

HERTSMERE BOROUGH COUNCIL

EXECUTIVE

Item no: 6.1

Document Reference No: EX/16/37

Date of Meeting / Decision: 14 September 2016

This is a key decision

The proposals are not exempt from call-in on the grounds of urgency

PROPOSED REVISIONS TO RADLETT DISTRICT CENTRE KEY LOCATIONS PLANNING BRIEF SPD

An update of the Radlett District Centre Key Locations Planning Brief Supplementary Planning Document (the Radlett Centre SPD) has been drafted by officers to take into account a number of recent policy changes including the new National Planning Policy Framework (NPPF) and flood risk assessments of individual sites included in the SPD.

PORTFOLIO HOLDER: COUNCILLOR DR HARVEY COHEN

1. **RECOMMENDED THAT:**

- 1.1 The Executive approves the draft revisions to the Radlett District Centre Key Locations Planning Brief SPD for a period of public consultation, subject to any minor amendments to be agreed in consultation with the Head of Planning and Economic Development and the Portfolio Holder for Planning and Localism.
- 1.2 The Executive approves the draft revisions to the Radlett District Centre Key Locations Planning Brief SPD for interim use in the determination of planning applications made on or after 15 September 2016.

2. **INTRODUCTION**

- 2.1 The Radlett Centre SPD was first adopted in March 2011. The main role of this document is to set out the known constraints and planning policy contexts for four key locations in the centre of Radlett.
- 2.2 Since the adoption of the Radlett Centre SPD there have been a number of changes in national policy including the introduction of the Nation Planning Policy Framework in 2012 which replaced a large number of old Planning Policy

Statements. Locally, the Council has adopted a new Core Strategy in 2013. A number of other local planning documents have also been updated since 2011 including the Design Guide SPD (2013) and the Parking Standard SPD (2014). Furthermore the Council has published its Site Allocation and Development Management Plan DPD (SADM) in July 2015 and the document is expected to be adopted by summer/autumn 2016.

2.3 The Radlett Centre SPD needs to be updated to reflect these changes in order to provide the most up-to-date planning policy guidance for the four key locations in Radlett. A draft of the revised Radlett Centre SPD was considered by the Member Planning Panel in January 2016.

2.4 The main changes to the SPD include:

- The SPD was originally adopted prior to the National Planning Policy Framework coming into force in 2012. As part of the update all references to old Planning Policy Statements have been updated with new references to the National Planning Policy Framework;
- Additional references and clarifications have been added to reflect the up-to-date local planning documents including the Council's adopted Core Strategy, the emerging SADM plan and other relevant SPDs. Out of date references to the Hertsmere Local Plan have also been removed.
- The level of flood risk for Location A (Radlett Service Station/Regency House, Former Radlett Fire Station, and Burrell & Co.) and Location B (Newberries Car Park) has been updated to reflect a site specific assessment of flood risk taking account of flood alleviation measures and flood records. The two locations are shown to be located partly within Floodzone 3b (i.e. functionally floodplain where water has to flow or be stored in times of flood) in the current Strategic Flood Risk Assessment (SFRA) and were referred to in the SPD as such. However, the identification of Floodzone 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. For the purpose of this review a more detailed analysis has been undertaken by the Council's project engineer. This analysis indicates that the sites should not be designated as Floodzone 3b 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, Location A is located outside of Flood Zone 2 or 3 and Location B is located within Flood Zone 3a. Any development proposal for these two locations will still have to demonstrate how they would comply with relevant national planning policy requirements.
- Additional reference has been added to reflect the latest Elstree Aerodrome Safeguarding Chart which suggests that the Council will need to consult the Elstree Aerodrome on proposal for tall buildings (15 metres or higher) in the Radlett area.

2.5 The full revised Radlett Centre SPD is available in Appendix 1 with track changes highlighting all proposed changes to the SPD.

2.6 In accordance with the Town and Country Planning Regulation 2012, the revised Radlett Centre SPD would require a 6-week public consultation before it can be finalised and adopted.

3. **REASON FOR RECOMMENDATION**

3.1 It is essential that there is an up to date adopted Radlett Centre SPD due to changing national and local planning policy and the need to clarify development potentials for the four key locations in Radlett Centre.

4. **ALTERNATIVE OPTIONS**

4.1 To not approve the updated Radlett Centre SPD. However, this option is not encouraged as it would mean that there would not be an up-to-date local planning policy to guide future development of the four key locations included in the SPD.

5. **LEGAL POWERS RELIED ON AND ANY LEGAL IMPLICATIONS**

5.1 None arising from this piece of work.

6. **FINANCIAL AND BUDGET FRAMEWORK IMPLICATIONS**

6.1 None arising from this piece of work as it has been undertaken within the policy team's normal budget allocation.

7. **DELEGATION**

7.1 This is a decision for the Executive.

8. **PLANNED TIMETABLE FOR IMPLEMENTATION**

- Consider at Executive for interim approval and consultation – Sep 2016
- Undertake public consultation – Oct/Nov/Dec 2016
- Respond to consultation responses and produce final draft document – Dec 2016/Jan 2017
- Consider at Executive and formal adoption – Early 2017

9. **EFFICIENCY GAINS AND VALUE FOR**

9.1 None.

10. **RISK MANAGEMENT IMPLICATIONS**

10.1 Officers consider that there are no risk management implications regarding this piece of work.

11. **PERSONNEL IMPLICATIONS**

11.1 The updated Radlett Centre SPD has been prepared as a part of the normal workload of the Policy and Transport Team.

12. **CORPORATE PLAN & POLICY FRAMEWORK IMPLICATIONS**

12.1 None arising from this piece of work.

13. **ASSET MANAGEMENT PLAN IMPLICATIONS**

13.1 Officers consider that there are no asset management implications.

14. **HEALTH AND SAFETY IMPLICATIONS**

14.1 None arising from this piece of work.

15. **APPENDICES ATTACHED**

15.1 Appendix 1 – Radlett District Centre Key Locations Planning Brief SPD (2016).

16. **BACKGROUND PAPERS USED IN PREPARATION OF THIS REPORT**

16.1 None.

17. **AUTHOR**

Tai Tsui – Principal Planning Officer (Policy)

Ext: 4520

tai.tsui@hertsmere.gov.uk