

Supplementary Planning Document

Revised Radlett

District Centre

Key Locations



Consultation draft

September 2016

Large print and languages

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1. Introduction

- 1.1 This Planning Brief sets out the known constraints and planning policy contexts for four key locations in the centre of Radlett. It has been prepared in response to the current opportunities that exist to improve Radlett District Centre and to ensure that any future development of these four key locations reflects the Centre's function, character and appearance.
- 1.2 The objective of this Brief is to guide development, and ensure that any such development is sustainable, suitable and occurs in line with the relevant local, regional and national planning policy. It has the status of a Supplementary Planning Document and will be taken into account as a material consideration in the determination of any potential planning applications for the development of these locations.

2. Area context

- 2.1 Radlett is located towards the northern end of Hertsmere Borough. It grew up along the old Roman road, Watling Street, and expanded more rapidly in the late nineteenth century following the construction of the railway, currently the Thameslink line, which connects Radlett with London to the south and St. Albans to the north. Although development in the period pre-1914 was piecemeal, large-scale building took place in the 1950s and 60s with the development of the Newberries and Battlers Green estates. Radlett is now a well-established and prosperous residential area, with a popular centre. The 2011 Census showed that Radlett had a population of 8,163, which has more than likely grown in size since.
- 2.2 Radlett is accessible by road from Watling Street, which is classified as a main distributor road, and via train, from the Thameslink line.
- 2.3 Radlett is designated as a 'district centre' in the adopted Core Strategy (2013). The boundary of the town centre is defined in the Site Allocations and Development Management Policies Plan (SADM) which was published on 31 July 2015 and submitted to the Secretary of State for Examination in November 2015; the plan is expected to be adopted in summer/autumn 2016. The locations that are addressed in this brief are within the area designated as the Radlett District Centre in SADM. The character of the District Centre is defined by a strong offering of independent shops, which occupy many of the Centre's 100-plus retail units, as well as Radlett's two Conservation Areas, which either include or adjoin many parts of the District Centre.

3. The vision for the area

- 3.1 In relation to Radlett as a whole, the adopted Core Strategy (2013) sets out that the settlement is “largely residential in character and surrounded by Green Belt with good rail links to London and a popular town centre serving both the local population and an increasing number of visitors from further afield”.
- 3.2 The spatial objectives for the settlement, as set out in this same document, are to:
- Manage housing availability and affordability;
 - Improve physical accessibility at Radlett Station;
 - Protect the viability and vitality of local shopping;
 - Secure high quality development on key sites emerging in the district centre;
 - Maintain the character of the town, particularly around the fringe;
 - Provide more play areas and facilities for young people;
 - Work with the Parish Council to produce a Neighbourhood Plan; and
 - Maintain and expand key public community services in the town.
- 3.3 *The Town Centres and Shopping* study (July 2008), which was produced to inform the Council's emerging LDF, summarises its findings with regards to the nature and needs of Radlett's town centre as such:
- “With a low vacancy rate and a high level of independent traders, Radlett District Centre is considered to be a vibrant centre serving the day-to-day needs of the local catchment area, with some high quality specialist retailing throughout the centre. There is a good proportion of uses in the centre with a healthy evening economy appreciated by shoppers and retailers, and it is evident that A3, A4 and A5 retails units do not over dominate the centre. Shoppers and retailers identify low footfall counts and poor recreation and leisure facilities as particular issues facing the centre.”*
- 3.4 In respect of the Borough generally, *Hertsmere Together Local Strategic Partnership: Community Strategy 2010-2021* sets out five strategic objectives, which are to:
- Create a safer environment and increase the feelings of safety;
 - Promote and provide opportunities for healthier lifestyles and improve the quality of life for older people;
 - Combat poverty and narrow the gap;
 - Create better living conditions for Hertsmere residents; and
 - Deliver and promote quality activities for young people.
- 3.5 Development proposals for the locations addressed within this brief should support the Council's vision for both Radlett and Hertsmere as a whole. Should Aldenham Parish Council adopt a Neighbourhood Plan in the future, then it would also be expected that proposals would have regard to the vision set out in such a document.

4. Relevant planning policy

- 4.1 The locations addressed through this Brief are within the area defined as Radlett District Centre as set out in the emerging Site Allocations and Development Management Policies Plan. Core Strategy Policy CS27 (*Town centre strategy*) expects development within such centres to maintain their primary retail function and wider role as a focus for business, leisure, cultural and other appropriate town centre uses (as set out in the NPPF). Policy SADM43 (*Town and District Centres*) of this document indicates that the Council will support proposals to improve the facilities, functions and environment of these centres. They are the preferred locations for any new retail, commercial or leisure development. Policies SADM48 *Controlling non-retail uses*, SADM49 *Night-time uses* and SADM50 *Opportunities for Residential Use* set out factors that the Council will take account of when considering proposals for non-retail uses in order to ensure that an appropriate balance is maintained, and the retail function and viability and vitality of the centres are safeguarded.
- 4.2 Core Strategy Policy CS28 *Strengthening town centres* indicates that in order to reinforce the retail function and vitality of designated centres, including Radlett, primary and secondary shopping frontages will be defined in SADM. There will be a focus on A1 retail uses within the primary frontages, and scope for a wider range of activities, focussing on A1, A2 and A3, in secondary frontages. Policies SADM44 *Primary Frontages* and SADM45 *Secondary Frontages* define those areas of Radlett town centre falling within each type of frontage and the uses which will be appropriate therein.
- 4.3 Government planning policy, within which Hertsmere's policies in relation to town centres sit, is contained within the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance. The NPPF states that appropriate uses within such an area are retail, leisure, commercial, office, tourism, cultural, community and residential:
- Retail development;
 - Leisure;
 - Commercial;
 - Offices;
 - Tourism;
 - Cultural;
 - Community and
 - Residential.
- 4.4 Notwithstanding that any use defined as appropriate for centres in the NPPF would, in principle, be acceptable at the locations discussed in this Brief, it should be noted that any development, as well as complying with the Council's adopted Core Strategy and submitted Site Allocations and Development Management Policies Plan, should be appropriate to Radlett's accessibility, size and position within Hertsmere's hierarchy of shopping centres. As such, in accordance with Policies CS24 (Development and accessibility to services and employment) and CS27 (Town centre strategy) of the Core Strategy, the Council would not, with the possible exception of the Newberries Car Park (site B), support a significant trip generating development at the subject locations, such as a supermarket or office development or mixed-use development.
- 4.5 With regard to the design and environmental considerations that should be addressed when any new development is proposed within Radlett District Centre, policies SADM30 *Heritage Assets*, SADM31 *Design Principles*, SADM41 *Highway and Access Criteria for New Development*, SADM45 *Secondary Frontages*, SADM48 *Controlling Non-Retail Uses*, SADM49 *Night-time and Evening Uses* and SADM50 *Opportunities for Residential Use*, of the Site Allocations and Development Management Policies Plan are particularly important.

- 4.6 In respect of the Council's Supplementary Planning Documents (SPDs), the Parking Standards SPD (revised July 2014) is particularly relevant because locations A and D are within residential and non-residential accessibility zones 3, as defined in this document. In these locations the Council may accept a reduction in the required level of off-street parking for non-residential development, but the starting point for residential off-street parking is that the maximum normally required should be provided. However, the Council may accept a reduced level of on-site car parking for residential development, where this can be robustly justified by the developer having regard to the criteria set out in the SPD. It should be noted that levels of disabled car parking and cycle parking should always be provided at the maximum.
- 4.7 Numerous other national and local policies are of relevance to the locations considered in this Planning Brief. These are listed in Appendix A and referred to in the individual assessment of locations where necessary.
- 4.8 This Brief mainly refers to policies contained within the Site Allocations and Development Management Policies Plan (for submission to the Secretary of State 2015) (SADM), as most of the policies that are currently applicable to the determination of planning applications are contained within this document. It should be noted, though, that many of these policies are complimented by those in the adopted Core Strategy (adopted January 2013).

5. Relevant documents

- 5.1 The Council's *Town Centres and Shopping* study was published in July 2008. This evaluates the health of Radlett District Centre through the analysis of quantitative and qualitative data.
- 5.2 The Council reviews its Conservation Areas periodically. The Radlett (North) Conservation Area was last reviewed in 2010 and the Radlett (South) Conservation Area in 2012. The Appraisals are available on the Council's website.
- 5.3 Hertsmere's Level 1 Strategic Flood Risk Assessment (SFRA) maps all forms of flood risk in the Borough. As it is a Level 1 SFRA it does not map flood risk with the same level of detail as a Flood Risk Assessment (FRA) would for an individual site.
- 5.4 The List of Locally Important Buildings in Hertsmere (2008) identifies buildings that are not Statutorily Listed, but which are of architectural or historical significance. SADM Policy SADM30 (*Heritage Assets*) states that proposals affecting buildings included on this List should maintain or improve the appearance and character of the building and its setting.
- 5.5 The Developer Contributions Framework sets out the basis for financial contributions which we seek in association with new development. The Council has adopted the Community Infrastructure Levy (CIL) which applies to all planning applications determined on or after 1 December 2014.
- 5.6 Any proposed development should, in accordance with Part D of the Planning and Design Guide SPD (2013), also be designed so as to help towards the reduction of both crime and the fear of crime. Secured by Design, a UK Police design initiative, produces a number of guides to assist developers in achieving this aim.
- 5.7 Give the proximity of Radlett to the Elstree Aerodrome, the Council will consult with the Elstree Aerodrome of any development proposals to the extent specified in the published Elstree Way Aerodrome Safeguarding Chart (2016). As indicated in the chart most of Radlett lies within a 15m zone which means the Elstree Aerodrome will be consulted on any development proposal involving buildings, structures, erections and works exceeding 15 metres in height (i.e. height of the building not height from sea level) in the Radlett area.

6. Location A - Radlett Service Station/Regency House, Former Radlett Fire Station, and Burrell & Co.



*Photograph 1:
Radlett Service Station/Regency
House viewed from the south*



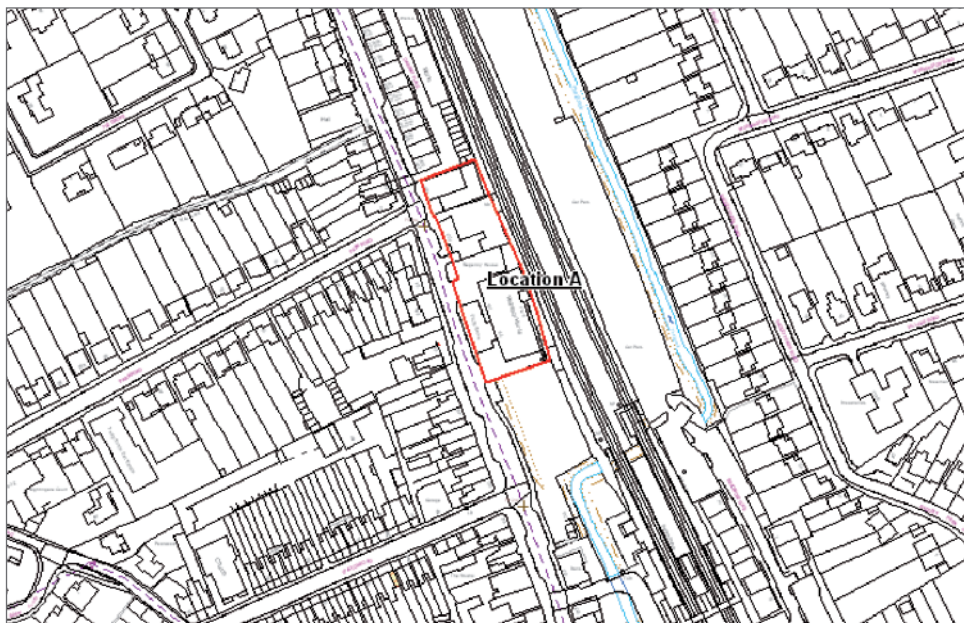
*Photograph 2:
The former Radlett Fire Station
(recently demolished) viewed
from the west*



*Photograph 3:
Former Burrell & Co site viewed
from the south west*

Context

- 6.1 The location splits into three separate sites. These are:
- Burrell & Co., a former builders merchant, which comprised a shop and covered yard and which is being redeveloped to provide two new retail units and 15 flats;
 - The Former Radlett Fire Station, which has been demolished and has planning permission for 18 flats (including six affordable units); and
 - Radlett Service Station/Regency House, which comprises a petrol filling station, ground-floor retail and leisure units, residential accommodation at first-floor level and a basement car park – all of which are currently in use.
- 6.2 The location is situated on land that slopes sharply from west to east, so that the land at the front of the location is significantly higher than that at its rear. As such, the buildings at the subject location all feature basement level floorspace towards their rear.
- 6.3 Notwithstanding this, the existing buildings appear either as single- or two-storey when viewed from the road. As with Radlett generally, it is noted that buildings to the north of the location and opposite, to its west, are low-rise and that few building have more than two-stories. To its rear the Thameslink rail line abuts the location, and to the south is a public park.



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Figure 1: Location A site plan

Planning designations and constraints

- 6.4 The location is within the Radlett District Centre.
- 6.5 The former Burrell & Co site is in the Radlett (North) Conservation Area and the remainder of the location adjoins the boundary of this Conservation Area. No changes to this part of the Conservation Area boundary have been implemented as a result of the boundary review undertaken through the Radlett (North) Conservation Area Appraisal (October 2010).
- 6.6 The location is adjacent to buildings that are entry numbers 99 (34 Watling Street) and 105 (The Oakway and rear outbuildings, 137-197 Watling Street) on the List of Locally Important Buildings in Hertsmere (2008).
- 6.7 The rear portion of the location, which is lower than its front portion, is partly within Flood Zone 3b identified in the SFRA. However, the designation of Flood Zone 3b in the SFRA is based on an arbitrary 20m buffer either sides of main rivers and not based on any modelling or statistical data. A more detailed analysis undertaken by the Council's project engineer indicates that the site does not justify this arbitrary designation as the minor and infrequent flood events in the mid-80s have ceased to continue following construction of the Radlett Flood Storage Area just upstream. According to the Environment Agency's latest Flood map, the area is located outside of Flood Zone 2 or 3.
- 6.8 The location is within residential accessibility zone 3 and non-residential accessibility zone 3, as defined in the Council's Parking Standards SPD (revised 2014).
- 6.9 The site is identified as Proposal TC2 under SADM43 Town and District Centres in the Site Allocations and Development Management Policies Plan. Specific planning requirements (which are consistent with this document) are set out in the policy.

Assembly and availability

- 6.9 The location is currently fragmented, and the three separate sites listed above are each under separate ownership. Separate planning permissions have been granted in respect of the former Burrell & Co and Fire Station sites. Any new building(s) in this location would have a significant impact on the streetscene and a comprehensive approach would represent a better approach to securing the future of these sites rather than a piecemeal approach to their redevelopment. Notwithstanding this, it is recognised that a planning permission for two retail units at ground floor with flats above is now being implemented on the former Burrell & Co site, and whilst the former Radlett Fire Station site is currently cleared, much of the Radlett Service Station site is in use. It is noted that the use of this site is mixed, featuring retail, leisure and residential uses; this mix of uses accords with those defined as appropriate in centres by the NPPF and the Council's planning policies.

Potential use

- 6.10 The location has, or recently had, a mix of uses, all of which are appropriate 'town centre' uses. A petrol filling station currently exists at the Radlett Service Station site. The Council would support the retention of a petrol filling station at the location. However, it is not considered that the Council could object to the loss of this petrol filling station, were this to occur through any redevelopment of the site, given the close proximity of other petrol filling stations to Radlett – such as those on the A41 and in Borehamwood.
- 6.11 It would be acceptable for the location to be developed for any of the uses defined as appropriate for centres in the NPPF, given its position within the Radlett District Centre. In particular, the Council would support mixed-use development, given the relatively large size of the location, which is approximately 0.35 hectares in size, and the potential for a development with two or three floors of accommodation. The upper floors (rather than the ground-floor) of any development would be suitable for office or residential use, though residential use would only be acceptable if any noise created by the rail line to the rear of the location and other associated uses within any mixed use development could be adequately mitigated.

- 6.12 Given the general character of Radlett and the Council's vision for the settlement, the Council would support the provision of a number of smaller retail units at ground-floor level. Such units would be suitable for the type of independent retailer that helps to define the centre of Radlett and would help to maintain the vitality of the centre. Survey work undertaken in support of the *Town Centres and Shopping study* (July 2008) demonstrates that the majority of retail units in Radlett have floorspace areas which are 46 square metres or under in size. In line with SADM Policies SADM43 *Town and District Centres* (particularly Proposal TC2) and SADM44 *Primary Frontages* and Core Strategy Policy CS28 (*Strengthening town centres*), the mix of uses in such ground-floor units would have to contain an appropriate level of A1 shops.
- 6.13 Part of the ground-floor area of any such development might also be suitable for leisure or cultural purposes. This would fit well with the Council's vision for the area, though such a proposal would be required to comply with SADM Policy SADM33 *Key Community Facilities*, which sets out relevant environmental criteria.
- 6.14 The most recent use of the Former Radlett Fire Station site, as a fire station, was an important community function providing a service to the local community. Hertfordshire County Council, which owns the site, has indicated that the site is no longer required for this purpose. However, SADM Policy SADM33 *Key Community Facilities* and Core Strategy Policy CS19 (*Key community facilities*) requires that any development proposal would need to retain accommodation for a social or community facility, on a significant part of the area currently occupied by the fire station, given the suitability of the site to accommodate such a use. In line with the requirements of the above policies, robust evidence would need to be provided to demonstrate that the site is surplus to the needs of the community and that there is no scope or need for alternative community uses to be provided before any other uses would be accepted.
- 6.15 The length of the location's frontage is in excess of 100 metres and any new development should encourage increased footfall along the part of Watling Street that is in the northern part of Radlett District centre. The *Town Centres and Shopping study* (July 2008) showed that fewer people frequent this part of the district centre and increasing the attractiveness of this area to shoppers would help to draw people towards the Oakway parade of shops, which adjoins the location to the north. The Council would resist uses that would cause a 'dead frontage' along this part of Watling Street and any residential or office floorspace should be accommodated on the upper floor(s).
- 6.16 Part of this location is within the Radlett (North) Conservation Area and so the Council would resist development which fails to protect, conserve or where possible enhance the character and appearance of the area and its setting and thus fail to satisfy SADM Policy SADM30 *Heritage Assets*. Given that the remainder of Location A immediately adjoins the Conservation Area, development which would not respect the special character of the Conservation Area would not be supported.

Residential standards and affordable housing

- 6.17 If a residential use were to be proposed on the subject location as part of a mixed-use development, any development would have to meet with a number of development standards. These are set out in Part D of the Council's Planning and Design Guide SPD¹ (2013). These cover areas specific to residential development, such as privacy and private and shared amenity space. Development would be expected to exceed these standards.
- 6.18 The Council may also require the provision of affordable housing units if a residential use were proposed. This would, however, be dependent on whether the threshold for Affordable Housing of 5 or more residential units (gross) was reached. Further guidance on this issue can be found within the Council's Affordable Housing SPD (2015).

¹ Part D of the Council's Planning and Design Guide SPD is being revised to reflect latest national policy requirements

Design

- 6.22 A two-storey parade of shops adjoins the location to the north, and opposite, to the west of the location, two-storey dwelling houses, some of which have been converted to offices, exist. Notwithstanding this, it is noted that ground levels to the east of Watling Street descend sharply towards the railway line and that, for example, the adjoining two-storey parade of shops is three-storey at its rear and also features a tall, steeply pitched roof. Any new development would have to respect the scale, massing, form, bulk and height of existing development in the streetscene, in accordance with Policy SADM31 *Design Principles*. Given the size of the site, however, any building should be well articulated so that its bulk does not appear out of character or scale with surrounding development.



*Photograph 4:
Looking to the north of
Location A*



*Photograph 5:
Looking to the south of
Location A*

- 6.23 Some of the buildings opposite the location are residential properties and the Council would expect any proposal to maintain the environment enjoyed by neighbouring residents. Part D of the Council's Planning and Design Guide SPD (2013) sets out the minimum separation distances that will be sought between new development and existing dwellings. In order that any new development would have an acceptable relationship with surrounding residential buildings, some parts of the location may have to be developed at lower heights than others.

- 6.24 The architectural style of any proposal should be appropriate and architectural cues should be taken from surrounding development. All materials used should be of a high quality and the use of articulation, building heights, roof forms and layouts should be aimed at creating an interesting and attractive streetscene. The location is in a prominent position and, as already stated, the Council considers that an opportunity exists to build a distinctive development. Any development should exploit this opportunity.
- 6.25 The Burrells & Co site is within the Radlett (North) Conservation Area and the remainder of the location is bounded to its north, south and west sides by this same Conservation Area. Policy *SADM30 Heritage Assets* stipulates that any development would have to protect, conserve or where possible enhance the significance, character and appearance of the area and its setting; Therefore, despite part of the location not being in the Radlett (North) Conservation area, any development that would fail to have a positive impact would be strongly resisted, and emphasis would be placed on securing a high quality of design across Location A.
- 6.26 In order to comply with Policy *SADM30 Heritage Assets*, any proposal would also have to respect the appearance and character of Oak Chambers (34 Watling Street) and The Oakway (137-197 Watling Street), respectively entry numbers 99 and 105 on the List of Locally Important Buildings in Hertsmere (2008). Oak Chambers is opposite the location and The Oakway adjoins the location to its north.

Trees and landscaping

- 6.27 There are no Tree Preservation Orders on the site but two trees exist to the front of the Former Radlett Fire Station site. There are also trees along the location's southern boundary; these are within the adjoining public park. To comply with Policy *SADM13 Trees Landscaping and Development* any proposed development would have to be carried out in a way that protects existing trees. If it is found that it is acceptable for trees to be removed then the Council would expect at least two replacement trees for every one tree lost.
- 6.28 Any soft and hard landscaping proposed should be well integrated with the overall design of the development and should seek to create variety, colour and texture. If any communal amenity space were provided arrangements would have to be made for its maintenance.
- 6.29 Public art should also be considered as part of any redevelopment of the location and the Council may seek a financial contribution towards such a piece of public art as part of ongoing improvements to Radlett's District Centre. Advice on the Council's approach to securing financial contributions can be found in the Council's Developer Contributions Framework.

Parking and access

- 6.30 The location is close to Radlett Rail Station and is in residential and non-residential accessibility zones 3, as defined in the Council's Parking Standards SPD (revised 2014). As such, it will be expected that any new development promote the use of public transport, in addition to cycling and walking. Specifically, in accessibility zone 3, for non-residential uses, it would be acceptable for car parking to be provided at a level that is at 50-75% of the maximum with the upper end of the range being the starting point for considering off-street parking levels. The starting point for residential off-street parking is that the maximum normally required should be provided. However, a reduced level of on-site car parking for residential development may be considered where this can be robustly justified by the developer having regard to the criteria set out in the SPD. There should be no reduction in the levels of disabled car parking and cycle parking proposed.
- 6.31 As already stated, a Flood Risk Assessment should be submitted in support of any planning applications for the redevelopment of this location. The Council would support basement level car parking if it could be demonstrated that such an arrangement would not result in an undue level of flood risk.

Noise

- 6.32 The location abuts the Thameslink rail line to its rear. It is recognised that rail lines generate high levels of noise. In line with SADM21 *Environmental Pollution and Development*, noise sensitive uses, such as residential uses, would only be acceptable if it could be demonstrated that no undue harm would arise on account of noise generated by the rail line or any other activities within a mixed use development. It may be acceptable for mitigation measures to be put in place in order to ensure that the level of noise generated would not unacceptably affect any uses proposed on the subject location.

Potential contamination

- 6.33 Due to the presence of a petrol filling station, a contaminated land assessment and, if necessary, associated site investigation, and remedial strategy should be provided if the location were to be redeveloped in its entirety or in part. The Environment Agency has advised that, as a minimum requirement, a Preliminary Risk Assessment (PRA) should be submitted with any planning application concerning a site with a previous use that may have given rise to contamination. Given that the location is within a groundwater source protection zone, as defined by the Environment Agency, and because a petrol filling station could potentially contaminate groundwater, this particular issue should be addressed in order to satisfy SADM21 *Environmental Pollution and Development*.
- 6.34 It should also be noted that the Council would expect the petrol filling station to be decommissioned in line with guidance published by the Association for Petroleum and Explosives Administration.

Summary

- 6.35 At location A, the Council would support:
- Mixed-use developments, incorporating a community or social facility and small retail units at ground-floor level; and
 - Distinctive development that would take architectural cues from nearby buildings and preserve or enhance the character and appearance of the Radlett (North) Conservation Area.

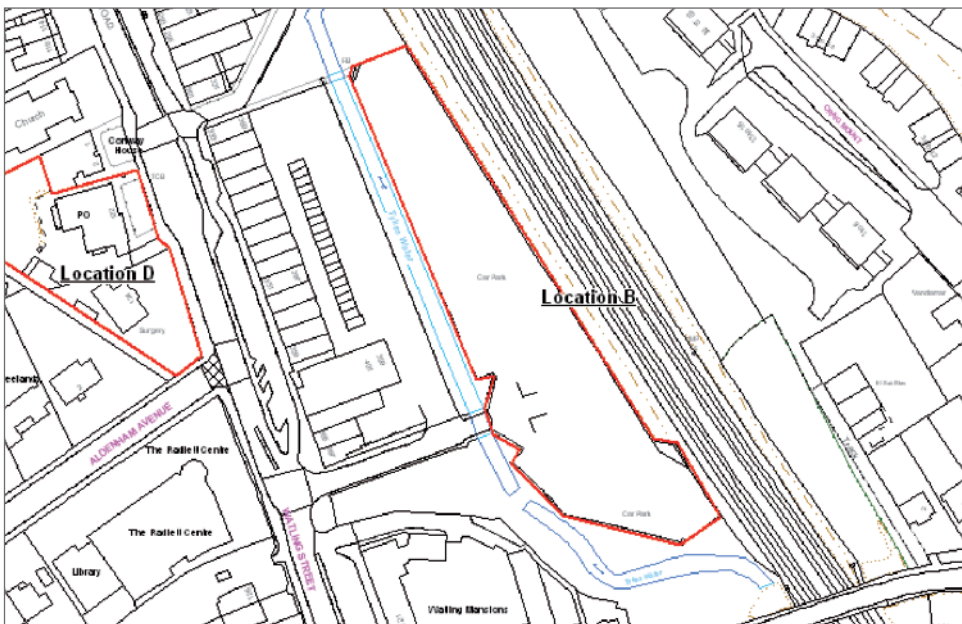
7. Location B - Newberries Car Park



*Photograph 6:
Newberries car park viewed from
the north*

Context

- 7.1 The site is located to the rear of a three-storey parade of shops with flats above, between Tykes Water (a tributary of the River Colne) and the Thameslink rail line. It is currently a large Council-owned car park, which has vehicular access to Watling Street at its southern end and an elevated pedestrian access at its northern end.



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Figure 2: Location B site plan

- 7.2 The car park is reasonably well used, providing free car parking for those visiting Radlett District Centre for up to one hour – parking for a longer period incurs a fee. There is also a recycling point on the site and beneath the site is a surface water storage tank.

Planning designations and constraints

- 7.3 The site is within the Radlett District Centre, as set out in the emerging SADM Policies Plan.
- 7.4 Almost all of the site is within an area that was identified as within Flood Zone 3b by the SFRA (2008). As stated previously, the designation of Flood Zone 3b in the SFRA is based on an arbitrary 20m buffer either side of main rivers and not based on any modelling or statistical data. A more detailed analysis undertaken by the Council's project engineer indicates that the site does not justify this arbitrary designation as the minor and infrequent flood events in the past have ceased to continue following construction of the Radlett Flood Storage Area just upstream. Nevertheless the area is still subject to considerable flood risk as it is entirely located within Flood Zone 3a (according to the Environment Agency's latest Flood Map which is updated quarterly).

Scope for potential redevelopment

- 7.5 Any development proposed for the site would need to meet the Sequential and Exception tests for flood risk in accordance with the NPPF and associated guidance. Early discussions with the Environment Agency to establish the acceptability of development and the nature of any required mitigation works will be essential. The principle that all new development should be steered to locations that have a low level of flood risk is outlined within the NPPF and the relevant Planning Practice Guidance. Town centre uses, including retail, office and residential would be acceptable in land use terms, subject to any required environmental improvements and the agreement of the Environment Agency and to compliance with other relevant local plan policies. Any proposal for development would need to be accompanied by a Flood Risk Assessment for the site.
- 7.6 It is also noted that the existing car park is important in terms of supporting the nearby centre uses. Research carried out by the Council's Parking Services Team suggests that, on average, 608 cars park on the site on a weekday and that 850 cars park on a Saturday. On this basis, a significant net loss of public car parking spaces would be difficult to justify, given the importance of the car park to the local community.

Potential temporary uses

- 7.7 Certain temporary uses are permitted by virtue of Class B, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GDPO). Such uses would be permissible despite the constraints posed by the site being located within Flood Zone 3b, as it would not be necessary for planning permission to be obtained.
- 7.8 It may, therefore, be possible for a local farmers' market or similar to be located on the site for up to 14 days a year, subject to the restrictions of the GDPO.
- 7.9 It should be noted, however, that planning permission reference number TP/92/0938 for the Radlett Centre (1-3 Aldenham Avenue) was granted subject to a Section 106 Agreement that specified that 100 car parking spaces in Newberries Car Park be delineated and thereafter maintained and made available for the priority use of users of the centre. These spaces are currently outlined in red and would have to be made available during any temporary use of the site.

Summary

- 7.10 At location B, the Council would support:
- Development comprising town centre uses, subject to the outcome of discussions with the Environment Agency in relation to flood risk and mitigation;
 - The retention of existing car parking provision, which serves Radlett District Centre; and
 - A temporary use, such as a local farmers' market, for a limited number of days throughout the year.

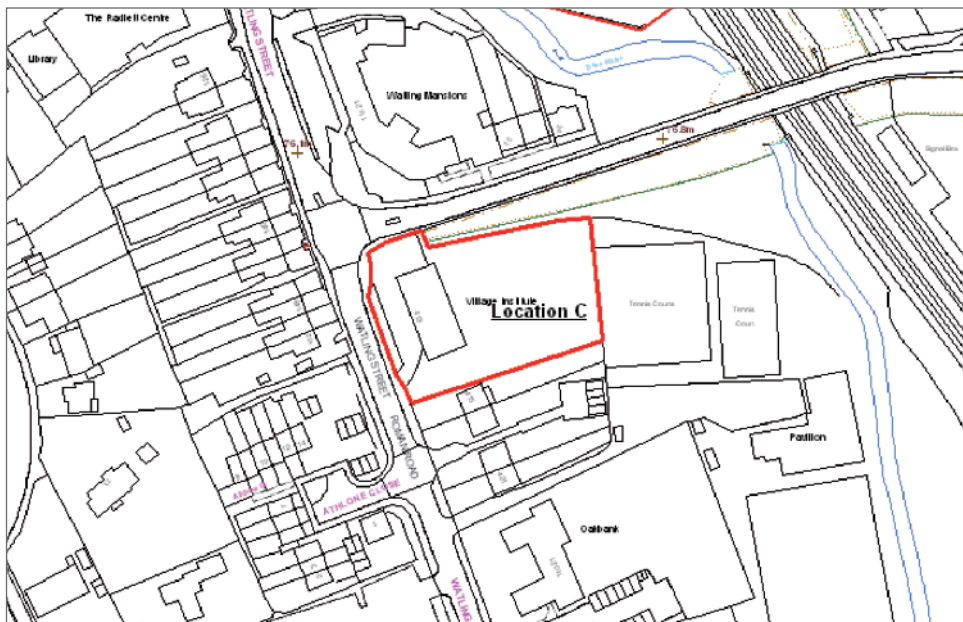
8. Location C - Radlett Village Institute



*Photograph 7:
The Radlett Village Institute
viewed from the north*

Context

- 8.1 The site is located at the junction of Watling Street and Theobald Street, adjoining the southern boundary of Radlett District Centre. A two-storey building is situated towards the front of the site with a large garden to its rear.



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Figure 3: Location C site plan

- 8.2 This building is currently operated by a registered charity and used as a community facility. It is home to the Radlett Men's Club, which is open daily between the hours of 6pm and 11 pm, and is also available for bookings and hire. This hall has been used as a venue by the Workers' Educational Association and the building has also accommodated a baby clinic as well as local keep fit, yoga, bridge club and art classes.

Planning designations and constraints

- 8.3 The Village Institute building is entry number 113 on the List of Locally Important Buildings in Hertsmere (2008) and can be described as a key community facility as covered by Policy CS19 (Key community facilities) of the adopted Core Strategy 2013.
- 8.4 The site is adjacent to the boundary of the Radlett (South) Conservation Area.
- 8.5 Small parts of the rear north east corner of the site are identified as within areas that have been identified as either Flood Zone 2 or Flood Zone 3b by the SFRA. However, this is not a major constraint as only a very small portion of the site is affected.

Scope for development

- 8.6 The Village Institute building is identified, in the List of Locally Important Buildings in Hertsmere (2008), as making a significant contribution to the local area, due to its size and prominent corner position. It is also noted that it retains most of its original Arts and Crafts design features and has strong community significance, having been built in the 1920s as a community hall. On this basis, in line with Policy SADM33 *Heritage Assets*, there would be a presumption against any redevelopment of the site.
- 8.7 Furthermore, due to the significance of the Village Institute in the streetscene, its loss would have a negative impact on the character and appearance of the Radlett (South) Conservation Area, which the site adjoins. This would also be contrary to Policy SADM33 *Heritage Assets*.
- 8.8 An extension to the Village Institute would be acceptable, provided that the design of any extension respects and preserves the original building, its setting and the adjacent Conservation Area, and preserves the amenities of neighbouring residents. Space exists to the rear of the site for a potential extension, however no development should take place within the area identified as within Flood Zone 3b. Also, the size of any extension would be constrained by the amount of space available on site for car parking, as any development would have to comply with the Council's Parking Standards SPD (revised July 2014).

Potential use

- 8.9 The current use of the site is as a community centre. Any change of its use away from a social or community facility would be opposed, in line with Core Strategy Policy CS19 (Key community facilities).
- 8.10 Moreover, the site is not located within the part of Radlett that is designated as its District Centre. In line with the sequential approach for selecting sites for uses that are identified as appropriate for centres, which is outlined in the NPPF, other possible uses, such as retail, office or other leisure, would be better placed in locations that are within the Radlett District Centre.
- 8.11 The continued use of the site as a community centre, or other similar social or community facility is, therefore, strongly supported and the Council would welcome appropriate proposals which facilitate the continued or expanded community use of the site.

Summary

- 8.12 At location C, the Council would support:
- An extension to the existing building that would respect its appearance; and
 - The continued use of the site as a social or community facility.

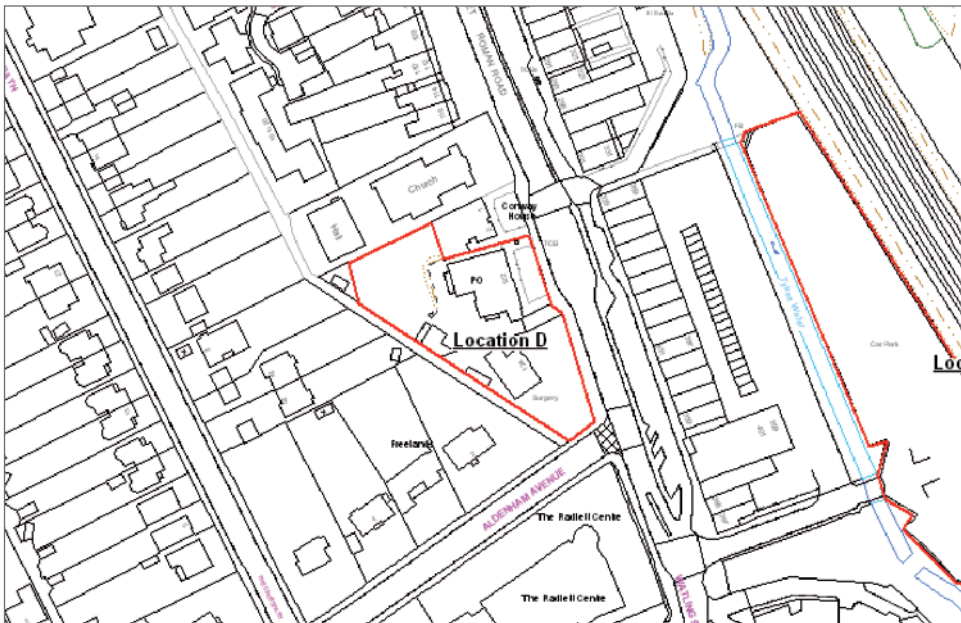
9. Location D - Red House Surgery and Post Office



*Photograph 8:
The Red House Surgery and Post
Office viewed from the east*

Context

- 9.1 The location is at the junction of Watling Street with Aldenham Avenue and is split into two separate sites. Both of these are currently in use: the Red House Surgery is a doctors' practice and the Post Office is also a sorting office although the retail part of the premises has been vacated.



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Figure 4: Location D site plan

- 9.2 There are two buildings, both of which are two-storey. The Red House Surgery site has room for car parking at its front and the Post Office site has room for the parking of operational vehicles, which serve the sorting office, to its rear.

Planning designations and constraints

- 9.3 The location is within the Radlett District Centre.
- 9.4 The location adjoins the boundary of the Radlett (North) Conservation Area, and is close to the Radlett (South) Conservation Area.
- 9.5 The Post Office building is entry number 113 on the List of Locally Important Buildings in Hertsmere (2008). The location also adjoins entry number 109 on the List of Locally Important Buildings in Hertsmere (2008).
- 9.6 The location is within residential accessibility zone 3 and non-residential accessibility zone 3, as defined in the Council's Parking Standards SPD (revised 2014).

Scope for development

- 9.7 The List of Locally Important Buildings in Hertsmere (2008) identifies the Post Office building as of local historic interest, and also of architectural significance, because of its strong design and because most of its original features have been retained. Due to this, in accordance with Policy SADM33 *Heritage Assets*, any comprehensive redevelopment of the location that would lead to the loss of this building would not be appropriate.
- 9.8 Moreover, given the prominence of the Post Office building in the streetscene, its loss would fail to preserve the character and appearance of the Radlett (North) Conservation Area and the setting of the Radlett & Bushey Reform Synagogue, which is entry number 109 on the List of Locally Important Buildings in Hertsmere (2008). This would also be contrary to Policy SADM33 *Heritage Assets*.
- 9.9 As with the Village Institute, an appropriately designed extension to the Post Office building may be acceptable in design terms, as would certain alterations or development on the Red House Surgery site portion of the location.

Potential use

- 9.10 The current use of the location is mixed and part is used as a doctors' surgery, whilst the other part is used as a post office, which includes a sorting office. The Council considers the use of the Red House Surgery site to be a key social or community function and it is the main doctors' surgery within Radlett. The use of the post office is also considered a social or community function, though the sorting office on this same site would not be considered as a social or community function. Any change of the use of this location away from social or community functions would therefore be opposed, in line with Core Strategy Policy CS19 (*Key community facilities*).
- 9.11 On this basis the Council would support the continued use of the location for social and community functions. However, it is understood that the Red House Surgery is looking for improved premises. Were a suitable and appropriately located site be found elsewhere within Radlett, the change of use of the existing Red House site could, in principle, be acceptable. If the Red House Surgery were to move location, prior to the Council considering any change of use of its current site away from a community facility, it would have to be demonstrated that any replacement accommodation elsewhere is satisfactory for all of its users.

Design

- 9.12 As stated already, if the Post Office building were to be extended, then any extension would be required to respect and preserve the original building, its setting and the adjoining Conservation Area. The amenities of neighbouring residents at adjoining properties on Aldenham Road and the Crosspath, and in residential flats opposite, should also be protected, as any development would have to comply with the Council's Parking Standards SPD (revised 2014).
- 9.13 Any redevelopment of the Red House Surgery site, or an extension to the building on this site, would also have to respect the context of surrounding development, as well as protect the amenity of neighbouring residents. The buildings that adjoin the site are a maximum of two-storeys in height, though opposite a three-storey parade of shops with flats above exists. The Council would resist any proposed development that would be substantially higher than existing surrounding development at its highest point, and it is likely that any building higher than the existing two-storey building would be opposed. Any development would also have to have an appropriate relationship with number 2 Aldenham Avenue, a residential property, which adjoins the Red House Surgery site to the rear.
- 9.14 Design cues should be taken from nearby existing buildings, which are traditional in style, and any proposal involving the redevelopment of Red House Surgery site should take into account its prominent corner location. In order to comply with Policy SADM33 *Heritage Assets*, any proposal for the redevelopment of the Red House Surgery site should also respect the appearance and character of the Post Office building and the Radlett & Bushey Reform Synagogue, which are, respectively, entry numbers 113 and 109 on the List of Locally Important Buildings in Hertsmere (2008). Moreover, as the location adjoins the Radlett (North) Conservation Area and is nearby to the Radlett (South) Conservation Area, any development would have to preserve the special character and appearance, as well as the settings, of these Conservation Areas, as stipulated by Policy SADM33 *Heritage Assets*.

Trees and landscaping

- 9.15 There are a number of trees at the location. Any proposed development would have to be carried out in a way that protects existing trees, in line with Policy SADM13 *Trees Landscaping and Development*. If it were acceptable for trees to be removed then the Council would expect at least two replacement trees for every one tree lost.
- 9.16 Soft and hard landscaping proposals should be well integrated with the design of any development.

Parking and access

- 9.17 The location is in residential and non-residential accessibility zones 3, as defined in the Council's Parking Standards SPD (revised 2010), and, thus, any new development should promote the use of public transport, in addition to cycling and walking. If either of the buildings on site were to be extended, or the Red House Surgery site converted or redeveloped, for non-residential uses, it would be acceptable for car parking to be provided at 50-75% of the maximum, with the upper end of the range being the starting point for considering off-street parking levels. The starting point for residential off-street parking is that the maximum normally required should be provided. However, a reduced level of on-site car parking for residential development may be considered where this can be robustly justified by the developer having regard to the criteria set out in the SPD. There should be no reduction in the levels of disabled car parking and cycle parking proposed.
- 9.18 Given the small size of Location D, it is considered that there is limited scope for new vehicle access points. However, if new vehicle access arrangements were proposed, then these would have to be in accordance with Policy SADM41 *Highway and Access Criteria for New Development* and should not cause either road congestion or safety problems for other road users and pedestrians.

Summary

9.19 In location D, the Council would support:

- The retention of the existing use of the Post Office site;
- The relocation of the Red House Surgery to a more suitable site, so as to provide an improved facility serving Radlett; and
- Development that would enhance the character and appearance of the Radlett (North) and Radlett (South) Conservation Areas and respect the appearance of the existing Post Office building.

10. Contact details

- 10.1 To discuss this Brief further please contact the Planning Policy team on 020 8207 2277 or email local.plan@hertsmere.gov.uk

11. Further information

- 11.1 For information regarding the Council's planning policies and other relevant documents produced by the Council, including the Radlett (North) Conservation Area Appraisal (October 2010), and to download this information, please visit: <http://www.hertsmere.gov.uk/planning/>
- 11.2 For national planning policy, please visit: <https://www.gov.uk/government/publications/national-planning-policy-framework—2>
- 11.3 With regard to sewerage and waste water infrastructure, further information can be found on Thames Water's website at: <http://www.thameswater.co.uk/>
Or contact can be made with Thames Water Developer Services
By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY
By telephone on: 0845 850 2777
By email at: developer.services@thameswater.co.uk
- 11.5 With regard to flood risk and potentially contaminated land, developers should check with the Environment Agency as to whether they would be required to submit a FRA or PRA in relation to any specific proposed planning application. Further information can be found on the Environment Agency's website at: <http://www.environment-agency.gov.uk/>
Or contact can be made with the North East Thames Area Office
By post at Environment Agency, North East Thames Area, Apollo Court, 2 Bishops Square Business Park, St. Albans Road West, Hatfield, Hertfordshire AL10 9EX
By telephone on: 01707 632491
By email at: SPHatfield@environment-agency.gov.uk

Appendix A - relevant planning policies

National

National Planning Policy Framework

Planning Practice Guidance - Flood Risk and Coastal Change

Local

Hertsmere Adopted Core Strategy (2013)

Policy	Name
SP1	Creating sustainable development
CS1	The supply of new homes
CS2	The location of new homes
CS4	Affordable Housing
CS7	Housing mix
CS12	The enhancement of the natural environment
CS14	Protection or enhancement of historic heritage assets
CS16	Environmental impact of new development
CS17	Energy and CO2 reductions
CS18	Access to services
CS19	Key community facilities
CS20	Securing mixed use development
CS22	Securing a high quality and accessible environment
CS24	Development and accessibility to services and employment
CS25	Accessibility and parking
CS26	Promoting alternatives to the car
CS27	Town centre strategy
CS28	Strengthening town centres
CS30	Safe and attractive evening economy

Site Allocations and Development Management Policies Plan for Submission to Secretary of State published 31 July 2015

Site Allocation and Development Management Policy
SADM3 Residential Developments
SADM11 Biodiversity and Habitats
SADM13 Trees, Landscaping and Development
SADM14 The Water Environment
SADM15 Flood Risk
SADM16 Sustainable Drainage Systems
SADM17 Watercourses
SADM18 Water Supply and Waste Water
SADM20 Waste Storage in New Development
SADM21 Environmental Pollution and Development
SADM30 Heritage Assets
SADM31 Design Principles
SADM33 Key Community Facilities
SADM39 The Road Hierarchy
SADM41 Highway and Access Criteria for New Development
SADM43 Town and District Centres
SADM44 Primary Frontages
SADM45 Secondary Frontages
SADM48 Controlling Non-Retail Uses
SADM49 Night-time and Evening Uses
SADM50 Opportunities for Residential Use
SADM51 Shop Fronts

Supplementary Planning Guidance/Documents (SPG/Ds)

Policy document	Date published
Parking Standards SPD	Revised 2014
Affordable Housing SPD	2015
Planning and Design Guide SPD – Part C: Site Appraisal: Design and Access Statements	2006
Planning and Design Guide SPD – Part D: Guidelines for Development	2013

Developer Contributions Framework

<https://www.hertsmere.gov.uk/Planning—Building-Control/Planning-Policy/Developer-Contributions-Framework/000-Developer-Contributions-Framework.aspx>

Secured By Design

Guides can be downloaded from: <http://www.securedbydesign.com/professionals/guides.aspx>

Please note that is this not a comprehensive list of all Policies. You are advised to refer to Council's website and the other websites referred to in section 11 of the main report for further information.



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