

SEGRO Logistics Park Radlett will provide the UK's only modern rail freight facility to serve London and the M25 region. The estate will have the capacity to handle The vision is to create a 335,000 sq m state-of-the-art Strategic Rail Freight interchange, including highly sustainable logistics space, enveloped in 600 acres of managed woodland, conservation grazing and public country park.

For further details and to submit questions, visit: segrologisticsparkradlett.com



24 trains per day, potentially removing 1,800 HGV journeys from UK roads.

Planning status

Planning permission is in place and implemented for the proposed masterplan. The consented scheme is in a screened setting, surrounded by a biodiverse landscape, and includes a new relief road for Park Street as well as other community benefits in the Section 106 obligations.

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WHY BUILD A STRATEGIC RAIL FREIGHT INTERCHANGE (SRFI) IN RADLETT?

Why does the government prioritise SRFIs, and how is this reflected in policy?

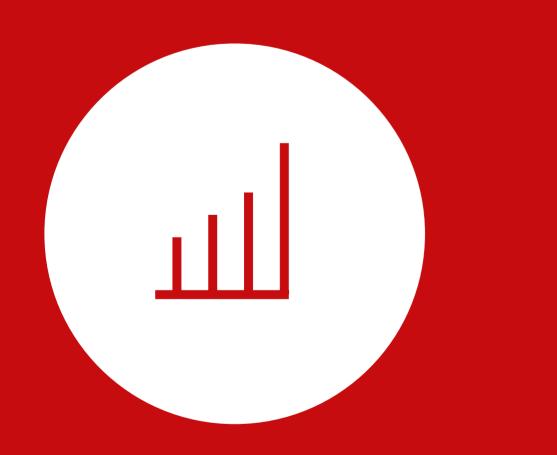
The government has placed high importance on shifting industry reliance away from road-based transport. The main driver for the shift from road to rail is the desire to address the climate change by decarbonising supply chains. For this to happen across the wider UK there is the need to create a network of modern Strategic Rail Freight Interchanges.

Why Radlett?



SRFIs need to be in locations that provide both road and rail connectivity to the primary national road network and the strategic rail network. There are very few locations that can provide this combination.

WHY THE SHIFT FROM ROAD TO RAIL?



Economic benefits



A greener future



Network improvement

In the year ending Thursday 31 March 2022, 78 million tonnes of freight was carried on Britain's railway.* This amounts to goods worth about £30bn and the total economic and social benefits of rail freight are valued at £2.45bn every year.

* Network Rail, 'Rail Freight Facts and Figures'

Meeting national decarbonisation targets and helping achieve net-zero. Each freight train is estimated to remove 76 lorries from our roads, which could result in around 1 billion fewer HGV miles every year. Emissions from rail are 76% lower than those from road.

Rail freight is an integral part of some of Britain's most dynamic businesses, from big household names, online retailers to fast moving start-ups, supplying UK households and businesses.

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MASTERPLAN



Development benefits
1 Ver Colne National Trail
2 Trim trail

Transport improvements

Traffic management and environmental improvements to A5183 within Park Street

 M25 Jn21a: Capacity improvements including additional entry lanes and full signalisation*

- 3 New picnic area located next to footpath
- Existing habitats within green spaces protected and enhanced and new opportunities created for habitat creation and nature conservation
- 5 New cycle route linking communities and facilities and providing a safe route
- and Frogmore
- Off site footpath, bridleway and cycleway improvements
- 3 Measures to insure that HGVs are prevented from using Watling Street and Harper Lane
- Improvement to facilities at Park Street Railway Station
- Improvements to the St Albans to Watford Junction branch line
- M25 Jn22: Capacity improvements to the existing Jn22 roundabout on the south side of the M25*
- * These locations sit outside of this map scale

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VIEWS FROM AROUND SEGRO LOGISTICS PARK RADLETT







For further details, visit:



segrologisticsparkradlett.com/views



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SUPPORTING THE LOCAL COMMUNITY



Community Investment Plans

SEGRO is committed to contributing

Equally, we will enhance the spaces around our buildings, working with local partners to ensure we meet the needs of our communities with a focus on health and wellbeing.

Potential jobs generated



Estimated annual business rates

Figures estimated based on SEGRO Logistics East Midlands Gateway

in which it operates.

We will help improve the skills of local people, particularly the disadvantaged, to enhance their career and employment opportunities, by investing in local training and education programmes.

to the long-term vitality of the communities

SEGRO is already engaged with local schools and community partners to create a Community Investment Plan fit for the current and future needs of the local community.



through SEGRO's Schools Work Programme

6 outdoor spaces

reinvigorated to improve biodiversity and support community wellbeing







We will help support those that face barriers to work to increase their confidence and skills to access employment opportunities created on site.

Our goal is to inspire and prepare young people for the world of work, through careers advice, site visits and masterclasses, in collaboration with local partners and employers.

HEALTH AND WELLBEING

Our aim is to support the health and wellbeing of the local community through a range of projects including reinvigorating outdoor community spaces and enhancing biodiversity in local areas.

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PUBLIC SPACES AND VIEWS



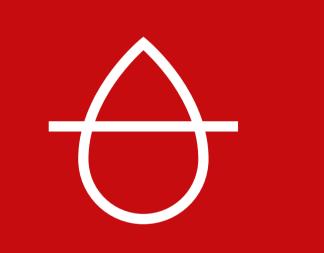


Public Rights of Way

- Dedicated cycle/footways along the length of the Relief Road connecting into the southeast of St Albans and London Colney to the east.
- The provision of enhanced cycle routes to and within the site. Improved pedestrian and cycle links between Park Street Station and the site via Burydell Lane. It also encompasses improved links through the scheme to London Colney.



ENVIRONMENTAL FACTORS



FLOOD RISK

Drainage systems will be designed to restrict rain water discharge rates to less than existing levels and ensure that local watercourses are safeguarded from pollution. There is no impact on the River Ver or the floodplain.

S ARQUALITY

By transferring freight from road to rail, the scheme will help bring about reductions in emissions of the most important greenhouse gas, carbon dioxide, across the UK and wider transport network. Locally, as a result of the Relief Road, we will limit HGV traffic generated by the scheme and help improve the air quality through Park Street

and Frogmore.

NOISE

The early construction of the perimeter bunds will ensure that noise resulting from the development and operation of the scheme will be mitigated to a high degree.

LIGHT

The lighting design and proposed bunds and landscaping will ensure that light leakage to adjacent properties will be negligible.

Image: Construction of the second second

Bunds

To screen the surrounding area from the terminal and warehouses, the development site will be enclosed by landscaped earth mounds topped with detailed landscape features.

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THE ENVIRONMENT

600 acres of managed woodland, conservation grazing and public country park is being delivered as part of our plan.





Planting 4,250 trees and 132,050 tree whips



Providing habitat ponds for invertebrates and grassland around the site



Creating new, protected habitats within the proposed Community Forest/Country Park to provide longterm benefits for local biodiversity.



Implementing a long-term Countryside Management Plan to enhance biodiversity and improve

Providing improved ecological management of the Rivers Ver and Colne which are an integral part of this landscape



Enhancing conservation grazing

natural habitats for the benefit of locally important wildlife sites including the Ver Valley Meadows.

The green space will include:

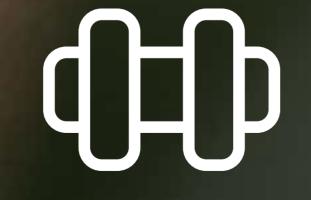
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600 acres of woodland and managed countryside including c.200 acres of new species rich mixed woodland planting and c.395 acres of conservation grazing. This will contribute significantly to the Watling Chase Community Forest area.

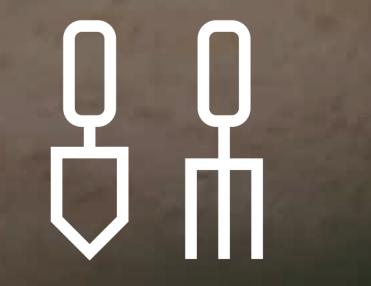
Provision of a Country Park Visitor Interpretation Centre, visitor car parking and picnic areas A range of new footpaths, bridleways, nature trails and multi-use routes along with improvements to existing



New and improved facilities for bird watching, equestrian activities, and fishing



Provision of informal recreation facilities including outdoor gym/ trim trail and play areas rights of way, totalling c.17km.

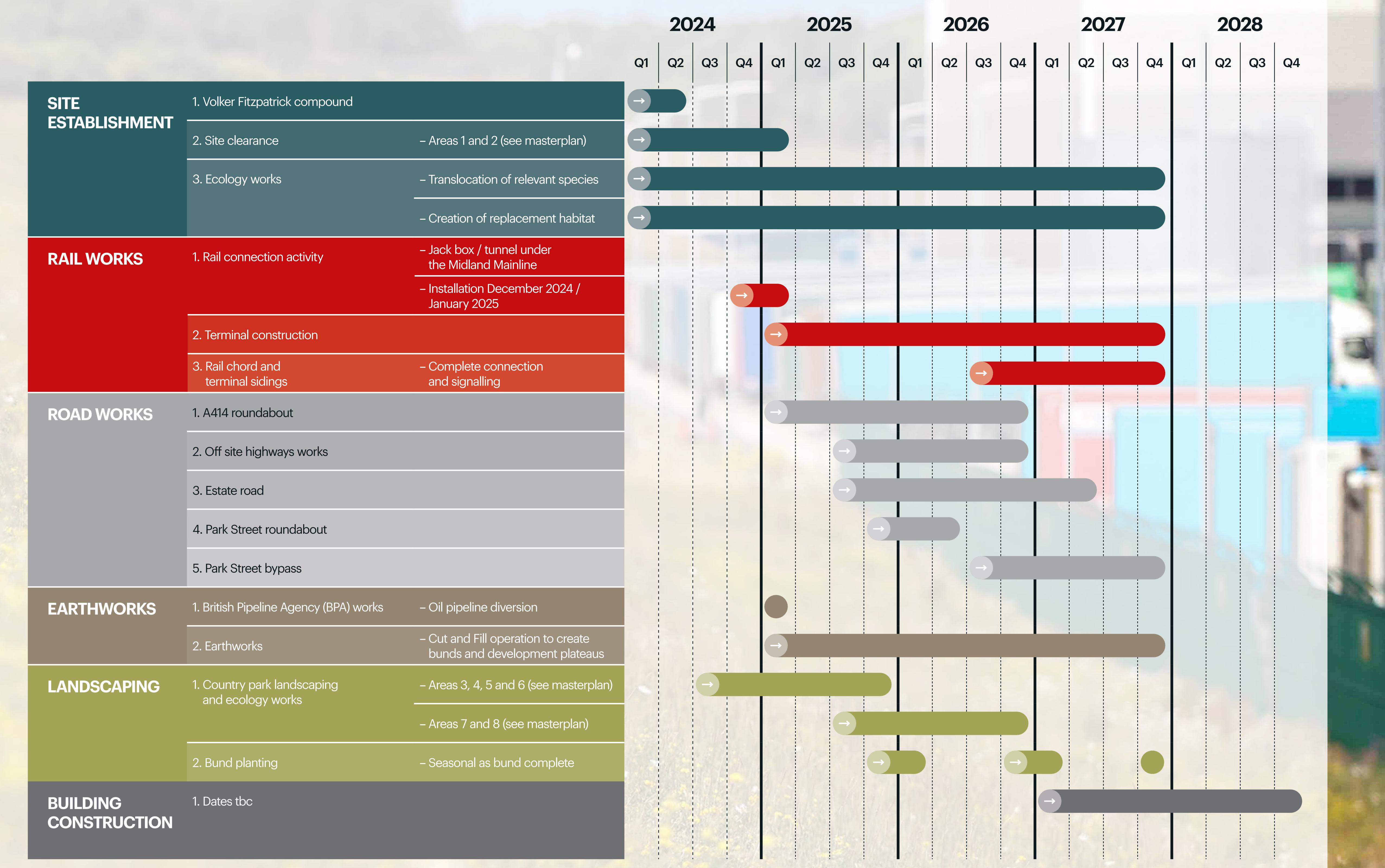


The entire development and country park areas will be maintained at no expense to the public

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PLANNED MORKS



	4. Park Street roundabout	
	5. Park Street bypass	
EARTHWORKS	1. British Pipeline Agency (BPA) works	– Oil pipeline diversion
	2. Earthworks	 Cut and Fill operation to create bunds and development plateaus
LANDSCAPING	1. Country park landscaping and ecology works	– Areas 3, 4, 5 and 6 (see masterplan)
		– Areas 7 and 8 (see masterplan)
	2. Bund planting	- Seasonal as bund complete
BUILDING CONSTRUCTION	1. Dates tbc	

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