posed in the context of the footpaths around Radlett and neighbouring villages. Not all footpaths are, in effect, created equal – and there are definitely restrictions on the use that can be made of many of the routes referred to as 'footpaths'.

If the route is definitely a footpath and registered as a Right of Way, then anyone can walk on it. There is no right to ride a bike or a horse (or even to wheel a bike along it) – that would be a civil trespass against the landowner. Anyone trying to take a motor vehicle along a footpath (yes, it has been tried) is committing a criminal offence; that includes motor bikes. Walkers essentially have a 'right of passage' along the footpath and, using a term from some 19th century cases, can take 'usual accompaniments' with them. That is usually taken to include pushchairs and wheelchairs – not bikes – but bear in mind that inevitably many footpaths are not designed for such use and may be narrow.

Which footpaths are not footpaths? Well, if the route is a 'permissive path' then it exists and can be used through permission from the landowner. It doesn't have legal status and so it can be revoked at any time by the landowner – though if the permission is for 'extra rights', such as allowing a footpath to be used as a bridleway, it's only those extra rights that can be withdrawn. The moral is to be extra nice to the route when you are using a permissive path – local examples being many of the paths in Berrygrove Woods and one by Elstree Airfield from A34 past A8 towards A33.

Where bikes and horses come into it is when the footpath is actually designated a 'bridleway'. You can walk or ride your horse (or even drive your flock of sheep!) along the route; you can also cycle along it though cyclists are supposed to give way to walkers and horseriders. (I have to say that this doesn't seem to happen often – as a walker I often find myself hurriedly getting out of the way of cyclists.) There is no right to use horse drawn vehicles along a bridleway nor a motor vehicle – the latter is still a criminal offence.

Sometimes you will come across 'Restricted

Byways'. These are effectively the same as bridleways though you can use a horse-drawn vehicle. The best local example is A22, known as Crab Lane/Commonmeadow Lane, though not for its full length; oddly A53 which connects Shenley Hill and Newberries Avenue via Canons Close is also one. The term 'Green Lane' also gets used to mean a wide and established byway – but it is a colloquial rather than a legal term.

Where cars and motor bikes do get a look in is with 'Byways Open All Traffic' (BOATs). The vehicle must be taxed and MOT'd just as for regular road usage and the driver must have the appropriate licence – this isn't a way of giving someone under 17 driving experience. Drivers should be aware that most BOATs will mainly be used by walkers and cyclists and drive accordingly.

We have had a bit of a saga with a local BOAT – A79 which runs from opposite Butterfly Lane to, along and then across the Tykeswater to end up on Theobald Street (as Elstree path E60). Although BOATs should have an appropriate surface for driving this one hasn't and has been abused, including by flytippers. After a campaign which RSGBA has been well involved with, Herts CC are hopefully bringing in restrictions on its use – including that any motor access will be only through using a key so damage can be tracked (banning all motor vehicles is seemingly impossible). However, Herts CC have, depressingly, received some last-minute objections to their sensible restrictions so watch this space.

As I've said before, we have a wonderful network of paths in our area. There are many miles to explore – but they deserve to be used with care and respect.

John Whiting

(My thanks to Dawn Grocock, Access Projects Officer at Herts CC for valuable comments; see <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> for the definitive footpaths map.)

Green Flag Award

Congratulations to Aldenham Parish Council on their Green Flag Award for Phillimore Recreation Ground.



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 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. Thank you to those who contributed under this scheme in the past year

Major new housing development proposed for Radlett

Developers Fairfax sent letters to a number of Radlett residents in August inviting their comments on a proposal to build 195 new homes on the land between Shenley Road and Theobald Street in Radlett, adjacent to Newberries School (area in light green in picture). They have now followed up this “public consultation” by making an Outline Planning Application to Hertsmeire Borough Council.

This site was identified as “R3” in Hertsmeire’s shelved draft Local Plan as being a possible area of Green Belt land that could be developed for housing in future. However it is and will remain Green Belt unless and until it is changed as a result of any new Local Plan so cannot be built upon now.

The Society strongly objects to this proposal and you can add your comments to Hertsmeire Planners by emailing consult.planning@hertsmeire.gov.uk with reference 22/1539/OUT



Elstree Aerodrome Consultative Committee

Our representative on the Elstree Aerodrome Consultative Committee EACC is Mike Stearns.

The Committee meets twice yearly and acts as an advisory and consultative group for the exchange of information and concerns between the local community and the aerodrome management. Guidelines for aerodrome consultative committees have been set out by the Department of Transport (2014). The EACC has no executive powers, and is purely a consultative committee.

Elstree Aerodrome has been in existence since probably 1930 when it was used as a landing strip for visitors to Aldenham House Country Club. In 1934 an application to the Air Ministry was made for an aerodrome licence, and temporary licences were granted up until the onset of WWII, when the aerodrome became a fully functioning aerodrome.

To skip to 2022, most aircraft movements are fixed wing (aeroplanes) aircraft, and rotatory wing (helicopters) movements are approximately 20% of all aircraft movements.

The majority of fixed wing flights are

training flights for private pilot training, whereas the majority of helicopter flights are private or commercial but not training. In 2021 the approximate number of aircraft movements per day was 95 fixed wing and 22 rotary. An aircraft movement is defined as either a take-off or landing at Elstree. For example, a training aircraft leaving and returning to Elstree would constitute 2 movements.

Elstree Aerodrome is situated within an Aerodrome Traffic Zone of diameter 5 nautical miles and height of 2000 feet above the runway surface. This virtual cylinder contains the aerodrome circuit pattern (normally an oblong or race track shape to provide distancing and safety for landing or departing aircraft). Aircraft manoeuvring to take off or land should stay within these parameters. Transiting aircraft must stay out of the ATZ. Elstree aerodrome has published a rather complicated circuit pattern which has been designed to avoid overflying habitation as much as possible. The circuit changes so that it varies from the north of the aerodrome to the south (or vice versa) at 1300hrs each day, again, to minimise disturbance to local habitation. Because of the

complexity of the circuit pattern, training aircraft have been fitted with trackers so that air traffic controllers can identify any habitual circuit transgressions. To minimise as much as possible the effects of noise on the local populace, most training aircraft have been fitted with engine noise suppressors. It should be pointed out that Aerodromes are safeguarded from noise complaints by the Air Navigation Order (www.generalaviationappg.uk AERODROME NOISE ISSUES (Your rights)).

Many of you will have attended the Aerodrome Open Day in September, the first in 40 years, and will have an insight into some of the complexities of even a small aerodrome like Elstree.



ADMIN & MEMBERSHIP

AGENDA for 46th AGM 16th November 2022

- 1 Apologies for Absence
- 2 Minutes of 45th AGM on 17th November 2021
- 3 Treasurer's Report for y/e 30/06/2022
- 4 Annual Reports and Discussions
- 5 Election of Officers & Committee 2022/23
- 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 15th November 2022.

To contact the Society on such matters please use
"CONTACT US" on our website homepage:
www.radlettsociety.org

INCOME AND EXPENDITURE ACCOUNT for the year ended 30 June

Honorary Treasurer - Chris Parker

	2022	2021
	£	£
INCOME		
Subscriptions and Donations	2,844	2,786
Investment Income	1,722	1,624
Gift Aid Tax Refund	603	581
NatWest Incentive Scheme	0	1,250
	5,169	6,241
EXPENDITURE		
Administration and General	248	269
Newsletter and AGM	1,067	845
Other Societies	106	206
Donations/Charitable objectives	485	1,362
	1,906	2,682
NET INCOME FOR THE YEAR	3,263	3,559

Join Us! Support Us!

MEMBERSHIP APPLICATION FORM 2022-23 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:

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.

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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*