

Welcome

Radlett
New Garden Suburb

Help us Shape a New Garden Suburb for Radlett

Mac Mic Strategic Land is bringing forward proposals for a New Garden Suburb to the south of Radlett, providing up to 600 new homes, alongside extensive green space and community facilities.

We're inviting the community to help shape the proposals for the Garden Suburb through this consultation on the emerging proposals.

Where is the site?

The Radlett New Garden Suburb is proposed on land to the south of Radlett. The site is between Common Lane to the east and Watling Street to the west. You can see the area roughly outlined in the map below.



Site location roughly indicated by the white outline

Meet The Team

MAC MIC
STRATEGIC LAND

Mac Mic Strategic Land, a fourth-generation, family-owned business, is preparing the outline planning application for the Radlett New Garden Suburb. Working collaboratively with local communities and stakeholders, they progress sites through the planning process with inclusive design at their heart, to create places where people want to live.

str

Masterplanner

fabrik

Landscape Architect

 **Planning Potential**

Planning Consultant

 **i-Transport**

Transport Consultant

 **Tyler Grange**

Ecologist

 **SLR**

Flood/Drainage Consultant

 **Communications Potential**

Community Engagement

 **Heritage Potential**

Heritage Consultant

Planning Context

Radlett
New Garden Suburb

We have not submitted a planning application. We have submitted something known as an Environmental Impact Assessment Scoping Request. The purpose of this request is to agree with the Council the environmental topics that need to be assessed in detail for the site as part of an Environmental Impact Assessment, which gets submitted as part of the planning application.

We are preparing to submit an outline planning application to Hertsmere Borough Council later this year.

What is an Outline Planning Application?

We're preparing to submit what is known as an Outline Planning Application. This means that the application will confirm the principles and quantum of the development and access arrangements, but further detail would need to come forward in future applications known as Reserved Matters.

Matters to be agreed with Reserved Matters applications include: layout, scale, appearance (i.e. what the homes look like) and landscaping details.

Hertsmere's Housing need

The New Garden Suburb is Radlett's sustainable contribution to Hertsmere's housing challenge.

Hertsmere Borough Council has failed to meet its housing need - it needs a solution.

The Council has a housing land supply of less than one year.

Failure to deliver homes is not an option.

Why Radlett?

Radlett has seen very little housing over the last decade. Compared to the rest of the borough it is an under-developed area.

Without new homes, local people are increasingly priced out of the village and are forced to move elsewhere.

Radlett New Garden Suburb is a deliverable solution to help meet the borough's housing needs in a way that other options can't:

- a new primary school, therefore no pressure on existing places
- delivering more than homes with community amenities
- providing quality assurance with a resident-led Garden Suburb Trust

Garden Suburbs

Radlett
New Garden Suburb

What is a Garden Suburb?

The Garden Suburb is a time-tested opportunity to deliver new homes in a way that prioritises green spaces, the protection of local character, and a strong sense of community.

The original Garden Suburb Concept was pioneered by Ebenezer Howard in 1889. Letchworth Garden City was the first town of its kind to follow the principles set out by Howard.

It also inspired Hampstead Garden Suburb. Set up by Henrietta Barnett, Hampstead Garden Suburb used the Garden City principles and has become one of north-west London's most desirable neighbourhoods.

Garden Suburbs are places designed to last.



Hampstead Garden Suburb (Google Earth 2026)

Radlett New Garden Suburb - Fit for the 21st Century

Garden Suburbs are well-known for their focus on fostering a sense of community and an abundance of green space.

Another important feature is long-term stewardship, where residents protect the suburb's character through a Trust.

Radlett New Garden Suburb will adopt this same approach, whilst taking the opportunity to adapt to the challenges of the 21st century, creating homes fit for the unique character of Radlett.

Radlett Garden Suburb Principles

Radlett
New Garden Suburb



Green Spaces

Nature at the heart of the neighbourhood. Tree-lined streets, generous parks, and wildlife corridors. Creating a living landscape where people and wildlife thrive together.



Curvilinear Street Layout

Streets follow the land's natural contours, forming gentle curves that invite exploration and give the suburb its distinctive character.



More than homes

A residential community enriched with small local shops and community facilities, ensuring convenience without compromising tranquillity.



Respect for Local Character

Homes and buildings crafted with care, using local materials and timeless design principles to create a sense of beauty, continuity, and belonging.



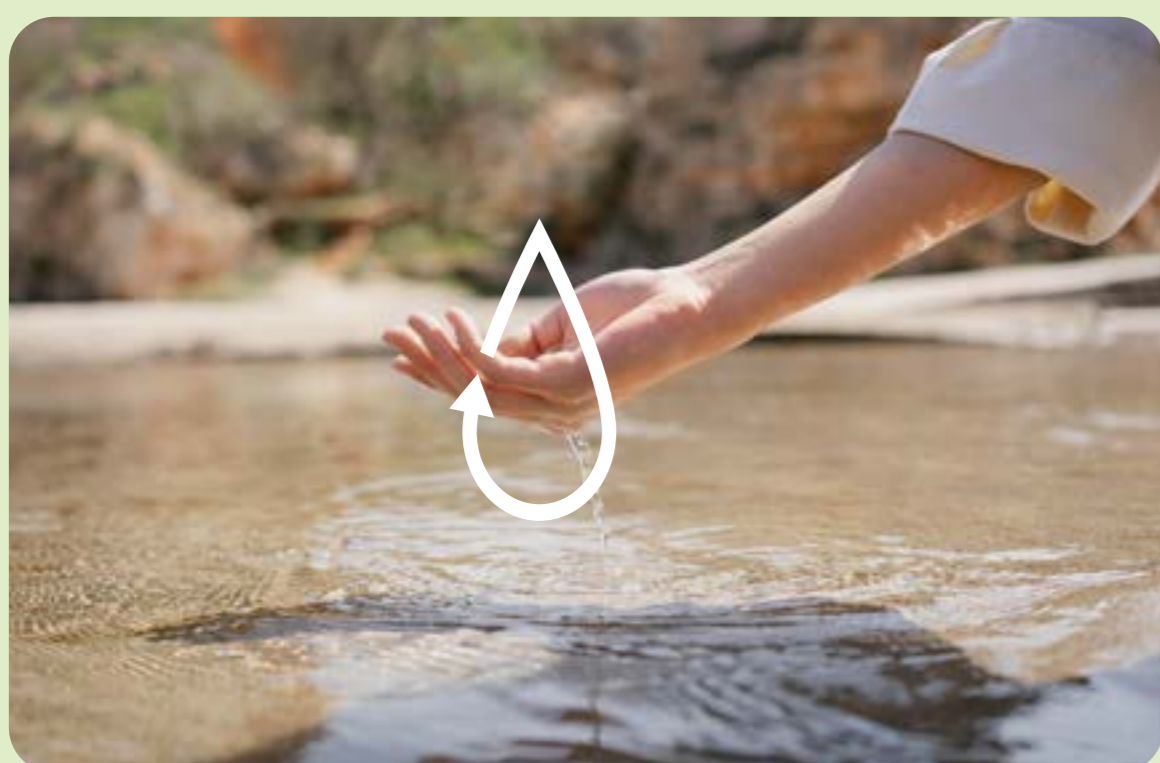
Community Focus

Schools, places of worship, and recreational spaces form the social fabric - fostering connection, identity, and a vibrant community life for all generations and abilities.



Transport Links

Connected yet calm: rail and bus links integrate Radlett with the wider region, while car-light streets prioritise walking, cycling, and shared mobility.



Sustainability

A future-forward approach with renewable energy, water recycling, and low-impact design - ensuring the New Garden Suburb treads lightly on the planet.



Biodiversity

Wildlife-friendly gardens, biodiverse corridors, and dedicated habitats weave nature into every corner, creating a rich ecological network.



Social Inclusivity

A place for everyone - with affordable homes, elderly living, and shared amenities, that nurtures diversity, belonging, and supports people with extra needs.

Our Vision

Radlett
New Garden Suburb

A place where community, nature, and everyday life come together

Our vision for Radlett New Garden Suburb is to deliver new homes in a way that is rooted in the garden suburb principles.

It will be a place where:

- people feel they belong and have stewardship
- nature is prioritised and integrated
- community life can grow

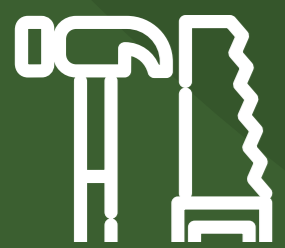
What are we proposing?



Up to 600 new homes, catering for local needs, across a mix of house types, tenures, and sizes



50% affordable homes helping local people, including the young with their first home



Custom and self-build homes



Specialist homes including care/elderly living



New primary school and nursery



A new country park, community orchard and gardens, and village green

At the heart of the New Garden Suburb is the community centre.

This could deliver a variety of uses - we're building in flexibility so the plan responds to what is locally needed and reduces the need to travel to meet everyday needs.

What facilities could it deliver?

- GP surgery/dentist surgery
- Local shop (complementing existing facilities)
- Local cafe

The vision for Radlett New Garden Suburb



Assessing the Site

Radlett
New Garden Suburb

Before we can start to shape the proposals, it is important to assess the site's context. Are there any constraints that we need to be mindful of? What opportunities are there to improve the existing context?

On these two images, we've mapped out the key contexts and opportunities identified by the project team. From these, we can start to visualise how a garden suburb could look for Radlett.

Site Characteristics



Site Opportunities



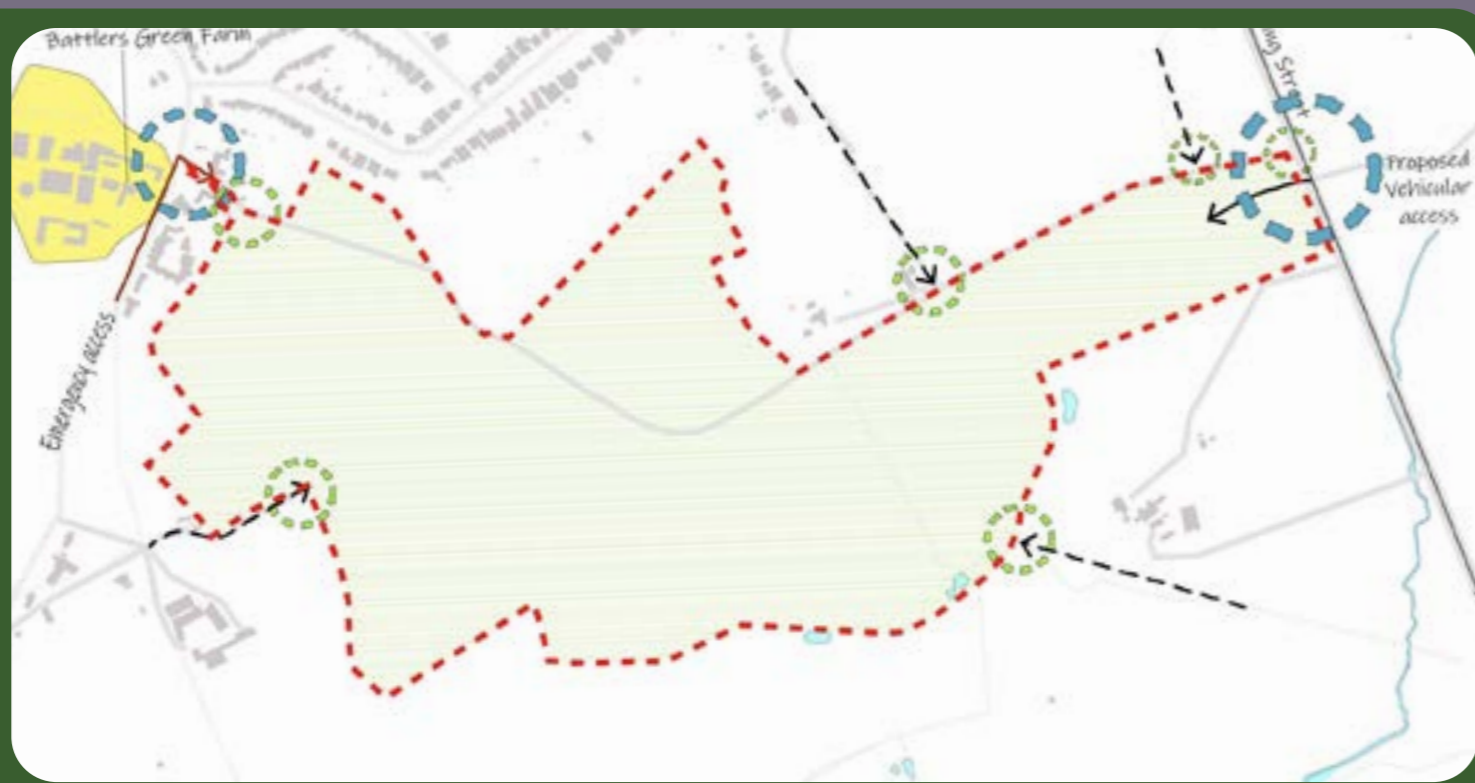
Creating a Masterplan

Radlett
New Garden Suburb

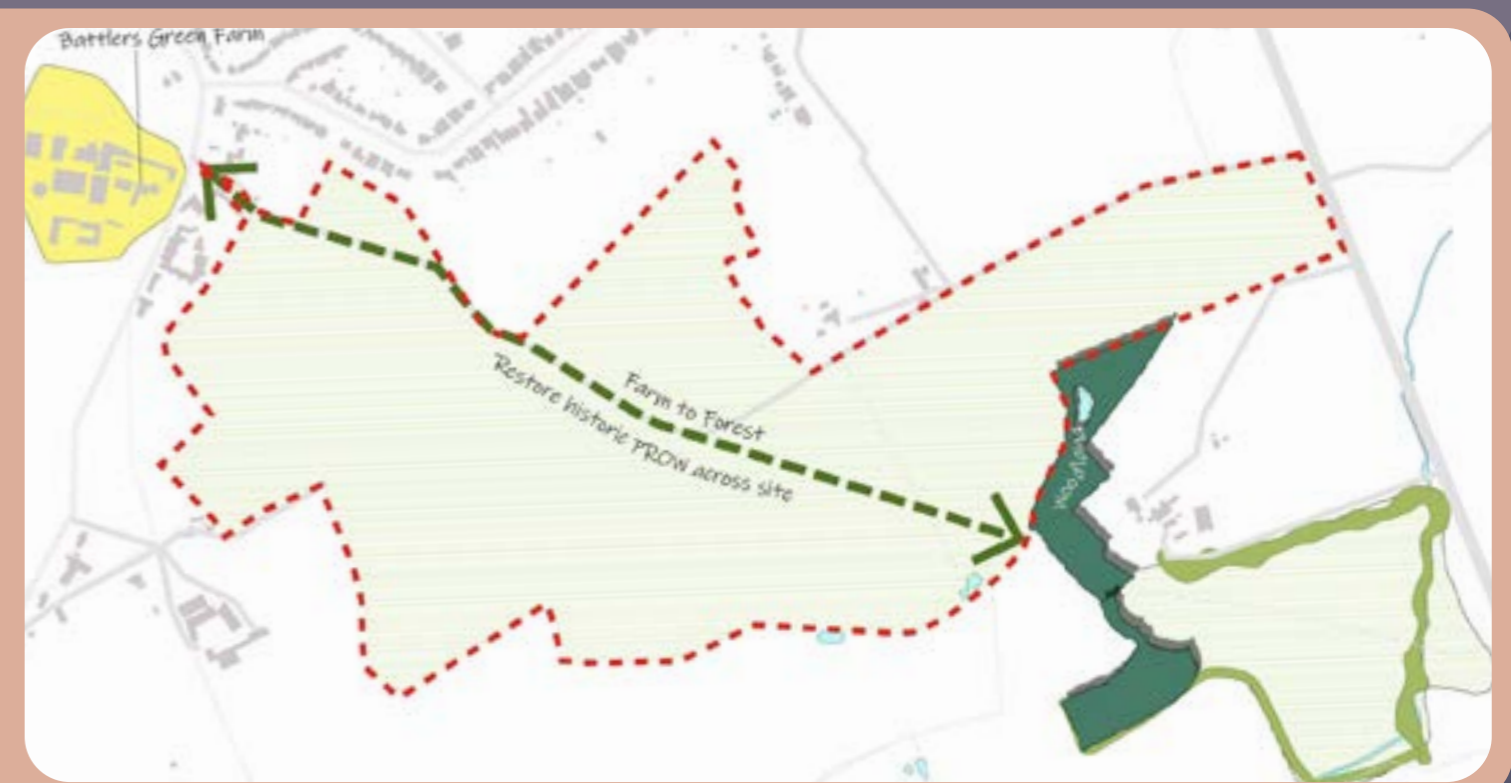
After assessing the site, we can start to create a masterplan. Mapping out the key features and aspirations, forming a picture of how Radlett New Garden Suburb can look.



1. Establishing Arrival Points



2. Restore the public right of way along historic route, creating a Farm to Forest link



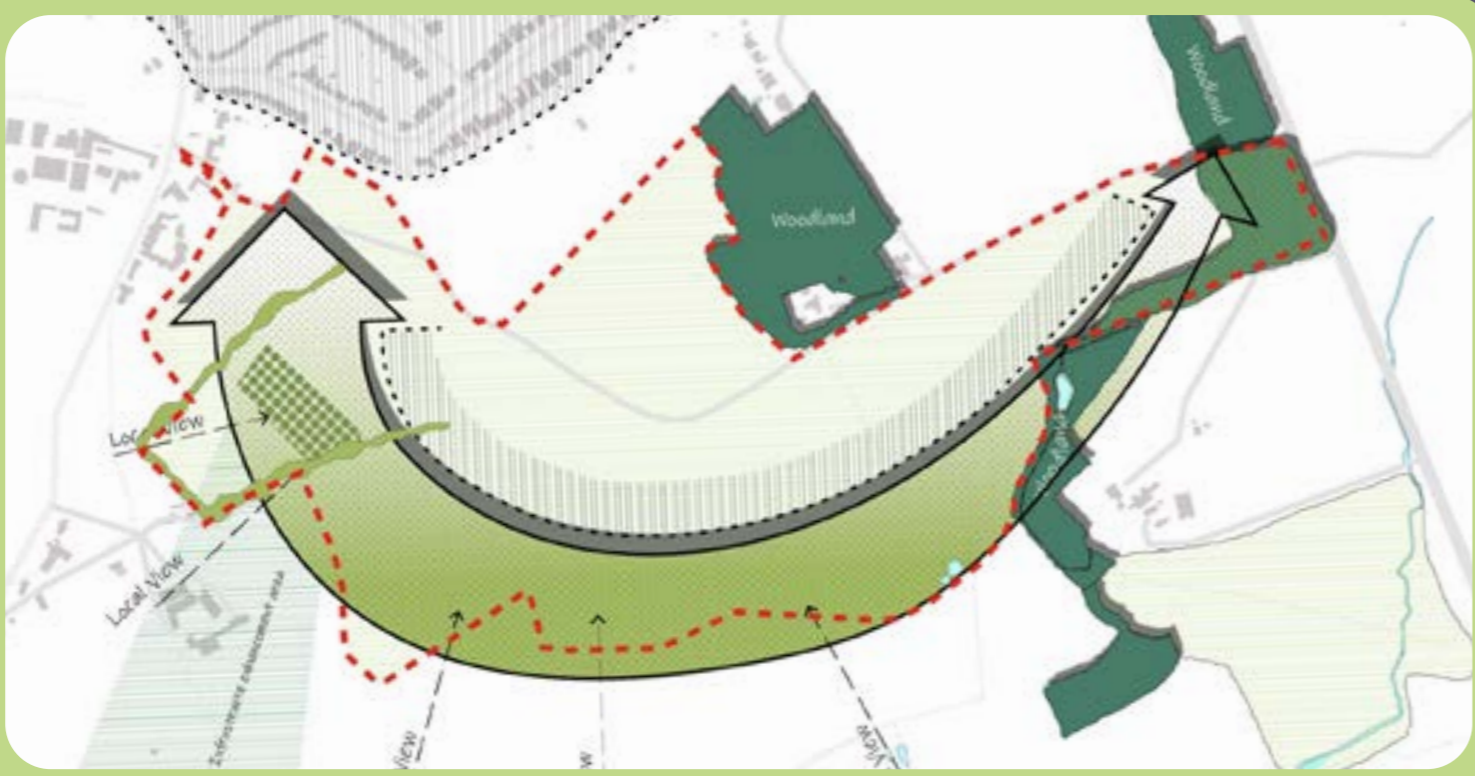
3. Linking existing green spaces



4. Creating a community heart



5. Creating a new country park



6. Introducing green wedges



7. Integrating a sustainable water strategy



The Emerging Masterplan


Radlett
New Garden Suburb

As we are submitting an outline planning application, the below masterplan is illustrative. The finer details, such as street layout is likely to evolve and will be confirmed at a later stage.

The illustrative masterplan establishes the character of the Garden Suburb approach.



- 1 Central community area with convenience store & other facilities
- 2 Community orchard
- 3 Country park
- 4 Community growing area
- 5 Woodland arrival
- 6 Retirement living, village green and nursery

- 7 Care home
- 8 Primary School
-  New homes
-  Sustainable drainage ponds
-  Vehicular entrance
-  Pedestrian & cycle entrance

A Design Settled in Radlett

Radlett
New Garden Suburb

Respecting Radlett's Character

The success of Garden Suburbs and their popularity, is their approach to overall design.

Garden Suburbs should feel settled into the existing community they form part of.

This doesn't mean that they copy existing houses, but they do respect the character of their surroundings.

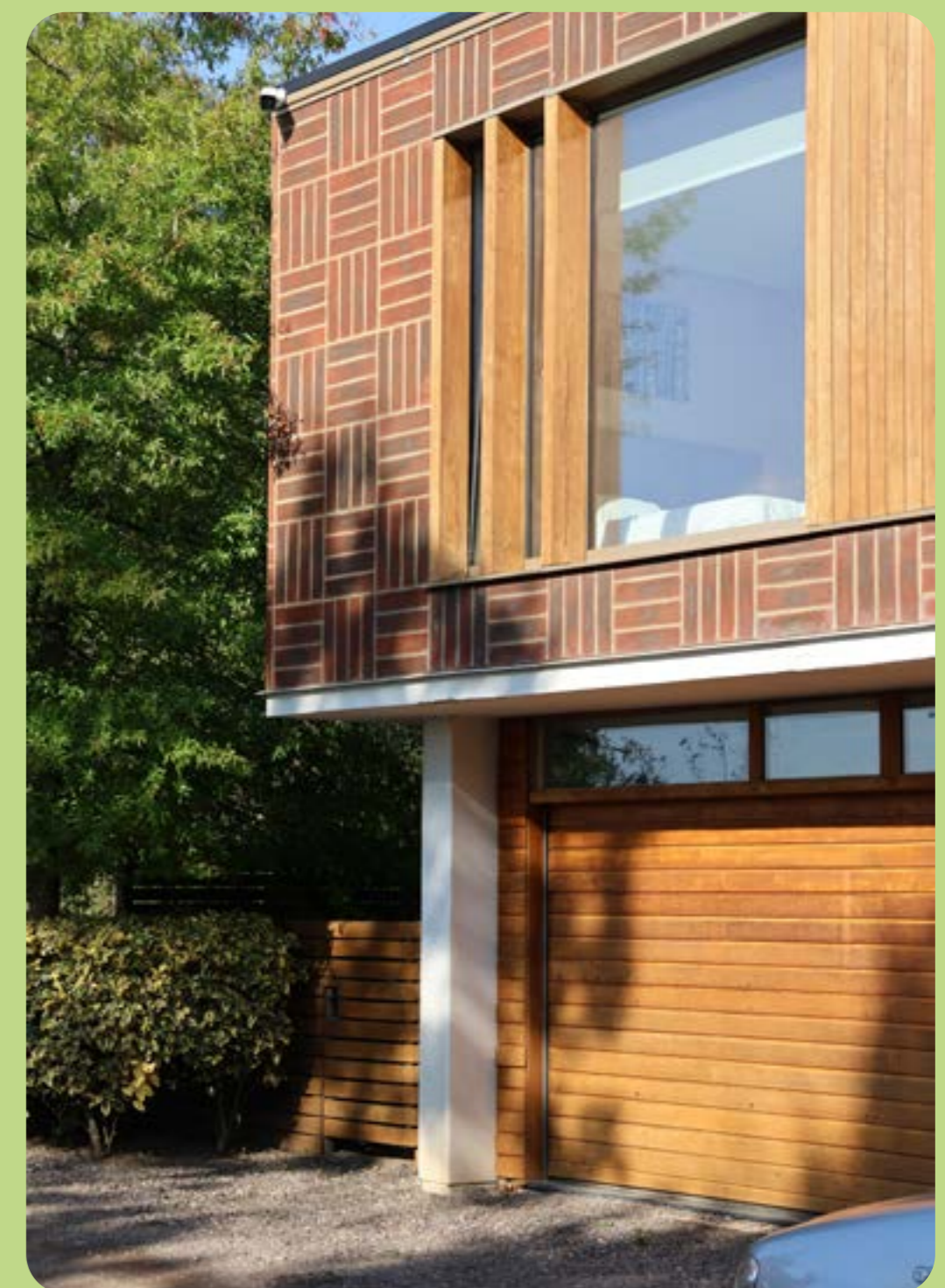
The Radlett New Garden Suburb will look like it belongs in Radlett.

The Radlett Character

The existing homes in Radlett respect and work with the natural features of the landscape, incorporating tree-lined streets, and with a mixture of both traditional and modern design responses.

Design Code

To make sure the New Garden Suburb fits in nicely with its surroundings, we'll include a Design Code with our planning application. Design Codes act like a set of ground rules for future applications.



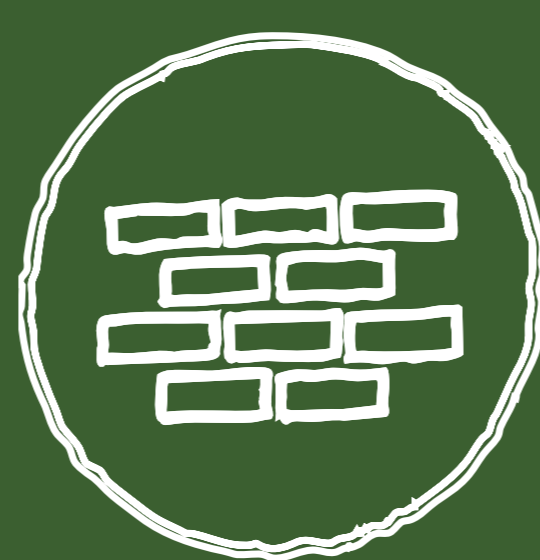
Radlett Neighbourhood Plan

The Radlett Neighbourhood Plan (October 2020) sets out local aspirations and expectations for future development in the village and wider parish.

The guidelines it sets out, we feel, align with the principles for Garden Suburbs and how Radlett New Garden Suburb can come forward.



Maintain the green character by preserving mature trees, hedges, and generous amenity spaces



Use materials, colours, and architectural details consistent with local character.



Ensure proportionality: building height should not overwhelm street width.

Rooted in the Landscape

Radlett
New Garden Suburb

Nature is placed at the heart of everyday life in a Garden Suburb.

A connected network of green spaces – including orchards, meadows, and woodland edges – will create a rich habitat for pollinators, birds and small mammals, helping strengthen wildlife links across Radlett.

Play areas, community growing spaces and walking routes are integrated into these green spaces. This encourages people to spend time outdoors, supporting health, wellbeing and a stronger connection with nature.



Community growing and orchard



People & nature thriving together



Attenuation ponds and wildlife



Country park with play areas



Green links with tree-lined nature walks



Biodiversity & Sustainability

Radlett
New Garden Suburb

Bringing Nature Home

The Radlett New Garden Suburb will support a range of wildlife habitats.

At every opportunity - whether it is tree-lined streets, water attenuation basins, community growing spaces - wildlife will be supported and promoted, creating a rich ecological network.

Residents will be encouraged to engage with nature and the changing seasons.

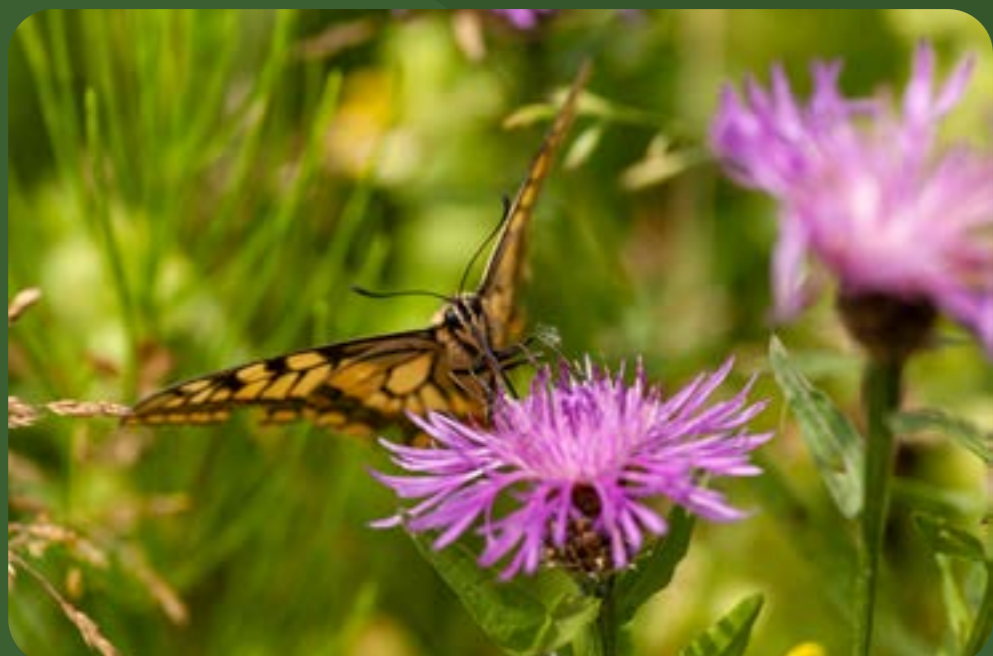
A Water Story: People & Wildlife

Water management is integral to the Garden Suburb's design - creating a landscape that is functional, sustainable, and beautiful.

Swales, rain gardens, and permeable surfaces will capture and manage surface water. This also creates opportunities for play spaces.

Attenuation basins will store water and release it slowly back, supporting climate resilience and wetland habitats for birds, amphibians and invertebrates.

Supporting pollinators & wildlife, integrating rain gardens, and opportunities for play



Creating a variety of habitats with tree-lined streets and water attenuation basins



Transport & Access

Radlett
New Garden Suburb

Radlett benefits from excellent connectivity, and so does the site. From a network of cycle and pedestrian links, to the rail service. It also benefits from a strong local road network, and is conveniently located for the M25 and M1.

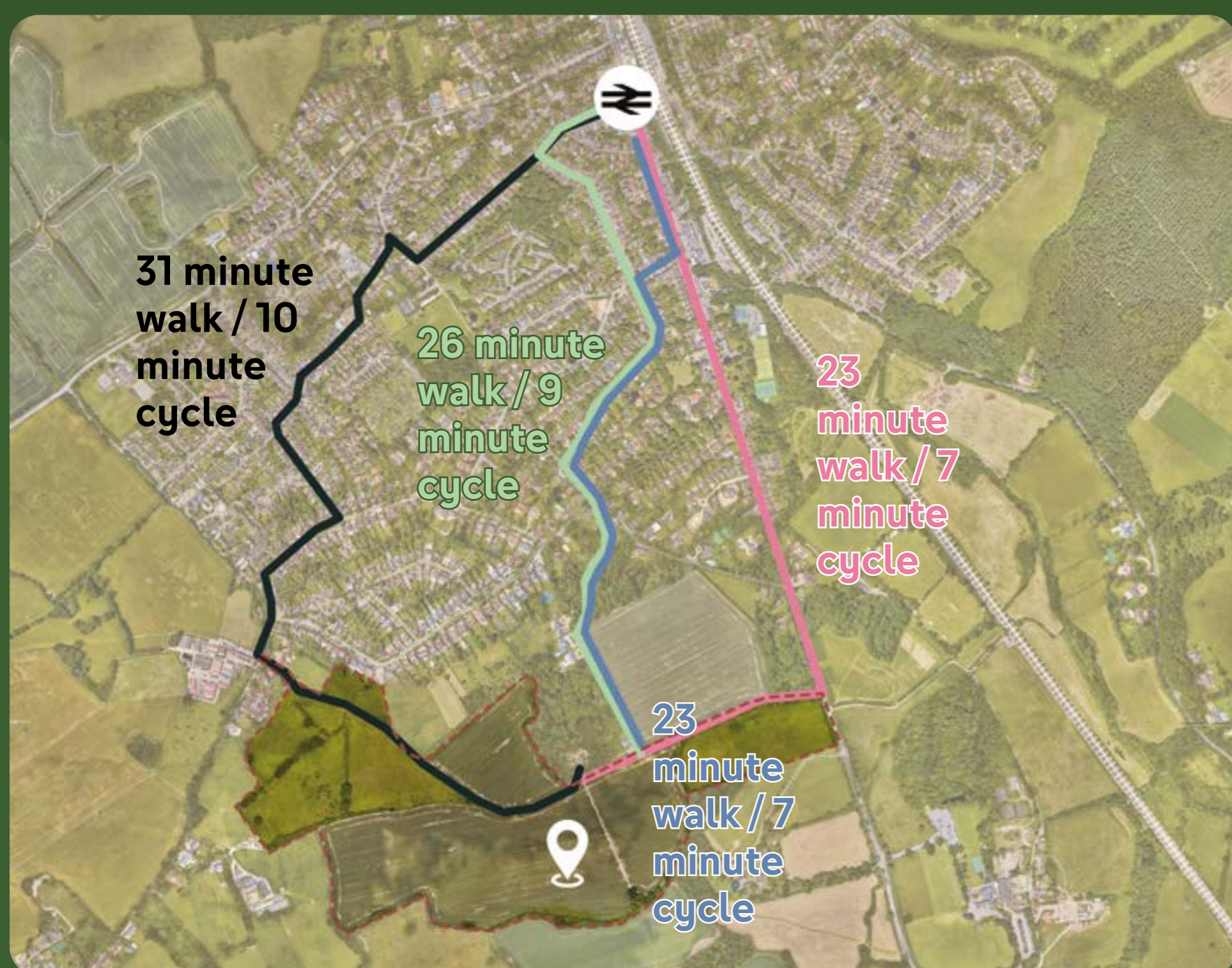
Promoting active travel - where people can walk and cycle with ease for everyday needs - is central to the Garden Suburb.

Radlett New Garden Suburb will be a truly walkable neighbourhood, with everyday facilities provided on site, reducing the need to travel by car.

We're proposing:

- Tree-lined streets, that follow the natural contours
- Cycle and pedestrian routes that integrate with existing routes in Radlett
- Improving off-site walking and cycling routes in line with Hertsmere Council's plans
- Direct bus connections, linking the site to Radlett centre, Borehamwood, St Albans and Watford
- A single vehicular access off Watling Street (with emergency vehicle access only off Common Lane)

Pedestrian & Cycle Connectivity



Connecting to Nature

The site, and the wider area, also benefits from excellent public bridleways and footpaths, connecting the residents directly to nature beyond the Garden Suburb.



Proposed connections through the New Garden Suburb

.....> Pedestrian & cycle routes

.....> Main vehicular routes



A Garden Suburb for 21st Century Radlett

Radlett
New Garden Suburb

Community Stewardship

A defining feature of the proposals is the commitment to community stewardship.

Modelled on the governance of Hampstead Garden Suburb, where residents have protected the area's character for over a century through a Trust with strict design and alteration rules, Radlett New Garden Suburb would establish similar structures.

Residents would be empowered to govern their neighbourhood, enforce design standards, and preserve its character in perpetuity.



Through stewardship structures and ongoing engagement, they will be able to play a role in shaping activities, caring for shared spaces and helping to foster a strong community identity.

The Benefits of Radlett New Garden Suburb



Delivering towards the borough's housing shortage



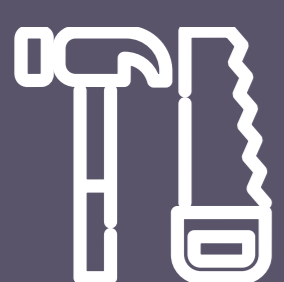
Specialist homes including care/elderly living



50% affordable homes helping local people, including the young with their first home



New primary school, nursery & other facilities



Custom and self-build homes



A new country park, community orchard and gardens, and village green



A sustainable place to live



A community-focused approach



Financial contributions to enhancing existing infrastructure



Creating new habitats & enhanced biodiversity

What Happens Now?

We now invite you to help shape these emerging proposals. Your feedback during this consultation will help evolve the proposals as we prepare to submit an outline planning application later this year.



Have

Your

Say

