

FUTURE-FOCUSED RAIL FREIGHT AND COUNTRY PARK

The UK's only major rail freight facility serving London and the M25 region including green areas that foster biodiversity and community recreation

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Planning status

Planning permission is in place and implemented for the proposed masterplan (see page 6). 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.

SECTION 1

THE VISION

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

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.

SEGRO is currently developing a Community Investment Plan for SEGRO Logistics Park Radlett, and will, in collaboration with local stakeholders, support employment, education and environmental initiatives.

For further details, visit:
segrologisticsparkradlett.com



We create the space that enables extraordinary things to happen.

SEGRO is a leading developer, owner, and manager of industrial and logistics estates, serving prominent businesses that offer jobs, goods and services to local communities, such as Ocado, Royal Mail, London Ambulance Service and Mars. We are a long-term investor that prides ourselves on creating and maintaining good relationships with local communities – an ongoing pledge that's been part of the company's fabric for over a century.

We are also dedicated to bringing forward new development schemes that consider the environment and local biodiversity, provide training and job opportunities, and support local good causes and charities. Our commitment to these values will continue (from the site's inception to beyond completion) at SEGRO Park Radlett and its wider community.

We look forward to collaborating closely with the local community, ensuring that our development contributes positively to the local area and its residents.

SECTION 2

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



Indicative Image – SEGRO Logistics Park East Midlands Gateway

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. A greater use of rail (for moving freight) is seen as a critical element of encouraging this move. The main driver for the shift from road to rail is the desire to address the climate change by decarbonising supply chains.

For this modal shift, from road to rail, to happen across the wider UK there is the need to create a network of modern Strategic Rail Freight Interchanges. SEGRO Logistics Park Radlett is the only such facility serving London and the M25 region.

SEGRO received planning permission for this development, recognised as nationally significant infrastructure. Rail freight contributes £1.7 billion to the UK economy, easing congestion and reducing carbon emissions.

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.

In the case of Radlett, the planning decision to allow the scheme was because the Secretary of State recognised both the national importance of delivering a network of SRFIs and the difficulty of addressing the need in the South East and London.

It is well recognised that the region is a major contributor to the prosperity of the UK and for this to continue there is a need for efficient and resilient logistics solutions which can accommodate the need to address climate change and road congestion. Accordingly, to have a SRFI scheme to serve the region is crucial and Radlett, with its close proximity to the Midland Main Line, the motorway network (M1, M25, A1(M)) and London, meets that need.

Why the shift from road to rail?



ECONOMIC BENEFITS

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'



A GREENER FUTURE

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.



NETWORK IMPROVEMENT

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.

"Every day, millions of deliveries are made in the UK. Every parcel received at a front door, every good to a factory was delivered by the UK's world-class freight and logistics sector. The sector enables UK prosperity, health, wellbeing, and security by maintaining the smooth flow of goods into, out of, and across the country."

Freight contributes £127 billion to our economy each year, whilst supporting £400 billion in manufacturing sales. In fact, the number of freight and logistics jobs have grown by 26% since 2010, nearly double the rate of the wider economy."

Department of Transport

'Future of Freight: a long-term plan' June 2022

CASE STUDY SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY



SEGRO Logistics Park East Midlands Gateway (SLPEMG) is a 700-acre development which has delivered a 50-acre Strategic Rail Freight Interchange (SRFI) which includes a rail freight terminal with over 418,000 sq m of logistics accommodation.

SLPEMG Strategic Rail Freight Interchange (SRFI) is operated by Maritime Transport capable of 16 train loads per day, potentially removing 1,200 HGVs movements from UK roads. This provides direct access to the UK's network of RFI's as well as major UK ports such as Southampton, Felixstowe, London Gateway and the Channel Tunnel.

SLPEMG has created a vibrant and active logistics park with a diverse mix of customers, including DHL, Games Workshop, Maersk, GXO (Nestlé), Very, Amazon, Kuehne+Nagel, ARVATO and Ceva – Maritime (SFRi).

Since construction began on the site in 2017, SEGRO has invested £100m in earthworks and landscaping, upgrading transport and road infrastructure, including building a new bypass around Kegworth, reducing the amount of traffic moving through the village.

Over 5,000 jobs have been created directly and indirectly through the construction and those working on site have free access to the 24/7 electric shuttle bus to transport them from the train or bus station to site.

"Strategic Rail Freight Interchanges are acknowledged by the Government as vital to the nation's economic and environmental well-being. The growing demand for efficient goods transportation, driven by customer expectations and technological advancements, continues to rise. SLPEMG plays a crucial role in addressing this need as a key infrastructure asset."

Dan Holford
Head of National Markets
SEGRO Business Unit

SECTION 3

SEGro LOGISTICS PARK RADLETT MASTERPLAN

Development benefits

- 1 Ver Colne National Trail
- 2 Trim trail
- 3 New picnic area located next to footpath
- 4 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

Transport improvements

- 1 Traffic management and environmental improvements to A5183 within Park Street and Frogmore
- 2 Off site footpath, bridleway and cycleway improvements
- 3 Measures to insure that HGVs are prevented from using Watling Street and Harper Lane
- 4 Improvement to facilities at Park Street Railway Station
- 5 Improvements to the St Albans to Watford Junction branch line

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

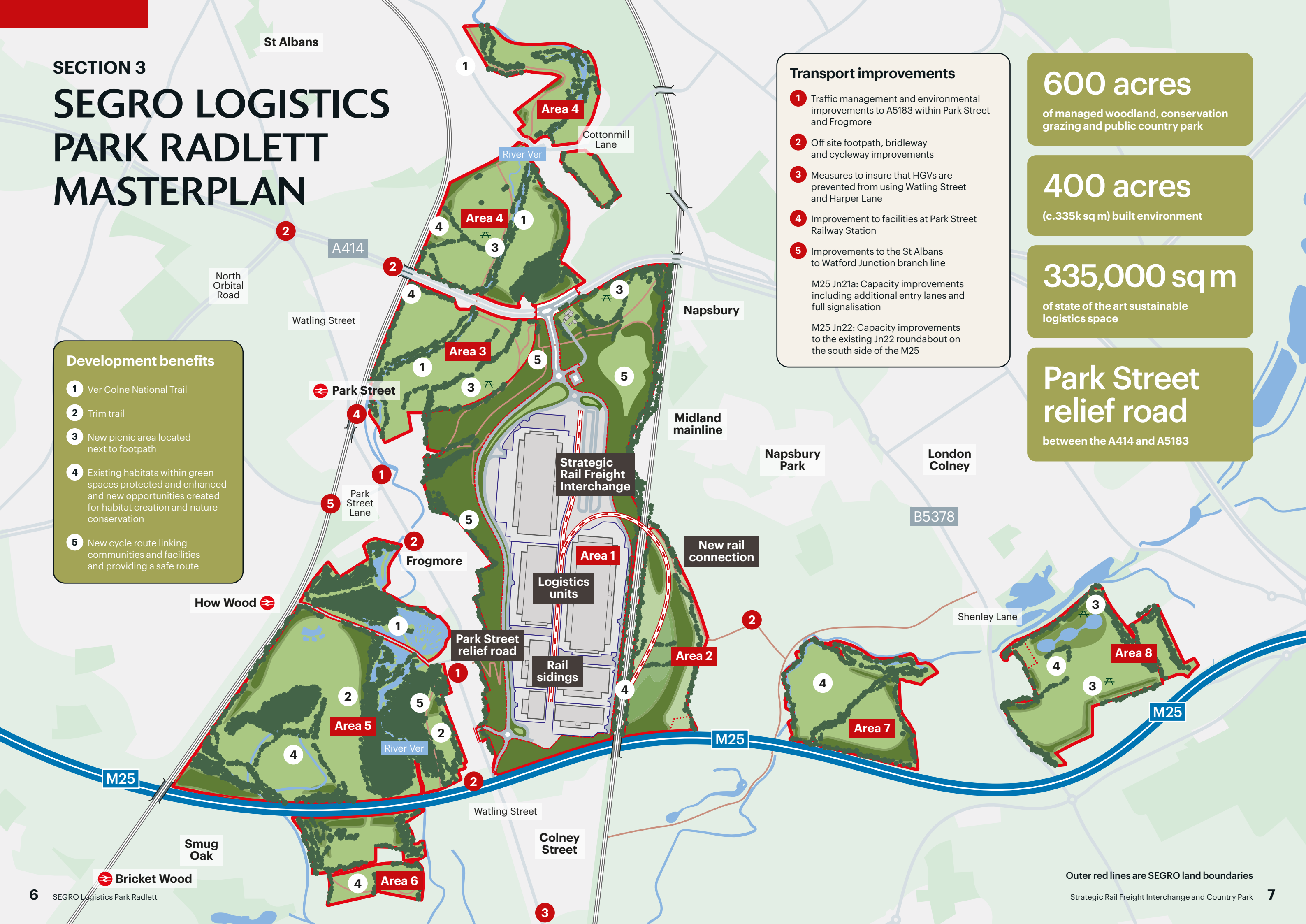
M25 Jn22: Capacity improvements to the existing Jn22 roundabout on the south side of the M25

600 acres
of managed woodland, conservation grazing and public country park

400 acres
(c.335k sq m) built environment

335,000 sq m
of state of the art sustainable logistics space

Park Street relief road
between the A414 and A5183



SECTION 4

SUPPORTING THE LOCAL COMMUNITY

4,000

Potential jobs generated

£12M

Estimated annual business rates

Figures estimated based on SEGRO Logistics East Midlands Gateway

Community Investment Plans

SEGRO is committed to contributing to the long-term vitality of the communities 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.

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.

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.

For example, in collaboration with Oaklands College, LINKS Academy and Batchwood School we are already working to inspire the future generation in construction and logistics careers, through on-site workshops and work experience.

CASE STUDY SEGRO LOGISTICS PARK EAST MIDLANDS GATEWAY



SLPEMG

In November 2023, SEGRO launched its Community Investment Plan in the East Midlands, supporting local people with skills, employment, environment and economic investment. The plan is being delivered with customers, suppliers and four local charity partners to undertake a range of projects with the aim of achieving the following outcomes by the end of 2025:



300

unemployed people in bespoke skills, and training programmes



5,250

young people engaged through SEGRO's Schools Work Programme



6 outdoor spaces

reinvigorated to improve biodiversity and support community wellbeing



EMPLOYMENT AND SKILLS

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



EDUCATION

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.

SECTION 5

TRANSPORT AND LOCAL INFRASTRUCTURE

Infrastructure and Section 106 commitments

As part of the development of SEGRO Logistics Park Radlett, we will deliver infrastructure improvements that will benefit residents and local businesses. These range from upgrades to the local road network to improvements to pedestrian and cycle networks.

Highways

- **New Relief Road:** A new Park Street/Frogmore Relief Road between the A414 and A5183.
 - Measures to ensure that HGVs are restricted from using Watling Street and Harper Lane.
 - Measures to divert HGVs away from using Park Street after the opening of the relief road.
- **Relief Road roundabout:** A new signalised, all movements roundabout serving the Relief Road and site.
- **Park Street Roundabout:** Improvements to the Park Street Roundabout including capacity improvements to the existing 5 arm priority roundabout, an additional A405 entry lane and A414 (east arm) exit lane, additional circulatory carriageway lane, signalisation on the A414 and A405 arm, and improvements to the A405 pedestrian crossing.
- **Signalling controls:** Better Microprocessor Optimised Vehicle Actuation (MOVA), which controls the time of the green lights to suit traffic levels and improve the flow of traffic.
- **M25 Jn21a:** Capacity improvements including additional entry lanes (A405 south arm and M25 east bound off-slip), additional circulatory carriageway way lane (east side only), and full signalisation.
- **M25 Jn22:** Capacity improvements to the existing Jn22 roundabout on the south side of the M25. Including minor kerb realignment and footway extension (west side of A1081).
- **Public Rights of Way (PROW) works on adopted highways:** Provision of PROW highway crossings, joining to existing routes on the adopted highway at eight locations.

Public transport, cycling and pedestrian access

- Traffic management and environmental improvements to A5183 within Park Street and Frogmore, including restricting heavy goods vehicle access, traffic calming and/or footway widening, and townscape and landscape works.
- Off-site footpath, bridleway, and cycleway improvements.
- Improvement to passenger facilities and the street layout in the vicinity of Park Street Railway Station.
- Improvements to the St Albans to Watford Junction branch line.

Travel and freight monitoring and management plan

To provide easy access to the site for local workers and encourage sustainable travel SEGRO will:

- Encourage non-car use and ensure that employees reduce their reliance on the private car for journeys to work.
- Ensure that 5% of parking spaces are allocated as dedicated car-sharing spaces.
- Provide shuttle buses between the site, St Albans Stations and Park Street Station; along with works buses.
- Improve Bus Stop Facilities close to Park Street Station.
- Make available pool bikes at Park Street Station and on site.
- Provide cycle parking, shower facilities and lockers across all of the logistics buildings on the scheme.
- Regulate vehicle departures during peak hours.
- Allocate at least 20% of all car parking spaces for EV charging.

Computer Generated Image, north entrance off the A414



SECTION 6

PUBLIC SPACES AND VIEWS

Public Rights of Way

Additional and safer access to the country park and SRFI will be provided through:

- Dedicated cycle/footways along the length of the Relief Road connecting with a signed route into the southeast of St. Albans and London Colney to the east.
- The provision of enhanced cycle routes to and within the site. This includes the provision of 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.

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.

- A heights plan for the bunds will be published in due course.
- To avoid traffic associated with earth removal, the bunds will be constructed using material excavated from the site.
- Our ambition is to seed the bund and carry out the required planting in the earliest planting season available.



Indicative Image – SEGRO Logistics Park East Midlands Gateway

Environmental factors



AIR QUALITY

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.



LIGHT

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



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.



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.

Indicative Computer Generated Views



Visit our website for views from locations around the site including computer generated images, bund and building outlines.

segrologisticsparkradlett.com/views

KEY

● Views available

THE ENVIRONMENT

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

Ecology



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 long-term benefits for local biodiversity.

The green space will include:



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 rights of way, totalling c.17km.



Implementing a long-term Countryside Management Plan

to enhance biodiversity and improve natural habitats for the benefit of locally important wildlife sites including the Ver Valley Meadows.



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



Enhancing conservation grazing



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



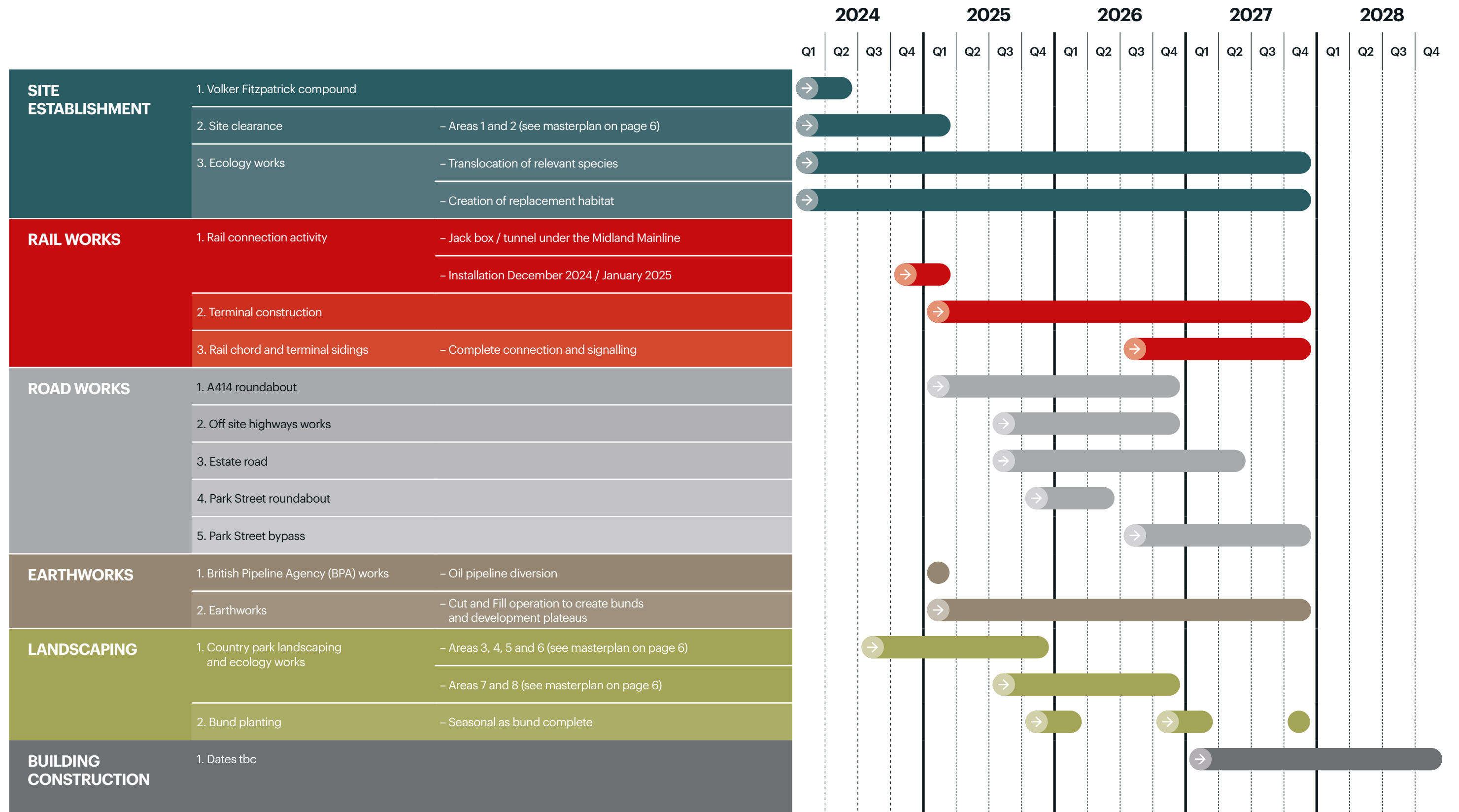
Provision of informal recreation facilities including outdoor gym/trim trail and play areas



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

SECTION 8

PLANNED WORKS



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