

HOME FARM, RADLETT — RESIDENTS' OBJECTION LETTER

PLEASE SUBMIT YOUR OBJECTION BY 9 NOVEMBER 2026

Please change this letter to reflect your own views. Adding a sentence or two about what you personally know of the roads, footpaths, countryside or local services will make it much stronger. Remember, each person in a household can submit their own objection.

To submit: Either email your letter, with your name and address, to consult.planning@hertsmere.gov.uk, using the subject "Home Farm Common Lane Radlett – Application 26/1236/OUTEI"; or search for "Hertsmere planning applications", enter reference 26/1236/OUTEI select "Comments", then "Log in and make a comment".

Dear Sir,

I wish to object to the proposed 650 homes at Home Farm. I recognise that more homes are needed, but I am seriously concerned about what a development of this size would mean for Radlett and the surrounding villages. The proposal raises important questions about traffic, local services, flooding and the countryside. These are planning matters, not simply objections to change, and I do not believe the application deals with them adequately.

My biggest worry is traffic. Watling Street is already busy, and I cannot see how the proposed new signal-controlled junction and surrounding roads will cope with the extra cars, particularly alongside other development around Radlett. The applicant relies heavily on people using buses, walking and cycling, yet the station is about 1.9 km away, is not fully step-free, and bus services are limited. A proposed bus service is no substitute for one that is actually running. National planning policy TR3 and TR6, together with Hertsmere's adopted transport policies CS24–CS26 and SADM40, make accessibility and the effects on the road network important considerations. I want the Council to be satisfied that the junction, local roads and realistic travel choices will work before it grants permission. I do not believe the vision of this being a "traffic lite" development can be achieved,

I am particularly concerned about Common Lane. It should only be a route for walking and cycling, with access for genuine emergency vehicles only when needed. It must not become a second road into the estate or a shortcut for residents, deliveries or construction traffic. The Council should require a permanent and enforceable design that physically prevents ordinary vehicles from using it, rather than relying on signs or arrangements that can easily be overridden.

I value the open countryside and the footpaths around Home Farm, including the Hertfordshire Way. They are well used by people who enjoy walking and the peace and views of this part of Radlett. A large housing estate would permanently change that

experience. Hertsmere's policies CS12 and SADM11 recognise the importance of the natural environment, landscape and landscaping; I want the Council to consider the actual loss of rural character. It must also consider the harm to openness and countryside under policy N2.

These are open Green Belt fields, not derelict land. The applicant's own assessment acknowledges significant landscape effects even after 15 years of planting. Describing the land as 'grey belt' does not remove those effects or settle whether development is acceptable. The Council needs to apply national Green Belt policies GB6–GB8 carefully, including whether the proposal qualifies as an exception and, if not, whether very special circumstances have been shown. I do not accept that the grey belt requirements can be met nor that very special circumstances can be shown.

The development would permanently take approximately 41.7 hectares of high-quality farmland out of production. All of it is classified as Grade 2 or Grade 3a — the 'best and most versatile' agricultural land. National planning policy N2(1)(b) recognises the value of such land and the preference, where possible, for using poorer-quality land. I do not think the loss of so much productive farmland has been properly justified.

I am also worried about the historic buildings at Battlers Green, including the listed buildings and the countryside that forms part of their setting. The surroundings help explain why these buildings are special. The Council has a legal duty to pay special regard to preserving listed buildings and their settings, and national policy HE6 and Hertsmere policy SADM29 are relevant. I want a careful assessment of the lasting effect of a large new estate on this historic place. Battlers Green Farm complex is heavily visited and protecting its setting really matters.

I also want to know where new families will get the services they need. The scheme includes a small primary school initially, but it may not open until around 350–400 homes are occupied. That could be seven or eight years away. Where will children go in the meantime? What about secondary schools, special educational needs provision and GP appointments? Hertsmere's policies CS18, CS19 and CS21 address access to services, community facilities and securing necessary infrastructure. The Council should not leave these questions to be sorted out after families have moved in.

Water supply and sewage capacity worry me too. The applicant's forecast water use is considerably below Affinity Water's reported average actual household use, which raises a question about whether demand has been underestimated. Other major developments would add to the pressure. Hertsmere policy SADM17 concerns water supply and wastewater. There needs to be clear evidence that the necessary capacity and improvements can be provided in time, rather than assurances that they can be dealt with later.

The applicant's own Flood Sequential Test concludes that Home Farm does not pass the test and identifies another reasonably available site at lower flood risk. That is a serious problem, not a minor technicality. National planning policy F5 and Hertsmere's flood-risk policy SADM14 make flood risk a central consideration. I cannot see how permission should be granted without a clear and convincing explanation of how this policy obstacle has been resolved.

I am concerned about wildlife and habitats as well. Hertfordshire's ecology advisers said there was insufficient information to determine the application, with issues involving woodland, wildlife and skylark habitat still needing attention. National policy N2 and Hertsmere policy SADM10 are relevant. I would like those questions properly answered before any decision, rather than left until after permission is granted.

Finally, Home Farm cannot be considered in isolation. Other housing, warehousing and energy proposals in the area could add to the traffic, demand for water and services, and pressure on the countryside. Some are only proposals and should not be treated as approved schemes, but their possible combined effects still need to be assessed appropriately. There is also an unexplained difference between an earlier construction programme of five to seven years and construction traffic assumptions extending over 13 years. Residents deserve a realistic picture of how long disruption may last and what the combined effects could be.

For these reasons, I ask Hertsmere to refuse the application.

Name: _____

Address: _____