

Kings Langley Neighbourhood Plan 2020-2038



Submission Version (Regulation 16)

Kings Langley Parish Council

November 2021

Policies included in the Kings Langley Neighbourhood Plan

We encourage you to read the Plan to appreciate the full context of the policies. Summaries are shown here:

Policies	Main intent
Spatial Strategy	
Policy KL1: Location of Development (Page 16)	Direct new development towards the most sustainable locations, whilst protecting the Green Belt and the green spaces within the Parish and avoiding coalescence.
Housing	
Policy KL2: Meeting Local Housing Needs (Page 19)	Ensure that new homes meet the needs of local people and achieve a balanced mix of development.
Character, Heritage, and Design	
Policy KL3: Character of Development (Page 222)	Protect and enhance the character of the area, incorporating the principles set out in the Conservation Area and Urban Design Zones.
Policy KL4: Design of Development (Page 28)	Ensure good quality design is incorporated into new developments.
Policy KL5: Energy Efficiency and Design (Page 36)	Ensure all developments meet the highest energy efficiency and environmental standards.
The Village Centre and Wider Employment Opportunities	
Policy KL6: Enhancing the High Street and the Village Centre (Page 40)	Support the Arup Report recommendations to enhance Kings Langley High Street and Village Centre.
Policy KL7: Commercial Premises and Land (Page 43)	Safeguard existing employment land (including compensation for displaced businesses) whilst also encouraging new businesses to locate to the area.
Policy KL8: Supporting Sustainable Tourism (Page 45)	Ensure Kings Langley benefits from the development of local tourism.
Policy KL9: High Speed Broadband (Page 45)	Promote the provision of high speed broadband into all residential, commercial and community development proposals.
Environment and Green Space	
Policy KL10: Conserving and Enhancing the Network of Green Infrastructure (Page 47)	Protect, enhance and extend areas and corridors featuring valuable flora and/or fauna.
Policy KL11: Local Green Spaces (Page 52)	Protect Green Spaces that are demonstrably special to the local community.
Policy KL12: Minimising the Environmental Impact of Development (Page 54)	Protect and enhance identified habitats to ensure the Rural and Green character of the Parish is retained.
Policy KL13: Grand Union Canal and River Gade (Page 57)	Support opportunities to preserve, enhance and unlock the potential of the Parish's watercourses.
Policy KL14: Kings Langley Farming Sector (Page 60)	Protect the viability of farming, which contributes to both the local economy and the landscape.
Policy KL15: Protection of Significant Local Views. (Page 61)	Protect individual views throughout the Parish that hold particular significance of local heritage.
Transport and Movement	
Policy KL16: Protection and Enhancement of Key Movement Routes (Page 65)	Protect and enhance key movement routes (particularly footpaths and cycle routes) within the Parish.
Policy KL17: Public Car Parking (Page 70)	Provide additional publicly accessible off-road car parking spaces, including the expansion of the Nap Car Park.
Community Facilities, Leisure and Recreation	
Policy KL18: Improving Opportunities for Sport and Recreation (Page 74)	Set out the parameters for assessing new community, recreational and leisure facilities.
Policy KL19: Provision of Leisure Facilities for Children and Teenagers (Page 77)	Ensure all new major developments consider and provide for the needs of children and young people.
Policy KL20: Allotments and Community Growing Spaces (Page 78)	Require all major developments to provide for new allotment and/or Community Growing spaces.
Policy KL21: The Provision of Accessible Public Toilets (Page 79)	Support the provision of accessible public toilets within the Village Centre.

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1 INTRODUCTION

1.1 This document is the Neighbourhood Plan for Kings Langley parish. It represents one part of the development plan for the parish over the period to 2038, the other parts being the Dacorum Borough Council (DBC) Core Strategy 2006-2013 and the saved policies of the Dacorum Local Plan, adopted in 2004. DBC is in the process of developing a new Local Plan, which will set out a development strategy for the district up to 2038.



All Saints' Church

1.2 The neighbourhood area (Figure 1.1), which shares its boundary with the whole of the Kings Langley parish, was designated by DBC, as the local planning authority, on 28 October 2019 to enable Kings Langley Parish Council, as the Qualifying Body, to prepare the Neighbourhood Plan. The preparation of the Plan has been led by the Neighbourhood Plan Working Group, in consultation with the local community.

1.3 The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Neighbourhood Plan establishes a vision and framework for the future of the area and sets out how that vision will be realised through planning, land use, and development change over the plan period 2020 to 2038.

1.4 The Plan will guide development and provide guidance to any interested parties wishing to submit planning applications for development within the designated area. The community has been actively engaged throughout the process and the different topic areas are reflective of matters that are of considerable importance. Each section of the Plan covers a different topic. Under each heading there is a justification for the policy presented, setting out what the policy is seeking to achieve, the evidence to underpin it and information about how to apply it. The policies themselves are presented in the **blue boxes** and it is these policies against which planning applications will be assessed. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan.



View across Wayside Farm

1.5 A framework for monitoring and implementation of the Plan is also included at Chapter 11. A set of infrastructure priorities is included in Section 12.

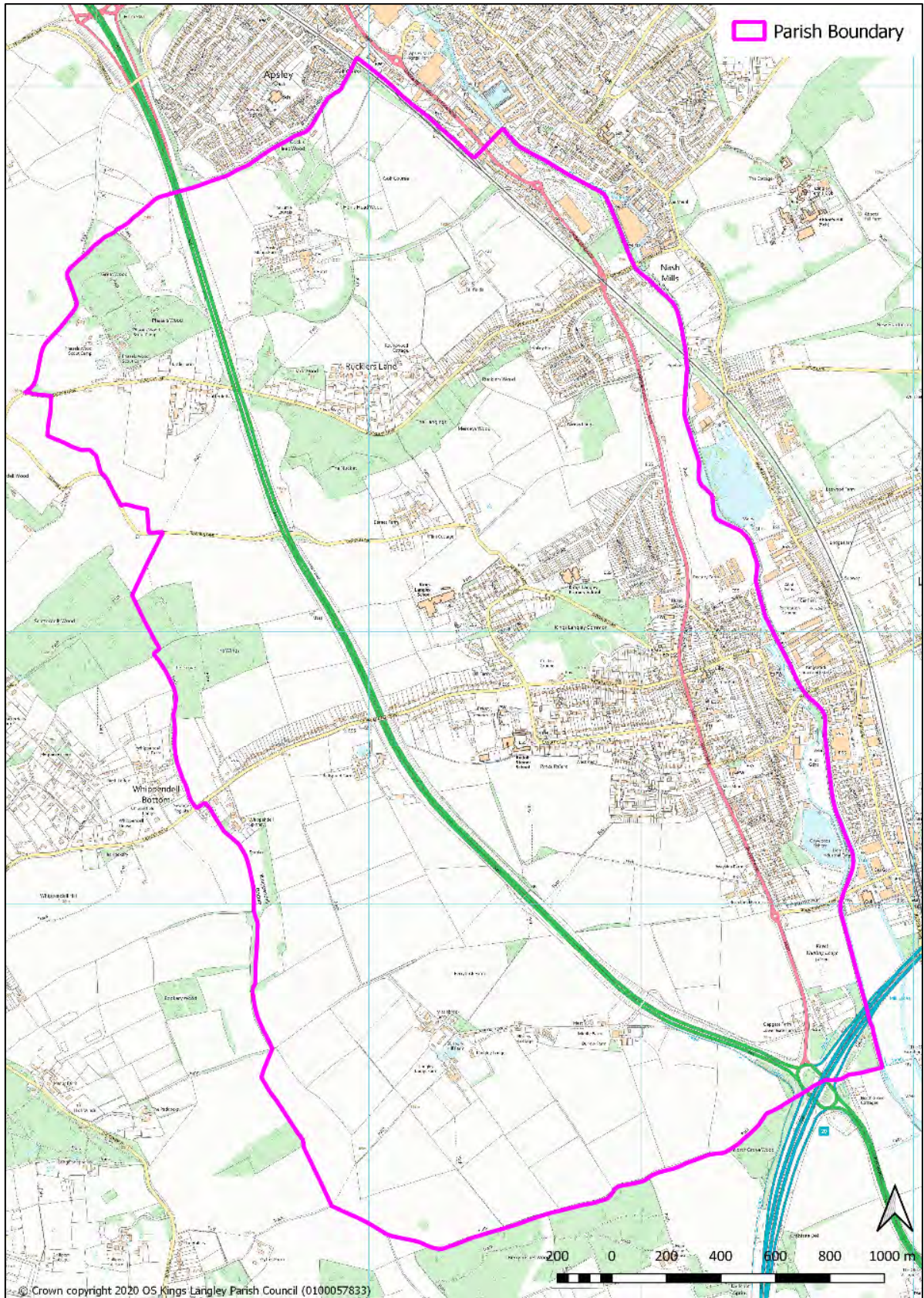


Figure 1.1: Kings Langley Neighbourhood Plan designated area

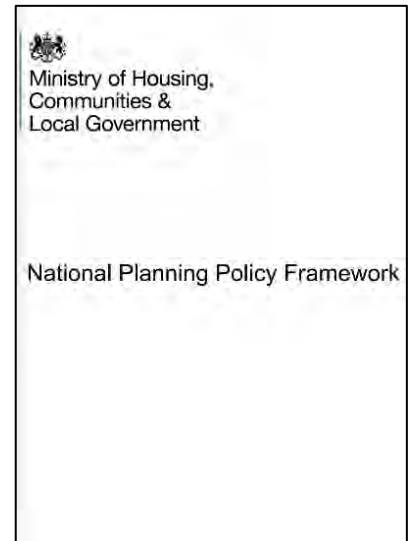
The Planning Policy Context

National Planning Policy

- 1.6 The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF), which states at paragraphs 29 and 30:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹.

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”



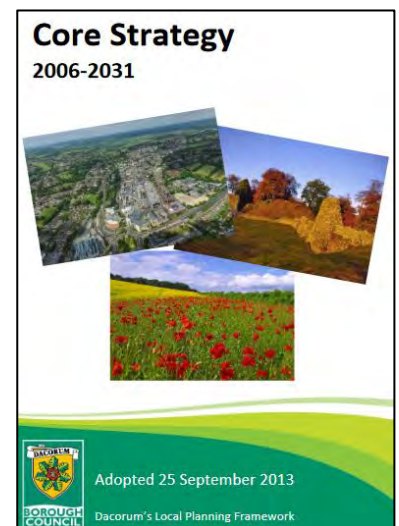
- 1.7 The Plan has been prepared in accordance with the most recently revised NPPF, dated July 2021.

Local Planning Policy

Adopted Development Plan

- 1.8 The current development plan for Dacorum Borough consists of:

- Dacorum Borough’s Local Planning Framework Core Strategy (adopted September 2013);
- Dacorum Site Allocations DPD (adopted July 2017);
- ‘Saved’ policies from the Dacorum Borough Local Plan 1991-2011(adopted April 2004);
- Grovehill Neighbourhood Plan (May 2018);
- Hertfordshire Minerals Local Plan Review 2002-2016 (adopted March 2007);
- Waste Core Strategy & Development Management Policies (adopted November 2012); and
- Hertfordshire Waste Site Allocations DPD (adopted July 2014).



¹ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

- 1.9 The adopted Core Strategy² sets out the planning framework for the Borough to 2031. For housing, it seeks to deliver an average of 430 new homes across the Borough each year, for the plan period (2006-2031), a total of 10,750 homes. For employment, it seeks to provide an additional 131,000 sq m (net) of office floorspace, to help deliver about 10,000 new jobs by 2031.
- 1.10 The adopted Core Strategy includes a Place Strategy for Kings Langley village³, defining it as a ‘large village’ with a population of around 4,900⁴. Local objectives for the settlement are to:
- provide around 110 new homes between 2006 and 2031 (an amended expectation is set out in the emerging Local Plan, set out in the sub-section below);
 - support improvement of the secondary school’s facilities; and
 - maintain and enhance the role and character of the Grand Union Canal.

The Emerging Local Plan

- 1.11 An updated Local Plan for the borough is currently being developed to cover an 18-year time frame from 2018 to 2038, and this will supersede the existing documents. The Local Development Scheme⁵ sets out that the “Dacorum Local Plan (2020–2038): Emerging Strategy for Growth” is expected to reach Regulation 19 during 2021, with Adoption of the Plan provisionally set for November 2022.
- 1.12 The 2016 Strategic Housing Market Assessment indicates a need for 726 homes per year in Dacorum, or 17,388 in total, between 2013 and 2036, representing a significant uplift from the current Core Strategy. Considering the proposed changes to the way the government determines housing numbers, DBC has recalculated its housing targets based on this new method. This leads to a need to deliver 1,023 new homes per annum, i.e., 18,414 homes over the period 2020-38.
- 1.13 In addition to sites already committed, this housing figure is to be delivered through a combination of urban growth areas, strategic greenfield growth areas, sites allocated in the Grovehill Neighbourhood Plan and windfall sites,
- 1.14 For Kings Langley, Policy SP25 of the emerging Local Plan seeks to provide at least 274 net new homes in the parish over the period 2020 to 2038. This figure comprises existing commitments, a windfall allowance, and allocations at two growth areas: Coniston Road (around 10 homes) and Rectory Farm (around 145 homes)⁶. The requirement for Kings Langley has been provided through the strategic policy of the draft Local Plan. It is a minimum figure in accordance with

² <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy/core-strategy-adopted-sept-2013>

³ https://www.dacorum.gov.uk/docs/default-source/planning-development/strategicplanning-11.10.24-10kingslangley_pre-subversion.pdf?Status=Master&sfvrsn=0

⁴ The population at the 2011 Census was 5,124. The figure stated here predates the 2011 Census.

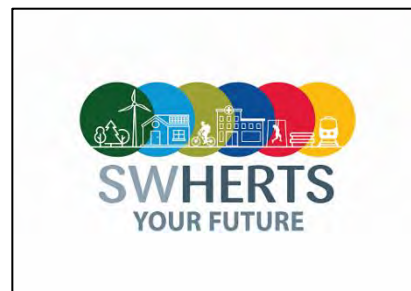
⁵ [local-development-scheme-update---july-2020.pdf](https://www.dacorum.gov.uk/docs/default-source/planning-development/local-development-scheme-update---july-2020.pdf) (dacorum.gov.uk)

⁶ <https://democracy.dacorum.gov.uk/documents/s25887/Part%203%20-%20Draft%20Emerging%20Strategy%20for%20Growth%202020%20-%202038%20-%20Pages%20199%20-%20273.pdf> p.257

national policy, and therefore does not preclude the potential for the Neighbourhood Plan to consider growth in addition to this.

Emerging Joint Strategic Plan

1.15 The local authorities of Dacorum, Hertsmere, St Albans, Three Rivers, and Watford Councils are preparing the South West Herts Joint Strategic Plan, which will consider how the challenges of growth in the wider South West Hertfordshire area can be addressed longer term (i.e. to 2050). For instance, a key aim will be to ensure that infrastructure - such as transport, schools, health, and utilities (for example, water and sewerage) - are properly co-ordinated and delivered alongside the need for new homes and jobs.



Community engagement

1.16 The Kings Langley Neighbourhood Plan Working Group has developed the Plan through extensive engagement with the community, summarised in Figure 1.2 below.

Date	Milestone	Key activities
2017	Initial engagement on future of Kings Langley	<ul style="list-style-type: none"> • DBC launches Call for Sites across the Borough. • Public meeting held at the school. • Village poll undertaken showing 99% of parishioners against green belt loss.
2018	Parish Council produces Community Plan	<ul style="list-style-type: none"> • Parish-wide survey (the Village Survey) undertaken to understand key issues facing the parish. • Specialist reports commissioned including Sustrans local transport study • Community Plan Working Groups formed.
2019	Parish Council decides to undertake a neighbourhood plan	<ul style="list-style-type: none"> • Preparation for undertaking the Plan. • Community engagement activity to understand the aspirations for the area. • Neighbourhood Area formally designated. • Neighbourhood Plan Working Group officially formed.
2019 to 2020	Community engagement to gather evidence on each topic	<ul style="list-style-type: none"> • Website set up. • Ongoing community engagement. • Interim Report published to illustrate key findings. • SEA Screening undertaken.
2020	Development of the Plan and informal consultation	<ul style="list-style-type: none"> • Work commences to draft the Plan, including informal consultation and feedback. • Informal feedback sought from DBC to amend plan in readiness for Regulation 14.
2021	Regulation 14 Consultation	<ul style="list-style-type: none"> • Statutory period of consultation undertaken. • Responses analysed and Plan amended.

2021 to 2022	Finalising the Plan – to be completed	<ul style="list-style-type: none"> • Submission Version Plan submitted to DBC. • Regulation 16 Consultation. • Examination. • Referendum.
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Figure 1.2: Engagement activity timeline

- 1.17 Discussions with DBC have taken place on each of the topic areas covered by the Plan. In addition, communication with neighbouring parishes has taken place and all were contacted as part of the Regulation 14 consultation.
- 1.18 A Consultation Statement, setting out the full detail of the engagement and consultation process and how the findings have been considered, is presented alongside this Submission Neighbourhood Plan document.



Sustainability of the Neighbourhood Plan

- 1.19 The Neighbourhood Plan has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/ or Habitat Regulations Assessment (HRA) is required. Historic England, Natural England and the Environment Agency were consulted on the draft screening report over a six week period from 1 February 2021.
- 1.20 The Screening Opinion determined that the Neighbourhood Plan **does not** require a full SEA or HRA and these findings were not disputed by the statutory consultation bodies. The Parish Council therefore concludes that the Neighbourhood Plan does not require a full SEA or HRA.
- 1.21 A copy of the Screening Determination letter and statement is included within the Evidence Base.
- 1.22 Despite concluding that formal assessments are not required, the Neighbourhood Plan Working Group has striven to ensure that all policies are consistent with measures responding to climate change. Specific policies in the Neighbourhood Plan recognise the Climate Emergency declared at all levels of government, including Kings Langley Parish Council. The following policies in particular include measures aimed at mitigating or adapting to climate changes anticipated during the period covered by this Plan:
- Energy Efficiency and Design (Policy KL5)
 - Green and blue Infrastructure (Policy KL10)
 - Environmental Impact of Development (Policy KL12)
 - Key Movement Routes (Policy KL16)
 - Community Growing Spaces (Policy KL20)

2 ABOUT THE KINGS LANGLEY NEIGHBOURHOOD AREA

Location

2.1 Kings Langley is a historic village and civil parish in Hertfordshire, set in the attractive Upper Gade Valley and on the southern edge of the Chiltern Hills, approximately 20 miles (34 km) northwest of central London, 3 miles south east of Hemel Hempstead and 5 miles from Watford.



Kings Langley Green Belt

2.2 The main settlement in the parish is Kings Langley village, which has a population of just over 5,000 people⁷. The village is linear in character with the Grand Union Canal, River Gade and west coast mainline railway line running along the valley floor. Kings Langley is well connected to



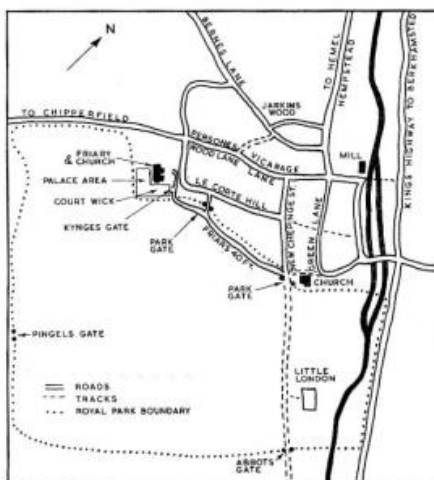
The Village Centre

Hemel Hempstead, Watford, and London via the A41 and M25. It also has a west coast mainline railway station located on the edge of the village to the southeast. The village benefits from a good amount of open space, such as the Common. The historic core of the village, which contains many listed buildings, is the focus of the busy High Street which provides for most day-to-day needs. Most of the village's employment land is located across the borough boundary in Three Rivers District.

2.3 Beyond Kings Langley village, the parish is largely rural with the hamlet of Rucklers Lane to the north and scattered farms.

A brief history of Kings Langley

2.4 The area has been settled since Roman times. The name 'Langley' derives from 'Langlei', a long



meadow or clearing. Originally 'Kings Langley' was in a valley of open woodland adjacent to the River Gade. In 1086 the lands of Langlei were granted by Count Robert de Mortain to his Sargeant, Ralph; Ralph is probably an ancestor of the Chenduit family who became Lords of the Manor in the 12th century. The name Chenduit survives in the form of Shendish, an estate to the north of Rucklers Lane. It is around the manor that the present settlement developed as a linear village lying on the old road from London to Berkhamsted and the Midlands of England. Around 1276, the manor was purchased by Queen Eleanor and a palace was built on the hill above

⁷ The Place Strategy for Kings Langley village, within the adopted Core Strategy notes the population as 4,900 people. This figure predates the 2011 census, which records the population at 5,124.

the village to its west with a deer park extending to its south. This gave the village its link to royalty, first being renamed Langley Regina after its sponsoring queen, and then later changed to Langley Regis or later still by the translation or "Regis" to "Kings". The village remained the location of Kings Langley Palace, a royal palace of the Plantagenet kings of England: a Dominican priory was founded next to the palace and remains of this can still be seen. The palace and the grand church that accompanied the priory fell into disrepair at the Dissolution of the Monasteries and little remains above ground level.

- 2.5 The Church of All Saints was built during the 14th century on the site of an earlier church. The body of King Richard II was buried here for a time after his probable murder at Pontefract Castle in 1400. It was later removed to Westminster Abbey. The body of Edmund of Langley, died 1402, the fifth son of Edward III and the first Duke of York, still rests in the Royal Chapel.



All Saints Church from the village garden

- 2.6 The 18th century Sparrows Herne turnpike road (later the A41 trunk road) traversed the Chilterns via the valley of the River Gade and ran down the village high street. The 16th century Saracen's Head public house is a coaching inn which flourished in this period.

- 2.7 The Grand Union Canal dating from 1797, and (dating from 1838) the London and Birmingham Railway which later became the West Coast Main Line, (the main railway line from London to the north-west) pass just east of the village. The nearest railway station is just beyond the parish boundary, around which there are many businesses, both in the parish at Sunderland Yard and beyond boundary, for instance the Home Park Industrial Estate.



Grand Union Canal

- 2.8 During the Second World War, the village was home to the secret headquarters in Britain of the Polish Underground army based at Barnes Lodge just off the Hempstead Road near Rucklers Lane.
- 2.9 20th century housing developments have led to the village spreading out on either side of the main road. The A41 has now been diverted west of the village leaving the high street to local traffic for the first time in centuries.

Landscape setting

- 2.10 Kings Langley lies on the southern edge of the Chiltern Hills and within the Upper Gade Valley. The High Street runs along the western side of the valley floor, with land sloping steeply to the west up to the Sarratt Plateau. The valley floor contains the Grand Union Canal and River Gade; land in arable and pastoral uses rise steeply to the east. Kings Langley Common provides an area of open space and woodland on the western slope of the valley. The land



Kings Langley Common

surrounding Kings Langley is Green Belt countryside, and the Hertfordshire Way footpath runs through it to the southwest of the village from east to west, crossing the A41 and the canal.

2.11 The Grand Union Canal and River Gade combine throughout most of the valley, and there are two separate waterbodies on the outskirts of the village: one an angling lake, and the other, Kings Langley Lake, a spring-fed former gravel pit. The Canal provides the main green corridor within the village, while Tom's Lane and Chipperfield Road provide corridors from the village to the countryside.

The parish today

2.12 Kings Langley has a strong village community and a number of clubs and societies; the village has



Community Centre

a well-used community centre. It has over 30 active clubs and societies that meet every week. A sense of the village today can be gained from a short film made to promote the Parish Plan: <https://youtu.be/8Swiyb2Akvo>

2.13 In terms of sport and recreation, Kings Langley has a football club, two cricket squares and a bowling green. The football pitches are located to the

north of the village on the open land between Kings

Langley and Apsley; and the cricket pitch is located on Kings Langley Common. The bowling green is located just off the High Street to the east.



Kings Langley Football Club

2.14 A parish profile is included in Appendix A. The key aspects of the profile of the neighbourhood area, as they relate to the Neighbourhood Plan, are as follows⁸:

- Compared to the district, the parish has a **high percentage of residents, aged 45 and over** and in particular those aged 65+. This age bracket grew considerably between 2001 and 2011.
- There is a **below average number of children and young adults** in the parish, when compared to the district. Number in both demographic groups dropped between 2001 and 2011.
- There are **high levels of detached and semi-detached homes** in the parish, with few opportunities to rent. Houses are less affordable than in many neighbouring areas, which could be pricing out first time buyers and younger families.
- Most homes were built during the 20th century and most, especially smaller or older dwellings, have relatively **low Environmental Performance Assessment ratings**.
- Some homes and facilities lie **close to water courses on the valley floor**.

⁸ Source: 2011 Census

- The parish has **higher than UK average levels of car ownership**, with just 8% of residents having no access to a vehicle. High car ownership is not unusual in more rural areas, however there is a need to ensure that public transport is adequate for those with limited access and people are encouraged to take local journeys by sustainable transport modes.
- There is a **railway station** just beyond the parish boundary. There are several frequent bus services linking north-south, however east-west services are fewer.
- **Unemployment is very low**. There are high numbers of employees, most often commuting out to their place of work, on average within a 10km radius, with some commuting to London. Compared to the wider area, there are **high numbers of people working from home**.

Challenges facing the parish

2.15 The Kings Langley Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community of Kings Langley parish. The challenges facing the parish have, of course, been impacted by the Coronavirus crisis, but broadly continue to fall into four main categories and further information about these is contained in the Parish Profile at Appendix A.

1. Providing Local Housing

- Meeting the demands of an ageing population in terms of providing homes that are suited to their needs.
- Providing homes in the parish that are financially accessible to younger people, especially young families and those stepping onto the property ladder for the first time.

2. Developing the Local Economy

- Supporting Kings Langley's existing employment and village centre offer and, where possible, helping to offer new opportunities.
- Ensuring that tourism activity is sustainable.

3. Preserving Local Character

- Safeguarding the rural, tranquil character, biodiversity, and green spaces of the parish.
- Protecting the individual identity of Kings Langley, ensuring that encroachment on neighbouring settlements is minimised by maintaining the current inter-settlement gaps.
- Conserving Kings Langley's built heritage feature, providing opportunities for greater appreciation of it and reflecting this character in any future developments.
- Improving accessibility to services in and near the parish – through the provision of footpaths, cycle ways, bridleways and improved public transport - in order to help reduce over-reliance on car use.

- **Providing more opportunities for leisure and recreation in the parish.**
- **Ensuring that the infrastructure can cope with existing demand and future demand.**

4. Responding to Climate Emergency

- **Reducing carbon emissions by installing thermal insulation and low carbon heating systems.**
- **Minimising energy costs by installing local renewable energy systems, such as rooftop and ground mounted solar PV.**
- **Preventing rainfall from entering sewerage systems and roads using soakaways and permeable driveways.**
- **Ensuring watercourses and drainage systems are kept clear.**

3 A VISION FOR KINGS LANGLEY PARISH

Vision for the Neighbourhood Plan

- 3.1 In parallel with the Neighbourhood Plan, Kings Langley Parish Council is overseeing a series of Working Groups who are delivering community actions that have emerged from both the original Parish Plan work and this Neighbourhood Plan. They cover the following themes: High Street, parking, and congestion; the environment; and leisure and recreation. The local community has emphasised the desire for any development taking place in the parish to contribute positively to the community, for instance which may help to deliver the actions being pursued by these Working Groups. The following Guiding Principle and Vision for this Plan has therefore been agreed:

Guiding Principle:

Any new major development within the village and wider parish will be expected to contribute to community benefits, over and above any CIL monies, in line with the policies outlined in this Neighbourhood Plan.

Overarching Vision for Kings Langley parish to 2038:

To preserve and enhance what parishioners most value about Kings Langley in line with the priorities suggested by the 2019 Parish Plan Survey - the village status of Kings Langley, environmental action, greenbelt, proximity to open countryside, canal, woods and common, its thriving high street and strong sense of community.

Neighbourhood Plan Objectives

- 3.2 The four objectives of the Kings Langley Neighbourhood Plan are as follows:

Objective 1: To ensure that new development is located in appropriate, sustainable locations within the village and surrounding area to protect, so far as possible, the Green Belt, valued green space in and around Kings Langley and local character and heritage. Development should contribute towards a proven local need.

Objective 2: To require, of any new development, an assurance of the credibility of the developer and an assurance of the environmental sustainability of any proposed development, with plans delivering a 'zero carbon' goal through building materials, alternative energy sources, energy saving design, encouraging walking, and cycling.

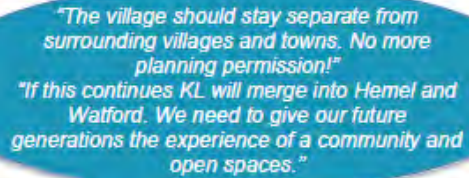
Objective 3: To ensure that development delivers community benefit, in line with initiatives promoted by the other three Parish Plan working groups, for instance enhanced public access; green space; sustainable features; contribution to recreation facilities and on-site food growing land allocation.

Objective 4: To support a vibrant and diverse High Street and a strong local economy that offers job opportunities to local people. Any future development, large or small, must not diminish existing business workspace or local employment opportunities. To generate new employment and replace any lost workspace, we will seek to provide small business units.

4 SPATIAL STRATEGY

Policy KL1: Location of development

4.1 Kings Langley parish, excluding the village itself and the residential area to the very north of the parish, lies predominantly within the Metropolitan Green Belt, with just parts of the village itself excluded (Figure 4.1). The Neighbourhood Plan engagement process revealed a strong



"The village should stay separate from surrounding villages and towns. No more planning permission!"
"If this continues KL will merge into Hemel and Watford. We need to give our future generations the experience of a community and open spaces."

desire among local people to preserve the Green Belt in the parish, which would also help to prevent coalescence with nearby settlements, including Hemel Hempstead and Watford.

4.2 The NPPF attaches great importance to Green Belt, the fundamental aim of Green Belt policy being *"to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"* (NPPF, para 137). This importance is supported in the existing Core Strategy, and in the emerging Local Plan. The latter, however, sets out a need to allocate land for development to address an uplift in housing numbers, and for Kings Langley it seeks to deliver at least 274 new homes, comprising existing commitments, two site allocations (at Coniston Road and Rectory Farm) and an allowance for windfall.

4.3 Figure 4.1 shows the current settlement boundaries in the parish and the proposed extension to include the site at Rectory Farm that has been granted planning permission.

4.4 The emerging Local Plan does not identify a housing figure to be delivered through the Neighbourhood Plan, as it considers that housing supply has been addressed adequately at the strategic level. The Neighbourhood Plan therefore does not allocate sites for housing, rather it sets out a series of parameters to support DBC's proposed growth strategy. These are:

- Prioritising the use of brownfield sites and only permitting greenfield development on the edge of the settlement in exceptional circumstances, with clear and strict guidance on what is appropriate;
- providing new dwellings in the period 2018 to 2038 on strategic sites in accordance with Dacorum Borough Council's emerging Local Plan;
- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity;
- encouraging small-scale residential developments that are sympathetic to their surroundings;
- ensuring that new developments include a mix of housing to meet the needs of local people, considering the current and projected demographic of the parish; and
- providing well-designed dwellings that are sympathetic to the character of the settlement.

4.5 Policy KL1 provides a framework to ensure that new development takes place in the most sustainable locations, near to local services and amenities, while protecting the Green Belt, the valued green spaces within the parish and avoiding sprawl and coalescence with nearby settlements. The policy proposes an amendment to the settlement boundary to encompass those sites that have been completed, or with planning permission, or allocated in the emerging Local Plan. The extent of the proposed new settlement boundary and the location of these sites are shown in Figure 4.1.

POLICY KL1: LOCATION OF DEVELOPMENT

- A. Development in the neighbourhood area will be focused within the settlement boundaries as defined on the Policies Maps. Development proposals outside the settlement boundaries will be supported where they are in accordance with national and local policy in respect of:**
- i. appropriate uses in the countryside; or**
 - ii. the development preserves or enhances the character or appearance of the area; or**
 - iii. the development brings redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into optimal use in a manner that does not cause harm in terms of additional traffic; or**
 - iv. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; or**
 - v. it is on sites allocated for those uses in the Dacorum Local Plan or its successor.**
- B. Development outside of the settlement boundary must not individually or cumulatively result in physical and/or visual coalescence and loss of separate identity of Kings Langley with neighbouring settlements including Hemel Hempstead and Watford.**
- C. In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the settlement boundary of Kings Langley for either homes, employment uses or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.**

Conformity Reference: NP objective: 1; Core Strategy (adopted 2013): CS1, CS4, CS5, CS20; Emerging Local Plan: SP2, SP3, SP4, SP8; SP11, SP12; NPPF: 20, 29, 80, 119, 120, 121, 130, 137, 147, 148, 149, 150, 151

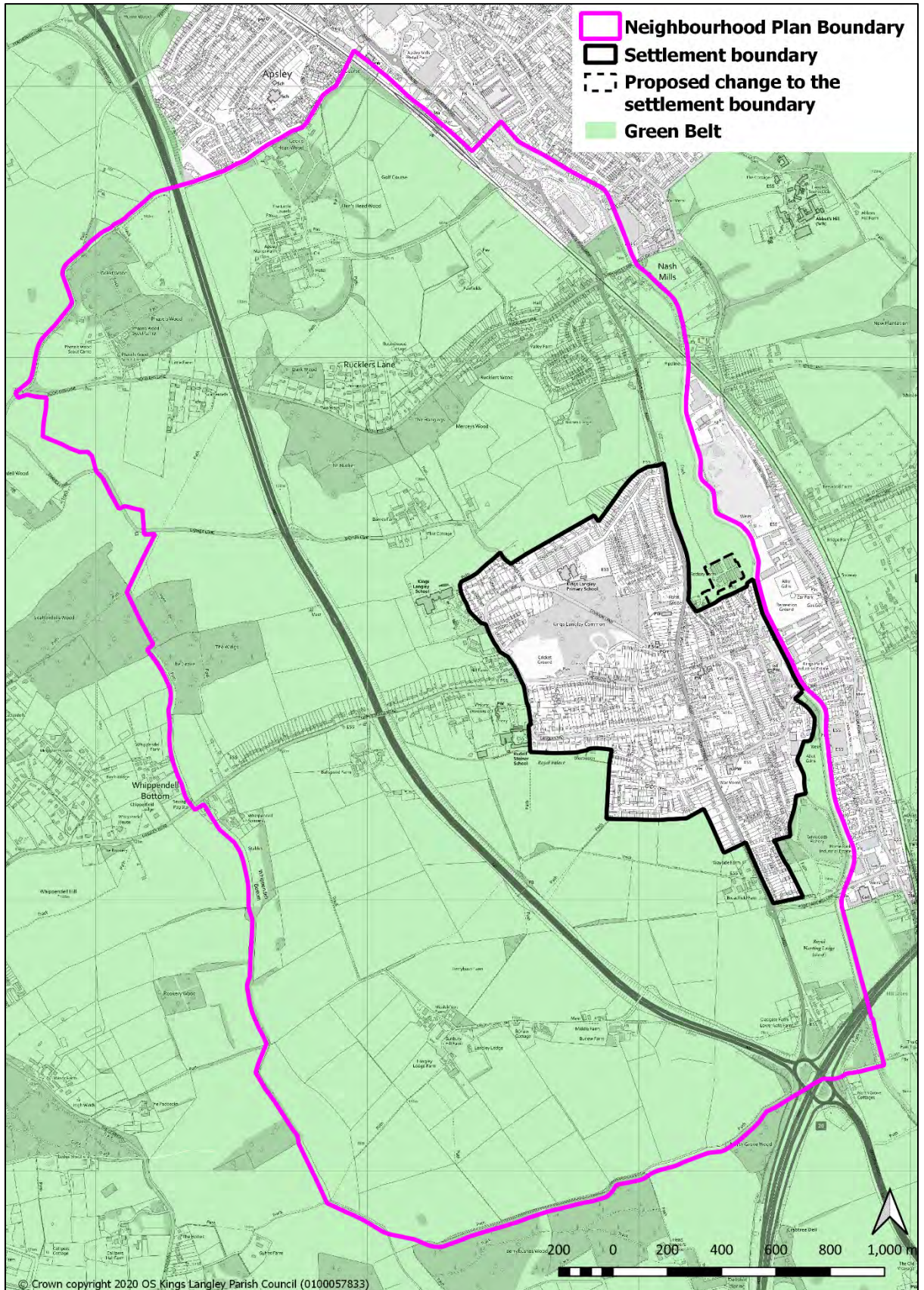


Figure 4.1: Map showing proposed amendment to settlement boundary of Kings Langley village

5 HOUSING

Policy KL2: Meeting local housing needs

5.1 It is important that any new residential development within Kings Langley parish addresses local housing needs. Policy CS18 of the adopted Core Strategy states that *“new housing development will provide a choice of homes”* in terms of type, size, and tenure; suitability for people with special needs; and affordability. Furthermore, the policy states that decisions on the appropriate mix *“will be guided by strategic housing market assessments and housing needs surveys”*.

5.2 The parish has 2,190 houses, supporting 5,214 people per the 2011 census, of which:

Type	Detached	Semi-Detached	Terraced	Flat/Maisonette
Kings Langley	37%	31%	14%	18%
Dacorum	21%	24%	32%	23%
England	22%	31%	25%	22%

Source: Urban Vision Enterprise CIC, Housing Needs Analysis

Number of Bedrooms	4 bed +	3 bed	2 bed	1 bed
Kings Langley	30%	40%	20%	10%
Dacorum	24%	40%	24%	13%
England	19%	41%	28%	12%

Source: Urban Vision Enterprise CIC, Housing Needs Analysis

Ownership	Owned with/without mortgage	Council Rented	Private Rented	Social Rented & Other
Kings Langley	74%	13%	10%	3%
Dacorum	65%	17%	12%	6%
England	63%	9%	17%	11%

Source: Urban Vision Enterprise CIC, Housing Needs Analysis

5.3 A Local Housing Needs Assessment (HNA) for Kings Langley was undertaken and published in 2019, which revealed:

“The key message to draw [...] is the over-supply of larger dwellings, which is leading to high levels of under-occupation. The relative lack of smaller dwellings both restricts access to smaller, younger families, but also limits the downsizing options for more elderly residents who may wish to move to smaller, more manageable properties. It is therefore key that any strategic housing allocation is supportive in policy terms of these local housing needs”.

Urban Vision Enterprise CIC, Housing Needs Assessment: Section 8.2

5.4 The picture painted within the Urban Vision CIC HNA is consistent with the views of local estate agents in that the absence of two-bedroom homes has an impact on the ability for smaller, younger families to find starter homes and also older residents looking to downsize.

5.5 Furthermore, the HNA found that Kings Langley (and the wider Borough) are high value areas in terms of property prices and yet average incomes are not significantly higher than the national averages. Section 7.7 of the HNA states *“neither lower quartile nor median earning households can access the housing market at the lower quartile level without further assistance”*. This was

reflected in the Village Survey, which found that affordability was the most cited concern about anticipated housing need within the Parish; only 13% of 16- to 19-year-olds felt they would be able to find a home within the Parish. Hence genuinely affordable housing plays an important role in meeting the housing needs of many residents and workers. Additional information on housing can be found in the Parish Profile (Appendix A).

- 5.6 Comparing the housing stock in Kings Langley to the stock across Dacorum, the East of England and England as a whole, identifies the following gaps and policies to address these:

Key Gap/Issue	Policy Recommendation
Too many 4+ bedroom homes ⁹	<ul style="list-style-type: none"> - Prohibit/restrict building of new 4+ bedroom homes - Prohibit/restrict the addition of bedrooms to 2 or 3 bed homes - Encourage/permit 4+ bedroom homes to be divided or redeveloped into multiple smaller dwellings
Too few 2-bedroom homes ¹⁰	<ul style="list-style-type: none"> - Encourage/permit building of new 2-bedroom homes - Preference for houses over flats/maisonettes
Too few affordable homes ¹¹	<ul style="list-style-type: none"> - Encourage the building of additional affordable homes to rent - Encourage the building of additional affordable homes for sale - Encourage the building of smaller starter homes (i.e. 2 bed as above) - Prioritise social housing for 4+ bedroom homes

Source: Urban Vision Enterprise CIC, Housing Needs Analysis

- 5.7 Policy DM1 of the emerging DBC Local Plan seeks to secure a housing mix across the Borough as follows:

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Market Housing	5%	20%	45%	30%
Affordable Home Ownership	25%	40%	25%	10%
Affordable Housing (Rent)	High proportion of 1 and 2 bedroom - further guidance will be provided in the Affordable Housing Supplementary Planning Document			

Source: Dacorum Local Plan (2020 - 2038) Emerging Strategy for Growth (p.60)

- 5.8 Whilst for market housing, only 25% is required to be 1 or 2 bedrooms, for affordable housing (to buy) the figure is significantly greater at 65%. The policy also refers to a future affordable housing Supplementary Planning Document, which will set out further clarity on a high proportion of 1 and 2 bed affordable housing to rent.
- 5.9 The analysis undertaken for the Kings Langley Plan indicates a current mix for the parish that is akin to the market split above. It is hoped that the affordable housing mix will better help with local needs and to redress some of the imbalance.

⁹ Urban Vision Enterprise CIC, Housing Needs Assessment (June 2020) Section 6.2.3. Table 6.6 and 6.15

¹⁰ Interviews with local Estate Agents and Urban Vision Enterprise CIC, Housing Needs Assessment (June 2020) Section 6.2.3. Table 6.6 and 6.15

¹¹ Village Survey 2019 and Urban Vision Enterprise CIC, Housing Needs Assessment (June 2020) Sections 7.6, 7.7, Tables 7.10, 7.11 and 8.1

- 5.10 Policy KL2 seeks to ensure that new homes provided within the neighbourhood area primarily meet the needs of the local population and that a balanced mix of housing is achieved. There may be scope to deliver community-led housing sites (for instance as rural exception sites) and an action to explore opportunities for this is being explored by the Parish Council Working Groups.

POLICY KL2: MEETING LOCAL HOUSING NEEDS

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability considerations, assist in meeting needs identified in the most recently available Kings Langley Local Housing Needs Assessment, subject to viability considerations. Proposals which seek to deliver a higher proportion of one- and two-bedroom homes (both market and affordable) to that set out in the most recent Local Housing Needs Assessment for Dacorum will be particularly supported.

B. Subject to the other relevant policies, proposals for community-led housing projects, including self-build and co-operative housing, will be supported.

Conformity Reference: NP objective: 1; Core Strategy (adopted 2013): CS18 CS19; Emerging Local Plan: DM1; NPPF: 61, 62, 65

6 CHARACTER, HERITAGE AND DESIGN

6.1. Kings Langley has a rich history dating back to the 11th Century, with royal connections in the form of the Royal Palace and Deer Park established during the 13th and 14th centuries respectively; the remains of the Palace are still present to the west of the village. The historic core of the village remains intact despite significant development over the years. There are several important listed buildings along the High Street which give the village a distinct character and attractive appearance.



Site of the former Royal Palace

6.2. The Grand Union Canal reached Kings Langley late in the 18th Century and was followed by the railway line forty years later. Both brought significant trade and notable buildings, including the iconic Ovaltine Factory (sited just beyond the parish boundary). The residential areas of Kings



Grand Union Canal

Langley are concentrated around the pattern of roads from the High Street up the valley to the west, and to the east of the High Street down to the Canal and beyond to the Railway line. Different residential areas are characteristic of different architectural periods, with those closest to the High Street and up the valley side to the west being the oldest. The village has a clear boundary to the east of the railway line.

Policy KL3: Character of development




6.3. Kings Langley has three Conservation Areas: three covering areas within the village itself including the church, parts of the common (and cricket pitch) and several listed buildings. There are also three Scheduled Monuments in the village: Little London moated site and surrounding earthwork enclosures (site of the former Royal Hunting Lodge); the site of the Royal Palace; and the site of the Dominican Priory (excluding the inhabited parts).

6.4. Character appraisals have not yet been undertaken for the Conservation Areas, and this is therefore an action that will be followed up with DBC. What is clear is that the design of future developments must relate well to the existing conservation areas, listed buildings and local distinctiveness of Kings Langley to retain the character of the historic, built and natural environment.

6.5. In addition to the Conservation Areas, the Kings Langley Urban Design Assessment¹², published in January 2006, identified four urban design zones within the village: the village centre zone; the inner zone; the semi-rural zone; and the peripheral zone. It stated that new development should

¹² <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-kings-langley-final-report---pages-1-16.pdf?sfvrsn=0>

fit in with the key principles of the Urban Design Assessment, while retaining the open land structure of the village. For the Neighbourhood Plan, AECOM was commissioned to update the work on character and design for the parish, building on the Urban Design Assessment. The work identified nine Character Areas, which are considered to display characteristics unique to their boundaries. A summary of each is provided below and fuller descriptions are provided in the Kings Langley Design Guidance and Code, published June 2021 (Appendix B), which forms part of the Neighbourhood Plan. The Guidance sets out detailed design considerations for each of the Character Areas, that should be taken into account within any development proposals.

Character Area	Photograph
<p>Village Centre Zone</p> <p>This zone comprises part of the conservation area and is centred on the historic High Street from Great Park in the south to Common Lane in the north.</p> <p>Land use is typical of a mixed-use high street, with residential and care homes alongside shops, pubs, cafés and services.</p> <p>They should be protected and enhanced as essential to the character of the area. With some landmark exceptions, most buildings are two-storey. Residential buildings typically have narrower footprints than elsewhere in the village.</p>	
<p>Inner Zone</p> <p>The Character Area is located between the High Street and the Grand Union Canal. The Inner Zone is a residential area with streets that run parallel to the canal and the High Street with some cul-de-sacs. The main building typologies are semi-detached with some detached and terraced houses. The properties have generally small front gardens and larger back gardens. Overall, the density in the Inner Zone is medium. The area presents a strong link to the village centre to the west and the train station to the south.</p>	
<p>Semi-rural Zone</p> <p>The semi-rural zone is located to the west of the High Street and to the south of the Common. The main streets, Langley Hill and Vicarage Lane are running perpendicular to the A4251. This existing topography provides interesting views across the valley, from west to the east. Most of the properties are two-storeys, detached houses with spacious front and back gardens. Consequently, the density of Semi-rural Zone is low. Some cul-de-sacs branch off from the main streets, especially in the south of the zone.</p>	

Character Area	Photograph
<p>Peripheral Zone</p> <p>The zone is located to the north of Kings Langley Common and has the main access from Hempstead Road to the east. The area is characterised by a variety of typologies with densities from low to medium with the average of 40dph. There is a prevalence of detached houses with deep front and back gardens situated to the west in the proximity of Kings Langley Secondary School. Some Modern terrace houses located perpendicular to Coniston Road close to Kings Langley Primary School. There are also semi-detached properties with narrow front gardens arranged in perimeter blocks to the east. This zone plays a key role of transition between the main village and the countryside.</p>	
<p>Rucklers Lane Zone</p> <p>Rucklers Lane zone lies to the north-west of Kings Langley and is mainly served by a single road, Rucklers Lane. This area has a single access from Hempstead Road and a linear pattern of growth running parallel to Rucklers Lane. However, it includes also a more compact development at Abbots View. The area has two components: the 'wooded zone' with a more open and dispersed character to the west and close to the Green; and the 'rural area' to the east, characterised mainly by a single row of houses both side of Rucklers Lane and the presence of bungalows.</p> <p>This area provides a strong connection between the village and the open countryside and acts as a transition between the two, especially in the proximity to the Green (the wooded zone) where the detached houses present spacious front gardens. The area includes four distinct styles of architecture: Victorian terrace housing, Council houses from the 1920s and 1960s, character houses in the proximity of the Green and bungalows in the woods.</p>	 <p><i>Wooded side</i></p>  <p>Rural, eastern side</p>

Character Area	Photograph
<p>Shendish Zone</p> <p>This area covers a distinctive part of the parish with the integration of two styles of building design (the Shendish Manor and the Aspley Manor Farm). The Shendish Golf Course is located to the northeast of the zone. The zone includes three small developments.</p> <p>The Shendish Manor, a Victorian grade two listed building, acts as a landmark in the area for its position and style. The estate built in 1999 (eight houses) incorporates the main materials used in the Manor, such as flint, slate roofs, building colour and design.</p> <p>Aspley Manor Farm is a grade two listed building with uncoursed knapped flint with grey brick dressing. The farm buildings have been built using same materials, such as flint, wooden cladding, and slate roofs.</p>	
<p>London Road Zone</p> <p>London Road zone is located to the northeast edge of Kings Langley Neighbourhood Plan Area and runs from the Red Lion pub to the south to Moore’s Motorcycle at Apsley Grange to the north. It covers the area between the railway track on the west and the Grand Union Canal on the east and is served by London Road which runs through the middle of the character area.</p> <p>The northeast zone, towards the Grand Union Canal, is characterised by large commercial units. The southeast zone, towards the railway, has semi-detached and terraced houses, predominantly from the 1930 with narrow front gardens and medium size back gardens. The density is low at about 25 dwellings per hectare.</p>	
<p>Langley Lodge Zone</p> <p>Langley Lodge is a hamlet located to the southwest of Kings Langley Neighbourhood Plan Area. It branches off from the A41 and includes four farms owned by Hertfordshire County Council Rural Estates Department. The area lies in the Green Belt and is served by Langley Lodge Lane which is a narrow lane with no footpath on either side. The buildings are either one or two storeys with a low density of 21 dwellings per hectare.</p>	


Character Area	Photograph
<p>Rural Zone A ninth character area, the rural zone, includes the open countryside between the other character areas. Any new development within the rural zone should seek to reduce its impact on the existing open nature of the parish. Due to the very limited amount of development expected in this zone, specific codes are not included in this document.</p>	

Table 6.1: Urban Design Zones

- 6.6. The character across each Character Area ranges in style, age, size, and housing densities. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside.
- 6.7. The Grand Union Canal contributes significantly to the character of the parish. Policy KL13 (Grand Union Canal & River Gade) provides policy guidance for developments relating to the canal and should be read in conjunction with Policy KL3 (Character of Design).
- 6.8. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.
- 6.9. Development should have regard to both the character of the area in which it is set and to the character of the area overall. Figure 6.1 provides a map of the heritage assets, Conversation Areas, Scheduled Monuments and Character Areas.

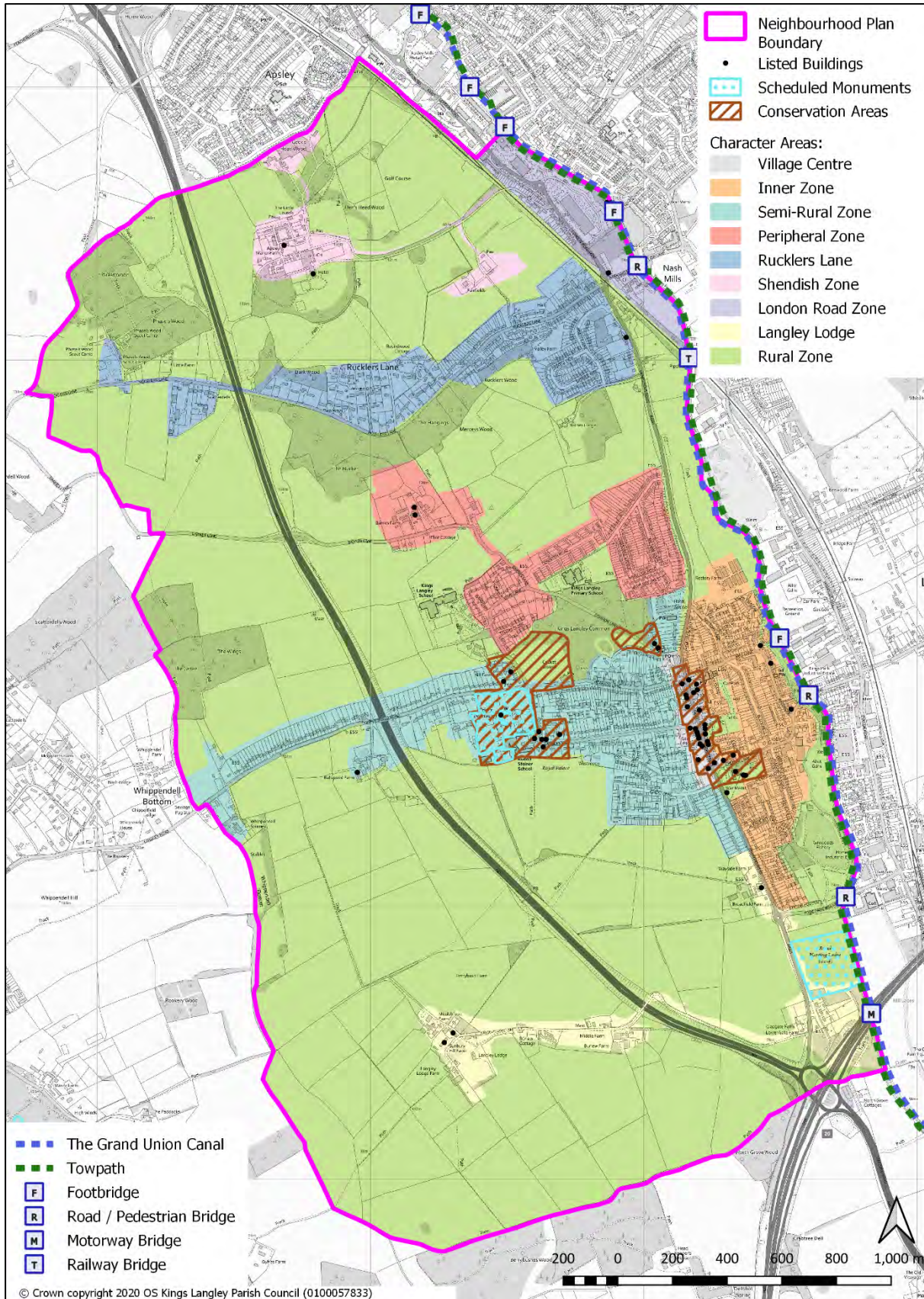


Figure 6.1: Map showing Character Areas and designated heritage assets in Kings Langley

POLICY KL3: CHARACTER OF DEVELOPMENT

- A. Development proposals should conserve and, where practicable, enhance the character of the Conservation Area or Character Area in which it is located (as shown on Figure 6.1, the Policies Map and described in the Kings Langley Design Guidance and Code, Appendix B), reflecting architectural variety found locally and using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, where this demonstrably enhances the quality of the built form.**
- B. As appropriate to their scale, nature and location development proposals should:**
- i. make a positive contribution to the character of the area when viewed from the main highway approaches into the parish (A4251 from the north and south), which should include adding tree planting and/or the provision of roadside green verges; and**
 - ii. incorporate the principles included in the Conservation Area guidance where applicable and set out in the Kings Langley Design Guidance and Code, Appendix B; and**
 - iii. accord with the criteria set out in Policy KL13 (Grand Union Canal and River Gade); and**
 - iv. not have a significantly detrimental impact on the local views as set out in Policy KL15.**
- C. Development proposals affecting heritage assets, including non-designated heritage assets, either directly or indirectly, should conserve and, where possible, enhance the significance and setting of the asset. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.**
- D. Development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground), a Heritage Statement or similar should be prepared in support of planning applications.**

Conformity Reference: NP objective: 1; Core Strategy (adopted 2013): CS4, CS9, CS11, CS25, CS27; Emerging Local Plan: DM33, DM41, DM43; DM46, DM49; NPPF: 127, 128, 129, 190, 194, 195

Policy KL4: Design of development

- 6.10. Good quality housing design can contribute positively to social wellbeing and quality of life by enhancing the built environment, reducing crime, improving public health, easing transport problems, and providing supportive and inclusive neighbourhoods.
- 6.11. In October 2019, a new National Design Guide was launched, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision-making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical

character, a sense of community and addressing environmental issues affecting climate. The characteristics are:

1. Context – that development should enhance its surroundings;
2. Identity – that - attractive and distinctive;
3. Built Form – a coherent pattern of development;
4. Movement – accessible and easy to move around;
5. Nature – enhanced and optimised;
6. Public spaces – safe, social and inclusive;
7. Uses – mixed and integrated;
8. Homes and buildings – functional, healthy and sustainable;
9. Resources – efficient and resilient; and,
10. Lifespan – made to last



10 Characteristics of Well Designed Places
(National Design Guide Extract)

The National Design Code, published in July 2021, gives more detail on the ten characteristics and DBC is one of 14 councils across the country piloting the Design Codes at the local level.

- 6.12. The guide Building for a Healthy Life 2020¹³ is the Government-endorsed industry standard for the design of new housing developments. Building for a Healthy Life is a tool for assessing the design quality of homes and neighbourhoods. Its criteria also link to other standards for housing design including the Housing Quality Indicators (HQI) standards¹⁴ and Secured by Design¹⁵. It provides a framework that applicants should use when putting together their development schemes to achieve the industry standard's 'Built for Life' quality mark.
- 6.13. The engagement process for the Neighbourhood Plan revealed a series of more locally relevant points considered to be particularly important to incorporate into any future housing design in the Parish. In addition to the guidance set out in the Kings Langley Urban Design Assessment¹⁶, Policy KL4 intends to ensure that these local factors are considered at both the application and the decision-making stage:

¹³ <https://www.designforhomes.org/project/building-for-life/>

¹⁴ <https://www.gov.uk/guidance/housing-quality-indicators>

¹⁵ <https://www.securedbydesign.com/>

¹⁶ <http://www.dacorum.gov.uk/docs/default-source/planning-development/spar-12.07.23-kings-langley-final-report---pages-1-16.pdf?sfvrsn=0>

- 6.14. **Smaller clusters of housing** - The positioning and layout of homes is important for good design. Small, informally laid out clusters of dwellings give a feeling of space compared with repetitive layouts of larger numbers of dwellings as often observed in 'dense' developments. The photographs below show the housing layout of the Hill Farm barn conversions in Kings Langley that the community cited as an example of good practice. Houses are positioned around a central open space with no front driveways (parking is provided at the rear or in courtyards).
- 6.15. Decorative street furniture such as streetlights are good examples of design features. Pockets of higher density developments may be acceptable to contrast areas of low density housing with small areas of open space but it is important that this does not represent the predominant layout of any development.



Example of homes laid out around a green space

- 6.16. **Higher density, taller housing directed towards the bottom of the valley** - Development should take advantage of and complement existing buildings, landscape and topography and should preserve views and sightlines to and from current built-up areas, in particular the sightline to the Church. Kings Langley village itself sits on a sloping landscape, with the valley rising from the valley of the River Gade from about 230 ft. above sea level in the southeast to about 500 ft. on the north-west, as illustrated in Figure 6.3.
- 6.17. Whilst there are examples of developments where a large dwelling has been converted into apartments exceeding two storeys, this is usually when the previous building had been a heritage asset of height. New dwellings should not exceed two stories plus pitched roof where they would be out of keeping with the prevailing height of buildings in the Character Area. This is in line with Policy CS10 (Quality of Settlement Design) in the adopted Dacorum Core Strategy, which seeks to reinforce the topography of natural landscape and the existing soft edges of towns and villages. Policies SP13 (Delivering High Quality Design) and DM41 (Height of Buildings) of the emerging Local Plan also reinforce this point.

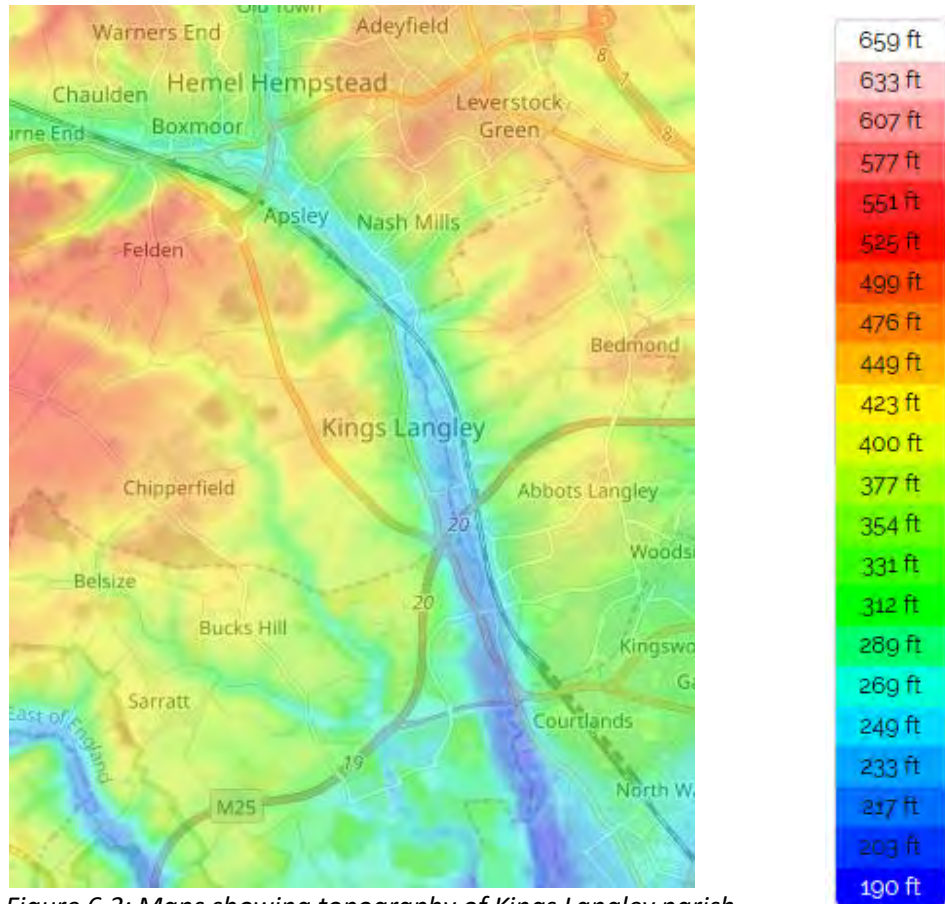


Figure 6.3: Maps showing topography of Kings Langley parish

6.18. **Provision of public green space within development** - The provision and positioning of green space within developments - for example through front gardens, green spaces between and fronting on to developments and trees and shrubs in roadside verges - creates a greener, softer look and feel to new housing developments and creates habitats for wildlife, while providing a natural and sustainable drainage system. In particular, the location and layout of public open space should maximise its useability and attractiveness to residents. Whilst some developments in the area will inevitably be denser, retaining access to green space for residents is imperative. The recent redevelopment of Nash Mills is an example of where additional green space could have been incorporated to improve the overall design and functionality of the site.



Examples of green spaces and verges in residential areas



Redevelopment of Nash Mill with limited green space

- 6.19. **Soft landscaping and encouraging biodiversity** - Frontages to new properties should be predominantly open in nature and separated through the use of soft landscaping, e.g. with small shrubberies and bushes, to create a feeling of lower density development. Alternative boundary treatments such as low walls, picket or post fencing can also be used provided they effectively break up what would otherwise be a harsh frontage. Existing trees should be retained or, if not possible, replaced, ideally with native species. Such natural features within development will help to deliver the required net gain in biodiversity. Other features that contribute to this include bird boxes, hedgehog holes, green verges, front gardens laid to grass or plant, green walls and roofs.



Planting to the front of properties – and street trees - offers biodiversity

- 6.20. **Accessible footways** - Pedestrian routes and cycle paths should contribute to the masterplan for the village centre, as set out in Section 7 of this document, and link development to key destinations such as the High Street and schools. Access between properties and the road should be sufficiently wide enough and of a suitable surface to enable the use of those with mobility issues, including wheelchairs, mobility scooters and pushchairs. Footway design should

be in accordance with Manual for Streets¹⁷. Section 9 of this document provides further detail on sustainable movement.

- 6.21. **Incorporating high quality materials** - Whilst the style of buildings across the parish can be described as fairly eclectic, it is important that materials used in development are of high quality, environmentally sensitive and enable 'liveability'. Flint is commonly used in the older parts of the village, for instance the village centre, and could be reflected in new build. The re-use of materials in redevelopment is also encouraged. An example of where this worked well is at Hill Farm, where the redevelopment reused the original bricks, employed high quality hand-made roof tiles and restored windows to their original form where possible.



Flint remnants of the Old Palace ruins, Langley Hill



Use of flint, Langley Hill



*Flint incorporated at Hill Farm
redevelopment*

17

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

- 6.22. **Car parking** - Sufficient off-road car parking should be provided for residents, visitors, and service vehicles. Roads should be adequately wide to allow free access of delivery vehicles alongside roadside parking. On-street parking has been flagged as a concern locally; in many locations, residents are forced to park on the pavements themselves due to the lack of road width. This must be minimised as it creates a more cluttered environment in which motor vehicles dominate the design, character, and amenity of the neighbourhood. In addition, they can pose hazards to pedestrians, cause traffic congestion and obstruct emergency vehicles. The lack of formalised off-



Example of cars parked on the pavement in Kings Langley



Loss of front gardens to paved parking areas

street parking has also led to many people paving over their front gardens, which reduces opportunities for biodiversity and also erodes the character of the area.

- 6.23. All parking should be in accordance with the Dacorum Parking Standards (which are in the process of review as part of the emerging Local Plan). Internal layouts should be designed in accordance with Manual for Streets parameters. It should be noted that applications can only be refused on parking grounds where would be a severe residual impact, as per paragraphs 111 and 112 of NPPF.
- 6.24. **Ageing population in Kings Langley** - The Housing our Ageing Population Panel for Innovation (HAPPI)¹⁸ has, since 2009, developed a series of principles for good design of housing. Many are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. Developments should seek to incorporate these principles.
- 6.25. The Neighbourhood Plan also supports the principles set out in the Dementia and Town Planning¹⁹ practice note, published in 2017 by the Royal Town Planning Institute. There are currently 850,000 people living with dementia in the UK, a number set to increase to 1 million by 2021 and to 2 million by 2051. Evidence has shown that good quality housing and well-

¹⁸ [HAPPI - Design - Topics - Resources - Housing LIN](#)

¹⁹ https://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf

planned, enabling local environments can have a substantial impact on the quality of life of someone living with dementia, helping them to live well for longer.

- 6.26. The Self-build and Custom House Building Act 2015 requires Dacorum Borough Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land within the borough for self-build and custom house building. The Neighbourhood Plan supports development of this type on sites within the settlement envelope.
- 6.27. Policy KL4 has a close relationship with both Policies KL3 (Character of Development) and KL5 (Energy Efficiency and Design) of this Plan. Where it is appropriate to do so, developments should take account of each of the policies.

POLICY KL4: DESIGN OF DEVELOPMENT

Development proposals should demonstrate a high quality of design which responds and integrates well with their surroundings and meets the needs of the population of the neighbourhood area. In addition, they should minimise their impact on the natural and historic environment. As appropriate to their scale, nature and location, development proposals should demonstrate how they have responded positively to the following matters:

- i. incorporated the principles of the National Design Guidance and the principles of Building for a Healthy Life, or successor design principles, which would deliver a higher quality of design. Development proposals are encouraged to achieve the ‘Building for a Healthy Life’ commendation;**
- ii. reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles²⁰;**
- iii. incorporated, as appropriate, the guidance contained within the Kings Langley Design Guidance and Code (Appendix B);**
- iv. mitigated any detrimental visual impacts on the countryside where development sites abut open countryside. This should be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger/taller buildings;**
- v. incorporated soft landscaping and other boundary treatments to provide active frontages. This should preserve and sensitively incorporate existing natural features such as trees and hedgerows within the site, with the aim of delivering a net environmental benefit for local people and wildlife;**
- vi. respected and protected the buildings and environment of the Conservation Area, listed buildings and the other heritage assets of the parish;**
- vii. provided adequate cycle storage and off-road parking for residents, visitors and service vehicles – including electric vehicle charging points - in accordance with Dacorum Parking Standards (SPD);**
- viii. incorporating materials that are in keeping with those used in existing buildings in the immediate locality. The reuse of original materials (e.g., bricks) and restoration of original features in developments and redevelopments will be encouraged;**

²⁰ [HAPPI - Design - Topics - Resources - Housing LIN](#)

- ix. provided new or enhanced pedestrian and cycle connections to the main services, bus stops and the railway station;**
- x. met the requirements of 'Secured by Design' to minimise the likelihood and fear of crime; and**
- xi. ensured that areas requiring service and maintenance including watercourses are accessible at all times.**

Conformity Reference: NP objective: 1; Core Strategy (adopted 2013): CS8, CS9, CS11, CS12; Emerging Local Plan: SP13, DM42; NPPF: 62, 126-131

Policy KL5: Energy efficiency and design

- 6.28. Climate change is a global concern, and it is vital for all communities to reduce their impact on the environment, as well as taking steps to adapt to climate change. While global average temperatures rise almost yearly, most parts of Britain are expected to face more frequent weather extremes in the form of heatwaves, high winds, and torrential rainfall with consequent local flooding.
- 6.29. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government.
- 6.30. Being '2050 ready' will require new builds to have minimal energy use and net carbon emissions over the year. They should be highly insulated, have low water demand and be fitted with or directly connected to renewable energy systems.
- 6.31. Hertfordshire County Council declared a climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. The Sustainable Hertfordshire Strategy describes nine ambitions for the county council in enabling and inspiring a sustainable county and these have informed the Neighbourhood Plan.
- 6.32. At the local level, Kings Langley Parish Council has also declared a climate emergency. One of the global leaders in renewable energy development (Renewable Energy Systems (RES) has its head office on the edge of the village (just beyond the parish boundary within Three Rivers District). There is an opportunity to draw on this expertise and embrace the challenges laid out by climate change.
- 6.33. Notwithstanding current building regulations, standards for ecologically sustainable homes and developments are optional, but planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important to make best use of available sunlight. New buildings are expected to be constructed to the highest sustainable standards, and most existing buildings will benefit from "retrofitting" with improved

insulation and draft-proofing to make them more comfortable, reduce energy costs and minimise their environmental impact.

- 6.34. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations). In addition, the BREEAM²¹ is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and multi-residential buildings by nationally recognised certification bodies may also be accepted. For domestic dwellings, and on the advice of Hertfordshire County Council, it is considered that new home developments should aim for an EPC rating of B or above, as currently no standard is set.
- 6.35. There is an opportunity to improve and promote sustainability in the neighbourhood area by:
- integrating renewable energy systems into new development and retrofitting existing buildings;
 - reducing water consumption through the use of grey water systems;
 - developing community energy schemes - the canal network has the potential to contribute to low carbon technologies, for instance ranging from residential heating and cooling projects to industrial cooling of commercial premises and heat networks. Opportunities to draw on this resource should be explored with the Canal and River Trust.

POLICY KLS: ENERGY EFFICIENCY AND DESIGN

A. Development proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported. As appropriate to their scale, nature and location, proposals should demonstrate how they have responded positively to the following matters:

- i. **siting and orientation of buildings to optimise passive solar gain;**
- ii. **use of high quality, thermally efficient building materials;**
- iii. **installation of energy efficiency measures such as draft-proofing, insulation and double glazing;**
- iv. **incorporating on-site energy generation from renewable sources such as solar panels;**
- v. **reducing water consumption, for instance through the use of grey water systems;**
- vi. **non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent';**
- vii. **residential dwellings should aim for an EPC rating of B or above;**
- viii. **construction methods which include measures to reduce water consumption during construction, including dust suppression and use of water for cement mixing and turf establishment; and**

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https://www.breeam.com/communitiesmanual/#02_step02/00_step_2_determining_the_layout.htm%3FTocPath%3DStep%2520%2520Determining%2520the%2520layout%2520of%2520the%2520development%7C

0

ix. installation of charging point(s) for electric vehicles.

Where a development cannot achieve one or more of the criteria above (for practical reasons), this would not render the scheme unacceptable, provided that a robust justification can be provided by the developer.

B. Alterations to existing buildings, including sensitive measures to alter historic buildings, demonstrating designs to achieve energy reduction and compliance with current sustainable design guidance and construction standards, will be supported.

C. Proposals for individual and community scale energy schemes, for instance water-source heat pumps utilising the waterways, will be supported subject to the following criteria:

- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
- ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
- iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: NP objective: 2; Core Strategy (adopted 2013): CS28, CS29; Emerging Local Plan: SP10, DM22 – DM26; NPPF: 127, 128, 129, 153, 154, 155, 156

7 THE VILLAGE CENTRE AND WIDER EMPLOYMENT OPPORTUNITIES

- 7.1. Kings Langley has an active local economy centred on its vibrant High Street with a wide range of local shops and a monthly local food market. The village enjoys a coffee shop culture and has five restaurants and four pubs operating around the parish.



The village centre

7.2. The parish has a busy industrial centre at Sunderlands Yard and other specialist businesses scattered around the village. Whilst an important source of local employment, the downside for residents is the large volume of HGV traffic that accesses Sunderlands Yard through the village.

7.3. Shendish Manor Hotel and Golf complex is set in 160 acres of parkland and gardens, offering weddings and conferences with an established 18-hole golf course. There is

also a Premier Inn hotel with a Miller and Carter restaurant attached. The village is surrounded by several farms, particularly on the Langley Lodge estate, which accounts for the large amount of active agricultural land in the Parish. The farming sector has played an important role in shaping the landscape of the parish. Wayside Farm, which is an important and valued landmark for the village, offers a local produce farm shop with a niche raw milk market. The role of agriculture is discussed further in Chapter 8 of this Neighbourhood Plan.

- 7.4. In addition, the local economy offers a significant number of local job opportunities with community-based organisations such as Waterside, care homes, education, and health and fitness. There are also several substantial business sites adjacent to the village along Lower Road, Abbots Langley from where employees regularly access the village economy. The Village Survey endorsed the findings that a significant number of Kings Langley residents work locally or from home,



Premier Inn

supporting the local economy, rather than commuting to London.

7.5. There are a number of public sector employers including the schools, the library and health services.

7.6. At the district level, DBC gives a high priority to investment in economic development to support the increasing population that is anticipated over the next 10 to 15 years. The



Secondary School

Enterprise and Investment Team Action Plan 2017-2020 has noted, however, the ongoing decline in the retail sector, as online competition has intensified as well as out-of-town provision. The sector will likely further be impacted by the effects of the Covid-19 restrictions. This has led to a focus on tourism and the film industry (with Leavesden and Elstree Film and TV Studios located close by) as offering opportunities for future growth. Home-working too is becoming more frequent, particularly in the more rural areas.

- 7.7. Kings Langley can make an important contribution to this wider economic vision, whilst providing employment opportunities for local employment.

Policy KL6: Enhancing the high street and village centre

- 7.8. The appeal of the village centre was underpinned in the Village Survey, with many people stating that it was a key reason for their initial move to the area. Set within a Conservation Area, it provides a central focus for parishioners, with its attractive green spaces and historic buildings offering a range of facilities and retail opportunities and providing a substantial number of local jobs. The local monthly market is also popular with both residents and retailers.



Kings Langley High Street

- 7.9. As retail habits continue to evolve, however, it will be important that the role of the village centre



The Village Garden

adapts so that it can continue to serve the community, not only in terms of retail and services, but also as a welcoming, attractive space to spend time, meet with others and socialise.

7.10. As the community has expanded, the centre has become busier, particularly in terms of car traffic, exacerbated by the fact that the High Street itself is a busy A-road. In 2019, the Parish Council commissioned Arup to develop a Public Realm Strategy for the village centre and High Street. It identified the following

challenges:

- The A4251 (the High Street) creating severance affecting the whole village;
- Poor east to west pedestrian connectivity due to lack of pedestrian crossings, level change and hitching rails;
- Pedestrian/vehicle movement conflicts and sight line issues at junctions;
- Vehicles having priority over pedestrians along the length of the high street;

7.11. The overall effect is of dispersed and poorly connected green spaces, community facilities and retail destinations; throughout the High Street, to the west (e.g. the Common) and east (e.g. The Nap and Green Park) of the Village.

7.12. In response to these challenges, Arup's public realm strategy sets out a series of principles, the delivery of which is supported by this Neighbourhood Plan. These principles seek to:

- i. Improve connectivity between the high street and existing green pedestrian routes, to encourage more walking any cycling to the high street and green spaces;
- ii. Develop three new village squares at points along the High Street, to provide meeting space and focal points for local people;
- iii. Redistribute car parking spaces to accommodate the village squares and reduce traffic pinch-points.
- iv. Provide clear indication of the village centre, through improved signage.
- v. Address pedestrian/vehicle conflict zones, including the widening and levelling of pavements.



Village Square – artist's impression

7.13. The proposed activities are shown in Figure 7.1, which chime with policies 7 and 8 of Hertfordshire County Council's Local Transport Plan 4²².



Figure 7.1 Overview of public realm strategy projects

(Source: Kings Langley Public Realm Strategy, Arup, March 2020)

²²²² <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

- 7.14. Policy KL6 supports the delivery of this masterplan, which will help to ensure that village centre remains vibrant and attractive to pedestrians. By maintaining this footfall, this in turn may help to support the conditions required to enable shops and businesses to thrive.

POLICY KL6: ENHANCING THE HIGH STREET AND VILLAGE CENTRE

A. Development proposals to enhance Kings Langley High Street and Village Centre, as set out in the Kings Langley Public Realm Strategy, will be supported, where this will not result in the significant detrimental impact to local heritage assets. As appropriate, proposals should seek to:

- i. be well designed, in terms of the scale, form, mass and external materials of which reflect and are appropriate to the prevailing character of the village centre, in accordance with Policy KL3 (Character of Development);**
- ii. improve accessibility of the public realm in the village centre through the use of appropriate materials in hard landscaping schemes, good quality soft landscaping and better signage, where relevant;**
- iii. improve access to and circulation within the village centre, for pedestrians and cyclists, in accordance with Policy KL16 (Protection and Enhancement of Key Movement Routes) and Policies 7 and 8 of the Hertfordshire County Council Local Transport Plan 4²³;**
- iv. create good quality, accessible village squares, which are suitable for a range of civic, cultural, recreational and leisure activities and**
- v. support the provision of additional or reconfigured car parking where required, in accordance with Policy KL17 (Public Car Parking).**

B. Development should make a positive contribution to the visual impact of the main approaches into the parish, for instance using planting. The main approaches are at either end of the High Street, marking entry to the village; and a further key gateway is at the junction of Water Lane and Waterside, which marks entry to the village and the canal towpath.

Conformity Reference: NP objective: 4; Core Strategy (adopted 2013): CS13; Emerging Local Plan: SP7, SP13, SP26, DM41; NPPF: 86, 92, 93, 98, 26, 127

²³ <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>

Policy KL7: Commercial premises and land

7.15. Beyond the village centre, it is considered important that opportunities for employment are available in the parish, particularly considering the expected growth in housing over the Plan period.

7.16. The Village Survey included a section for businesses; 16 businesses responded, collectively supporting 72 full-time and part-time jobs. Of these 72 employees, 50% lived in the parish, with a further 25% in the borough and the remainder coming in from further afield. There remain many people continuing to commute out to work, with a large proportion of employment opportunities being in nearby Hemel Hempstead, Luton, Watford and St Albans as well as London. A



Sunderlands Yard

significant number of people are choosing to work from home²⁴ and it will be important to ensure that the infrastructure exists – particularly in terms of broadband availability – to serve their needs.

7.17. The protection of and support for new employment opportunities locally will not only provide greater prospects for parishioners to access jobs but will ensure that these are sustainable in terms of the patterns of commuting that they generate. Whilst there are opportunities to commute to these areas by non-car modes, inevitably most people working away from Kings Langley do so by car²⁵.

7.18. The main commercial property in Kings Langley is concentrated in Apsley One and Two and Westside, all of which are fully let²⁶. Beyond this, there is Sunderlands Yard (proposed for allocation in the emerging Local Plan as a General Employment Area), the old telephone exchange, Blue Court and the former Kings Langley Building Supplies in The Nap.

7.19. The largest commercial property sites in Kings Langley are concentrated at the Westside commercial centre and the Apsley One and Apsley Two office blocks at the north end of the Parish adjacent to the canal. These are very substantial employment sites, all of which were fully let in April 2020 but not so by October 2021. An application to convert Apsley One to residential was turned down by DBC in 2015. The other substantive employment site is Sunderlands Yard, located off Church Lane, which accommodates a range of medium and small local businesses. This site has been proposed for allocation in the emerging Dacorum Local Plan as a General Employment Area.

7.20. Discussions with local commercial agents revealed in 2020 a potential need for a supply of in the region of 45 sq metres of office/warehouse premises, which would be suited for small and start-up companies. This will be particularly important given the recent loss of employment land; for instance, a planning permission in 2019 gave consent to redevelop part of the Rectory

²⁴ 10% of economically active people, 2011

²⁵ 66% of commuters reached their place of work by car, Census 2011

²⁶ At April 2020.

Farm site into 55 homes. This resulted in the loss of existing business units, including those used for storage, and new space will need to be found to accommodate this.

- 7.21. There is also support locally for a central business hub, which would bring together interests from a range of sectors. Whilst a specific location for such a facility has yet to be identified, the library has been suggested as one possibility. Publicity for business support activities, delivered through DBC Economic development team, should be promoted locally to ensure awareness and accessibility for Kings Langley residents.
- 7.22. Policy KL7 seeks to safeguard existing employment land while also encouraging new businesses to be able to locate to the area. Given the lack of brownfield sites in the neighbourhood area, special consideration should be given to proposals for mixed use (employment and residential), where this would optimise brownfield land use and potentially negate the need to identify greenfield/ Green Belt sites, as per Policy KL1 (Location of Development). This also recognises the changing nature of work, with a shifting emphasis toward home/remote working.

POLICY KL7: COMMERCIAL PREMISES AND LAND

Protecting existing employment

- A. Where relevant, proposals for a change of use of an existing commercial premises (Use Classes E and F) to an activity that does not provide employment opportunities will not be supported unless it can be demonstrated that the commercial premises or land:**
- i. has not been in active use for at least 12 months; and**
 - ii. has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results of:**
 - a. a marketing campaign lasting for a continuous period of at least six months and a supplemental report evidencing the marketing undertaken and the market response; and**
 - b. a detailed valuation report assessing the viability of the land and buildings for employment use.**

Special consideration may also be given where it proposed to develop affordable homes, in particular where this can be achieved as part of a mixed (commercial/ residential) development.

Supporting new employment

- B. Proposals to expand existing employment premises, and/ or provide start-up business space – including office/workshop space and start-up units on flexible terms, and a business hub - will be supported, provided that:**
- i. there is no adverse impact on the amenity of surrounding areas; and**
 - ii. it is accessible in accordance with the LTP4 hierarchy of movement - by foot, cycle and public transport - and catering for all users.**

Conformity Reference: NP objective: 4; Core Strategy (adopted 2013): CS4, CS14, CS15; Emerging Local Plan: SP26, DM16, DM17; NPPF: 81, 84, 85

Policy KL8: The Visitor Economy

7.23. Located in the west of Hertfordshire, just 25 miles north of London, Dacorum has a mix of attractions, with plenty of places to stay, eat and drink. The Enjoy Dacorum brand was established in 2013 and is now promoted through Visit Herts.

7.24. Kings Langley, with its historic core, the canal, attractive countryside, and royal heritage has an opportunity to encourage greater numbers of visitors. It is located close to the major film and television studios at Elstree and Leavesden, including the Harry Potter Experience, which is a major regional attraction.



Canal boats on the Grand Union Canal

7.25. The infrastructure for visitors is somewhat limited now, however, and improving this an activity that is endorsed by the Plan. This includes developing a coherent Kings Langley brand, with a range of products that can be marketed to potential visitors. For instance, there is a desire locally to develop a Heritage Trail and local heritage centre.

7.26. There are opportunities to expand Kings Langley's visitor appeal by capitalising on its rural and heritage assets. Attracting visitors who ideally would stay for at least one night in the parish will enable greater economic benefits locally. Therefore, proposals that encourage greater provision of a range of visitor accommodation will be supported. In addition, given the parish's proximity to the film and television studios, there is scope to encourage filming in the parish and this is being explored by the Parish Plan Working Groups.

POLICY KL8: SUPPORTING SUSTAINABLE TOURISM

A. Proposals to support the visitor economy, including the provision of a Heritage Centre/museum, and visitor accommodation, will be supported where the following criteria are met:

- i. there are demonstrable economic and social benefits of the proposals; and**
- ii. there is no significant detrimental impact – for instance noise, on the surrounding residents and the local environment; and**
- iii. adequate provision for parking is included; and**
- iv. the siting, scale and design reflects local character, conserves historic and natural assets of the surrounding area, and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place.**

Conformity Reference: NP objective: 4; Core Strategy (adopted 2013): CS4, CS14; Emerging Local Plan: DM18; NPPF: 84

Policy KL9: High Speed Broadband

7.27. The modern economy is rapidly changing and increasingly needs good communications infrastructure as a basic requirement. This has been further illustrated during the Covid-19 outbreak, which has required more people to work and study from home. The 2011 Census highlights how people are working differently to a generation ago – Kings Langley has a high

proportion of people who are self-employed (22% in the 2011 census), many of whom will be based at home. In the parish, 10% of people work from home compared to 7% across Dacorum and 6% across the region. It is likely that this figure has risen considering changing ways of working and, most recently because of the Covid-19 pandemic. It will be important to ensure that everyone in the parish is able to access the facilities necessary to assist them in sustaining their businesses, enabling them to study, or simply to partake in 21st century life.

- 7.28. Government has recognised that there is a significant gap in the availability of basic and superfast broadband, particularly in rural areas. The Government has confirmed that universal high-speed broadband will be delivered by a regulatory Universal Service Obligation (USO), giving everyone in the UK access to speeds of at least 10 Mbp.
- 7.29. Despite parts of the parish enjoying good connection speeds, the Local Business Questionnaire revealed that broadband speeds are a problem, for example in the lower end of the village near the canal, which hinders businesses reliant on it. The need for ultra-high-speed broadband to serve Kings Langley is therefore paramount as slow speeds represent a fundamental constraint to the continuing expansion of self-employed activity for those working from home or from a small office.

POLICY KL9: HIGH SPEED BROADBAND

- A. All new residential, commercial and community development proposals within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection.**
- B. Where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical, or economically viable, appropriate ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.**

Conformity Reference: NP objective: 4; Core Strategy (adopted 2013): CS14; Emerging Local Plan: SP7, DM57; NPPF: 114

8 ENVIRONMENT AND GREEN SPACE

8.1. The Kings Langley Village Survey revealed that the community feels strongly about retaining the rural character of the parish. The Green Belt, which covers most of the area, is particularly prized with over 95% of people wishing to see it retained where possible. In addition, the parish has many natural features and assets – including trees and woodland, hedgerows, the canal corridor, the Common, wide verges, and other green spaces - that contribute to local character, provide habitats for biodiversity to flourish and spaces for local people to explore and enjoy.



Kings Langley's Green Belt

8.2. This section of the Plan proposes policies to ensure identified green infrastructure networks are protected, enhanced and where possible extended; Local Green Space is protected from inappropriate development; the natural features that are typical of the area – trees, woodland, hedgerows, and verges - are protected from damage or loss; and significant local views are safeguarded from inappropriate development.

Policy KL10: Conserving and enhancing the network of green and blue infrastructure

8.3. The NPPF defines green infrastructure as: *“A network of multi-functional green and blue spaces*



The Grand Union Canal is rich in biodiversity

and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity”. It is not simply an alternative description for conventional open space; as a network it includes parks, open spaces, playing fields, woodlands, street trees, allotments, and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls. Green

Infrastructure plays an important role in creating ecological networks, providing open space, allowing for sustainable drainage, contributing to climate change adaptation, and providing attractive and safe environments for sustainable modes of transport. To break up of this continuous network could lead to isolation and decline of species.

- 8.4. Figure 8.1 maps the network of green infrastructure within Kings Langley parish, which has been informed by DBC's Urban and Nature Conservation Study (UNCS)²⁷, the Borough-wide green

The Defra biodiversity metric has been designed by Natural England to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain.

Net gain involves a post development increase in biodiversity units of 10%. The metric is considered to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain.

Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

infrastructure plan²⁸ and the Herts Biodiversity Records Centre (HBRC). It is varied and multifunctional and includes several different elements, including wildlife networks and corridors, open spaces, and linkages to the wider countryside. The parish's waterways – including the canal corridor - are particularly rich in biodiversity. Developments can have an adverse impact on the ecology of these waterways and it is therefore important that the Canal and Rivers Trust is fully consulted on any future proposals potentially impacting on the waterways. It should be clearly set out how any improvements would be funded / maintained.

8.5. To further inform the green infrastructure network, data has been drawn from the Habitat Inventory prepared by the HBRC, which has generated 'potential habitat network' maps. These maps identify how habitats are spatially related to each other and where the highest

priorities exist for expanding them, linking them together and improving them. These potential habitats provide a helpful focus for activities that promote biodiversity including, for instance, opportunities to deliver biodiversity net gain, where it cannot be (wholly) delivered onsite. Understanding where they are ensures that the right combination of habitats is created in the right places, reflecting the historical context and physical factors and minimising unintended consequences of locking out the potential to restore functioning networks of one habitat for the sake of another.

Trees and ancient woodland

- 8.6. The parish is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon



Tulip tree, Village Garden

²⁷ Urban Nature Conservation Study 2006 – considers the wildlife resources within the six major settlements in the Borough of Dacorum <https://www.dacorum.gov.uk/docs/default-source/strategic-planning/en12-urban-nature-conservation-study-mar2006.pdf?sfvrsn=0>

²⁸ [https://www.dacorum.gov.uk/docs/default-source/strategic-planning/inf-5-green-infrastructure-study-\(march-2011\).pdf?sfvrsn=71f7bb9f_0](https://www.dacorum.gov.uk/docs/default-source/strategic-planning/inf-5-green-infrastructure-study-(march-2011).pdf?sfvrsn=71f7bb9f_0)

capture, improve air quality and contribute to the purification of water. They also contribute to local character.

- 8.7. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

Access to open space

- 8.8. The Village Survey revealed a strong desire to enhance accessibility, where feasible, to the green infrastructure assets of the parish. Development proposals are therefore encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community. Furthermore, the management of such spaces has also been raised as a concern, for instance where woodland is run-down and not maintained. This not only impacts on accessibility but potentially on the biodiversity value of the green spaces. This issue is picked up by the Parish Council Working Groups.

POLICY KL10: CONSERVING AND ENHANCING THE NETWORK OF GREEN AND BLUE INFRASTRUCTURE

- A. Proposals should be designed from the outset to create, conserve, enhance and manage green spaces and connect chains of green and blue infrastructure, as identified on the Policies Maps, with the aim of delivering a measurable net gain in biodiversity²⁹ for local people and wildlife. Proposals that seek to improve connectivity between wildlife areas and green spaces will be supported. Development which would result in the loss of ancient woodland, aged trees or veteran trees will not be supported.**
- B. Subject to their scale, nature and location, development proposals must be supported by a biodiversity appraisal, demonstrating how negative environmental impacts would be minimised and biodiversity net gain achieved, considering the following:**
- i. the appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of at least 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused; and**
 - ii. measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change.**

²⁹ Net gain involves a post development increase in biodiversity units of 10%

C. The planting of additional native species trees (that are resilient to our climate changing) and/or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS5, CS9, CS26; Emerging Local Plan: SP7, DM29, DM30, DM33; NPPF: 131, 174, 175, 179, 180

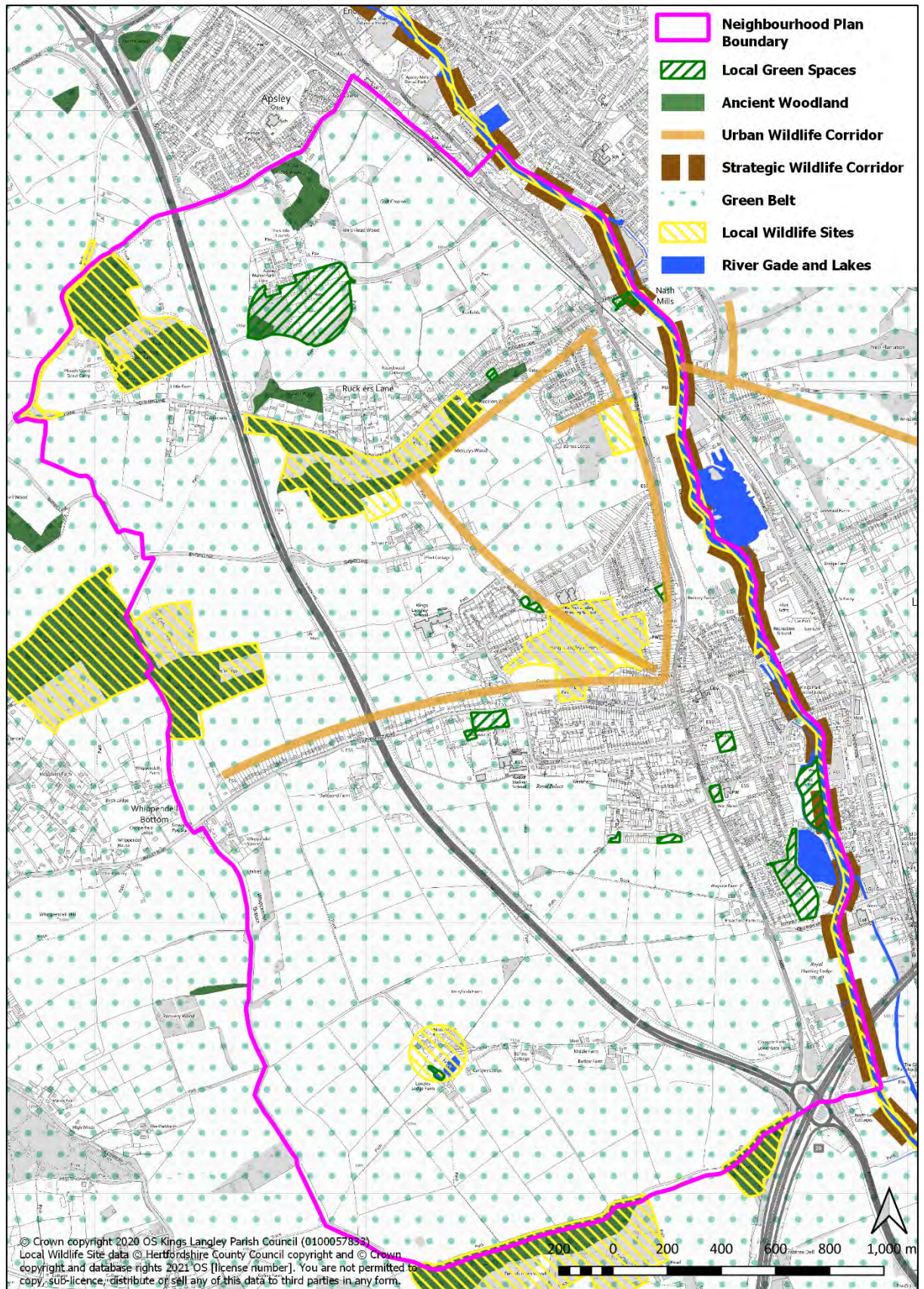


Figure 8.1: Map of the Green Infrastructure Network

Policy KL11: Local Green Spaces

8.9. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- *“in reasonably close proximity to the community it serves;*
- *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *local in character and is not an extensive tract of land.”*

8.10. When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether the designation will provide any further safeguard. The engagement process found a series of green spaces that the community wishes to safeguard. The Steering Group undertook an audit of these, which revealed which ones met the criteria. It should be noted that Kings Langley Common and woodland is greatly valued by the local community, however, it is considered to be already well protected; the Commons Act 2006 affords protection; the woodland area of the Common is also designated as a Wildlife Site so has protected biodiversity status; and the emerging Local Plan will be designating it as open space; finally, the intention was to designate the Steiner School Cricket field, however the current owners have stated that they will maintain it for community use. If there is a change of ownership, this would be reviewed.

8.11. The following 13 Local Green Spaces have been identified by the community as being of value and in need of protection:

1. Shendish Manor: Gardens and Woodlands
2. Red Lion Allotments
3. Rucklers Lane playground
4. Green spaces at the top of Barnes Lane, Common Lane and Love Lane
5. The Biodynamic Allotments
6. Green Park
7. Beechfield Green Space
8. Beechfield playground and playing field
9. The Village Garden
10. Sunderlands Yard Allotments
11. Home Park
12. Langley Lodge Pond
13. Havelock Road Green Space

8.12. A map illustrating the proposed Local Green Spaces is shown at Figure 8.2 and a full description, including how the sites meet the criteria can be found in Appendix C.

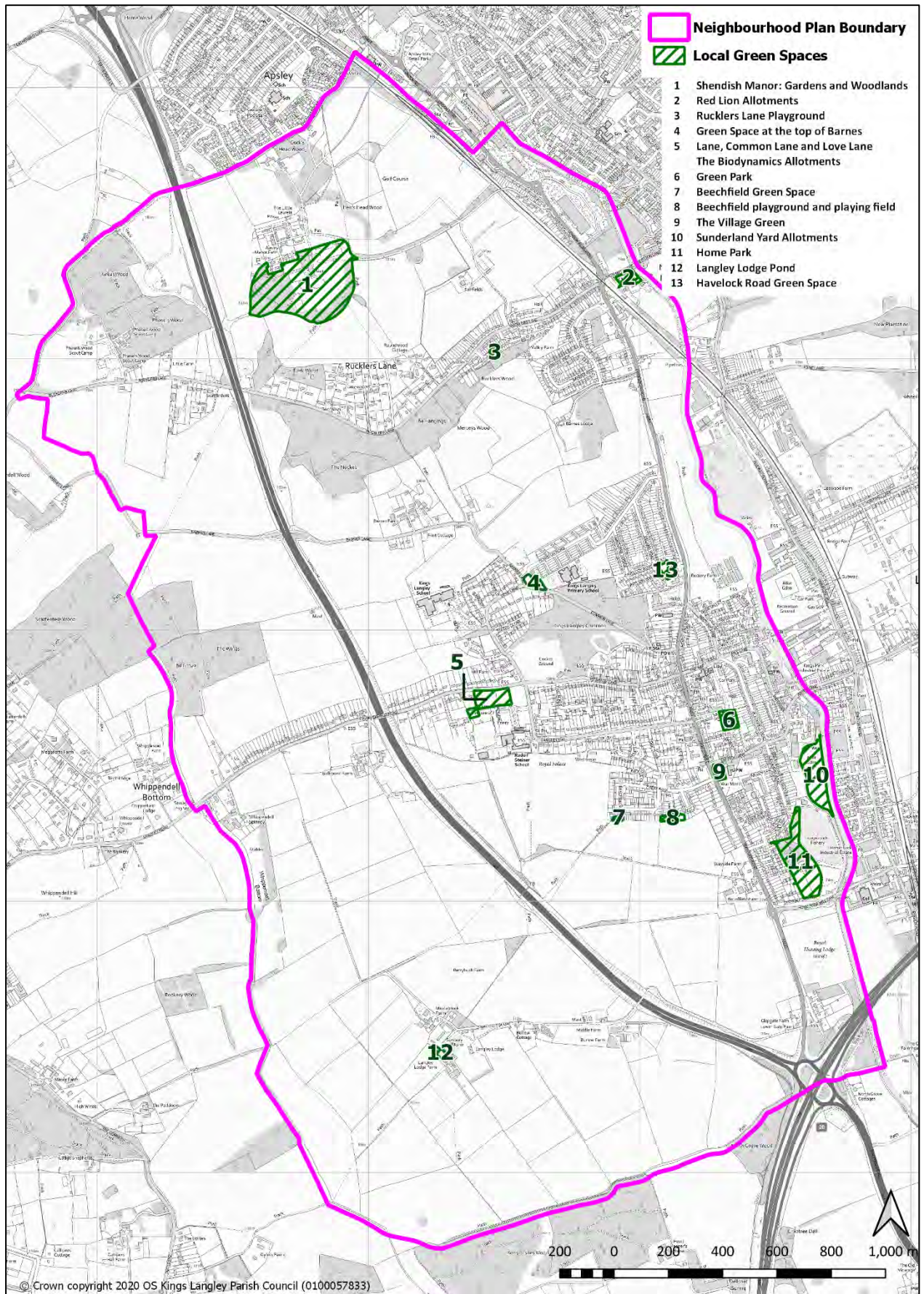


Figure 8.2: Map showing the locations of the Local Green Spaces

POLICY KL11: LOCAL GREEN SPACES

The following 13 sites, as detailed in Appendix C and defined on the Policies Map, are designated as Local Green Spaces:

1. Shendish Manor: Gardens and Woodlands
2. Red Lion Allotments
3. Rucklers Lane playground
4. Green spaces at the top of Barnes Lane, Common Lane and Love Lane
5. The Biodynamic Allotments
6. Green Park
7. Beechfield Green Space
8. Beechfield playground and playing field
9. The Village Garden
10. Sunderland Yard Allotments
11. Home Park
12. Langley Lodge Pond
13. Havelock Road Green Space

Development proposals within the designated local green space will only be supported in very special circumstances.

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS5, CS26; Emerging Local Plan: DM63; NPPF: 101, 102, 103 147-151

Policy KL12: Managing the environmental impact of development

8.13. The NPPF, at para 180, stresses that planning policies and decisions should contribute to and enhance the natural environment including requiring net gain in biodiversity. Protected natural assets in the Neighbourhood area include:

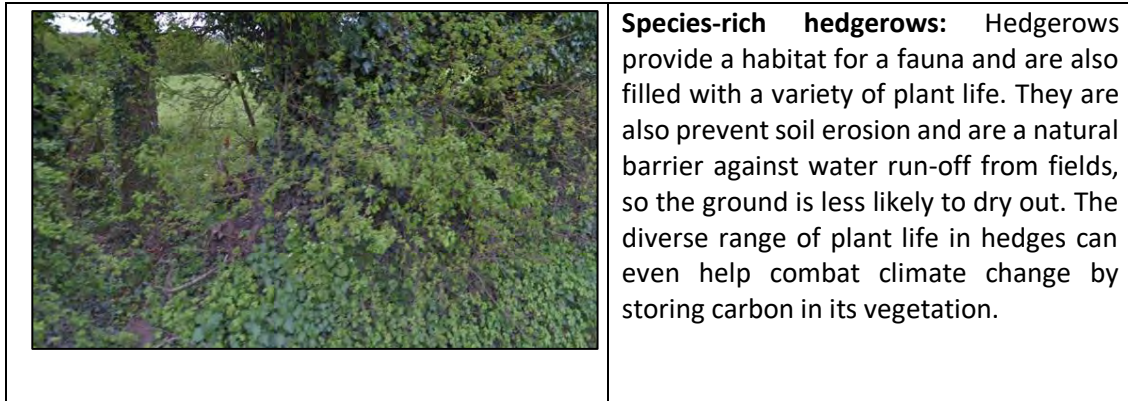
- the Green Belt, covering the parish, except for the village itself; and
- 11 areas of ancient woodland including Great/Phasels Wood, Rucklers Wood and Dark Wood.
- 12 Local Wildlife Sites, including Kings Langley Common, Berrybushes Wood and the Grand Union Canal/River Gade. Local Wildlife Sites are identified at a county level as being of conservation importance and often recognised in Local authority development plans.

8.14. Other distinctive features particular to Kings Langley that are not protected, yet provide vital habitats for flora and fauna, include veteran and mature trees and established woodland, hedgerows, mature planted gardens, agricultural and grazing land, the wide green verges alongside roads and the banks of the canal. Such features form vital corridors for many animals and birds, especially those migrating, to safely navigate around their domains.

8.15. In addition, they support a wide range of small mammals, amphibians, insects, and birds that make their homes in this area. Information from the Hertfordshire Biodiversity Record Centre shows sightings of approximately 20 distinct Biodiversity Action Plan species since 2006. This

includes species such as Noctule bat, Soprano pipistrelle bat, Hawfinch, Spotted Flycatcher, Reed Bunting, and Yellowhammer. These habitats and species have evolved in response to local geology and land use, may have taken hundreds of years to establish and cannot be replaced in any meaningful way. Although they have no statutory protection, they need to be considered in the planning process.

	<p>Mature and Veteran trees: There are several notable trees in the parish, which are special because of their age or historic significance. Examples include the beech and conifers at Shendish Manor Golf Course. Some notable trees at Coniston Road have recently been lost.</p>
	<p>Wide green verges: Green verges are important for biodiversity, the continuity of green corridors and for attenuating heavy rain fall. Examples in Kings Langley include those located along Hempstead Road.</p>
	<p>Waterway banks: Waterway banks, where land and water meet, are particularly valuable for biodiversity. Depending on the structure and vegetation cover, the waterway banks can provide habitat for a wide variety of wildlife including dragonflies, water birds, water voles, crayfish, and otters.</p>



- 8.16. Development proposals are expected to retain, protect, and enhance these habitats where possible and, where appropriate, include a landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of the parish is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or on roadsides where practical.

POLICY KL12: MANAGING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT

Development proposals should maintain and where practicable enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area.

Trees and woodland:

- i. Proposals which include additional native woodland planting will be supported, in particular where this enables public access.**
- ii. There should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If veteran or notable trees³⁰ must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**
- iii. Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.**
- iv. All priority habitats and mature trees must have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).**
- v. Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.**

Hedgerows

- i. Development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported, except for removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.**

Proposals should seek to incorporate open space that is:

- ii. in usable parcels of land and not fragmented.**

³⁰ As defined by The Woodland Trust: <https://www.woodlandtrust.org.uk/media/1836/what-are-ancient-trees.pdf>

- | |
|--|
| <ul style="list-style-type: none">iii. safe, easily accessible, and not severed by any physical barrier.iv. is accessible to the public.v. creates a safe environment considering lighting and layout.vi. complemented by high quality landscaping schemes.vii. provided with adequate facilities for collecting and removing litter and dog waste. |
|--|

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS5, CS12, CS25; Emerging Local Plan: DM28, DM29; SP13; DM63; NPPF: 130, 131, 174

Policy KL13: Grand Union Canal and River Gade

- 8.17. The Grand Union Canal was originally named “Grand Junction Canal” when it was built between 1793 – 1805. In its early years it formed a major transport route linking London with Birmingham and the Midlands canal system, via Middlesex, Hertfordshire, Buckinghamshire and Nottinghamshire. It reached Kings Langley in 1797, where it is fed by water from the River Gade so that nowadays parts of the river flow along, or parallel to the canal.
- 8.18. The Canal was a vital transport link during the Industrial Age, bringing coal and building materials from the Midlands, and other raw materials from London. Locally, the canal brought china clay for the paper mill industry which dominated the area until the 1980's. The canal's strategic importance didn't last and was rapidly ended when the new London – Birmingham railway line was built in 1837.
- 8.19. In 1968 the canal was reclassified as a cruising waterway, and today both canal and river play a variety of roles in the neighbourhood area:
- the canal itself is a much-used recreational facility for both holiday and liveaboard boats passing through or mooring near the locks.
 - a popular trip boat is based at Nash Mills and operates along the attractive green sections through Kings Langley
 - a canoe club is also based at Nash Mills
 - the canal towpath offers traffic-free walking and cycling for recreational purposes, as well as for commuting to and from Kings Langley station – this is expanded on further in Section 9 (Transport and Movement).
 - the canal and river, and the often-dense vegetation along both banks of the canal, form a vital wildlife corridor through the Parish, hosting an exceptional variety of natural life
- 8.20. There is an opportunity to preserve, enhance and unlock the potential of the watercourses, some of which can be assisted by planning policy, while others rely on engagement between the various interested organisations, underpinned by funding and ongoing management plans:

Issues to consider to preserve, enhance and improve the watercourses	Potential activity
<p>Periods of intense rainfall causes debris to be swept along the flowing river sections, causing blockages and increasing incidences of flooding, particularly at Sunderland Yard Allotment.</p>	<p>The Parish Council will co-operate with the Canal & River Trust, Environment Agency and DBC to monitor and manage the operation of the watercourses and enforcement of uses nearby.</p>
<p>Vegetation close to bridges and moorings can be misused for disposal of solid or liquid pollutants</p>	
<p>Developments near the canal can impact upon its use by the public. For example, views of the 'back of house' from the canal's perspective may degrade the canal's credentials as a green corridor and tranquil retreat, and its use as a treasured public amenity.</p>	<p>The siting, configuration and orientation of buildings should optimise views of the water, generate natural surveillance of water space, and encourage and improve access to, along and from the water. It should be recognised that appropriate boundary treatment and access issues are often different for the towing path side and the offside.</p> <p>Future proposals must aim to avoid creating direct views of back of house elements, such as parks, service areas, such bin stores, delivery areas, sub stations etc.</p>
<p>Development with a canal frontage may include visually exposed parking arrangements in areas due to the intrinsic nature of a canal fronting layout.</p>	<p>Vehicles can be visually buffered from the canal's outward views through clever design and use of landscaping. This might include well-placed linear hedgerows to visually buffer parked vehicles from the canal's outward views, parking bays set between plots or within buildings, again to hide from view. Staggered bays with surrounding planting can also work to soften visual impacts.</p>
<p>The potential for surface water drainage into the canal, for instance, from Sustainable Urban Drainage solutions.</p>	<p>Full details of any proposed discharge would need to be submitted and include appropriate mitigation measures to ensure there was no adverse impact to water quality or structural integrity of the waterway.</p>

<p>Development may impact negatively on the rich ecology of the watercourses</p>	<p>The canal and waterways are identified as part of the green infrastructure network for Kings Langley. The Parish Council will co-operate with the Canal and River Trust in terms of any improvements that can be actions and how these will be funded and maintained.</p>
<p>Encouraging the safe and accessible use of the towpaths</p>	<p>The inclusion of wayfinding and interpretation boards would be greatly beneficial in helping people orientate and recognise the clear connections between the village area and the canal, as well as wayfinding along the canal itself, e.g. signage from the train station to the canal, and from residential areas to the access points, with clearly marked routes and distance markers. This could be funded using developer contributions. Additional access points to the watercourses would offer greater opportunities for the public to enjoy this resource.</p>
<p>Potential for the use of the canal/ watercourses to provide a green technology resource offering heating and / or cooling</p>	<p>The feasibility of such solutions would need to be considered, in discussion with the Canal and River Trust. This is explored further in Policy KL5 (Energy Efficiency and Design).</p>
<p>The River Gade is currently failing to reach good ecological status/potential under the Water Framework Directive. It is currently classified as having poor status.</p>	<p>Developments within or adjacent to this watercourse should seek to improve the water quality and prevent deterioration based on the recommendations of the Thames River Basin Management Plan and in line with WFD objectives.</p>

POLICY KL13: GRAND UNION CANAL AND RIVER GADE

A. The Grand Union Canal and River Gade are important and valued resources in the Parish, contributing to local heritage, character, and biodiversity. They also play host to a range of recreational activities, including walking and boating. Subject to their scale and nature, development proposals adjacent to, or within the setting of, the Canal and River Gade should seek to preserve, enhance and unlock the potential of the canal by:

- i. **incorporating design and landscaping which protects the setting of the watercourses conserving their heritage value and reflecting the character of the surrounding context;**
- ii. **avoiding views of 'back of development', such as car parks, service areas, bin stores, delivery areas, sub stations and associated car parking, using natural buffering where possible;**
- iii. **ensuring that safe passage for boat traffic is maintained;**
- iv. **during construction, ensuring that watercourses are kept clear of debris and blockages;**
- v. **contributing to the maintenance, enhancement and access to the towpath, in accordance with Policy KL16 (Protection and Enhancement of Key Movement Routes);**
- vi. **ensuring that development does not degrade the water quality, particularly of the River Gade, based on the recommendations of the Thames River Basin Management Plan and in line with Water Framework Directive objectives.**

Conformity Reference: NP objective: 3, 4; Core Strategy (adopted 2013): CS5, CS31, CS32; Emerging Local Plan: DM33, DM49; NPPF: 174, 189

Policy KL14: Kings Langley Farming Sector

8.21. Kings Langley has a long history of an active agricultural and animal farming network dating back to the middle centuries. Many of the landscape features associated with agriculture, such as hedges, tree lines, ditches and other watercourses, are the result of these historical farming practices. With the increased pressures from development, the Neighbourhood Plan acknowledges its continued rural importance in the Parish. It was clear from the Village Survey responses that residents place significant value in retaining this green and agricultural setting.



Kings Langley's farming landscape

- 8.22. There are two distinct farming sectors within Kings Langley Parish. One is wholly owned by Hertfordshire County Council (HCC) Rural Estates and totals approximately 800 acres, consisting of four active farms on the Langley Lodge Estate. These include Wayside Farm, Berrybush Farm, Middle Farm and Langley Lodge Farm. All four farms are actively managed and farmed. There are two separate dairy herds at Wayside and Middle Farms (2 of only 6 dairy farms in the whole of Hertfordshire), with limited dairy on Langley Lodge Farm and beef rearing on Berrybush Farm. Wayside Farm has developed a very successful 'Raw Milk' niche market sold from their premises and also runs a very popular farm shop, all accessed from the A4251 Watford Road.
- 8.23. There is an active independent farming sector consisting of several farms including Bulstrode Farm, Valley Farm, Hill Farm and Barnes Farm. These independent farms currently operate with mainly arable farming, and with some pasture fields, but some land has been left inactive in the hope of gaining planning permission for housing development. In recent years two local farms have ceased to operate. Rectory Farm remained inactive for several years before being sold for

redevelopment. Part of Balls Pond Farm was sold by the Rural Estates and is now used as a horse rearing and Equine Centre, the remaining farmland was retained by the Rural Estates incorporated within their existing Farm portfolio.

8.24. All four farms on the HCC Rural Estates fall within their Smallholding Division and legally do not



*Food for Kings Community
Allotment, Rectory Farm*

enjoy succession rights, although tenant turnover is rare. The Rural Estates currently have an Estates portfolio of almost 11,000 acres across Hertfordshire, and in these demanding times come under wider pressure to release land for HCC purposes or housing development. When land is released, their aim is to replace it wherever possible to maintain their acreage ownership. They are also actively developing their Biodiversity activities and have policies to convert 20% of their land working closely with their tenants. In 2008 the Rural Estates celebrated their Centenary Year and

as part of these celebrations they planted the Centenary Woodland on the Langley Lodge Estate, and they may look to increase the scale of woodland in the future.

8.25. Whilst it is acknowledged that maintaining productive farmland today is very much dependent on the agricultural policies of Central Government, there is a desire to work with HCC Rural Estates, and other private owners wherever possible, to ensure ALL their farmland remains active and well managed in the future. Also, where it is possible to do so, we wish to support and encourage Rural Estates and other landowners to plant further woodland with public access in the future, as set out in Policy KL12 (Minimising the environment impact of development).

POLICY KL14: KINGS LANGLEY FARMING LANDSCAPE

- A. Proposals for the development of agricultural land for additional or mixed purposes, subject to compliance with Green Belt policy, which would significantly adversely affect the agricultural viability and productivity of the land on which they would be situated will not be supported.**
- B. The development and diversification of agricultural and other land-based rural businesses will be supported, subject to considering local character, residential amenity, and highway safety. Development should, where viable and deliverable, incorporate renewable and low carbon technologies.**

Conformity Reference: NP objective: 3, 4; Core Strategy (adopted 2013): CS5; Emerging Local Plan: DM4, SP12, DM65; NPPF: 84, 174

Policy KL15: Protection of significant local views

8.26. The parish of Kings Langley comprises the historic village, set within the Gade Valley. The topography of the surrounding area means that there are some significant long-distance views which contribute to the character of Kings Langley both for residents and increasingly for visitors.

8.27. Thirteens views were identified during the engagement phase of the Neighbourhood Plan and are considered to hold particular local significance, enabling greater appreciation of heritage assets and the natural environment. Full details of why each view is considered important, including photographs, is included in Appendix D. A map, illustrating the views, is included in Figure 8.3.

Character Area: Village Centre

- View 1: All Saints Church Tower

Character Area: Inner Zone

- View 2: View along the Grand Union Canal

Character Area: Semi Rural Zone

- View 3: View from Vicarage Lane across the Gade Valley/Ovaltine Farm
- View 4: View from Langley Hill across Gade Valley - As per Vicarage Lane

Character Area: Peripheral Zone

- View 5: View from Conniston Road across Gade Valley/Abbots Hill School
- View 6: View from Barnes Lane across Gade Valley to the Pimlico Mast

Character Area: Rucklers Lane Zone

- View 7: View of The Nucket Woodland along Rucklers Lane

Character Area: Shendish Zone

- View 8: View from Shendish Lane across farmland
- View 9: View across Shendish Golf Course
- View 10: View from Round Field across the Gade Valley

Character Area: London Road Zone

- View 11: Views of the Grand Union Canal

Character Area: Langley Lodge Estate

- View 12: Views from Wayside Farm across the Gade Valley
- View 13: The view from Langley Lodge across farmland to Chipperfield

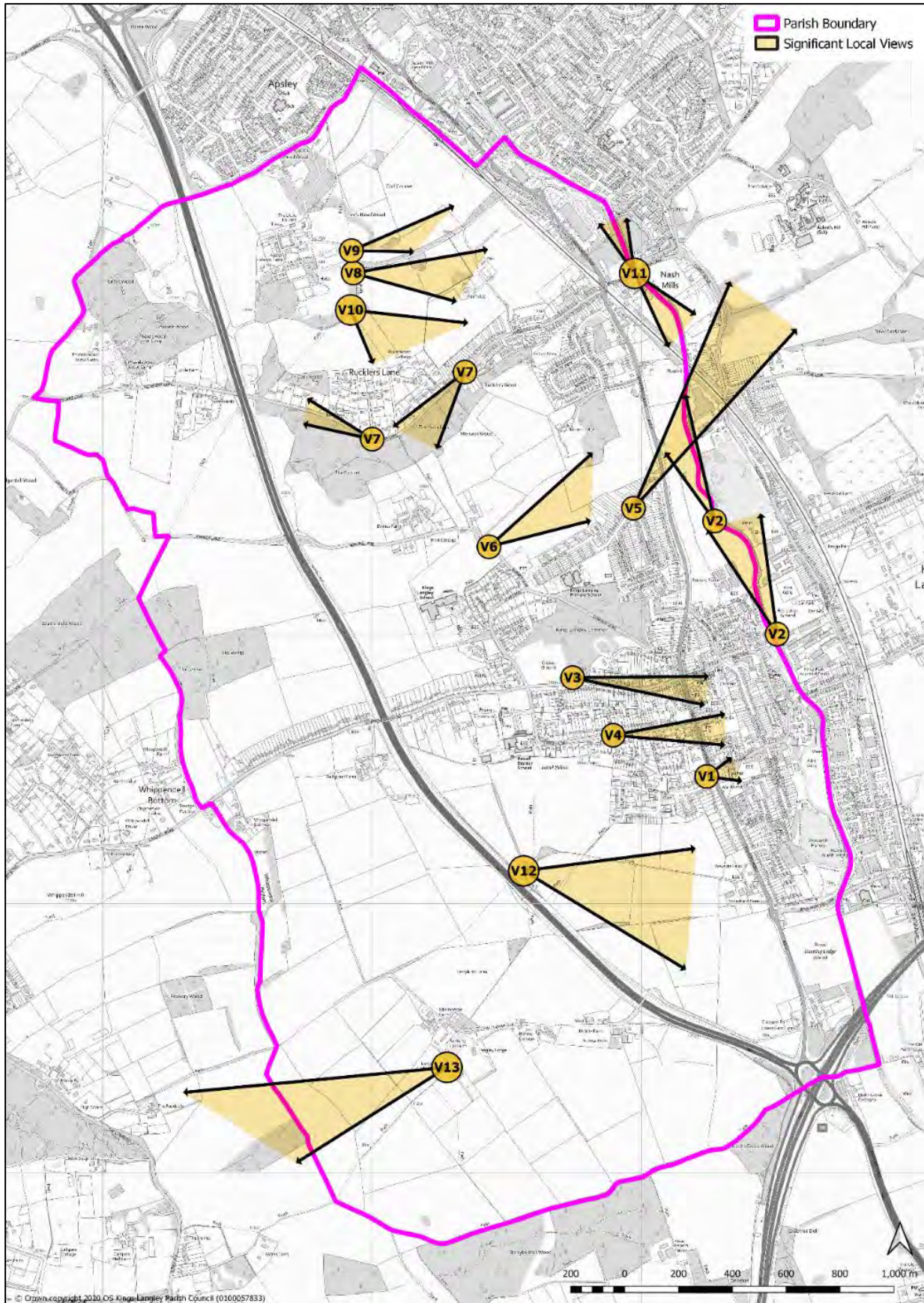


Figure 8.3: Locally significant views

- 8.28. Policy KL15 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In most cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.
- 8.29. It is recognised that some of the shaded arcs identified stretch into neighbouring Three Rivers District and that it is only views up to the neighbourhood area boundary that can be safeguarded. Nevertheless, it is the intention of the Parish Council to discuss with Three Rivers District and Abbots Langley Parish Council the impact on views in their area, in the event that development is planned for those areas. It is noted that the emerging Local Plan for Three Rivers requires that proposals make a positive contribution to the surrounding landscape and states that proposals that would unacceptably harm the character of the landscape in terms of siting, scale, design or external appearance will be refused planning permission.

POLICY KL15: PROTECTION OF SIGNIFICANT LOCAL VIEWS

The Plan identifies 13 locally significant view corridors and specific views in paragraph 8.27 and in Figure 8.3, with detailed descriptions contained in Appendix D.

As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 8.3 should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.

Conformity Reference: NP objective: 1, 3; Core Strategy (adopted 2013): CS9; Emerging Local Plan: DM27, DM41, DM46, DM49; NPPF: 126, 127

9 TRANSPORT AND MOVEMENT

9.1. The rural history of Kings Langley has left the parish with a legacy of footpaths and bridleways throughout. Connections within and between Kings Langley village, Rucklers Lane, the rural hinterlands and neighbouring towns and villages are important as they share a range of community facilities such as shops, the railway station, medical facilities, and schools. More than that the social fabric of life in the parish revolves around movement along the A4251, which is directly linked from the M25 and leads through the village centre and northwards towards Shendish. Any reduction in volume and speed of motor traffic on this route, which is heavily used by pedestrians and cyclists must be encouraged.



Footpath into Langley Lodge Estate

9.2. The anticipated growth in the population of Dacorum over the plan period through housing and economic development, in combination with increased visits to the area, will inevitably lead to heavier vehicle use within the Kings Langley. Kings Langley is a largely rural parish and therefore car ownership is high; 87% of respondents to the village survey identified as the main driver of one or more vehicles. Feedback revealed a high level of concern about the existing amount of traffic in the parish, which causes congestion, often exacerbated by the narrowness of some of the roads, worsened still by on-street parking. Such pinchpoints included the area near to the Rose and Crown, the junction of All Saints/Church Lane, and The Nap.

Policy KL16: Protection and enhancement of key movement routes

9.3. Whilst the Neighbourhood Plan cannot prevent people from using their cars, encouraging walking and cycling, particularly for journeys within the parish and to nearby settlements, will be important. This will be helpful for members of the community and those visiting the parish, perhaps parking in the village car park, and then exploring more widely by foot and cycle.

9.4. This also accords with Hertfordshire's Local Transport Plan 2018-2031 (known as LTP4), which stresses the importance of non-car permeability in new developments and the need for developers to prioritise non-car movement.

9.5. In Kings Langley this can be achieved by maintaining and improving existing walking and cycle routes and creating new ones where necessary and improving signage. In parallel, linking any new housing developments to foot and cycle routes to enable those living in them to access the key facilities - such as shops, schools, medical and community facilities – and the wider countryside, by foot or cycle.

9.6. These sorts of initiatives will help to alleviate congestion and associated air pollution (particularly along The Street, along the main roads and at the key junctions) and will encourage regular healthy exercise among the community.

9.7. The Transport working group commissioned a report from Sustrans in 2018, which provides information about potential improvements for the village itself. It revealed that whilst Kings Langley is no more than 1½ miles across in any direction, there are several factors that reduce the desire to walk or cycle in the town:

- A constrained historical street layout with adaptations as the town has grown. Priority has been given to motorised traffic therefore creating a less favourable environment for pedestrians and cyclists;
- Limited connectivity and permeability across the town, part of the reason for this being the severance effect created by the canal and the A4251;
- Insufficient and unconnected cycle routes, meaning that cyclists mostly use the same routes as cars, HGVs and buses. Fear of motor traffic is a significant factor in leading people to avoid cycling – in line with Policy 15 of the LTP4, there may be scope to explore traffic speed reduction schemes and this is being explored by the Parish Council Transport Group;
- Narrow alleyways and lack of cut-throughs, where many alleyways are of inadequate width for reasonable use by cyclists, child buggies, mobility scooters and wheelchairs;
- Lack of adequate signage, mapping and promotion of routes. Good maps that are readily available, accurate and comprehensive are essential to promoting increased walking and cycling; and
- Inadequate cycle parking provision, which needs to be well located and secure.

9.8. The report continued by proposing the following recommendations:

- i. The implementation of a village-wide 20mph speed limit** – this would serve to reduce the speed of traffic, which in turn will not only provide for a safer environment but would also unlock the potential for additional street-calming measures that would not otherwise be feasible where higher speed limits are in place. Such a scheme sits beyond the scope of what can be addressed through planning policy but is being explored by the Working Groups who are delivering community actions that have emerged from the Parish Plan work. It is a project that could be identified as a priority for directing developer contributions towards.
- ii. A village-wide upgrade of footpaths to become shared use paths** – this would enable greater use of the path network for a range of users, encouraging shorter journeys to be taken by foot and by bicycle.
- iii. Improvements to the High Street** – in addition to reducing speed limits, better designed parking areas could be provided to improve visibility for all road users. The Arup Report has



provided further detail on how this might happen, and this is referenced in the Public Realm Strategy.

- iv. **Improvements to key movement corridors** – this would enable the upgrading of paths, for instance in terms of surfacing and increased linkages, to create better access.
- v. **Improved signage** - The main ‘gateways’ into Kings Langley are at either end of the High Street marking entry to the village; and at the junction of Water Lane and Waterside which marks entry to the village and the canal towpath. These ‘gateways’ could be further improved to illustrate entry into the village. Improved signage for pedestrians and cyclists to access the main facilities would be helpful, as would wayfinding and interpretation boards, for instance alongside the canal (in discussion with the Canal and River Trust).

9.9. Figures 9.1 and 9.2 presents the existing walking and cycling network, indicating the ‘key movement routes’ for walking and cycling in the village and surrounding area. These are the routes which connect existing housing areas to the main facilities, and it is these routes that should be prioritised for improvements and to which any new housing or business development should connect to.

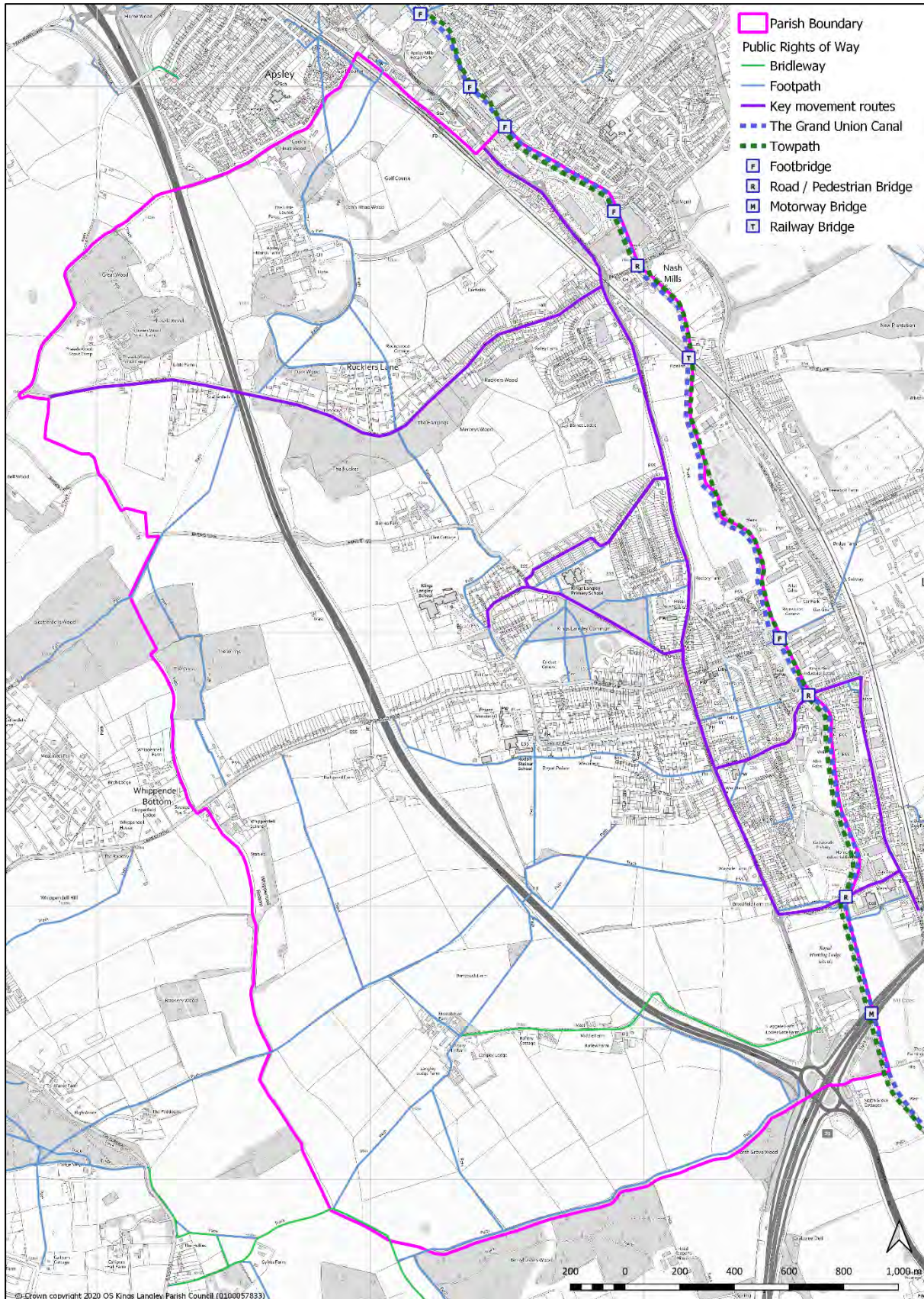


Figure 9.1: Key movement routes for walking and cycling - across the neighbourhood area.

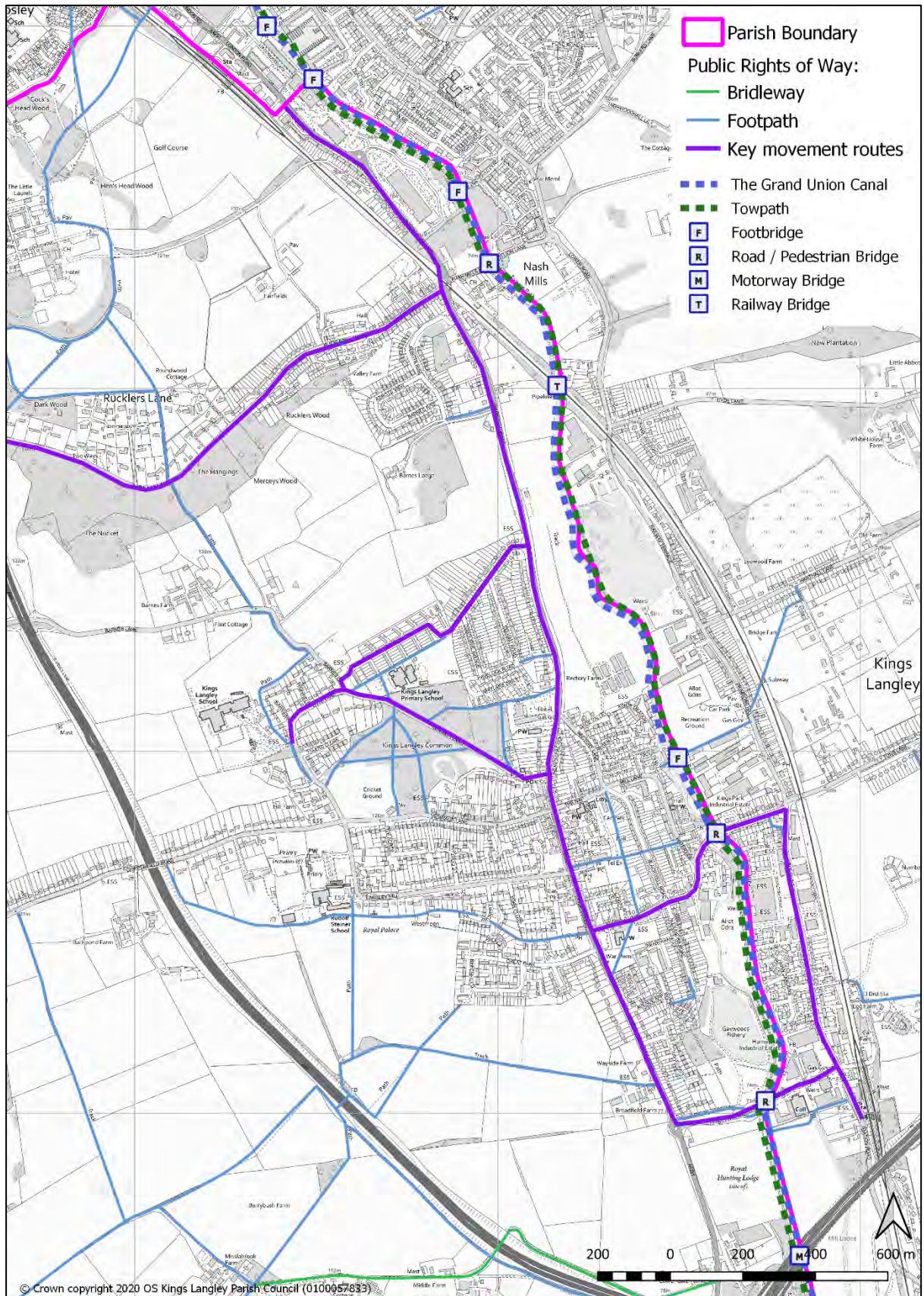


Figure 9.2 Key movement routes for walking and cycling (inset)

- 9.10. Through traffic is a major issue for the village. It should be noted that matters regarding the strategic road network that fall within the Plan area are addressed by Highways England and Hertfordshire County Council, as the highways authority. However, policy KL6 aims to make the High Street less attractive as a through route from Apsley and policy KL16 aims to encourage walking and cycling over cars for travel within the village.

Policy KL16: PROTECTION AND ENHANCEMENT OF KEY MOVEMENT ROUTES

- A. To ensure that residents, visitors, businesses, and other users can access social, community, public transport, schools, retail and other important facilities both within Kings Langley and in neighbouring settlements in a sustainable and safe way, all new developments should ensure safe pedestrian, and where feasible cycle, access to link up with the existing footpath and cycleway network, as defined in Figures 9.1 and 9.2 and on the Policy Map.**
- B. The provision of new, or the improvement or enhancement of existing cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material where possible and ensure that access by disabled users and users of mobility scooters is secured.**
- C. In addition to the existing signposting of footpaths and bridleways, proposals that provide signposting of key movement routes will be supported between the Village Centre and:**
- i. Kings Langley railway station**
 - ii. The library/ community centre**
 - iii. Canal footbridge (No. 157)**
 - iv. The Parish Council Offices**

Contributions from major development in the neighbourhood area will be used to enable this, collected through Section 106 Agreements and/or the Community Infrastructure Levy mechanism.

Conformity Reference: NP objective: 2; Core Strategy (adopted 2013): CS8; Emerging Local Plan: SP7, DM50, DM52, DM53; NPPF: 100, 104, 106

Policy KL17: Public car parking

- 9.11. The issue of car parking, and particularly the availability of parking spaces in the village, was raised as a concern by the community during the engagement process. Currently there are two free car parks (The Nap and Langley Hill) in the village centre, however these are often full, which acts as a deterrent both to locals wishing to access local services and visitors to the village.
- 9.12. Whilst the Plan seeks to promote, as far as possible, walking and cycling, the area is rural and there is a high car reliance. It is also fairly hilly, which restricts the ability of some residents to walk and cycle extensively.
- 9.13. The provision of the new village squares proposed in the Public Realm Strategy, discussed in Section 7 of the Neighbourhood Plan, would result in the loss of some public car parking spaces within the High Street. Whilst the emphasis is on encouraging journeys to be taken by more sustainable modes of transport, it should be recognised that this is a shift that will take time

and hence car parking provision will remain an important element of any local transport strategy. The following proposals to provide car parking provision are supported:

- The expansion of the Nap car park as shown in Figure 9.3 and its reorganisation to make it more efficient. The land is currently unused and unmaintained. This would be supported by landscaping to provide community growing space/orchard, as supported in Policy KL20. Any provision must retain the cedar tree on the site.
- The provision of parking bays along one side of Langley Hill, with yellow lines along the opposite side for safety reasons.

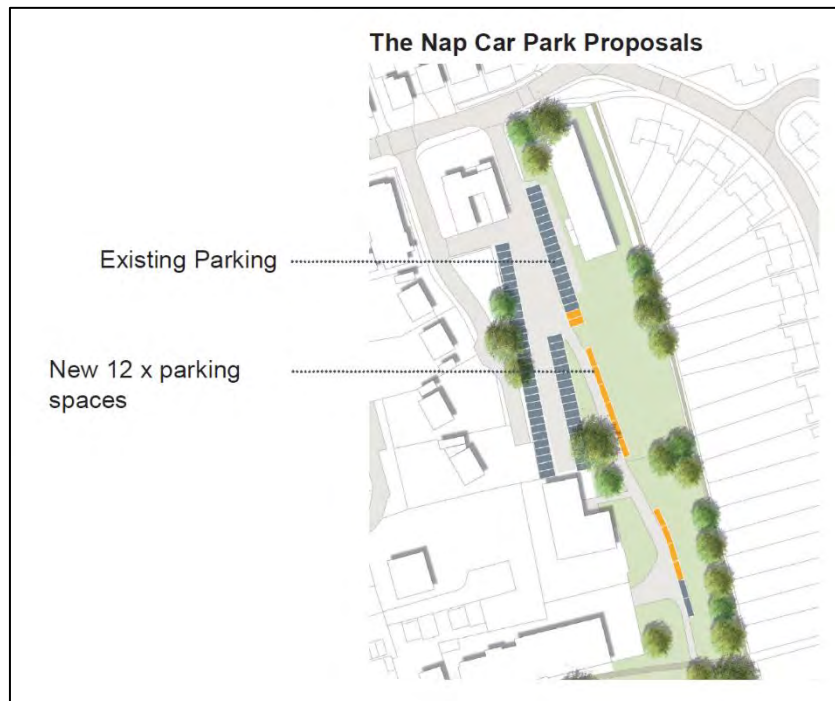


Figure 9.3: Potential to expand the Nap car park (source: Kings Langley Public Realm Strategy)

- 9.14. To encourage sustainable travel, proposals are strongly encouraged to provide electric vehicle charging infrastructure and secure bicycle parking.

POLICY KL17: PUBLIC CAR PARKING

A. Proposals that enable the provision of additional, publicly accessible off-road car parking spaces, to alleviate parking congestion along the High Street will be supported. In particular the expansion of The Nap car park will be supported, where this retains the existing cedar tree in situ. Opportunities to incorporate community growing space, as set out in Policy KL20, within new parking provision will be supported.

B. Alongside any new public car parking provision, the following facilities will be strongly supported to be provided as part of that provision:

- dedicated covered and secure bicycle parking facilities, preferably with e-bike charging points; and future-proofed electric vehicle charging points.**

Conformity Reference: NP objective: 3, 4; Core Strategy (adopted 2013): CS8; Emerging Local Plan: SP7, DM53; NPPF: 105, 106

10 COMMUNITY FACILITIES, LEISURE AND RECREATION

10.1. Kings Langley has several community and recreational facilities that are much valued by local residents. Gaywood Park is the ground for Kings Langley Football Club, which are a semi-professional club team. It comprises three pitches and attracts spectators from around the region. There are two public cricket grounds; one at the Common, established in 1830, and one at the site of the former Steiner School, both in active use. In the centre of the village is the bowling green, while to the north is Shendish Manor golf course. Phasels Wood campsite and activity centre is run by the Scouts and hosts a range of organised activities aimed at all age groups. Facilities for horse riding and other outdoor pursuits are available locally.



View across to the cricket ground

- 10.2. There are children's playgrounds, some allotment spaces, community open space and a variety of cultural venues including the library and numerous meeting spaces including churches and halls. Figure 10.1 shows these on a map.
- 10.3. DBC has indicated that the potential amount of growth in population in the neighbourhood over the next 15 years will have only a nominal impact on the need for new sports and recreational facilities. It has, however, expressed a need to consider the expansion of existing schools and increased capacity at local GP premises; these are matters predominantly addressed by Hertfordshire County Council and the Primary Care Trusts respectively.
- 10.4. To ensure that new or enhanced facilities address local need, the Village Survey asked local people to set out where they felt improvements were needed. Some of the ideas provided are primarily community actions and accordingly are being explored by the Parish Plan Working Groups; for instance, the need to improve communications locally so that people are aware of the range of events and activities taking place to encourage greater participation, as well as the local community facilities that exist.
- 10.5. Other suggestions put forward can be supported by the planning system and are therefore explored in more detail in this section of the Neighbourhood Plan.

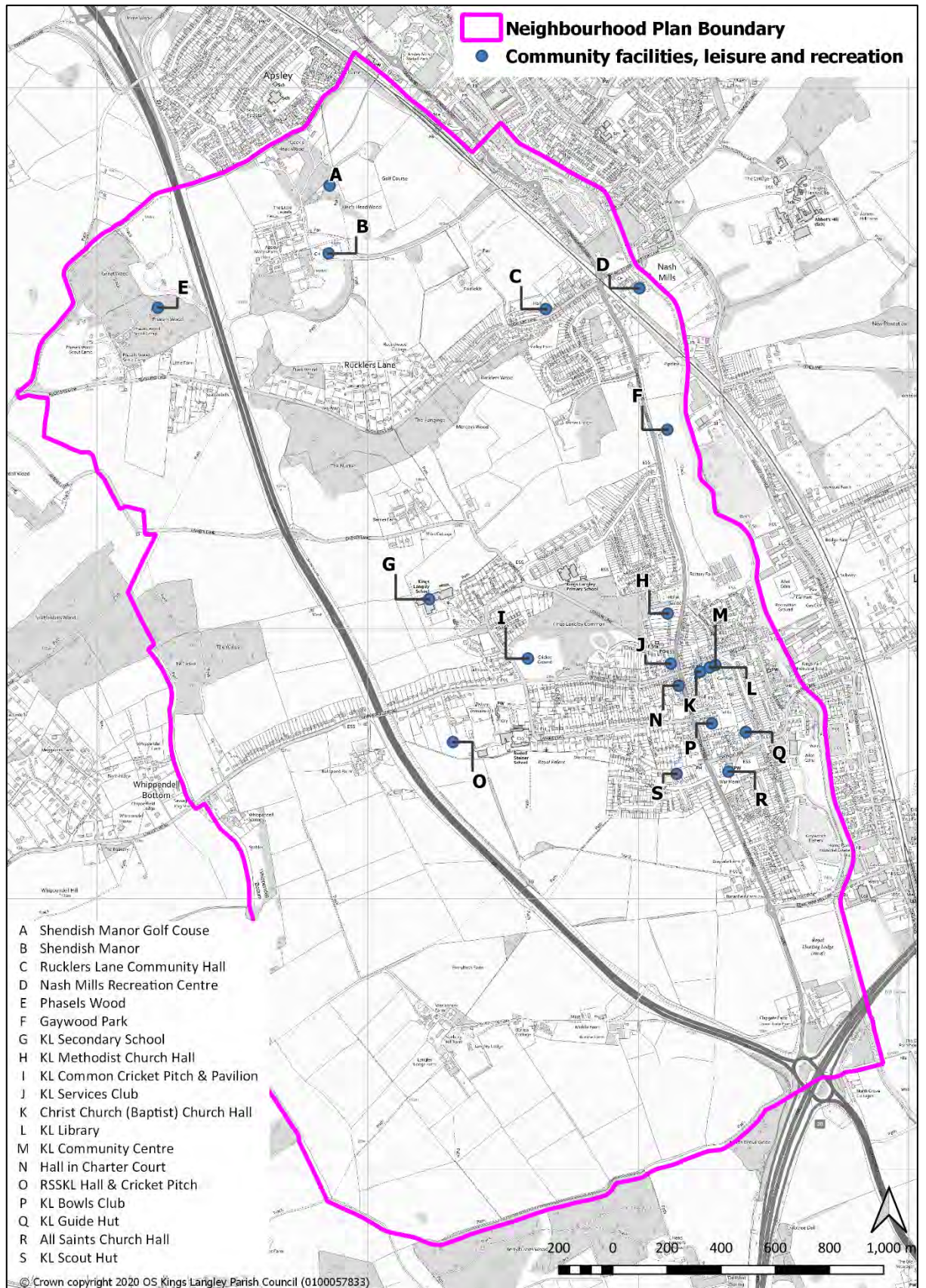


Figure 10.1: Community facilities in Kings Langley

Policy KL18: Improving opportunities for community and cultural facilities, sport and recreation

Community and cultural facilities

10.6. A strong theme emerging from the Village Survey was the need for additional community space, in particular outdoor space. There are already at least 13 meeting spaces in the village, some of which are also used for sports activities. Furthermore, the envisioned Repair Shed in neighbouring Abbots Langley serves Kings Langley residents and could, if successful, lead to demand in Kings Langley itself, and the need to identify a site more locally. The provision of the new village squares will provide new public open space, and the detail for this is set out in Section 7 of this document.



Kings Langley Community Hall

10.7. A further opportunity revealed in the Village Survey was development of the library as a mini-hub for local residents and businesses to access information supplied by DBC and to meet other local business people. The library has a community role already and this should be continued and expanded where feasible in partnership with HCC. Support for this is set out in Policy KL7.



Kings Langley Library

10.8. Access to the wider countryside featured strongly in the Village Survey and this is explored further in Sections 8 and 9 of this Neighbourhood Plan.

Sport / outdoor recreational facilities

10.9. Listed here are comments relating to several significant facilities within the parish. Those marked * are included in DBC’s Playing Pitch Strategy (2019) whose recommendations are endorsed by the Neighbourhood Plan:

Type of provision	Current provision and commentary on future provision
* Sports provision at Kings Langley Secondary School	<p>Since the recent Secondary School rebuild, the school offers a modified range of sporting facilities, which are available for hire outside school hours: football/rugby pitch, netball/tennis courts, indoor sports hall. The school has sub-contracted the hiring of these facilities by the public to a specialist company.</p> <p>A new youth football pitch will be opening in spring 2021. Other grass pitches will be maintained and the aim is to install a 3G artificial pitch with FA quality floodlighting in 2022/23. There is potential to incorporate floodlighting within the courts used for tennis and netball but this is not envisaged short-term.</p>

Type of provision	Current provision and commentary on future provision
* Cricket	<p>There is no longer a cricket square at the Secondary School. It is important, therefore, to ensure that the cricket pitch located within the Common is retained and suitably maintained.</p> <p>Equally, there is support for the retention of the cricket square located within the grounds of the former Rudolf Steiner School, which can also be used as an overflow facility by the KL Cricket Club, by younger people in the parish and by secondary school students to avoid overuse of the Common square. The square is identified as a Local Green Space in Policy KL11.</p>
* Kings Langley Bowls Club	<p>This Council-owned club comprises one good quality flat bowling green, which is currently used by Kings Langley Bowls Club. It is understood that this facility is sufficient for the current level of demand. The existing green quality should be retained through the current maintenance regime.</p>
Kings Langley Football Club	<p>Gaywood Park, on Rectory Farm, is the home venue of Kings Langley FC and Watford FC Ladies. The site is supported by standard quality ancillary facilities, however it does not meet Football Association ground grading requirements to compete at Step 2 due to its changing rooms not meeting minimum regulations.</p> <p>The ground houses three good quality adult pitches that are currently overplayed by five matches per week. The Club aspires to deliver a 3G FTP on site to mitigate this position. If this is not provided, there will be a need to look to find a secondary site to accommodate some of the demand. Currently there is a shortfall of 3G FTP provision locally. The Plan looks to support any future proposal to meet local demand for 3G provision on the site. If an application materialises, it is recommended that community access is secured through a formal Community Usage Agreement.</p> <p>The club has another issue, related to car parking on match days. The Plan is sympathetic to the provision of car parking, but it needs to be within the framework of the NP and policies.</p>
Shendish Manor Gold Course	<p>This privately-owned 18-hole course is an asset and its continuation and development within the framework of the NP and policies is encouraged.</p>
Phasels Wood	<p>This facility, managed by the Scout Association, provides extensive camping and outdoor activities for young people. Its continuation and development within the framework of the NP and policies is encouraged.</p>
Nash Mills Recreation Centre	<p>Located adjacent to the canal, this centre accommodates several varied activities. Its continuation and development within the framework of the NP and policies is encouraged.</p>

POLICY KL18: IMPROVING OPPORTUNITIES FOR COMMUNITY AND CULTURAL FACILITIES, SPORT AND RECREATION

A. Proposals for new community, recreational and leisure facilities, or the improvement of existing facilities, will be supported where:

- i. the proposal is consistent with Green Belt policy; and**
- ii. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- iii. the proposal would not have significant adverse impacts upon the local road network; and**
- iv. the proposal would not have harmful impacts on the heritage aspects, including the setting, of the facility; and**
- v. the facilities are fit for purpose and designed in accordance with Sport England's design guidance notes³¹.**

B. Proposals which deliver the following recreation and leisure facilities will be supported:

- i. the upgrading of Kings Langley Football Club to provide a 3G (or higher specification) pitch and changing rooms to meet Football Association Step 2 ground grading requirements.**
- ii. The provision of floodlighting for the netball and tennis courts at Kings Langley secondary school.**
- iii. Retention of the cricket square at the Steiner School site, which is also designated as a Local Green Space within Policy KL11 (Local Green Spaces) of this Neighbourhood Plan.**

C. Proposals that would result in the loss of community, leisure and recreational facilities will only be supported if alternative and equivalent facilities demonstrate by comparison to the existing facility that:

- i. the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;**
- ii. reprovision of these facilities will incorporate adequate safeguards for delivery; and**
- iii. satisfy all other relevant policy expectations of this neighbourhood plan.**

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS23; Emerging Local Plan: SP7, DM62, DM63, DM64; NPPF: 92, 93, 98, 99

³¹³¹ <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Policy KL19: Provision for children and young people

10.10. Whilst there are several playgrounds aimed at younger children in the parish, many of these need an upgrade, including the potential to incorporate accessible play facilities. There are also some noticeable gaps in provision, however, for instance at the west end of the village.

10.11. Similarly, there is little provision for older children and teenagers in the parish. The last remaining youth club closed over ten years ago and whilst there are a few clubs offered to under-18s (for example at the Baptist Church), these will not necessarily appeal to the wider demographic, nor will they always be freely available. There are numerous sports clubs, but few spaces where they can meet socially; as a result, groups tend to congregate on the street.



Rucklers Lane play area

10.12. The Village Survey revealed a call for numerous facilities, including a skate park and undercover space/a hall for young people to socialise in a relaxed and informal environment. The Neighbourhood Plan expects new major development to provide for the needs of children and young people. Evidence of this need will be collated by the Parish Council in consultation with the local community, and developers should discuss this with the Parish Council to inform their planning application.

POLICY KL19: PROVISION OF LEISURE FACILITIES FOR CHILDREN AND TEENAGERS

The provision of new and upgraded play areas to serve the needs of children of all ages, in accordance with Dacorum Borough Council's quantity, quality and accessibility standards³² and designed in accordance with Sport England's design guidance notes³³, will be supported. Where possible, these should incorporate areas for 'natural play'. The provision of a playground in the west of the village, in the broad area between Hempstead Road and Love Lane as shown on the Policies Map, will be strongly supported.

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS23; Emerging Local Plan: SP7, DM63; NPPF: 92, 93 98, 99

³² As set out in the Open Space Study: [Microsoft Word - Final version of Open Space Studyv3.doc \(dacorum.gov.uk\)](http://www.dacorum.gov.uk)

³³ <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Policy KL20: Allotments and community growing spaces

10.13. Many people wish to grow their own food. This provides exercise, social contact and reduces food miles. The idea of local growing is popular in Kings Langley and the following allotments, shown in Figure 10.1, exist now in the parish:

- Sunderland Yards, off Church Lane - This is managed by the Kings Langley Allotments and Gardens Association (KLAGA)
- Red Lion Lane
- Biodynamic allotments



Red Lion allotments

10.14. Whilst allotment provision is fairly good, the demand for space is likely to rise as the population of the parish increases. The Neighbourhood Plan supports the provision of new allotment space to accommodate growth, as well as the provision of community growing spaces, which can be designed into new developments, meaning they are close to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents. They can also help to provide screening from noise and fumes in built up areas, as well as contributing to the street scene and biodiversity. Volunteers in Kings Langley are seeking to promote the Incredible Edible movement and the provision of smaller spaces for growing plants would support this. There is also support for a more frequent local produce market, and this is being explored by the Parish Council.



Examples of community growing spaces integrated into denser development

POLICY KL20: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. The provision of community growing spaces of a size appropriate to the development proposed, and where these can be developed safely and used to create attractive screening for, for example, car parking areas, roads and commercial servicing areas, will be strongly supported.

B. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided. Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:

- a. the scale of the alternative site must be of at least an equivalent scale to the existing allotment provision; and**
- b. the quality of the alternative site must be of at least an equivalent standard in terms of layout and soil character to the existing allotment provision; and**
- c. the location of the alternative provision must be generally accessible by pedestrians and cyclists and within or adjacent to the defined settlement areas, as shown on the Policies Map; and**
- d. the provision of access for vehicles and car parking.**

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS23; Emerging Local Plan: SP7, DM38, DM63; NPPF: 92, 93

Policy KL21: Provision of accessible public toilet facilities

10.15. The need for accessible toilet facilities available for use by the public, ideally a Changing Places facility³⁴, was raised in the Village Survey as a priority. There have previously been basic facilities provided locally, however these were vandalised and hence closed. A public toilet scheme, whereby local shops, restaurants and other facilities enable use of their facilities is being considered by the Parish Plan Working Groups, however where an existing community facility or business is able to provide an accessible public toilet facility, this would be supported.



The former public toilets

POLICY KL21: PROVISION OF ACCESSIBLE PUBLIC TOILET FACILITIES

Proposals which deliver a publicly accessible toilet facilities and, where possible, a Changing Places facility, will be strongly supported.

Conformity Reference: NP objective: 3; Core Strategy (adopted 2013): CS23; Emerging Local Plan: SP7, DM64; NPPF: 92, 93

³⁴ Definitions of are provided in Appendix E.

11 IMPLEMENTATION AND PLAN REVIEW

- 11.1. Kings Langley Parish Council is the official qualifying body responsible for the Neighbourhood Plan.
- 11.2. Once the Plan has been 'made', there will be a series of actions that will need to be undertaken to ensure that the policies within the Neighbourhood Plan are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.
- 11.3. Specific actions that will need to be undertaken are as follows:
- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
 - Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the Parish Council has a role in ensuring that the Neighbourhood Plan policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at DBC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
 - Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there may be scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the Parish, detailing which Neighbourhood Plan policies have informed the Parish response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
 - Maintaining a dialogue with Dacorum Borough Council regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the Neighbourhood Plan policies. The adoption of the Local Plan may trigger a light-touch review of the Neighbourhood Plan.

- Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
 - Maintaining a dialogue with neighbouring authorities – in particular Three Rivers District Council and Abbots Langley Parish Council, who are also preparing a neighbourhood plan.
 - Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursuing of the projects. Such a report might also be embedded into DBC's Authority Monitoring Report, to illustrate how the Neighbourhood Plan is contributing to the delivery of strategic policy.
 - Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
- 11.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. In this context, it could consider a review of the neighbourhood plan within six months of the adoption of the new Local Plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

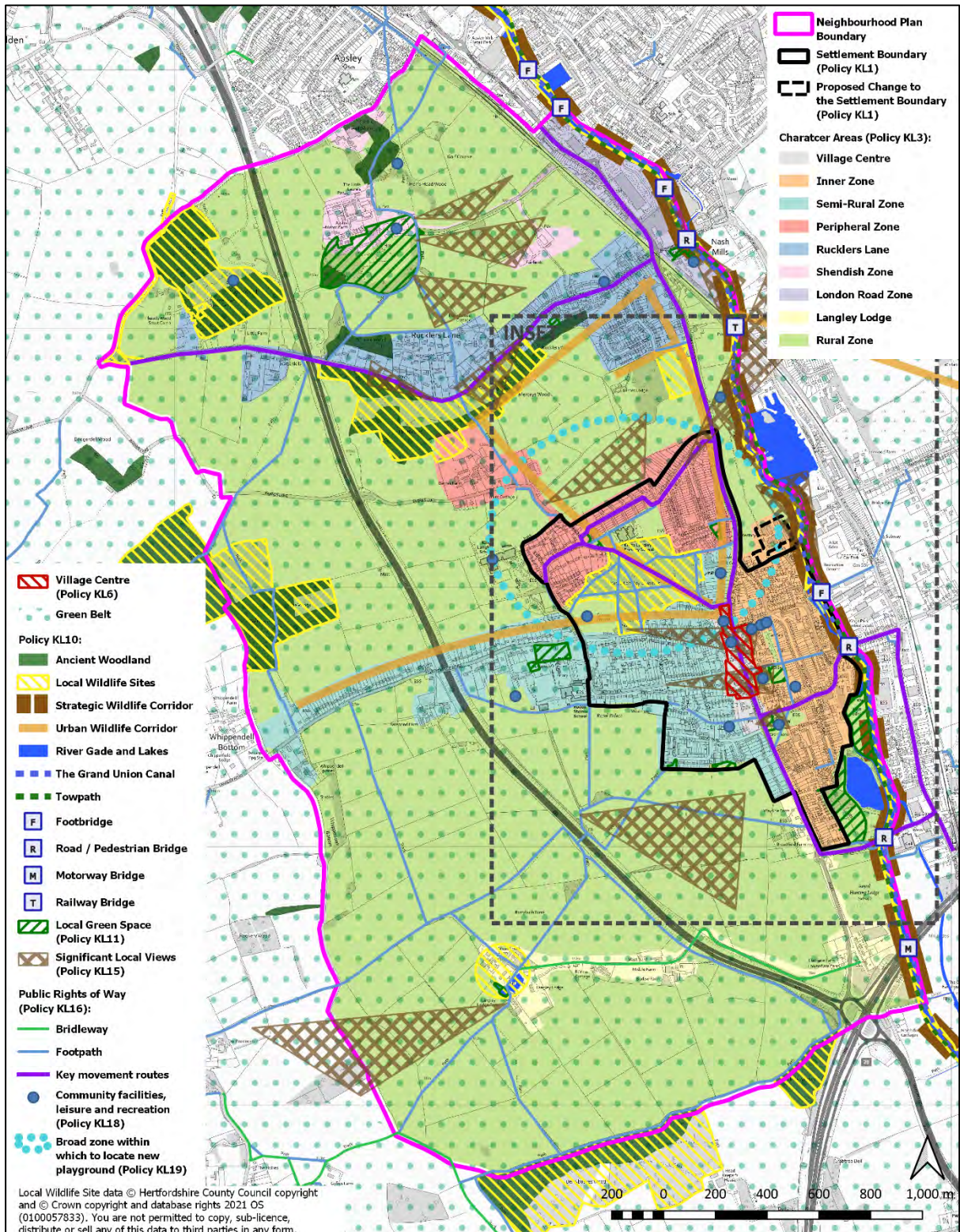
12 INFRASTRUCTURE IMPROVEMENTS AND COMMUNITY PROJECTS

- 12.1 Policy KL1 sets out where development is considered appropriate within the parish and where it is inappropriate, for instance on Green Belt land. Where development does occur, the Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of its powers under national legislation and planning guidance.
- 12.2 There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):
- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
 - A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
 - The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and is levied by the Borough Council. Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan.
- 12.3 With a 'made' (adopted) Neighbourhood Plan, the local community will benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Neighbourhood Area.
- 12.4 Table 12.1 below identifies the larger schemes that have been identified by the community and which are being promoted by the Parish Council to which CIL funding or developer funding could be applied. It will be vital to discuss projects with associated partners, to consider costs and responsibility involved, including any ongoing management plans.
- 12.5 The Parish Council intends to regularly review these spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Neighbourhood Plan website and in relevant literature.
- 12.6 Several broader projects and aspirations were collated throughout the process, but which sit outside planning policy. These have been captured and shared with the other Parish Council Working Groups to consider. They can be viewed on the Parish Council website: <https://kingslangley-pc.gov.uk/parish-neighbourhood-plan/>

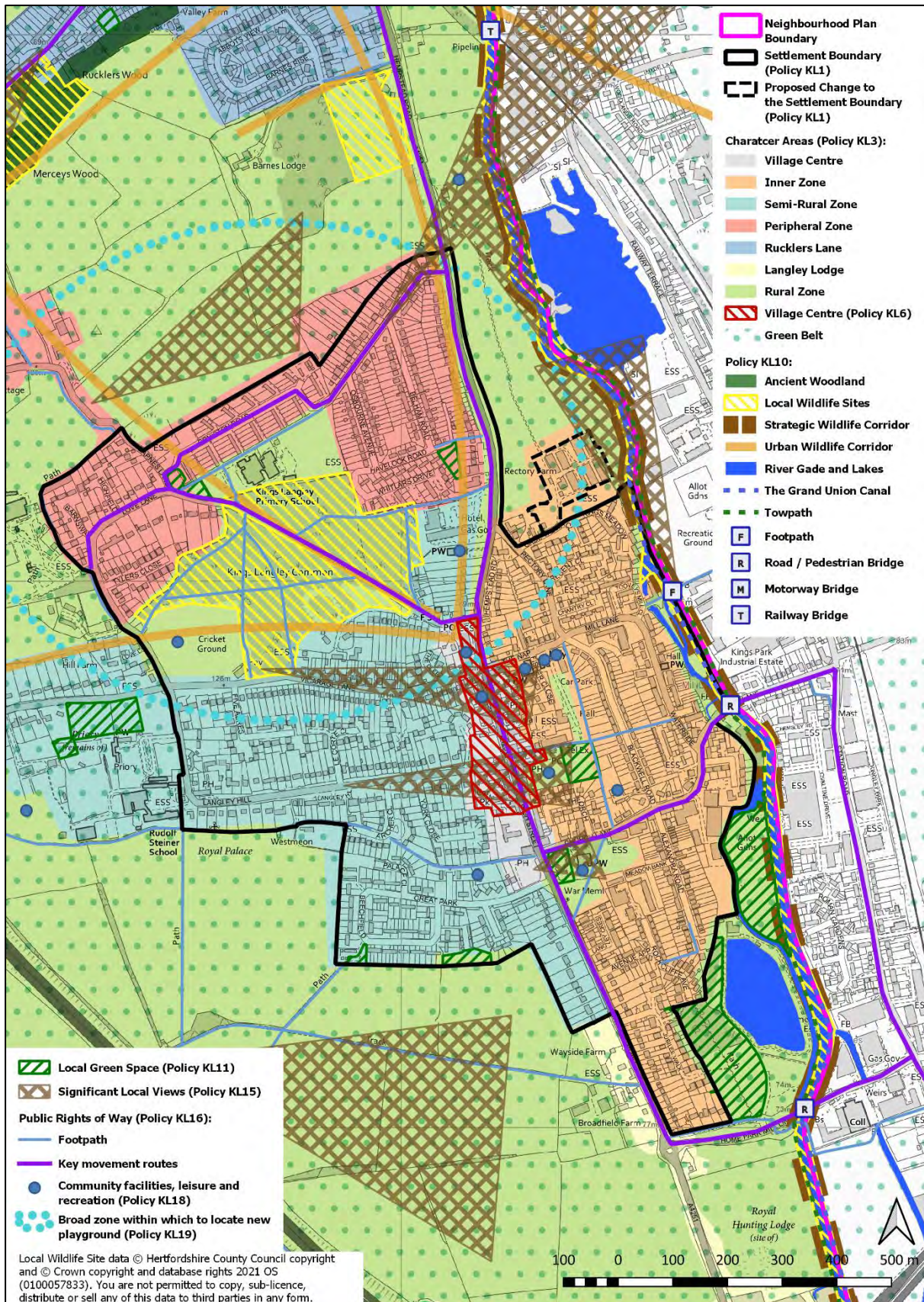
Rank	Topic Area	Working Party Remit	Scale	Project
1	Canal	Transport	Large	Surfacing of towpath Water Lane to Home Park and Railway Bridge to Red Lion Lane
2	Traffic	Transport	Large	High street improvement works - Arup Project Pump Priming for Grant Funding
3	Pathways	Transport	Large	Improve pedestrian routes along London Road including path on west side
4	Playgrounds	Leisure / Recreation	Large	New/refurbished playgrounds Great Park/Green Park/Rockcliffe Park
5	Kerbing	Transport	Large	Hempstead Road double kerbing opposite football club to preserve verges especially if we plant up with wildflowers
6	Pathways	Transport /Leisure	Medium	Cycle Ways Safe cycle paths east-west and north-south to schools/station
7	Car Parks	Transport	Medium	Common Top parking area to improve access
8	Communications	Leisure / Recreation	Medium	Noticeboard Replacements
9	Street Furniture	Leisure / Recreation	Medium	Improve footpath signage all round the village, including places of interest, e.g. Royal Palace, Bowls Club
10	Fencing, Walls and Boundaries	Transport	Medium	High Street hitching rail renewal
11	Landscaping	Transport	Medium	Protect grass verges Coniston Road/Watford Road/Hempstead Road and side roads
12	Pathways	Leisure / Recreation	Medium	Woodland Common Heritage Trail
13	Pathways	Leisure / Recreation	Medium	Wellbeing trail Green Park/Kings Langley Common
14	Playgrounds	Leisure / Recreation	Small	Parish Council to engage with the community to understand type of provision desired for children and teenagers

Figure 12.1: *Infrastructure Delivery Plan proposed by Kings Langley Parish Council*

13 POLICIES MAPS



Policies Map (Parish-wide)



Policies Map (Inset)

14 GLOSSARY

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Change of Use** - A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and will be set by DBC once adopted.
- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Green Belt:** A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt are to: check the unrestricted sprawl of large built up areas; prevent neighbouring towns from merging; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; assist urban regeneration by encouraging the recycling of derelict and other urban land; and Green Belts are defined in a local planning authority's development plan.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which can deliver a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water

quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
Section 106 agreement - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement envelopes** - These identify the areas in the district of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.
- **Supplementary Planning Documents (SPD)** - Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Use Classes Order** - The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

15 LIST OF EVIDENCE DOCUMENTS

All links correct at 11 November 2021. Evidence documents are also available on the Kings Langley Parish Council website: <https://klnp.co.uk/wp/>

- [Ancient Tree Guide 4: What are ancient, veteran and other trees of special interest?, The Woodland Trust, 2008](#)
- Biodiversity Audit for Kings Langley, Herts Environmental Records Centre, 2020 (not to be published as contains sensitive information)
- [Building for a Healthy Life, 2020](#)
- [Census, Office of National Statistics, 2011](#)
- [Dacorum Borough Green Infrastructure Plan – Final Report, 2011](#)
- [Dacorum Site Allocations DPD \(adopted July 2017\)](#)
- [Dacorum Urban Design Assessment: Kings Langley, 2006](#)
- [Design for Homes, Building for a Healthy Life 2020](#)
- [Hertfordshire Minerals Local Plan Review 2002-2016 \(adopted March 2007\)](#)
- [Hertfordshire Waste Site Allocations DPD \(adopted July 2014\)](#)
- [Housing our Ageing Population Panel for Innovation \(HAPPI\)](#)
- [Housing Quality Indicators \(HQI\) standards](#)
- [Kings Langley Design Guidance and Code, AECOM, 2021](#)
- [Kings Langley Local Housing Needs Assessment, Urban Vision Enterprise CIC, 2020](#)
- [Kings Langley Neighbourhood Plan, SEA/HRA Screening Determination Statement, 2021](#)
- [Kings Langley Public Realm Strategy, Arup, 2020](#)
- [Kings Langley Village Survey](#)
- [Kings Langley Walking & Cycling Network Proposals, Sustrans, 2018](#)
- [Local Planning Framework Core Strategy, DBC \(adopted September 2013\)](#)
- [Manual for Streets](#)
- [MHCLG, National Planning Policy Framework, MHCLG, 2019](#)
- [National Design Guide, MHCLG, 2019](#)
- [Playing Pitch Strategy, DBC, 2019](#)
- [‘Saved’ policies from the Dacorum Borough Local Plan 1991-2011\(adopted April 2004\)](#)
- [Secured by Design, UK Police Service](#)
- [Sustainable Hertfordshire Strategy, 2020](#)
- [Urban and Nature Conservation Study, DBC, 2006](#)
- [Waste Core Strategy & Development Management Policies \(adopted November 2012\)](#)

APPENDIX A - Profile of Kings Langley neighbourhood area


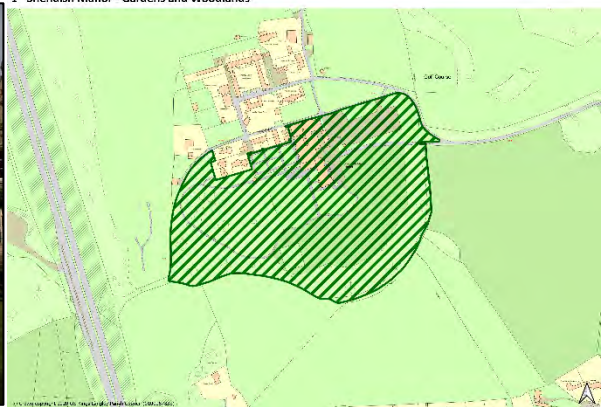
See separate document.

APPENDIX B – Kings Langley Design Guidance and Code

This forms an integral part of the Neighbourhood Plan, but due to its size, is saved as a separate document.

APPENDIX C Local Green Space details

The following 13 spaces are designated as Local Green Space. Full details of how the spaces were arrived at is contained in the [Local Green Space Review](#), part of the evidence base.



<p>1. Shendish Manor Hotel: Gardens and Woodland</p>	<p>The space to be designated comprises the gardens and woodland of this privately owned hotel, conference and golf complex, part of a site which extends across 160 acres of parkland and formal gardens. The space has been landscaped in Victorian style with different character areas and features: including parkland, formal gardens, a rockery, a ha-ha, Walled Garden, Summer House, and more.</p> <p>There has been a manor on the site since 1300, although the current building was constructed in 1854 and has a distinctive Jacobean style of architecture with prominent gabled dormers and tall chimneystacks. It is constructed of a light grey brick with limestone detailing under a slate roof.</p> <p>The property was formerly owned by the Dickenson family. The current owner is the Manor of Groves Hotel Group.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>	
<p>Any statutory designations</p>	<p>Site allocations</p>	<p>Planning permissions</p>
<p>Shendish House and Attached Walled Garden and Octagonal Summerhouse: Grade</p>	<p>No</p>	<p>Yes. June 2017 Planning permission for a new spa complex, 30 bedrooms and 8 staff rooms. Works have yet to start. The LGS designation does not include land to be developed as per the planning permission.</p>

<p>II listed, which is adjacent to the proposed Local Green Space, is Grade II listed.</p>		
<p>National Planning Policy Framework: Local Green Space criteria</p>		
<p>Close to the community</p>	<p>The site has played an important role in the history of Kings Langley and continues to be an area that is much enjoyed by the local community. Whilst it is privately owned, there are well-used footpaths across the site and a series of public rights of way around the perimeter of the site (FP 17, 19, 47).</p>	
<p>Demonstrably special to the local community</p>	<p>Recreation: There are publicly accessible footpaths across the area. The gardens and woodlands are used for informal recreation, including walking and picnicking.</p> <p>Wildlife: The site is home to a great number of mature and veteran trees. Professor Tom Williamson of the University of East Anglia’s provided an assessment of the significance and character of the design³⁵. He discussed the elements that were part of the original design and what remains today. For example, the footpaths and various designated areas within the garden are clearly seen, as well as the ha-ha. He remarks that the Deoder Cedar tree in the pleasure grounds survives and is the finest example from the original planting scheme. In addition, he states that much of the planting in the Dell Garden and boundary of Home Pasture remain. Professor Williamson remarks that whilst the manor house, summerhouse and walled garden are listed, the gardens do not appear in the English Heritage Register of Parks and Gardens of Special Historical Importance, describing this as a ‘perplexing omission’.</p> <p>Historical: There is evidence that a manor has existed on this site since at least 1300 and one of the first records of ownership include Richard and Alice Parker in around 1364; they held the Manor for almost 200 years. Following the Parkers were John Cheyne, a local squire in 1560, John Beale, a London grocer in 1650, and between the 17th and 19th centuries numerous other people claimed ownership of the Manor. The current manor house was constructed in 1854. A full history of the site is provided in the Heritage Statement, which accompanied the recent planning application³⁶. Section 7 of this statement states: The landscape and gardens at Shendish Manor do not benefit from formal designation, despite them being designed by Edward Kemp, a pre-eminent landscape garden designer of the 19th century. The gardens</p>	



³⁵ https://planning.dacorum.gov.uk/publicaccess/files/F9F9667FFE0E3287316782BE4B2E5336/pdf/4_02876_16_MFA-HISTORIC_LANDSCAPE_REPORT_PART_1-174118.pdf


³⁶ https://planning.dacorum.gov.uk/publicaccess/files/7CF579D498071754110FF226A531DC9B/pdf/4_02876_16_MFA-AMENDED_HERITAGE_STATEMENT-361636.pdf


	<p>were and are of significance, especially to the setting and context of the Estate. As a result, they are included in this document as a non-designated heritage asset.</p> <p>It is considered that Local Green Space designation would safeguard this important space against inappropriate future development.</p>
Local in Character/not extensive tract of land	<p>The space is considered to meet this criterion.</p>



Name and address		Description and ownership	
2. Red Lion Allotments		<p>This allotment site comprises 16 allotment plots. The land is owned by Dacorum BC and sublet to Kings Langley Allotments and Gardens Association. The land is let on a renewable 10-year lease and adjoins the Nash Mills Recreation Centre, with parking and access from this site.</p> <p>It is not a statutory allotment.</p>	
		 	
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	The site has played an important role in the history of Kings Langley and continues to be a site much enjoyed by the local community. Whilst it is privately owned, there are well-used footpaths across the site and a series of public rights of way around the perimeter of the site (FP 17, 19, 47).		
Demonstrably special to the local community	Recreation: The allotments are valued by the local community they serve. They are fully let and there is currently a waiting list for potential allotment holders (at October 2020). Allotments provide a recreational resource, allowing people to grow their own food. The NPPF, at paragraph 92, recognises the health benefits that allotments offer,		

	including access to fresh air, mental health and wellbeing and social interaction. The allotments at this location have been in place for over 20 years and, as a result, the soils are well-adapted. The Local Green Space designation will safeguard this space for future generations of growers.
Local in Character/not extensive tract of land	Yes – the area is approximately 6 to 8 acres.

Name and address		Description and ownership	
3. Rucklers Lane playground		<p>This is a DBC-owned children’s playground located just off Rucklers Lane. It is accessible and well-used by the local community. The grassy area houses some play equipment including slide, climbing frame and swings. There are also some benches.</p>  	
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	The playground is located within a residential part of the parish, serving the needs of those living along Rucklers Lane.		
Demonstrably special to the local community	Recreation: The playground is well-used by local children and should be safeguarded for the future. There is scope to upgrade the equipment in the park, which could be achieved through the allocation of any developer contributions.		
Local in Character/not extensive tract of land	The space is considered to meet this criterion.		



Name and address	Description and ownership
4. Two spaces at the top of Barnes Lane/Common Lane/Love Lane	<p>These two spaces are connected by way of a public footpath (FP16) that crosses the site. They are laid to grass and are surrounded on all sides by housing and Kings Langley Primary School. It is believed that the spaces are owned and maintained by Dacorum Borough Council. They are more than simply verges, the area to the left being maintained with low level fencing. Rather they are valued spaces within an otherwise residential area, well-used by local people, including children, for informal recreation.</p> 



		
Any statutory designations	Site allocations	Planning permissions
None	None	None
National Planning Policy Framework: Local Green Space criteria		
Close to the community	The space is in the heart of this part of Kings Langley, next to the primary school and housing and also close to the secondary school. It is accessible and FP16 runs through the centre of the space.	
Demonstrably special to the local community	Recreational: The spaces are well-used by local people for a range of informal recreational activity, including ball games. These are located close to the primary school and hence accessed by children on their way to or from school. Whilst the spaces are fairly small in size, they are important to those residents living locally as they are the most accessible space. Older people also meet here in the open air for relaxation and social interaction.	
Local in Character/not extensive tract of land	The space is considered to meet this criterion.	


Name and address		Description and ownership
5. The Biodynamic Allotments		<p>Langley Hill Allotments, Chipperfield Road, Kings Langley, WD4 9JA</p> <p>These allotments are situated almost entirely within the Kings Langley Priory Conservation Area. They are a popular local resource for growing food using biodynamic principles. The western part of the allotments are owned by the Rudolf Steiner School Kings Langley Association Ltd. and the eastern part owned by the Christian Community, a religious charity. Both parts are managed by the Kings Langley Biodynamics (KLBD) Community Benefit Society.</p> <div style="display: flex; justify-content: space-around;">   </div>
Any statutory designations	Site allocations	Planning permissions
Partially within the Conservation Area.	None	None
National Planning Policy Framework: Local Green Space criteria		
Close to the community	The site is surrounded to the north, west and east by residential development. Chipperfield Road runs adjacent to the site, and provides vehicle access. The allotments are well-used, with over 50 members.	
Demonstrably special to the local community	<p>Recreation: These allotments have a large membership dedicated to biodynamic principles. The aim of the KLBD is to further the understanding of biodynamic principles and to this end each member has the opportunity to have an allotment. They are of different sizes and shapes. Each has a number. There is a committee which oversees the allotments. They are formalising their practices to be as true as they can to biodynamic principles. For the first time</p>	


	<p>the membership form stipulates the importance to use biodynamic and organic seeds, use organic potting compost and plants.</p> <p>Historic: The land at the Priory has been gardened Biodynamically since the 1920's. The Christian Community had owned all the land and in 1976 the first group formed to continue caring for the land. In 1978 the Rudolf Steiner School bought the western part of it and the gardens were allowed to continue. There are now over 50 members. https://klbiodynamicgroup.mystrikingly.com/</p>
Local in Character/not extensive tract of land	The site occupies approximately 0.5 ha and lies adjacent to school playing fields.



Name and address		Description and ownership	
6. Green Park		This space, located in the centre of the village, is owned and managed by Dacorum Borough Council. It comprises a multi-game area, and a children's playground the side.	
Any statutory designations	Site allocations	Planning permissions	
Partially within the Conservation Area	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	The green space is in the centre of the village, near to a cluster of community facilities including the library, community centre, and GP. It is fully accessible and located along FP25 and FP26.		
Demonstrably special to the local community	Recreation: This is a much-valued space among local residents, with children using it frequently use for recreational purposes.		
Local in Character/not extensive tract of land	The site is considered to meet this criterion.		

Name and address		Description and ownership	
7. Beechfield green space		This small area of open green space is located off Beechfield Road and is adjacent to Wayside Farm, with footpath access to the Hertfordshire Way. The space is laid to grass with seating and is owned and managed by Dacorum Borough Council.	
			
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	The space is located at the end of Beechfield, in the southwestern part of the village. It's surrounded by residential properties to the east and is located on the footpath network.		
Demonstrably special to the local community	Recreation/ Tranquil: This is a small green space that is laid to grass with a bench, which people frequently sit on – either to enjoy the view over the fields, or before embarking on the track leading to Wayside Farm.		
Local in Character/not extensive tract of land	Approximately 0.7 ha.		



Name and address	Description and ownership	
8. Beechfield Playground and Playing Field	<p>This is a small playground and field located along Beechfield at the southern end of the village. It is owned and managed by Dacorum Borough Council and has a few pieces of playground equipment</p> <div style="display: flex; justify-content: space-around;">   </div>	
Any statutory designations	Site allocations	Planning permissions
None	None	None
National Planning Policy Framework: Local Green Space criteria		
Close to the community	<p>The space is located within the residential area at the southern end of the village. It is surrounded by housing to the north, east and west. It is in an accessible location and well-used by the local community.</p>	
Demonstrably special to the local community	<p>Recreation: This is a green space located off Great Park and Beechfield, serving the communities in the south of the village. The playing field is used by children to play football and other informal games. The playground at the eastern end of the space is well-equipped, although an upgrade of facilities should be considered.</p>	
Local in Character/not extensive tract of land	<p>The space is considered to meet this criterion.</p>	


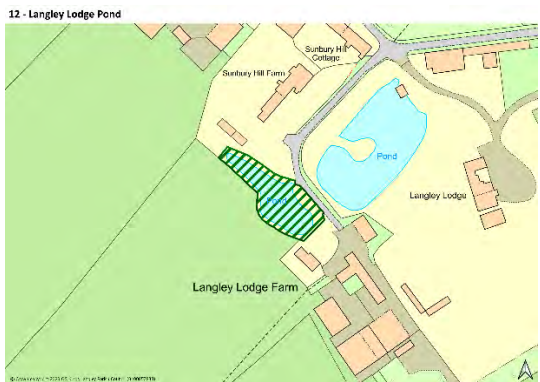
Name and address	Description and ownership
9. The Village Garden	<p>On the 8th December 1961 the deeds of the village garden were passed to Kings Langley Parish Council by the garden's trustees, Dr Reginald Fisher, Mr Lewis Dean and Mr A. C. Loader for "the benefit of the people in the village".</p> <p>The land originally formed part of the estate of the Groome family and was saved from commercial use by public donations. For the previous ten years the garden had been maintained by Dr and Mrs Fisher and friends, who had "converted the site into the restful garden it is today".</p> <p>They had also added "a boundary fence alongside the churchyard and for the picturesque iron gates at the garden entrance on that side".</p> 

	<p style="text-align: center;">9 - The Village Green</p> 	
Any statutory designations	Site allocations	Planning permissions
None	None	None
National Planning Policy Framework: Local Green Space criteria		
Close to the community	The garden is located on the south-east side of the junction between Church Lane and Watford Road, next to All Saints Church.	
Demonstrably special to the local community	Recreation: A dedicated village garden, which any member of the public can visit, is an uncommon feature in a village, but rather like a small park. The gates to the garden have the date 1951 incorporated into their design, which might indicate when the plot of land was first dedicated for this purpose. The prominent tree with the light coloured bark is an unusual species, being a tulip tree	
Local in Character/not extensive tract of land	The space is considered to meet this criterion.	



Name and address		Description and ownership	
10.Sunderland Yard Allotments		<p>This is a large site of approximately 8 to 10 acres that sits adjacent to the River Colne and Grand Union Canal at the rear of Sunderlands Yard. The land is owned by Kings Langley Parish Council and is managed by the Kings Langley Allotments and Gardens Association. The site has been an allotment site for many years and has approximately 50 plots. Its water is supplied through local bore holes, as well as from the River Colne.</p>	
		 	
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	The garden is located on the south-east side of the junction between Church Lane and Watford Road, next to All Saints Church.		
Demonstrably special to the local community	<p>Recreation: The allotments are valued by the local community they serve. They are fully let and there is currently a waiting list for potential allotment holders (at October 2020). Allotments provide a recreational resource, allowing people to grow their own food. The NPPF, at paragraph 92, recognises the health benefits that allotments offer,</p>		

	including access to fresh air, mental health and wellbeing and social interaction. The allotments at this location have been in place for over 20 years and, as a result, the soils are well-adapted. The Local Green Space designation will safeguard this space for future generations of growers.
Local in Character/not extensive tract of land	The space is considered to meet this criterion.

Name and address		Description and ownership	
11.Home Park		<p>This well-kept area, partially grassy and partially wooded, is located just off Jubilee Lane and also accessible from Station Footpath. It is used by local residents as a recreation ground for informal activities, football and dog walking. There are some benches available for those wishing to relax. The site is owned and managed by Dacorum Borough Council.</p>	
			
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	Home Park is surrounded by housing and the fishing lake. It is fully accessible, with a series of public footpaths crossing the site.		
Demonstrably special to the local community	Recreation: The park is extremely well-used by the local community for a range of informal recreation and relaxation. There is a wooden gate allowing access to homes along Jubilee Walk.		
Local in Character/not extensive tract of land	The space is considered to meet this criterion.		

Name and address		Description and ownership	
12. Langley Lodge Pond		<p>Langley Lodge Pond adjoins and is visible towards the end of Langley Lodge Lane. It forms part of the small hamlet which includes Langley Lodge mansion surrounded by a high wall, a few houses and two farms, Berrybushes Farm and Langley Lodge Farm.</p> <p>Note that a second, larger pond is situated on the other side of the lane, behind a high wall enclosing the grounds of Langley Lodge mansion. The grounds of Langley Lodge, including this larger pond are not open to the public, and normally only visible on aerial and satellite images.</p>	
			
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	On foot, Langley Lodge Pond is 1 mile south west from the centre of Kings Langley, and about the same distance from Kings Langley Station. The pond is alongside the public highway, and close to the intersection of three public footpaths.		
Demonstrably special to the local community	Recreation: Easy access to open countryside is often given by residents as one of the most attractive aspects of living in Kings Langley. Langley Lodge Pond lies at the intersection of three popular traffic-free footpath routes through woods and farmland, used by walkers and joggers from the village and neighbouring settlements: FP 5 from Kings Langley, FP 2 from Bucks Hill and FP 6 from Chipperfield.		

	<p>Historic: The Estates were built in the 1600s and records of farming here date to the early 1700s. The Kings Langley Local History & Museum Society provides historical information about the parish on their website: https://www.kingslangley.org.uk/JackScott.html They provide insights from former local residents, including that of Jack Scott (1902 to 1986). His father worked at the farm and the excerpt about Jack recalls the pond: <i>“happier times, even in hard winters, there was fun to be had. Jack would take a besom broom and as he recalled, ‘With the boys from Langley Hill, I would scamper joyfully over the fields to slide on the frozen pond at Langley Lodge Farm.’ With no money to buy skates themselves they would sweep the snow from the ice and hopefully earn a few pence from the skaters.”</i></p>
<p>Local in Character/not extensive tract of land</p>	<p>The pond covers an area of approximately 700 sq m. Some houses near the pond are believed to be at least a century old and built of the dark brickwork typical of older buildings in this area.</p>

Name and address		Description and ownership	
13. Havelock Road Green Space		This triangular space lies at the eastern end of Havelock Road, half a kilometre north of the village centre. It is a grassy space, planted with attractive shrubs and trees, and is owned and managed by Dacorum Borough Council.	
			
Any statutory designations	Site allocations	Planning permissions	
None	None	None	
National Planning Policy Framework: Local Green Space criteria			
Close to the community	The green space is surrounded by housing and is accessible, including by FP42.		
Demonstrably special to the local community	Recreation: The green space is extremely well-used by those living in the nearby areas, for informal recreation and relaxation. The space is managed by DBC for such purposes and includes facilities including a bin.		
Local in Character/not extensive tract of land	Approximately 0.7 ha.		

APPENDIX D Locally significant views

Thirteen views have been identified as being of particular local significance, to inform Policy KL14. Descriptions and photographs are provided below, noting which Character Area they are within.

Character Area: Village Centre

View 1: All Saints Church Tower: Dating back to the 13th century when the historic church was first built. The church contains the tomb of Edward of Langley, the first Duke of York, (1341 - 1402). The iconic Tower dates from the 15th century and has been a major landmark of Kings Langley ever since. Views of the tower are enjoyed from the High Street and Church Lane and should be retained and improved where ever possible to allow views of this historic building.



Character Area: Inner Zone

View 2: View along the Grand Union Canal: The Grand Union Canal dates from 1797 and was linked with the River Gade. The Canal was a vital transport link during the Industrial Age, bringing coal and building materials from the Midlands. Locally, saw the development of the paper mill industry which dominated the area until the 1980's. The canal's strategic importance didn't last and was rapidly brought to an end when the new railway line was built in 1837. In 1968 it was reclassified as a cruising waterway and today is an important recreational and lifestyle feature and amenity for the Community.



Character Area: Semi Rural Zone

View 3. View from Vicarage Lane across the Gade Valley/Ovaltine Farm



View 4. View from Langley Hill across Gade Valley



Views 3 and 4 across the Gade Valley offer a classic view of the landscape dominated by the Ovaltine Farm, which dates back several centuries. Its original design has replica links to one built by King Louis XVI for Marie Antoinette. The Farm was purchased by Wander Foods Ltd. in 1928 to supply its Ovaltine factory with milk from its renowned dairy herd of Jersey cows. The Farm building was used in the famous Ovaltine Dairy Maid advertising logo in many countries across the world. The building is recognised for its historic value by Historic England. The Farm closed in 1979 and was converted to residential but remains an important local landmark.

Character Area: Peripheral Zone

View 5. View from Conniston Road across Gade Valley/Abbots Hill School: Abbots Hill House was built in 1836 by the John Dickinson Family, who owned one of the worlds largest stationery companies in the 19th and 20th centuries. It became an independent school in 1912 and has remained so ever since. The building is a Grade II listed building and remains an iconic landscape feature and is twinned with Shendish Manor which sits on the opposite side of the Gade Valley.



View 6. View from Barnes Lane across Gade Valley to the Pimlico Mast: The Pimlico Mast is a rare example of a 'guyed' mast that remains in use today. It was developed back in 1956 as part of the Backbone Plan that linked between Stokenchurch and Ongar, and continued until 1989. The mast remains in use today, under the ownership of BT, and has become a featured landmark that can be seen for many miles around.



Character Area: Rucklers Lane Zone

View 7:View of The Nucket Woodland along Rucklers Lane: Merceys Wood, known as the Nucket Woodland is an area of approx. 30+ acres, on the south side of Rucklers Lane. It is protected under Ancient Woodland status and has a public footpath through it that links to Barnes Lane. The Woodland is privately owned but is an important and prominent area for wildlife in Kings Langley. It also forms an important part of the character landscape with the Lady Meadow residential area.



Character Area: Shendish Zone

View 8. View from Shendish Lane across farmland: From the top of Shendish Lane is one of the highest land points along the Gade Valley, and the view across the farmland is an important feature for visitors. The landscape offers spectacular sun rises at certain times of the year that captures the beauty of the Gade Valley. The importance of the views from Shendish across the Gade Valley have been recognized by the Hertfordshire Gardens Trust.



View 9. View across Shendish Golf Course: The Shendish Golf Course is set in 160 acres of parkland that mostly faces the Gade Valley. In 1853 Charles Longman commissioned the renowned landscape gardener Edward Kemp to set out the parkland. Kemp was renowned for his work at Chatsworth and Birkenhead Park and many of the mature cedars and pines remain today. The golf course which was developed after the site was purchased by the Dickinson family for a sports club, has been sympathetically designed to incorporate the Edward Kemp features.



View 10: View from Round Field across the Gade Valley: The sightline from the NE footpath in the Round Field offers the widest scan of the Gade Valley that stretches from the Pimlico Mast across to the RES Wind Turbine near to the M25. The spectacular tree lined landscape has been enjoyed by an increasing number of ramblers, dog walkers and other recreation visitors as the best vantage point in the area to enjoy this panoramic view.



Character Area: London Road Zone

View 11: Views of the Grand Union Canal: Views along the canal demonstrate the importance of the Canal to the local Community showcasing its social history during the 18th and 19th centuries. This is demonstrated from the remnants of the Paper Mill industries that stretched along the canal supporting the Dickinson Paper Industries.



Character Area: Langley Lodge Estate

View 12: Views from Wayside Farm across the Gade Valley: The view from the footpath at the top of Wayside Farm that crosses the A41 offers a spectacular view of the landscape that incorporates the Ovaltine Farm across Abbots Langley, the M25 Junction viaduct, across to Hinton Bridge and Leavesden. It is one of the most popular walkways and viewpoints in Kings Langley and is part of the Hertfordshire Way.



View 13: The view from Langley Lodge across farmland to Chipperfield: This view from Langley Lodge hamlet takes in the farmland landscape across the valley towards Chipperfield Common, whose tree line can be viewed from this vantage point. It is a popular viewpoint for walkers and ramblers taking in the natural landscape on the circular walk between Kings Langley and Chipperfield. The landscape was part of the lands used for Royal hunting parties dating back to the 13th century.



APPENDIX E Definitions of accessible toilets

Definitions taken from: <https://www.independentliving.co.uk>

Changing Places are designed so that they are completely accessible and provide sufficient space and equipment for people who are not able to use the toilet independently. They must be an extra facility, in addition to the accessible toilets for independent use.

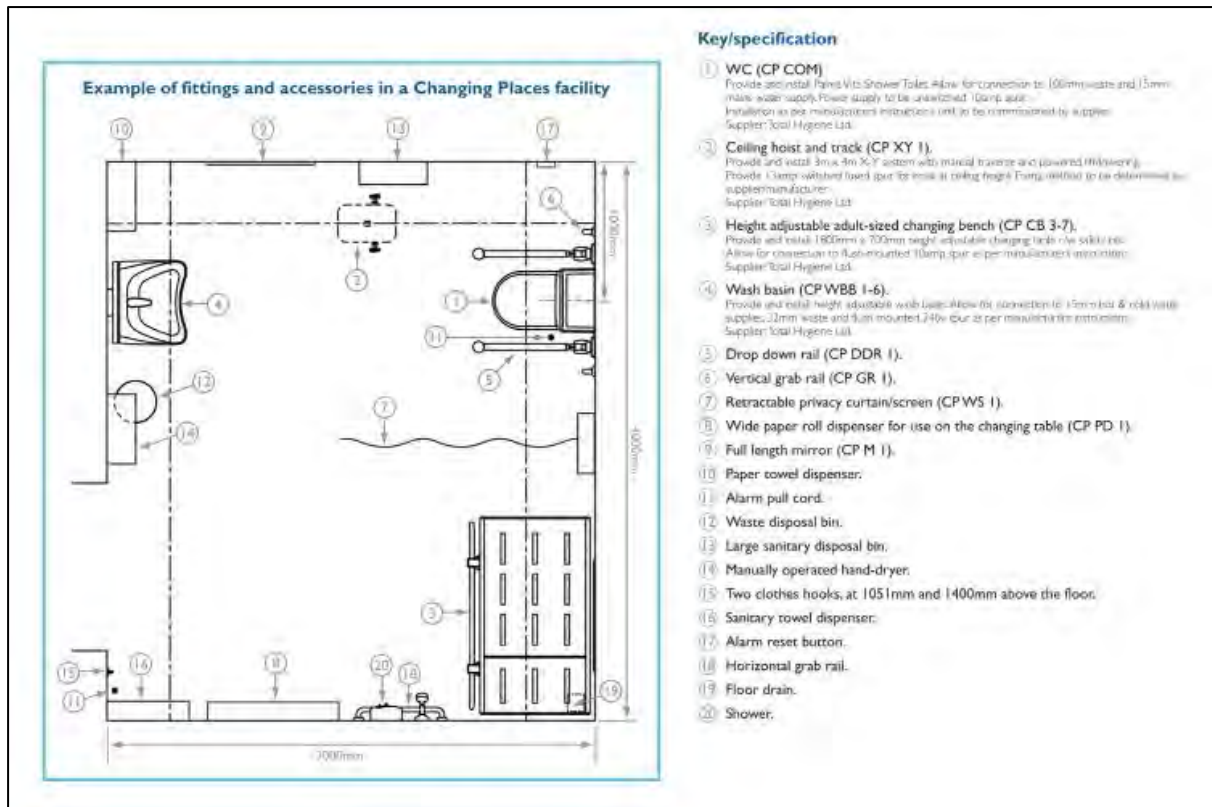
To start, there must be adequate space in a Changing Places: three metres by four metres is the recommended minimum, with a ceiling height of at least 2.4 metres.

Equipment that should be included:

- **Changing bench**, adult sized (minimum 1800 mm long by 800 mm wide). This should be height adjustable, and can either be freestanding or wall-mounted.
- **Hoist** providing access between changing bench, basin and toilet. Ideally, ceiling or wall mounted, but a mobile hoist is acceptable if a track-mounted lifter is not possible. Hoist should comply with BS EN ISO 10535.
- **Toilet** must be a peninsular installation, with at least one metre of clear space on each side. It can be an automatic wash and dry toilet or a standard manual one, and in either case, the seat height should be 480 mm.
- **Washbasin**, which can be a standard model, or height adjustable. If it can't be adjusted in height, it should be fitted at between 720 and 740 mm from the floor.
- **Curtain or screen** to provide privacy for the user and carer(s)
- **Non-slip flooring**
- Wide tear-off **paper roll** in a dispenser close to the changing bench
- Large **waste bin** for disposing of pads, etc

These features are to be included with those of a standard accessible toilet:

- **Grab rails** where appropriate to provide necessary support
- **Emergency alarm** to summon help if necessary. Make sure that the red cord always hangs loose so that it can be used immediately.



Relevant British Standard for Changing Places

Update July 2020: [Changing Places to be compulsory, rather than simply desirable](#)

Building Regs and British standards updated at the beginning of 2018

A Changing Places toilet is 'desirable' under Building Regulations Approved Document M and BS8300:2009 for all new build and refurbishment projects involving buildings to which numbers of the public have access.

A new clause has been added to the guidance, concerning the types of buildings that should include these facilities. This specifies visitor attractions, such as theme parks, monitored beaches and parks. Faith centres have been added, and the retail clause has been extended to include large commercial retail premises.

The standards say that "Changing Places toilets should be provided in larger buildings and complexes, such as:

- a. major transport termini or interchanges, e.g. large railway stations and airports
- b. motorway services
- c. sport and leisure facilities, including large hotels
- d. cultural centres, such as museums, concert halls and art galleries and faith centres
- e. stadia and large auditoria
- f. large commercial retail premises and shopping centres
- g. key buildings within town centres, e.g. town halls, civic centres and main public libraries
- h. educational establishments

- i. health facilities, such as hospitals, health centres and community practices
- j. other visitor attractions, such as theme parks, monitored beaches and parks”

The Changing Places Standard is based on the BS8300:2009. The requirements listed above should not be regarded as a substitute for the comprehensive information included in the British Standard.

Information on standard features needed in an accessible toilet is published in Approved Document M (England), Document T (Scotland), Document R (Northern Ireland) of the Building Regulations.