



**Kings Langley Neighbourhood Plan Area  
Publication – Consultation  
Statement**

**October 2019**

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## Introduction

### The purpose of this document

1. This document provides a record of the publication that took place regarding the Kings Langley Neighbourhood Plan Area and related Neighbourhood Planning body publication. The methods used to promote and publicise the publication are documented, along with a summary of the responses received. As this was only a publication process and not a more intensive consultation process, we did not anticipate a high response rate.
2. Kings Langley Parish Council is now the third area to come forward with a request to undertake formal neighbourhood planning within the Dacorum Borough. This publication period is the first stage in the formal neighbourhood development plan process. It provides members of the public and other key stakeholders an opportunity to submit comments on the proposed neighbourhood plan area and neighbourhood planning body. The proposed neighbourhood planning area and statement is shown in appendix 1. Kings Langley Parish Council is the proposed neighbourhood planning body.

### Regulations and government guidance

3. When consultation is required, the regulations provide clear guidance on the contents of this first publication stage of the neighbourhood plan process. They state that we must publicise on our website:
  - a copy of the area application
  - details of how to make representations; and
  - the deadline for the receipt of those responses and representations, being not less than six weeks following the date on when the application is first publicised<sup>1</sup>.
4. Officers have sought to provide ongoing support to the parish council during this process.

### Publication timescales

5. The publication period for this process commenced from 2 September to 18 October 2019. The publication period was triggered by a formal press notice. A copy of this was placed upon Parish Council noticeboards in the area and is available to view in appendix 2. This formal six week period meets the minimum requirements as set out in the regulations<sup>2</sup> and also accords with the approach taken for Local Plan making identified in our Statement of Community Involvement (SCI)<sup>3</sup>.

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<sup>1</sup> Regulation 6, Town and Country Planning, England – The Neighbourhood Planning (General) Regulations, April 2012 (as amended)

<sup>2</sup> Regulation 6, Town and Country Planning, England – The Neighbourhood Planning (General) Regulations, April 2012 (as amended)

<sup>3</sup> <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/statement-of-community-involvement>

Publication timescale breakdown is as follows:

|                                                                                                             |                               |
|-------------------------------------------------------------------------------------------------------------|-------------------------------|
| Cabinet meeting date                                                                                        | 30 July 2019                  |
| Formal publication                                                                                          | 2 September – 18 October 2019 |
| Delegated decision for area designation (delegation of this decision was agreed at Cabinet on 30 July 2019) | 28 October 2019               |

### **Previous consultation**

6. The neighbourhood plan area has not been the subject of previous consultation.

### **Consultation activities**

7. The following publication activities have been identified as suitable for this exercise. We liaised with the clerk for Kings Langley Parish Council and with the Chair of the Kings Langley Neighbourhood Steering Group to help establish the most suitable mechanisms that should be taken forward. In addition to this, the approaches take into account of the most reasonable approach from our Statement of Community Involvement for Local Plan making. Minimum consultation standards are set out within the relevant regulations. The methods of promotion/consultation used in this process, along with any additional processes or information are displayed in the following table. The process has used methods of engagement which are considered to be 'over and above' the minimum requirements set out in the regulations.

## Principal methods of consultation

8. The table provides further information on the methods of consultation that we used for publication of the proposed neighbourhood plan area. The table provides further information on the main aims that we want to achieve with each identified consultation activity. We have provided specific dates for some events, but also date ranges for some activities, where appropriate.
9. The red text define the methods of consultation which are considered as regulatory minimum requirements and the text in black are those considered 'over and above' this approach.

| Proposed method of consultation                                                                           | Description and Aim                                                                                                                                                                                                                                  | Date                      |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Hard copies of publication material available in the district council offices and relevant deposit points | To provide an opportunity for local communities to access hard copy versions of the proposed publication area and neighbourhood planning organisation publication material.<br>Internet access is also available within the Hertfordshire libraries. | Available from 02.09.2019 |
| Hard copies of publication material available via Kings Langley Parish Council                            | To provide improved access to local community representatives trying to access publication material associated with Kings Langley Neighbourhood Plan publication process.                                                                            | Available from 02.09.2019 |
| Correspondence sent to specified consultees set out in the regulations                                    | To improve the notification process associated with the Kings Langley Neighbourhood Plan Area publication process.                                                                                                                                   | 30.08.2019 – 02.09.2019   |

| Proposed method of consultation                                                                              | Description and Aim                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Date                                                          |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Correspondence sent out to targeted stakeholders from the planning policy consultation database <sup>4</sup> | To improve the notification process associated with the Kings Langley Neighbourhood Plan Area publication process. The stakeholders that will be targeted are all statutory stakeholders, relevant planning agents and landowners and all those with a reference to Kings Langley within their address details. Kings Langley Parish Council has a consultee list which it utilised to disseminate information to local residents.                                                | 30.08.2019 – 02.09.2019                                       |
| Public notice released to main newspaper                                                                     | To help widen the notification process and pick up local community representatives unaware of the neighbourhood plan process. The Hemel Gazette was used to advertise this, due to higher readership rates/its overall coverage.                                                                                                                                                                                                                                                  | Press adverts submitted w/c 26.08.2019 running w/c 26.08.19   |
| Press release to local newspapers                                                                            | To help widen the notification process and pick up local community representatives unaware of the neighbourhood plan process the Watford Observer was utilised to cover the main papers read within the area. The press release was also made available on the Council's News Article webpage, as shown in appendix 6.                                                                                                                                                            | Press adverts submitted w/c 26.08.2019 running w/c 26.08.2019 |
| Kings Langley My News and Village Paper articles                                                             | To help promote the consultation at a local level. The Parish newsletter and My News have a high readership rate in the parish. Copies of those articles are held in appendix 4.                                                                                                                                                                                                                                                                                                  | Dated September 2019                                          |
| Information held on the council's website                                                                    | To provide a quick and easy method of obtaining publication data. This will link from the general neighbourhood planning section of the council's website at: <a href="http://www.dacorum.gov.uk/neighbourhood-planning">www.dacorum.gov.uk/neighbourhood-planning</a> or <a href="http://www.dacorum.gov.uk/kings-langley-neighbourhood-plan">www.dacorum.gov.uk/kings-langley-neighbourhood-plan</a> . A copy of the Council's main consultation webpage is held in appendix 5. | 02.09.2019 and ongoing                                        |

<sup>4</sup> Due to GDPR regulations, these will not be passed on to or shared with the Parish Council without prior consent of each individual contacted (as initial collation of these details was solely stored by the Council for the Local Plan process only).

| Proposed method of consultation              | Description and Aim                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Date                           |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Information held on Parish council's website | To provide a quick and easy method of obtaining publication data. Available at: <a href="https://kingslangley-pc.gov.uk/parish-neighbourhood-plan/">https://kingslangley-pc.gov.uk/parish-neighbourhood-plan/</a>                                                                                                                                                                                                                                                                         | Across the consultation period |
| Utilisation of Social Media                  | To help promote the consultation at a local level. Both the Borough and Parish Council have linked to the neighbourhood planning section of the council's website during the consultation period.<br><i>Borough Council social media account details:</i><br><a href="http://www.dacorum.gov.uk/home/do-it-online/contact-us/social-media-sites">http://www.dacorum.gov.uk/home/do-it-online/contact-us/social-media-sites</a><br><i>Parish Council account is available via Facebook</i> | Across the consultation period |
| Utilisation of Parish Councils noticeboards  | To help promote the consultation a copy of the master consultation letter was displayed noticeboards across the Parish.                                                                                                                                                                                                                                                                                                                                                                   | Across the consultation period |

## **Publication responses**

10. In total we received 19 email responses to the publication (no other responses were received). As this was merely a formal publication process, we did not receive or expect a high response rate. There 2 formal objections to the proposed neighbourhood planning area, 3 responses supporting the proposal and 14 responses which commented upon the proposal but did not state whether they supported or objected.
11. A range of advice and guidance has been provided by a number of respondents. For example, both Natural England and Historic England provided useful background information and context for future plan preparation. This has been included within appendix 7.

## **Key issues generated**

12. For the majority of respondents, there were no key issues generated as a result of this publication process. You can see a full summary of all the responses received by visiting appendix 7.
13. It should be noted that two respondents suggested consideration should be given to a slightly different proposed area for coverage of the Neighbourhood Plan. These comments were received from local residents seeking amendment to the Eastern part of the proposed boundary of the neighbourhood area, beyond the Kings Langley parish boundary along the Grand Union Canal to the railway line, embracing roads including Station Road and Ovaltine Drive as they feel part of the Kings Langley community and also that “on the ground the village is perceived as extending to the railway line”. This area lies within the Abbots Langley parish. The respondents advise that they are otherwise supportive of the principle of the application for a neighbourhood area. It would appear that these comments are putting forward an alternative option which the Parish could have considered rather than essential changes or opposition to the proposed area.
- 14 While these comments do in part relate to a Neighbourhood Plan area designation application, the comments seem to be predominantly aimed at parish boundary realignment which does not form part of this process.
15. Furthermore such a realignment would cross into the neighbouring parish of Abbots Langley which is already a designated Neighbourhood Plan area.

## **Councils consideration of representations received**

15. Once the area has been identified and approved by the Parish Council, it needs to be submitted to the local planning authority for designation. Locality provides guidance<sup>5</sup> on defining a neighbourhood area, although this is

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<sup>5</sup> within their Neighbourhood Plans Roadmap: a step by step guide (2018)



fundamentally aimed at unparished areas or for Town and Parish Councils who do not seek to designate their whole parish boundary.

16. Where relevant as part of this approval process, the Council must consider whether the neighbourhood area should be revised (where relevant, following a 6 week consultation process and taking into account comments received). It should be noted that identified boundaries of neighbourhood plan areas cannot overlap.
17. Generally speaking for town or parish councils, there is a presumption that the neighbourhood area will be the same as the parish boundary unless a smaller and more focused area, such as a town or local centre is identified (and justified). Prior to receiving this designation request, the Council was aware that Kings Langley Parish Council engaged in discussions with some neighbouring parish councils (Bovingdon and Abbots Langley) on its intention to make a Neighbourhood Plan for its parish area. No objections have been received from any neighbouring parish councils.
18. The comments made by the two residents registering an objection to the proposed area designation have been considered in light of the recent neighbourhood plan regulation changes. The regulation changes now mean that the local planning authority must approve area applications submitted by parish councils where the designation is for the whole of its parish area (this can be completed with no publicity or formal consultation).
19. The proposed neighbourhood area follows reasonable boundaries and utilisation of the established and functioning Parish boundary seems a logical starting point when considering area coverage for this Neighbourhood Plan. The Locality guidance<sup>6</sup> confirms that neighbourhood area designations can be based upon administrative boundaries (even where these do not coincide with what may be considered as a neighbourhood by local people). It is also noted that this is a long established parish boundary with rational coverage of the large village of Kings Langley and the surrounding local area. In terms of future planning application notifications, we also note that the Council's systems are set up to consult the relevant Parish Council on planning applications which fall within their boundaries, as such it seems logical that the Neighbourhood Plan area is consistent with this well established parish boundary.
20. We acknowledge that there may be issues experienced by residents living in the neighbouring parish in the area between the Grand Union Canal and the railway line, but this in its own right is not enough to warrant such a boundary change around that locality. This neighbourhood plan area designation is not aimed at resolving long established issues related to existing Parish boundaries. Taking this into account, none of suggestions made by respondees to this consultation seem to offer any significant or demonstrable advantages to the area proposed by Kings Langley Parish Council.

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<sup>6</sup> within their Neighbourhood Plans Roadmap: a step by step guide (2018)

21. In this regard, the Council has considered the comments, support and objections received, assessed the valid planning issues but the Borough Council is required to designate the Neighbourhood Area as requested by Regulations.
22. The Council would hope that Kings Langley Parish Council have ongoing engagement with the interested parties who have offered advice and guidance during this consultation. Involvement of the Abbots Langley Parish Council within this process may aid to address and allay any concerns residents adjoining the Kings Langley Parish Council may have. Any such joint working and engagement between parties will ensure a more robust and comprehensive neighbourhood plan is produced in the longer term.

## **Outcomes**

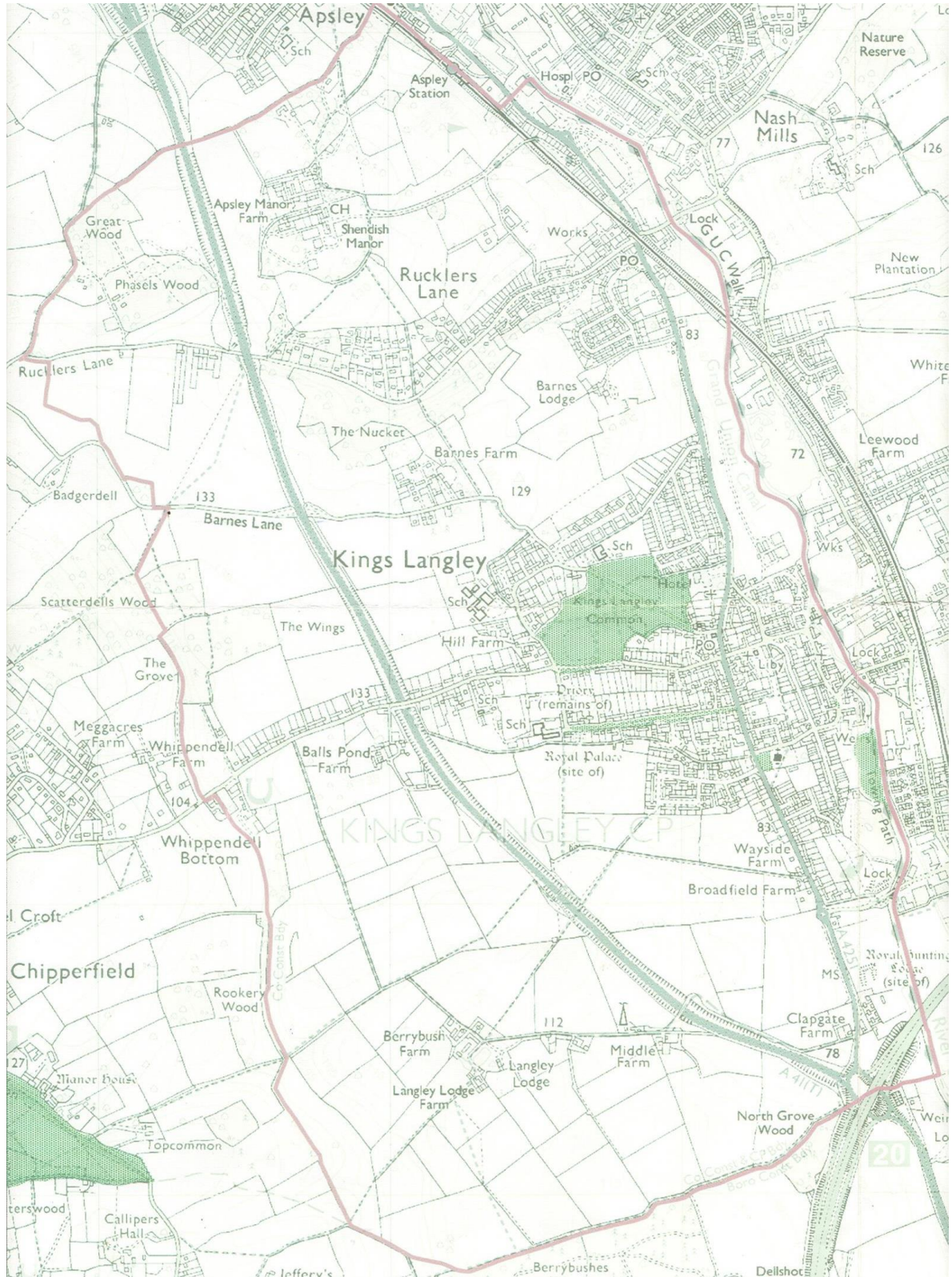
23. The results from the consultation process have been used to inform the decision on the designation of Kings Langley Parish as a neighbourhood plan area. The Council finds that:
  - The area proposed is appropriate to be designated as a Neighbourhood Area;
  - The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and
  - No substantive objection has been made to the designation of the area under Regulation 6 of the Neighbourhood Planning (General) Regulations (2012 as amended).
24. As the application for the Neighbourhood Area designation was for the whole of Kings Langley Parish only, the Borough Council is therefore required to designate the Neighbourhood Area as requested (in accordance with regulation 5A of the Neighbourhood Planning (General) Regulations (2012 as amended)).
25. In accordance with section 61H of the Town and Country Planning Act, the Council has considered whether it should designate the area concerned as a 'business area'. The Council has not designated the area as a business area as it is not wholly or predominantly business in nature.

## **Next Steps**

26. For neighbourhood planning bodies (parish or town councils), work on a neighbourhood plan can commence formally when the neighbourhood area has been designated by the local authority.
27. The Council will formally publicise the designation of Kings Langley Parish as a Neighbourhood Area by placing this consultation report and accompanying decision notice on the Council's website and sending both of these documents to the Clerk of Kings Langley Parish Council, as well as the Chairman for the Neighbourhood Steering Group. In due course, this

decision will also be advertised via the Public Notice section of the Hemel Gazette and Watford Observer.

# Appendix 1: Proposed Neighbourhood Planning Area and Statement





Edmund de Langley  
&  
Isabella de Castilla

## KINGS LANGLEY PARISH COUNCIL

Charter Court, Vicarage Lane, Kings Langley, Herts, WD4 9HR

Clerk to the Council: Paul Dunham Office Hours: Mon-Fri 9.30am–12.30pm

Telephone: 01923 261828

Email: [klpc@kingslangley-pc.gov.uk](mailto:klpc@kingslangley-pc.gov.uk)

Mr James Doe  
Assistant Director – Planning, Development and Regeneration  
Dacorum Borough Council  
The Forum, Marlowes  
Hemel Hempstead  
Herts  
HP1 1DN

6<sup>th</sup> June 2019

Dear James

### **Proposed Neighbourhood Plan for Kings Langley Parish Council – Application for Designation of a Neighbourhood Area**

At its meeting on 21<sup>st</sup> May 2019 the Council agreed that it wished to proceed with the development and creation of a Neighbourhood Plan, so please accept this letter as its application for the designation of Kings Langley Parish as a Neighbourhood area.

The enclosed plan identifies the area, bordered in a shade of red, to which this application relates.

A neighbourhood plan for Kings Langley Parish will allow the local community to have a direct say about the issues it faces, identified in a recent parish survey, which include housing (priorities) and environmental sustainability / pressures on the Green Belt. The purpose of the Neighbourhood Plan will be to help ensure that development makes a positive and beneficial contribution to the wider community, is supported by it, and by improvements to local services and infrastructure.

Kings Langley Parish Council is a relevant body for the purposes of Section 61G of the 1990 Planning Act.

Yours sincerely

Paul Dunham  
Clerk to the Council

*Serving our local community*

[www.kingslangley-pc.gov.uk](http://www.kingslangley-pc.gov.uk)

## Appendix 2: Press notice proof of publication



### Regulation 5 - Neighbourhood Planning (General) Regulations 2012 (as amended)

#### NOTICE OF NEIGHBOURHOOD PLAN AREA CONSULTATION FOR KINGS LANGLEY PARISH



Dacorum Borough Council has received an application to Designate a Neighbourhood Area for Kings Langley.

The Kings Langley Designated Neighbourhood Plan Area will be published for a 6-week consultation period from 2 September 2019. A copy of the application and proposed plan area will be available to view at Kings Langley Parish Council office, Charter Court, Vicarage Lane, Kings Langley, WD4 9HR throughout this consultation period. Anyone wishing to make representations about this proposed Neighbourhood Area may do so.

You are invited to submit your comments electronically by email using the comments form provided on our website [www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan](http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan). Copies of the comments form are available to download, complete and email back, or to print and return by post to our address below.

Paper questionnaire forms are also available from the Parish Council office and should be sent to the address below.

Representations must be received by 5pm on Friday, 18 October.

- A copy of the application to Designate this Neighbourhood Area is also available for inspection:
- on the Council's website [www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan](http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan)
  - at Kings Langley Community Library during normal opening hours. Opening hours can be found on the Hertfordshire County Councils website [www.hertsdirect.org/libraries](http://www.hertsdirect.org/libraries)
  - at Dacorum Borough Council's office in Hemel Hempstead during the following opening hours

| Council Offices | The Forum, Hemel Hempstead |
|-----------------|----------------------------|
| Monday          |                            |
| Tuesday         |                            |
| Wednesday       | 8.45 am - 5.15 pm          |
| Thursday        |                            |
| Friday          | 8.45 am - 4.45 pm          |

Please note: your details including comments will be shared with and used by the Neighbourhood Plan forum/Parish Council to support preparation of the plan and you will receive notifications directly from the Neighbourhood Plan forum/Parish Council during the drafting of the Neighbourhood Plan. Once submitted for inspection by an examiner, notifications will be sent by Dacorum Borough Council.

Please contact the Strategic Planning and Regeneration team if you have any questions or require more information:

Email: [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk)

Phone: 01442 228660

Address: Neighbourhood Planning, Strategic Planning and Regeneration Team,  
Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire,  
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## PUBLIC NOTICES

## PUBLIC NOTICES

**Regulation 5 - Neighbourhood Planning (General) Regulations 2012 (as amended)**

**NOTICE OF NEIGHBOURHOOD PLAN AREA CONSULTATION FOR KINGS LANGLEY PARISH**

Decorum Borough Council has received an application to Designate a Neighbourhood Area for Kings Langley. The Kings Langley Designated Neighbourhood Plan Area will be published for a 6-week consultation period from 2 September 2019. A copy of the application and proposed plan area will be available to view at Kings Langley Parish Council office, Charter Court, Moorage Lane, Kings Langley, WD6 8JF throughout this proposed Neighbourhood Area may do so.

You are invited to submit your comments electronically by emailing the comments form provided on our website: [www.decorum.gov.uk/home/consultation-on-neighbourhood-planning-2019](http://www.decorum.gov.uk/home/consultation-on-neighbourhood-planning-2019) or by completing, completing, completing. Copies of the comments form are available to download, complete and email back, or to print and return by post to our address below.

Paper questionnaires forms are also available from the Parish Council office and should be sent to the address below.

Representations must be received by 5pm on Friday, 10 October.

A copy of the application to Designate this Neighbourhood Area is also available for inspection:

- on the Council's website: [www.decorum.gov.uk/home/consultation-on-neighbourhood-planning-2019](http://www.decorum.gov.uk/home/consultation-on-neighbourhood-planning-2019)
- at Kings Langley Community Library during normal opening hours. Opening hours can be found on the Hertfordshire County Council website: [www.herts.gov.uk/libraries](http://www.herts.gov.uk/libraries).
- Decorum Borough Council's office in Hemel Hempstead during the following opening hours:

| Council Offices | The Forum, Hemel Hempstead |
|-----------------|----------------------------|
| Monday          |                            |
| Tuesday         |                            |
| Wednesday       | 8.45am - 5.15 pm           |
| Thursday        |                            |
| Friday          | 8.45 am - 4.45 pm          |

Please note your details including comments will be shared with and used by the Neighbourhood Plan Forum/Parish Council to support preparation of the plan and you will receive notifications directly from the Neighbourhood Plan Forum/Parish Council during the drafting of the Neighbourhood Plan. Once submitted for inspection by an examiner, notifications will be sent by Decorum Borough Council.

Please contact the Strategic Planning and Regeneration team if you have any questions or require more information:  
Email: [neighbourhoodplanning@decorum.gov.uk](mailto:neighbourhoodplanning@decorum.gov.uk), Phone: 01462 239900  
Address: Neighbourhood Planning, Strategic Planning and Regeneration Team, Decorum Borough Council, The Forum, Marlowe, Hemel Hempstead, Hertfordshire, HP1 1DN.

**TOWN AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

Planning (Listed Buildings and Conservation Areas) Regulations 1990  
Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999

**PUBLIC NOTICE OF APPLICATIONS**

The following applications have been received by the Borough Council. You can find all the documents and information about the applications below and make any comments by visiting [www.decorum.gov.uk/planning-apps](http://www.decorum.gov.uk/planning-apps). Comments must be made within the next 21 days.

**4/01214/RET P1** Age affecting character of Conservation Area: 51 & 52 ELLSMERE ROAD, BERTONHAMPTON, HP4 2DL  
RETENTION OF FENCE TO BORDERS OF 51 AND 52 ELLSMERE ROAD

**Goods Vehicle Operator's Licence**

Edward Crane Services Limited of Astrop, Folly, Astrop, Puttenham, HP23 4RN is applying for an Operator's Licence to keep 1 goods vehicles and 1 trailer at Willow Farm, Station Road, Long Marston, HP23 4QS. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use of enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 390 Hereville Lane, Leids, LD9 6NF, stating their reasons, within 21 days of this notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

**Goods Vehicle Operator's Licence**

CLYTON ANTHONY CARRODDIN TRADING SELF DRIVE VAN A BUSCHRE-CONFLONG LANE, HEMEL HEMPESTEAD, HP1 3JS is applying for a licence to use SHUPPOD ROAD, LOWER ROAD, WASH MILLS, HEMEL HEMPESTEAD, HP3 8RT as an operating centre for 3 goods vehicles and 0 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that the use or enjoyment of that land would be affected should make written representations to the Traffic Commissioner at Hillcrest House, 390 Hereville Lane, Leids, LD9 6NF telephone number, within 21 days of this notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

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Notice is hereby given that Highways England Company Limited has made an Order on the M25 Motorway in the Counties of Buckinghamshire and Hertfordshire, under Section 14(1)(a) of the Road Traffic Regulation Act 1984 because works are proposed to be executed on the road.

The effect of the Order is to authorise the planned closure of all the slip roads at M25 Junction 17 (A405).

These measures are in the interests of road safety while contractors working on behalf of Hertfordshire County Council undertake maintenance and survey works.

It is expected that the work will last for approximately 5 weeks, a slip at a time, starting on or after Monday 9th September 2019. The closures will take place between 22:00 and 01:00 hours (maximum period).

The Order will come into force on 7 September 2019 and have a maximum duration of eighteen months, ceasing when the works are complete.

Traffic affected by the closures will be diverted using other junctions on the M25, and by using the M40, A604, A405, and A412. The diversion in operation will vary according to the closure in force.

The temporary closures and diversion routes will be clearly indicated by traffic signs when they are in operation during the works period.

**J Downham, an Official of Highways England Co. Ltd**  
Ref: HE/SE/2019/M25/198  
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**WATFORD BOROUGH COUNCIL**

**TOWN & COUNTRY PLANNING ACT 1990**

**NOTICE IS HEREBY GIVEN** that the following applications for planning permission have been made to Watford Borough Council.

The application can be viewed online using the reference number below at <http://pa.watford.gov.uk/pa/business>.

**Reason for Advertising – Conservation Area**  
**19/00067/FUL** – 152 – 154 High Street, Watford  
Creation of 2 x front dormers, 2 x rear dormers and conversion of existing units into 2 x self contained units  
**Applicant** – Mr Mark Cahn  
**Date:** 30 August 2019 [www.watford.gov.uk](http://www.watford.gov.uk)

**Announcements - Public Notices**

**Deceased Estates**  
Deceased name: Mr Christopher Powicko Laws  
Date of Death: 20 December 2019  
Dates Date: 31st October 2019  
Last address of the deceased: 10 Pockley, Capenham Park, Hertfordshire WD19 5DE  
Details of Executor/Administrator: Caroline Scahill, a sole J.S. Lane & Co Solicitors, Hertfordshire WD23 3EQ  
**Legal Information**  
Notice is hereby given pursuant to section 17 (Deceased Estates) of the Trustee Act 1925, that any person having a claim against or an interest in the estate of any of the deceased persons whose names and addresses are set out above is hereby required to send particulars in writing of his claim or interest to the person or persons whose names and addresses are set out above, and to send such particulars before the date specified in relation to that deceased person displayed above, after which date the personal representatives will distribute the estate among the persons entitled thereto having regard only to the claims and interests in which they have had notice and will not, as respects the property so distributed, be liable to any person of whose claim they shall not then have had notice.

**LICENSING ACT 2003 NOTICE OF APPLICATION FOR VARIATION OF A PREMISES LICENCE**  
Premises name: 22 The Parade, High Street, Watford, WD17 7HE. Notice is given that the Watford Borough Council Licensing Authority has received an application for a variation to an existing Premises Licence under the Licensing Act 2003. The proposed variation relates to the total sale of alcohol off the premises from 10pm to 11pm and to the premises licence holder to make representations regarding the application must give notice in writing by 14th of September 2019 to Licensing Section, Watford Borough Council, Town Hall, Watford, WD17 1DU, where the notice of application may be made by email to [licensing@watford.gov.uk](mailto:licensing@watford.gov.uk). It is an offence to knowingly or recklessly make a false statement in connection with an application which forms an offence under the Licensing Act 2003.  
Barnet, Amersham, Chesham, Hemel Hempstead, Hertford, Stevenage, Welwyn Hatfield, Welwyn Garden City, Welwyn

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**Announcements - Public Notices**

**Regulation 5 - Neighbourhood Planning (General) Regulations 2012 (as amended)**

**NOTICE OF NEIGHBOURHOOD PLAN AREA CONSULTATION FOR KINGS LANGLEY PARISH**

Dacorum Borough Council has received an application to Designate a Neighbourhood Area for Kings Langley.

The Kings Langley Designated Neighbourhood Plan Area will be published for a 6-week consultation period from 2 September 2019. A copy of the application and proposed plan area will be available to view at Kings Langley Parish Council office, Charter Court, Vicarage Lane, Kings Langley, WD4 8HR throughout this consultation period. Anyone wishing to make representations about this proposed Neighbourhood Area may do so.

You are invited to submit your comments electronically by email using the comments form provided on our website [www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan](http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan). Copies of the comments form are available to download, complete and email back, or to print and return by post to our address below.

Paper questionnaire forms are also available from the Parish Council office and should be sent to the address below.

Representations must be received by 5pm on Friday, 18 October. A copy of the application to Designate this Neighbourhood Area is also available for inspection:

- on the Council's website [www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan](http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan)
- at Kings Langley Community Library during normal opening hours. Opening hours can be found on the Hertfordshire County Councils website [www.hertsdirect.org/libraries](http://www.hertsdirect.org/libraries)
- at Dacorum Borough Council's office in Hemel Hempstead during the following opening hours

| Council Offices | The Forum, Hemel Hempstead |
|-----------------|----------------------------|
| Monday          |                            |
| Tuesday         |                            |
| Wednesday       | 8.45 am – 5.15 pm          |
| Thursday        |                            |
| Friday          | 8.45 am – 4.45 pm          |

Please note: your details including comments will be shared with and used by the Neighbourhood Plan forum/Parish Council to support preparation of the plan and you will receive notifications directly from the Neighbourhood Plan forum/Parish Council during the drafting of the Neighbourhood Plan. Once submitted for inspection by an examiner, notifications will be sent by Dacorum Borough Council.

Please contact the Strategic Planning and Regeneration team if you have any questions or require more information:  
Email: [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk)  
Phone: 01462 228660  
Address: Neighbourhood Planning, Strategic Planning and Regeneration Team, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN

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[watfordobserver.co.uk](http://watfordobserver.co.uk)  
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## Appendix 3: Consultation Letter for area designation

Date: 30<sup>th</sup> August 2019  
Your Ref: -  
Our Ref: Kings Langley-plan  
Contact: Strategic Planning  
Email: Strategic.Planning@dacorum.gov.uk  
Directline 01442 228 660



The Forum  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1DN

Telephone: 01442 228000  
[www.dacorum.gov.uk](http://www.dacorum.gov.uk)  
DX 8804 Hemel Hempstead  
D/deaf callers, Text Relay:  
18001 + 01442 228000

Dear xxxxxxx,

### Proposed Kings Langley neighbourhood area designation

#### What is this consultation about?

Dacorum Borough Council has received an application to Designate a Neighbourhood Area for Kings Langley. This is the first step toward creating a neighbourhood plan for the area.

We are now seeking your feedback on this proposal.

Please note that this is **not** a consultation on the **neighbourhood plan** itself, but merely the **identification of the area** where the parish council wish to prepare a neighbourhood plan.

#### Copies of the application and proposed plan area are available for inspection:

- on the Council's website:  
<http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan>
- at the Kings Langley Parish Council's offices at Charter Court, Vicarage Lane, Kings Langley WD4 9HR
- at the Council's offices in Hemel Hempstead during their normal opening hours
- at Kings Langley Community Library during its normal opening hours



[www.dacorum.gov.uk](http://www.dacorum.gov.uk)

### How to respond

You are invited to submit your comments electronically by email using the comments form provided on our website. Copies of the comments form are available to download, complete and email back, or to print and return by post to our address below.

Paper questionnaire forms are also available from the Kings Langley Parish Council offices and should be sent to either the email or the postal address below.

- Online: <http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan>
- By email: [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk)
- In writing: Strategic Planning and Regeneration Team, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Herts, HP1 1DN  
Paper questionnaire forms are also available from the Kings Langley Council Office and should be sent to the email address above.

### Deadline

Your response is invited from 2 September 2019 and must be received by 5pm Friday, 18 October. Please note that we cannot guarantee that responses received after this deadline will be considered.

### Data handing statement

Please note: your details including comments will be shared with and used by the Neighbourhood Plan forum/Parish Council to support preparation of the plan and you will receive notifications directly from the Neighbourhood Plan forum/Parish Council during the drafting of the Neighbourhood Plan. Once submitted for Inspection by an examiner, notifications will be sent by the Borough Council. For more information on how we use personal data, please see here:

<http://www.dacorum.gov.uk/home/open-data/personal-information>.

### How can I find out more?

If you have any queries you can contact us by:

*Email:* [neighbourhoodplanning@dacorum.gov.uk](mailto:neighbourhoodplanning@dacorum.gov.uk)

*Phone:* 01442 228660

*In writing:* Neighbourhood Planning, Strategic Planning and Regeneration Team, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN

Yours sincerely

**Andrew Horner**  
Team Leader - Strategic Planning and Regeneration

## Appendix 4: Excerpts from Kings Langley My News and Village Paper

# Parish one step closer to creating neighbourhood plan

News Bulletin

**K**ings Langley Parish Council has applied to designate its parish area as a neighbourhood area.

This is the first step towards creating a neighbourhood plan for the area.

Having access to submit a neighbourhood plan allows residents to have a say on things going on in the area and give them the opportunity to shape the future of the village.

In a letter to Dacorum Borough Council, clerk to the parish, Paul Dunham said having a neighbourhood plan will allow the community to have a say on issues in the area.

It read: "A neighbourhood plan for Kings Langley Parish will allow the local community to have a direct say about the issues it faces, identified in a recent parish survey, which include housing and



Having a neighbourhood plan allows residents to have their say on changes in the village

environmental sustainability/pressures on the green belt."

A consultation period started on September 2 and will be open for six weeks, closing on October 18, 2019.

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## NEWS FROM THE VILLAGE PUMP

### Parish Plan update

Things are moving on with the Kings Langley Parish Plan. After publishing the report on the survey findings in June, it's time to turn these findings into actions.

The vision statement is:

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

Four working groups have been set up tasked with working towards this vision:

- 1 Environment Working Group**  
- recycling, energy saving, local food growing
- 2 High Street, parking and congestion working group**  
- parking and bottleneck in the high street
- 3 Recreation working group**  
- access to open spaces and recreational facilities especially for teenagers and young adults
- 4 Neighbourhood Plan Working group**  
- planning land use and future developments to contribute to supporting the initiatives proposed by the other working groups

The working groups are now established and meeting - there's a lot to do and if you'd like to get involved in any of them, email John Morrish [john.morrish@kingslangley-pc.gov.uk](mailto:john.morrish@kingslangley-pc.gov.uk)

The parish council holds a 'High Street surgery' every other month on the same Saturday morning as the local food market, providing an opportunity for villagers to tackle their parish councillors on any topic and get updates on local issues.

Recently updates were shared about the two Motorway Service Area applications being considered at Junction 20 and between Junctions 16/17, the motion on climate change passed by the Borough Council, and familiar themes of parking and protecting the Green Belt.

'It's a great opportunity to talk to locals about anything and everything that interests or concerns them,' explained Howard Button. 'It also provides the perfect excuse to buy some of the wonderful organic veg or local bread and cheese!'

The Village Garden now has a small group of volunteers offering their help with weeding, tidying and watering (at this time of year) and then seasonal tasks, such as bulb planting,



autumn leaf sweeping, cutting back, transplanting as and when required. 'The opportunity to volunteer was made in response to many of the people who visit the garden offering their services,' said Councillor Andrew Hubberstey. 'You can offer as little or as much time as you like; at the moment we are suggesting getting together the first Friday of the month from 2pm.'

The parish council marked the retirement of Gary Lewis after 17 years as Head Teacher of Kings Langley School with a special award in recognition of his magnificent contribution to young peoples' education; the council were subsequently delighted to see the results of a recent County Council inspection of Kings Langley Primary School.

The report noted that 'in all classes visited the children were engaged in their learning and carrying out the tasks set by their teachers to the best of their ability. The children are overwhelmingly happy at Kings Langley and are, rightly, proud of their school.' Councillor Rene de Silva added 'Both the council, the Head Teacher and her staff want all our young children to feel equally valued and safe, thereby inspiring a love of learning. It is great to see this has been recognised by the local education authority.'

*Paul Savin and Cllr. Andrew Hubberstey are encouraging volunteers to help tend the Village Garden*

The Parish Council has applied to Dacorum Borough Council to write a Neighbourhood Plan for the parish which will consider how and where future development could take place in the parish - these plans establish planning policies and play an important part in decisions on planning applications.

DBC is asking for residents' views on whether the proposed plan area is appropriate. The deadline for receiving comments on the plan area is 5pm on Friday 18 October 2019. You can find out more and comment online here: [bit.ly/kl-nplan](http://bit.ly/kl-nplan)

Paper copies of the consultation documents are available at The Forum Hemel Hempstead, Kings Langley Parish Council offices and Kings Langley Community Library.


## Total Flooring

26 High Street, Kings Langley  
01923 262656

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## Appendix 5: Excerpt from Kings Langley Parish Council and Dacorum Borough Council websites

 **Kings Langley Parish Council**  
Charter Court, Vicarage Lane, Kings Langley, WD4 9HR

Telephone: 01923 261828  
Email: [klpc@kingslangley-pc.gov.uk](mailto:klpc@kingslangley-pc.gov.uk)  
Office Hours: Monday to Friday, 9:30am-12:30pm

Kings Langley Parish / Neighbourhood Plan – Dacorum Borough Council in consulting on the Neighbourhood Area Designation letter for Kings Langley Parish. For further information, see under "Parish Council / Parish / Neighbourhood Plan".

**Kings Langley Christmas Lights Event – Saturday 30<sup>th</sup> November 2019** (see more under Community & Events).




Credit: Sandra Jackson


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### Parish / Neighbourhood Plan

Kings Langley Parish Plan (KLPP) – Village Survey:

-  [KLPP Main Themes Overall Report \(2.50 MB\)](#)

Kings Langley Neighbourhood Plan (KLNP):


-  [Proposed Kings Langley Neighbourhood Area Designation Letter \(155.06 kB\)](#)


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## Neighbourhood planning

Neighbourhood Plans are a key part of the Localism Act, passed by Parliament in November 2011. The Act shifts power away from central Government and towards local people, with greater powers being devolved to councils and neighbourhoods. Local communities now have the opportunity to have more control over housing and planning decisions.

A neighbourhood plan must be developed by the community. Our role in the process is to:

- ensure that the intention to produce a neighbourhood plan and the area that it will cover is brought to the attention of people who live and work (or own a business) in the area
- ensure that the 'qualifying body' that takes the plan forward meets the requirements of the Localism Act
- help the community to ensure that the plan they produce is based on robust and credible evidence, is deliverable and consistent with other national and local planning policy
- arrange for an inspector to examine the plan to make sure that it meets the requirements of a local planning document and can be used to help determine planning applications
- arrange a referendum where everyone living in the area can vote to confirm whether they would like the plan to be adopted as part of its planning policy.

### Producing a Neighbourhood Plan

A Neighbourhood Plan, which can become part of the statutory development plan for the designated area, can assist local communities in shaping how their locality develops by establishing general planning policies for the development and use of land within a defined area. The content of a Neighbourhood Plan can be adapted to reflect the local situation, but it is likely to include development management policies (for example, design policies).

To become part of the development plan, a Neighbourhood Plan must receive a majority 'Yes' vote in a local referendum organised by us. To reach the referendum stage, a Neighbourhood Plan needs to progress through several stages:

1. Completed Neighbourhood Plans are submitted to us. We need to be satisfied that the submitted plan complies with the strategic priorities of the local development plan (for example, adopted Core Strategy).
2. Following a period of public consultation, the submitted plan will be examined by an Independent Examiner who is required to ensure the plan meets a set of basic conditions and legal requirements.
3. Following a successful examination, a submitted Neighbourhood Plan can continue to a local referendum and, if successful, be adopted as part of the development plan.

### What can a Neighbourhood Plan contain?

## What can a Neighbourhood Plan contain?

A Neighbourhood Plan must be about the use and development of land and buildings. It can set out how much, what type and where development should take place. It can also have a say in how buildings should look (their 'design'). It cannot be used to prevent development that we have identified as being needed in our Core Strategy.

Typical things that a Neighbourhood Plan might include:

- The development of housing, including affordable housing
- Providing for businesses to set up or expand their premises
- Transport and access issues (roads, cycling, walking, disabled)
- The development of schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls
- The restriction of certain types of development and change of use - for example, to avoid too much of one type of use.
- The design of buildings
- Protection and creation of open space, nature reserves, allotments, sports pitches, play areas, parks and gardens, and the planting of trees
- Protection of important buildings and historic assets, such as archaeological remains
- Promotion of renewable energy projects, such as solar energy and wind turbines.

## Neighbourhood Plans in Dacorum

### Grovehill Future Neighbourhood Plan

Grovehill Future was the first area in Dacorum to test out the new planning powers. We have formally adopted the Grovehill Future Neighbourhood Plan, which incorporated the Examiner's recommendations:

- [Grovehill Future Neighbourhood Plan \(PDF 2MB\)](#)
- [Grovehill Examiner's Report \(PDF 215KB\)](#)

The plan below was created prior to the Examiner's recommendations:

- [Grovehill Neighbourhood Plan \(PDF 1MB\)](#)

For more information on how this neighbourhood plan developed, please visit our [Grovehill Neighbourhood Plan page](#) (which shows the timeline/sequence of events).

### Bovingdon Neighbourhood Plan

Bovingdon Parish Council applied to designate its parish area as a neighbourhood area, and public consultation on this proposal was held. On 24 December 2018, we designated Bovingdon Parish as the Bovingdon Neighbourhood Area. This is the first step towards creating a neighbourhood plan for the area.

For more information, please visit our [Bovingdon Neighbourhood Plan page](#).

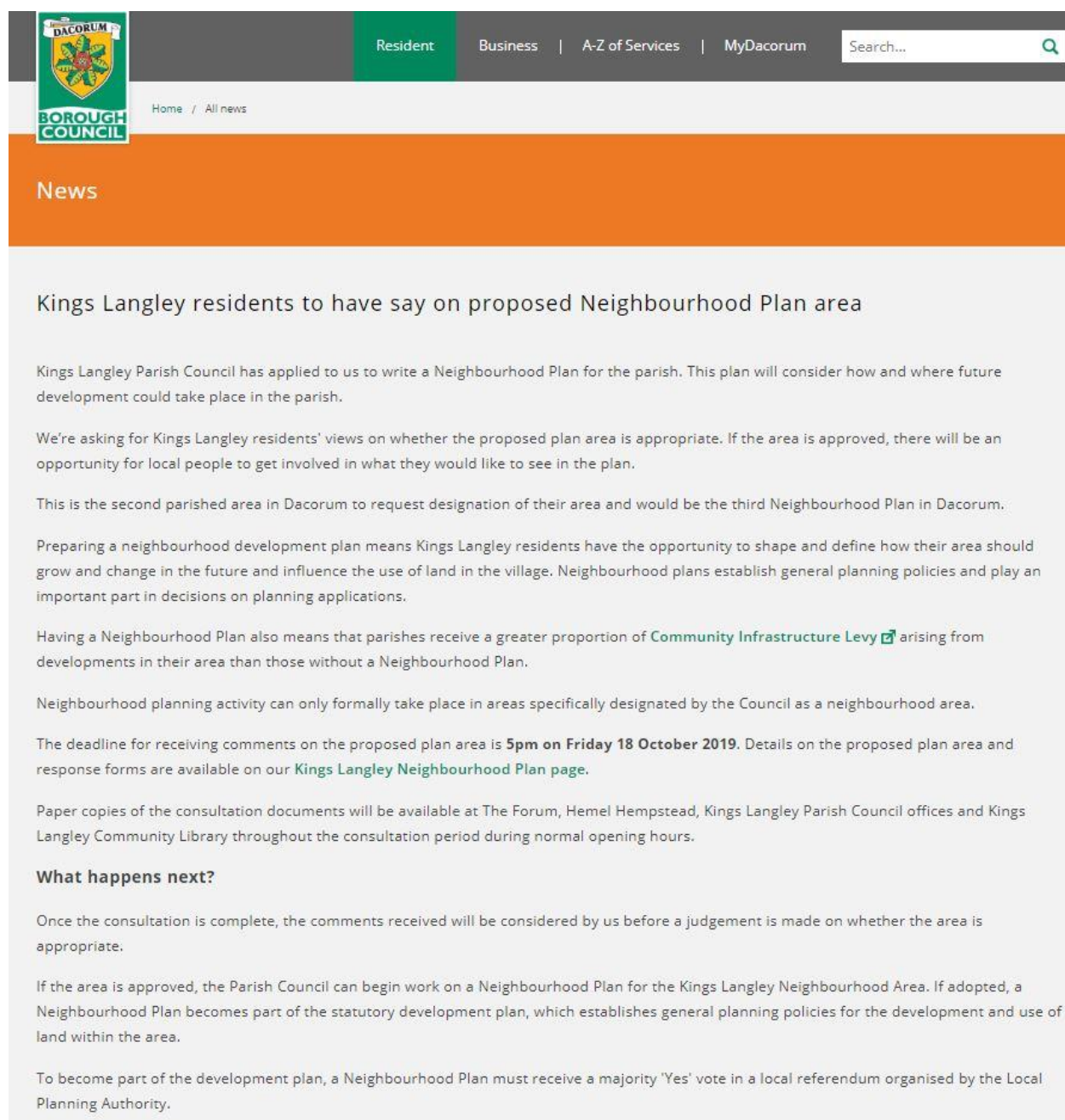
### Kings Langley Neighbourhood Plan

Kings Langley Parish Council has applied to designate its parish area as a neighbourhood area. This is the first step towards creating a neighbourhood plan for the area.

For more information, please visit our [Kings Langley Neighbourhood Plan page](#).

The Council's main Neighbourhood Plan webpage which linked to the Kings Langley Neighbourhood Plan page that included all relevant documents.

## Appendix 6: Excerpt Dacorum Borough Council News website



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### News

#### Kings Langley residents to have say on proposed Neighbourhood Plan area

Kings Langley Parish Council has applied to us to write a Neighbourhood Plan for the parish. This plan will consider how and where future development could take place in the parish.

We're asking for Kings Langley residents' views on whether the proposed plan area is appropriate. If the area is approved, there will be an opportunity for local people to get involved in what they would like to see in the plan.

This is the second parished area in Dacorum to request designation of their area and would be the third Neighbourhood Plan in Dacorum.

Preparing a neighbourhood development plan means Kings Langley residents have the opportunity to shape and define how their area should grow and change in the future and influence the use of land in the village. Neighbourhood plans establish general planning policies and play an important part in decisions on planning applications.

Having a Neighbourhood Plan also means that parishes receive a greater proportion of **Community Infrastructure Levy** arising from developments in their area than those without a Neighbourhood Plan.

Neighbourhood planning activity can only formally take place in areas specifically designated by the Council as a neighbourhood area.

The deadline for receiving comments on the proposed plan area is **5pm on Friday 18 October 2019**. Details on the proposed plan area and response forms are available on our [Kings Langley Neighbourhood Plan page](#).

Paper copies of the consultation documents will be available at The Forum, Hemel Hempstead, Kings Langley Parish Council offices and Kings Langley Community Library throughout the consultation period during normal opening hours.

#### What happens next?

Once the consultation is complete, the comments received will be considered by us before a judgement is made on whether the area is appropriate.

If the area is approved, the Parish Council can begin work on a Neighbourhood Plan for the Kings Langley Neighbourhood Area. If adopted, a Neighbourhood Plan becomes part of the statutory development plan, which establishes general planning policies for the development and use of land within the area.

To become part of the development plan, a Neighbourhood Plan must receive a majority 'Yes' vote in a local referendum organised by the Local Planning Authority.



## Appendix 7: Summary of publication responses

### Summary of Responses to Kings Langley Neighbourhood Area Designation

| Organisation                                                        | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       |                          |                                                               |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
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| <b>Local Planning Authority and County Councils</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |                          |                                                               |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
| <b>Aylesbury Vale District Council</b>                              | Thank you for your consultation on the above NP area designation. AVDC do not have any comments to make on the proposal. For information, it may be that the proposed area designation will fall under Reg 5A of the <a href="#">NP 2012 Act</a> (as amended) which may then need to be reflected in your decision on the application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |                          |                                                               |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
| <b>Watford Borough Council</b>                                      | Thank you for letting us know about the Kings Langley Neighbourhood Plan designation, we have no comments on this.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                          |                                                               |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
| <b>Hertfordshire County Council: Minerals and Waste Policy Team</b> | <p>I am writing in response to the consultation regarding the proposed Kings Langley Parish Council Neighbourhood Plan Area to provide comments in relation to minerals and waste planning matters.</p> <p>The proposed Neighbourhood Plan area falls entirely within the sand and gravel belt. The county council, as Minerals Planning Authority (MPA) would raise concerns regarding any unnecessary sterilisation of minerals from non-mineral development under Policy 5: Mineral Sterilisation within the adopted Minerals Local Plan 2007. In light of this and as the neighbourhood plan progresses, potentially including priorities or allocation in the area, the county council should be consulted so that further detailed comments can be provided in relation to minerals. Prior or opportunistic extraction may need to be considered to make use of raised sand and gravel on potential development sites.</p> <p>With regards to waste matters, the proposed Neighbourhood Plan area does not include any Allocated Waste Sites identified in the Waste Local Plan (Waste Site Allocation document, July 2014). There are however several historic/extant county matter planning applications for minerals and waste development within the proposed Neighbourhood area. These are set out in the table below:</p> <table border="1" data-bbox="456 1098 1995 1366"> <thead> <tr> <th data-bbox="456 1098 584 1157">Map Number</th> <th data-bbox="589 1098 831 1187">Planning Application No.</th> <th data-bbox="835 1098 1160 1126">Site Description</th> <th data-bbox="1164 1098 1413 1126">Date</th> <th data-bbox="1417 1098 1995 1187">Historic Landfills (Data collected by the Environment Agency)</th> </tr> </thead> <tbody> <tr> <td data-bbox="456 1190 584 1219">1</td> <td data-bbox="589 1190 831 1219">4/1223-91</td> <td data-bbox="835 1190 1160 1249">Chipperfield Road, Waste site (CM516)</td> <td data-bbox="1164 1190 1413 1249">Permitted on 28/11/1991</td> <td data-bbox="1417 1190 1995 1219">Chipperfield road</td> </tr> <tr> <td data-bbox="456 1252 584 1281">2</td> <td data-bbox="589 1252 831 1281">W/1621-58</td> <td data-bbox="835 1252 1160 1311">Bedgerdell Wood, Waste site (CM238)</td> <td data-bbox="1164 1252 1413 1311">Permitted on 06/01/1959</td> <td data-bbox="1417 1252 1995 1311">No historic landfill at this site</td> </tr> <tr> <td data-bbox="456 1315 584 1343">3</td> <td data-bbox="589 1315 831 1343">4/1645-91</td> <td data-bbox="835 1315 1160 1374">Rucklers Lane, Waste site (CM522)</td> <td data-bbox="1164 1315 1413 1343">Permitted on</td> <td data-bbox="1417 1315 1995 1343">Rucklers Lane</td> </tr> </tbody> </table> | Map Number                            | Planning Application No. | Site Description                                              | Date | Historic Landfills (Data collected by the Environment Agency) | 1 | 4/1223-91 | Chipperfield Road, Waste site (CM516) | Permitted on 28/11/1991 | Chipperfield road | 2 | W/1621-58 | Bedgerdell Wood, Waste site (CM238) | Permitted on 06/01/1959 | No historic landfill at this site | 3 | 4/1645-91 | Rucklers Lane, Waste site (CM522) | Permitted on | Rucklers Lane |
| Map Number                                                          | Planning Application No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Site Description                      | Date                     | Historic Landfills (Data collected by the Environment Agency) |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
| 1                                                                   | 4/1223-91                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Chipperfield Road, Waste site (CM516) | Permitted on 28/11/1991  | Chipperfield road                                             |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
| 2                                                                   | W/1621-58                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Bedgerdell Wood, Waste site (CM238)   | Permitted on 06/01/1959  | No historic landfill at this site                             |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |
| 3                                                                   | 4/1645-91                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rucklers Lane, Waste site (CM522)     | Permitted on             | Rucklers Lane                                                 |      |                                                               |   |           |                                       |                         |                   |   |           |                                     |                         |                                   |   |           |                                   |              |               |

| Organisation | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                                                                                          |                                       |                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|              | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4/0973-92 | Great Wood, Waste site (CM514)                                                           | 06/03/1992<br>Permitted on 11/05/1992 | <input type="checkbox"/> Great wood – Phasels Wood<br><input type="checkbox"/> Land East of Great Wood and Phasels Wood |
|              | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4/1501-91 | The Smallholding, Waste site (CM515)                                                     | Permitted on 05/12/1991               | The Smallholdings and Langley Hill Smallholdings.                                                                       |
|              | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4/0653-77 | Sunderlands Mead (CM400) Mineral Extraction site and Sunderlands Yard (CM865) Waste site | Permitted on 28/07/1977               | No historic landfill at this site                                                                                       |
|              | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | W/3424-70 | Wippendale Spinney, Waste site (CM296)                                                   | Permitted on 03/08/1971               | Wippendale Spinney                                                                                                      |
|              | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | W/1170-54 | Nash Mills, Waste site (CM237)                                                           | Permitted on 11/11/1954               | No historic landfill at this site                                                                                       |
|              | 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4/0998-10 | Hill Farm, Waste site (CM920)                                                            | Withdrawn on 08/07/2010               | No historic landfill at this site                                                                                       |
|              | <p>Records held show that there are 11 historic landfills (these are highlighted in blue in the map below – <b>See Appendix 1</b>) within the Kings Langley proposed Neighbourhood Area. This historic information was previously provided by Environment Agency and the county council holds limited information in respect of these records. In particular the county council has limited information at the site located at Rectory Farm (this is the land North of Kings Langley Football Club and West of ASM Metal Recycling Centre). If the Neighbourhood Plan seeks to develop here in the future, additional information on Rectory Farm must be requested from both the District Council and the Environment Agency.</p> <p>Although Neighbourhood Plans cannot include policies that cover minerals or waste development, it should be noted that within the vision and objectives for shaping development and growth, minerals and waste matters should be taken into account as the Minerals and Waste Local Plans form part of the Development Plan.</p> <p>As outlined above, this particular proposed Neighbourhood Plan Area contains existing sites relating to the county council responsibilities and therefore the county council would like to be consulted at any future stages in the production of the Neighbourhood Plan.</p> |           |                                                                                          |                                       |                                                                                                                         |

| Organisation                                                        | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hertfordshire County Council: Growth and Infrastructure Unit</b> | Hertfordshire County Council Growth and Infrastructure Unit (GIU) on behalf of the County Council's Services (excluding HCC Property) have no comment to make on the proposed Kings Langley neighbourhood area designation consultation. However, please note that GIU would like to be consulted on all other planning documents in the future. Please could consultation notifications be sent to the following email address <a href="mailto:growth@hertfordshire.gov.uk">growth@hertfordshire.gov.uk</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Hertfordshire County Council: Property Planning Team</b>         | Herts County Council (Property Planning) note the proposed plan area and do not wish to make any comments at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Chiltern and South Bucks</b>                                     | Chiltern District Council has no comments to make about this proposal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Other statutory consultees or respondents</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Network Rail</b>                                                 | <p>Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).</p> <p>Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.</p> <p>(3)</p> <p>The proposal area includes Apsley Railway Station and a section of railway line.</p> <p>Developments in the neighbourhood area should be notified to Network Rail to ensure that:</p> <p>(a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.</p> <p>(b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.</p> <ul style="list-style-type: none"> <li>. Drainage works / water features</li> <li>. Encroachment of land or air-space</li> <li>. Excavation works</li> <li>. Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues</li> </ul> |

| Organisation                      | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <ul style="list-style-type: none"> <li>. Lighting impacting upon train drivers' ability to perceive signals</li> <li>. Landscaping that could impact upon overhead lines or Network Rail boundary treatments</li> <li>. Any piling works</li> <li>. Any scaffolding works</li> <li>. Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)</li> <li>. Any use of crane or plant</li> <li>. Any fencing works</li> <li>. Any demolition works</li> <li>. Any hard standing areas</li> </ul> <p>For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height.</p> <p>All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:<br/> Town Planning Team LNW<br/> Network Rail<br/> 1st Floor<br/> Square One<br/> 4 Travis Street<br/> Manchester<br/> M1 2NY<br/> Email: <a href="mailto:TownPlanningLNW@networkrail.co.uk">TownPlanningLNW@networkrail.co.uk</a></p> <p>(4)<br/> The Neighbourhood Plan and Transport Assessments (TA) for developments within the NP area should consider the potential for increased footfall from developments to Apsley Railway Station, as well as vehicle parking / cycle storage. Any enhancements required to cater for passenger demand should be funded through developer contributions and included within S106 / CIL obligations.</p> |
| <b>Chorleywood Parish Council</b> | Chorleywood Parish Council had no Objection to this request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Affinity Water</b>             | <p>Thank you for notification of the Neighbourhood Area application. Planning applications are referred to us where our input on issues relating to water quality or quantity may be required.</p> <p>You should be aware that part of the proposed area East of the A41 extending from Rucklers Lane down to Clapgate Farm is located close to and within an Environment Agency defined groundwater Source Protection Zone (SPZ) corresponding to Hunton Bridge</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Organisation                | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | <p>Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd. We require that the construction works and operation of proposed developments within the entire area to be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.</p> <p>We require further notifications of the all proposals within the neighbourhood plan area so we are able to assess the potential impacts on the aquifer and our infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Transport for London</b> | <p>Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the proposed neighbourhood area designation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Natural England</b>      | <p>Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p> <p><b>Natural England's role</b></p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.</p> <p>Planning policy for the natural environment</p> <p>Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraphs 170-177. The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li><input type="checkbox"/> recognising the wider benefits of ecosystem services;</li> <li><input type="checkbox"/> minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> </ul> <p>The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.</p> |

| Organisation                               | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                            | The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed. <b>(See Appendix 2)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>The Canal and River Trust</b>           | The Canal & River Trust would welcome the opportunity to meet with the Parish Council to discuss the Grand Union Canal in the parish. The Parish Council may find a document prepared by the Trust useful and this will be attached.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Wood PLC on behalf of National Grid</b> | <p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p><b>About National Grid</b><br/> National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.<br/> National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.<br/> National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.<br/> To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p><b>Specific Comments</b><br/> An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.<br/> National Grid has identified that it has <b>no record</b> of such apparatus within the Neighbourhood Plan area.</p> <p><b>Electricity Distribution</b><br/> The electricity distribution operator in Dacorum Borough Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p><b>Appendices - National Grid Assets</b><br/> Please find attached in:</p> <ul style="list-style-type: none"> <li>• Appendix 1 provides a map of the National Grid network across the UK. <b>(See Appendix 3)</b></li> </ul> |

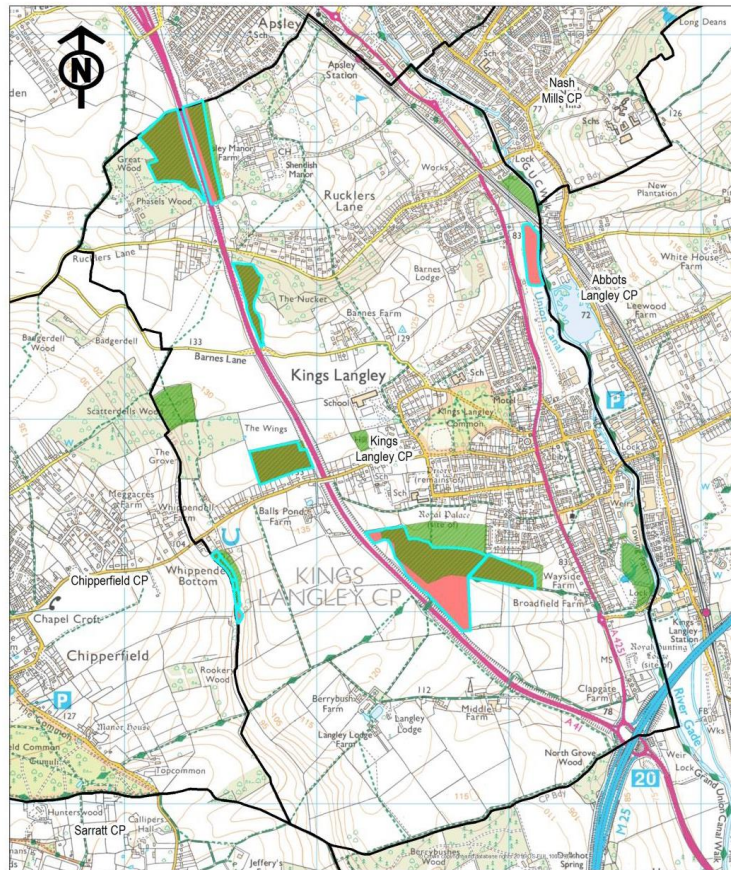
| Organisation               | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Historic England</b>    | <p>Thank you for notifying Historic England about your Neighbourhood Plan Area Designation. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have been notified at this early stage. We would be pleased if you could forward this letter to the Neighbourhood Plan Group at Kings Langley.</p> <p><i>(See Appendix 4 for further detailed advice.)</i></p>                                                                                                                                                         |
| <b>Elisabeth Griffiths</b> | <p><i>Object</i></p> <p>I fully support the principle of creating a Kings Langley Neighbourhood Plan. However, the eastern extent of the boundary should, I believe, be the railway line rather than the canal. I understand that the canal is both the Parish boundary and the Local Authority boundary, but the extent of a Neighbourhood Area is allowed it extend beyond Parish or Local Authority boundaries, and in this case it is logical to extend up to and including the houses on Station Road. On the ground, the village of Kings Langley is perceived to extend beyond the canal up to the railway line, and any development between the canal and railway line directly affects and impacts Kings Langley.</p> |
| <b>Anette Corbach</b>      | <p><i>Object</i></p> <p>I support the application in principle, but I would like to challenge the proposed plan area. You state that the proposed area is the same as the parish area. Having checked on a Church of England website, the parish area also includes Railway Terrace, Primrose Hill, and Ovaltine Drive. As a resident of Ovaltine Drive with a Kings Langley address I feel part of the Kings Langley community and feel strongly that these areas should be included in the neighbourhood plan.</p>                                                                                                                                                                                                           |
| <b>David Hemming</b>       | <p><i>Support</i></p> <p>It is very important that the local residents within the plan area are given every possible opportunity to review and comment upon development plans which may directly impact their quality of life.</p> <p>As the first step toward establishing a neighbourhood plan for the area I live in I would like to indicate my support for this initiative by the Kings Langley Parish Council and my desire to be kept informed as matters develop in this regard.</p>                                                                                                                                                                                                                                   |
| <b>Jane Fieldsend</b>      | <p><i>Support</i></p> <p>Following the large response to the village survey in January/February 2019 (1005 residents, 115 school students and 16 local businesses) it is clear that there is a strong sense of community in the village and that the people of Kings Langley have strong views</p>                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Organisation        | Summary of response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>about the future of their village and community.</p> <p>In particular the village survey prioritized the status of Kings Langley as a distinct village, with a thriving high street and its proximity to open countryside and green belt.</p> <p>A Kings Langley neighborhood plan will allow those that live and work in the parish to have a stake in the future developments and initiatives that affect the community such as local infrastructure and services.</p>                                                                                                                                                                                                                                                                                                                                |
| <b>Stanley Judd</b> | <p><i>Support</i></p> <p>There has been a large response to the village survey that took place in January/February 2019 ( There were 1005 residents, 115 school students and 16 local businesses) it is obvious that there is a strong sense of community in the village and the people of Kings Langley have strong opinions about the future of their village and community.</p> <p>In particular the Village survey prioritised the status of Kings Langley as a distinct village with a thriving high street and also its proximity to the open countryside and green belt.</p> <p>A Kings Langley neighbourhood plan will allow those that live and work in the parish have a say in the future developments and initiatives that affect the community such as local infrastructure and services.</p> |



# APPENDICES TO SUMMARY OF PUBLICATION RESPONSES

## APPENDIX 1 – Hertfordshire County Council: Minerals & Waste



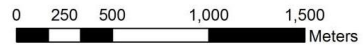
**CM applications and historic landfills located in the Kings Langley Neighbourhood Area**



Scale: 1:20,000

**Key**

- CM Application
- Historic Landfill
- Kings Langley Neighbourhood Area



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**Policy Team**

## **APPENDIX 2 – Natural England**

### **Neighbourhood planning and the natural environment: information, issues and opportunities**

#### **Natural environment information sources**

The Magic<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here<sup>2</sup>.

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found here<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic<sup>5</sup> website and also from the LandIS website<sup>6</sup>, which contains more information about obtaining soil data.

#### **Natural environment issues to consider**

The National Planning Policy Framework<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

## Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here<sup>9</sup>), such as Sites of Special Scientific Interest or Ancient woodland<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed here<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice here<sup>12</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land<sup>13</sup>.

## Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development.

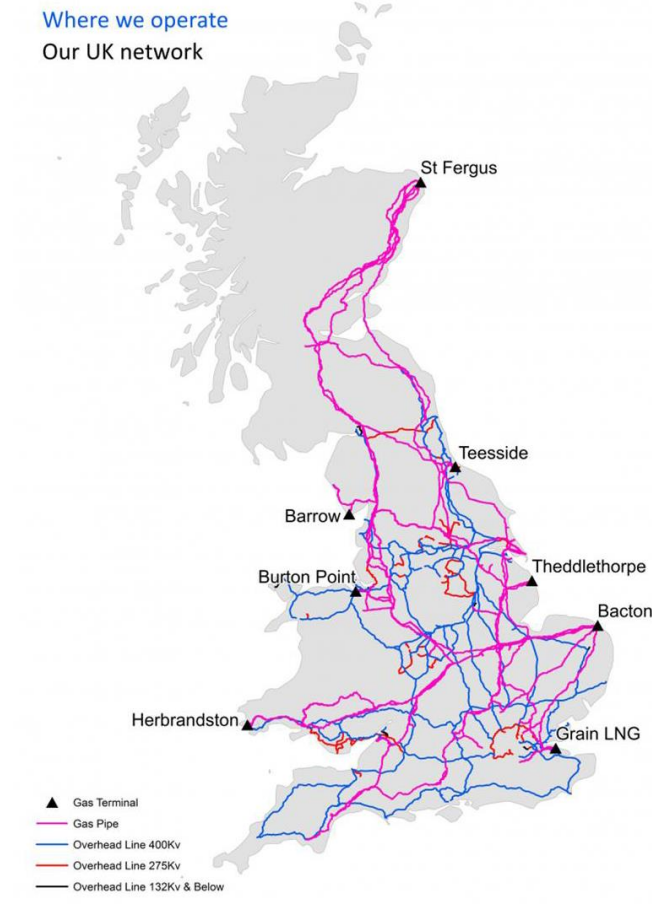
Examples might include:

- ☑ Providing a new footpath through the new development to link into existing rights of way.
- ☑ Restoring a neglected hedgerow.
- ☑ Creating a new pond as an attractive feature on the site.
- ☑ Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- ☑ Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- ☑ Incorporating swift boxes or bat boxes into the design of new buildings.
- ☑ Think about how lighting can be best managed to encourage wildlife.
- ☑ Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- ☑ Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- ☑ Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
  - ☐ Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this <sup>14</sup>).
  - ☐ Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- ☑ Planting additional street trees.
- ☑ Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- ☑ Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

## APPENDIX 3 – Wood plc on behalf of National Grid



#### **APPENDIX 4 – Historic England**

Thank you for notifying Historic England about your Neighbourhood Plan Area Designation. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have been notified at this early stage, and would be grateful if you could pass this letter to the qualifying body for their information.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.

The conservation officer at your local planning authority will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Unfortunately, Historic England is not able to be involved in the detailed development of the strategy for all neighbourhood areas, but we offer some general advice and guidance below, which we hope is helpful.

Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce the character of your area.

As a minimum, it is important that the positive strategy you put together safeguards and protects those elements of your neighbourhood area that contribute to the significance of any designated or non-designated heritage assets. This is especially important if you are considering site allocations or development proposals as part of your plan. This will ensure that those assets can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework (NPPF). Information on designated heritage assets, other than Conservation Areas, can be found on Historic England's website by searching the National Heritage List: [<https://historicengland.org.uk/listing/the-list/>](https://historicengland.org.uk/listing/the-list/).

The government's [National Planning Practice Guidance](https://www.gov.uk/guidance/neighbourhood-planning--2) [on](https://www.gov.uk/guidance/neighbourhood-planning--2) neighbourhood planning is also clear that, where relevant, neighbourhood plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood scale*. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of special historic landscape character. Your plan could, for instance, include a list of locally important *neighbourhood heritage assets*, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special against a robust set of criteria. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan requiring any harm to them be clearly justified. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

Information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

The recently published Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The NPPF (paragraphs 124 - 127) emphasises also the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area. The policies of neighbourhood plans should also ensure that developments in the area, especially if you

are considering allocating sites for development, establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. If you are considering site allocations, it is especially important to consider design questions at the earliest possible stage to provide clarity and certainty not only for the community, but also for any prospective developer. Community design workshops are a useful tool to explore the use of in this regard. The output from these can then be fed into the policy wording for any site allocation, ensuring that the plan achieves your aspirations.

One way that we would recommend gathering evidence on your local area and what your community consider to be important is to undertake a “Placecheck” exercise. This is simple and effective a way of assessing the qualities of a place, what is worth preserving, what could be improved, and developing a strategy for achieving both. More information on this can be found here: [<https://placecheck.info/en/>](https://placecheck.info/en/)

The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor/deteriorating condition. These could then be the focus of specific policies aimed at facilitating their enhancement as part of any wider proposals. An example could be where a vacant or derelict site contains buildings in poor condition which nonetheless are important to the character of your area or are of interest in their own right, and which would be important to repair and retain as part of any development proposal. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: [<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/>](https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/).

If you area contains areas of historic designed landscape or parkland, we would recommend that you contact the [Gardens Trust](http://thegardenstrust.org/) [<http://thegardenstrust.org/>](http://thegardenstrust.org/) who, as the statutory consultee for parks and gardens, will be able to offer advice and information on their significance. You can then incorporate in the evidence base and policy regarding the historic environment within your plan.

If you have not already done so, we would recommend that you speak to the staff at your local archaeological advisory service (this is usually your county council, but can also be held by Unitary Authorities) who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) [<http://www.heritagegateway.org.uk>](http://www.heritagegateway.org.uk)), and this website also provides the contact details for the Historic Environment



Team relevant to your local area. It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages. They could undertake community led historic area assessments, record features of interest, or undertake research.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself and assist with the development of sound policies, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>.

The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management](https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/) <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: <https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.>

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses,

community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here:

<http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/> .

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area, if the local planning authority has CIL in place (some do not). The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>

In addition to the Historic England guidance linked to above, the following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan's Glossary:

HE Advice Note 2 - making changes to heritage assets:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets:

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, you may need to undertake a Strategic Environmental Assessment. We would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided by Dacorum Borough Council in your correspondence of 2nd September 2019. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

I hope that the above information is useful for you, but if you have any queries about anything above, or would like to discuss anything further, please do not hesitate to contact me.