

**GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT COMMITTEE**  
**DELEGATED REPORT: PROPOSED TRAFFIC REGULATION ORDER (TRO)**

**THE DISTRICT OF THREE RIVERS (SCHOOL MEAD, ABBOTS Langley)  
(OFF-STREET PARKING) ORDER 2025**

**JANUARY 2026**

**1 Summary**

- 1.1 This report details the proposed changes to parking restrictions in School Mead, Abbots Langley. It will also outline the process to date, the statutory consultation (Notice of Proposal), summarise the feedback received during this consultation and outlines recommendations for how to proceed.
- 1.2 Three Rivers District Council, acting under agency from Hertfordshire County Council and in its own right as statutory Local Parking Authority, gave notice of proposals to change parking restrictions in School Mead, Abbots Langley.
- 1.3 THREE RIVERS DISTRICT COUNCIL pursuant to arrangements made under Section 19 Local Government Act 2000 and Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000 with the Hertfordshire County Council, and in exercise of powers conferred on that County under sections 1, 2, 3, 4 and 5 of Part I of Schedule 9 of the Road Traffic Regulation Act 1984 and the Traffic Management Act 2004 and of all other enabling powers, and after consultation with the Chief Officers of Police in accordance with Part III of Schedule 9 to the aforementioned 1984 Act, proposes to make the following Orders:
  - 1.4 The proposal is for a new Traffic Regulation Order (TRO) to be known as THE DISTRICT OF THREE RIVERS (SCHOOL MEAD, ABBOTS Langley) (OFF-STREET PARKING) ORDER 2025. This order will later be added to the district wide map-based order.
  - 1.5 The general effect of the Order is to Introduce Limited Waiting restrictions (Monday-Saturday, 8am-6:30pm, 2 Hours, No Return within 2 Hours) within the 20 parking bays on the eastern side of School Mead, Abbots Langley.
  - 1.6 Due to the nature of the site at School Mead, the current scheme required the Council to advertise two TROs. This is because the scheme contains proposed restrictions that apply to on-street and off-street parts of the Road.
  - 1.7 This report considers the off-street elements of the scheme to improve the parking arrangements at School Mead. A separate report considers the on-street elements of the scheme.
  - 1.8 A plan showing the proposed restrictions can be found at Appendix (a).
  - 1.9 The proposed introduction of these restrictions will mirror the proposed on-street parking controls at this location, providing consistent levels of enforcement and to avoid confusion for road users.
  - 1.10 The proposal will allow time for visitors to the shopping parade and local facilities whilst encouraging vehicle turnover.
  - 1.11 This proposed scheme was developed by the Regulatory Services team with contracted support from ADL Traffic and Highways who have provided the engineering function.
  - 1.12 This scheme was formally added to the Parking Management Programme at the General Public Services committee meeting on 14 January 2025.

**2 Background information**

- 2.1 As part of the Verge Hardening Programme, a site at School Mead was selected for improvement, subject to consent from the landowner Watford Community Housing Trust.

2.2 The layout of existing site comprised hardened verge parking bays running parallel to the main carriageway. The condition of these bays and adjacent knee rail fencing had deteriorated over time and were in need of repair/replacement.

2.3 The agreed proposal sought to increase capacity at the site which involved the conversion of the existing parallel hardened verge to perpendicular bays, providing an additional 12 hardened verge parking bays and replacing the knee rail fencing with timber bollards.

2.4 Planning consent was applied for on 3 April 2024 and was granted on 14 June 2024.

2.5 A legal agreement to carry out works between Three Rivers District Council and the landowner Watford Community Housing Trust was completed 12 September 2024 and the reconfiguration works were completed in January 2025.

### **3 Statutory consultee consultation**

3.1 Local authorities are legally obliged to consult the statutory consultees before any Traffic Regulation Order is made. This is set out in The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996. This includes the Highways Authority, police and ambulance service. No objections or comments to either order were made during the Statutory Consultee Consultation.

### **4 Stage 3 – Formal Public Consultation – Notice of Proposal**

4.1 The formal public consultation (Notice of Proposal) process took place from 27 June 2025 to 18 July 2025. During this process, public notices were erected on lighting columns in the scheme area, and the Notice of Proposal was made available on the council's website and published in the local newspaper, the Watford Observer.

4.2 11 responses were received. 4 responses were in support the scheme, 7 responses were objections to the scheme.

4.3 The formal consultation report from ADL Traffic and Highways can be found at Appendix (b).

4.4 The Key themes from objections to the Notice of Proposals and the response to these has been detailed in the table below:

| <b>Theme</b>   | <b>Council Response</b>   |
|--|---|
| Restrictions are not necessary and existing arrangement permits parking for households with multiple vehicles. | Restrictions are proposed to mirror the on-street parking bays opposite, to avoid confusion for road users and to encourage vehicle churn throughout the day, providing easy access for visitors and to the shops and local facilities which is a primary aim of the proposal |
| Visitors to residential properties will be unable to park  | If visitors to residential properties wish to park during the restricted hours, for longer than 2 hours, there is alternative uncontrolled parking on School Mead and nearby roads  |

### **5 Options/Reasons for Recommendation**

5.1 Officers have considered the different options available for progressing scheme. Within the TRO process, it is possible:

- to set the objections aside and make the TRO and implement it without amendment;
- to make the TRO and implement it, with minor reductions;
- to draw up new proposals and having obtained the consent of Hertfordshire County Council and the Police undertake further public consultation before any TRO is made;
- to withdraw the proposals ("do nothing").

- 5.2 Making and implementing the Traffic Regulation Order will have the effect of introducing Limited Waiting restrictions (Monday-Saturday, 8am-6:30pm, 2 Hours, No Return within 2 Hours) within the 20 parking bays on the eastern side of School Mead, Abbots Langley.
- 5.3 These objections have been reviewed, and the council response is shown in section 4.4 above.
- 5.4 The primary reason for the proposal is to ensure that the recently created increased parking capacity is for the benefit of visitors to the local shopping parade and local facilities. This proposal supports that aim by encouraging vehicle churn throughout the day,
- 5.5 Nearby residential properties have their own off-street parking provision and restrictions do not apply after 6.30pm so residents can park from 4.30pm to 8am overnight during the week and on Sundays. There are also unrestricted parking bays and roads in close proximity to the scheme area.
- 5.6 After consideration, Officers agree with the recommendation set out in the report provided by ADL Traffic and Highways and therefore recommend option A – set aside the objections received, proceed and make the TRO without amendment.

## **6 Implications for Policy, Financial Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Customer Services Centre, Communications and Website Risk Management and Health & Safety**

- 6.1 The recommendations in this report are within the Council's agreed policy and budgets and all implications have been addressed by the Parking Management Programme agreed by the relevant committee.

## **7 Recommendations**

- 7.1 It is recommended that, as outlined in section 5, the objections received are set aside and the TRO is made and implemented without amendment as per the plan in Appendix (a).

Report prepared by:

Ian Bratt, Parking and Transport Officer

Transport & Parking Projects, Regulatory Services

**APPENDICES / ATTACHMENTS**

**Appendix (a) Off-street TRO plan**

**Appendix (b) ADL Traffic and Highways Off-Street NoP Report**

**Decision delegated to Director of Finance**

I hereby agree the recommendations as set out above:

**Signed:**

A handwritten signature in black ink, appearing to read "Alison Betts".

**Date: 21/01/2026**

**Alison Betts, Director of Finance**

in consultation with the Lead Member for General Public Services

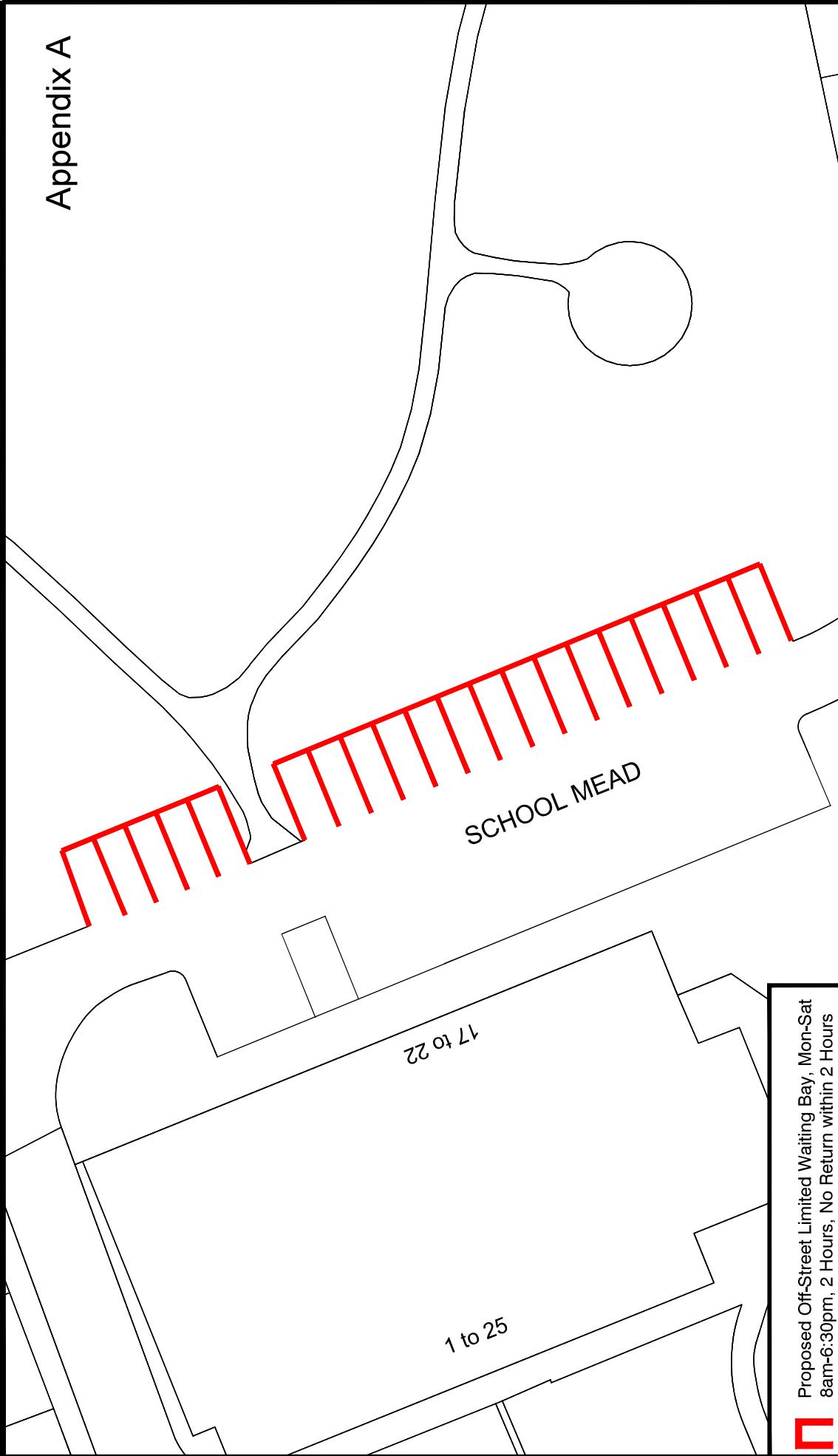
**Signed:**

A handwritten signature in black ink, appearing to read "Sarah Nelmes".

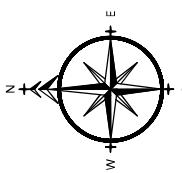
**Date: 21/01/2026**

**Councillor Sarah Nelmes, Lead Member for General Public Services**

Appendix A



Proposed Off-Street Limited Waiting Bay, Mon-Sat  
8am-6:30pm, 2 Hours, No Return within 2 Hours



| AMENDMENTS  |                                 | REF.     | DATE       | DESCRIPTION      |
|-------------|---------------------------------|----------|------------|------------------|
|             |                                 |          |            |                  |
| ADL Job No. | 5653-04                         |          |            |                  |
| Project:    | School Mead<br>Abbots Langley   |          |            |                  |
| Trade:      | Off-street Parking Restrictions |          |            |                  |
| Date        | June 2025                       | Drawn    | LO         |                  |
| Checked     | Date<br>16.06.25                | Approved | Date<br>TH | Date<br>16.06.25 |
| W/C         | Contg No.                       |          |            | Per.             |
| Seal        | NTS @ A3                        | 5653-04  |            |                  |



**TRAFFIC REGULATION ORDER  
NOTICE OF PROPOSAL (PUBLIC CONSULTATION) REPORT  
OFF-STREET LIMITED WAITING PROPOSALS,  
SCHOOL MEAD, ABBOTS Langley**



**Client:** Three Rivers District Council

**Reference:** 5653-04

**Date:** July 2025

## REPORT CONTROL

**Document:** Traffic Regulation Order  
Notice of Proposal Consultation Report

**Client:** Three Rivers District Council

**Project:** School Mead Off-Street Limited Waiting Restrictions, Abbots Langley

**ADL Reference:** 5653-04

**Primary Author:** Lewis Oxenham      Initialed: LO

**Contributor:**      Initialed:

**Review by:** Tom Hayward      Initialed: TH

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| Issue | Date     | Status | Checked for Issue |
|-------|----------|--------|-------------------|
| 1     | 23.07.25 | Final  | TH                |

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## **APPENDICES**

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**APPENDIX A**      **PROPOSAL PLAN FOR NOTICE OF PROPOSAL**

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**APPENDIX B**      **NOTICE OF PROPOSAL DOCUMENTS**

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## **1.0 INTRODUCTION AND PROCESS SO FAR**

### **1.1 Context**

1.1.1 The existing parking bays on the eastern side of School Mead, adjacent to the carriageway, have recently been remodelled. Whilst the previous parking facilities allowed for vehicles to parallel park, the parking bays now allow for vehicles to fully reverse or drive into the parking bays, in a similar manner to the existing parking bays on School Mead outside of the small parade of shops. This remodelling work has increased the parking capacity adjacent to School Mead by approximately 12 vehicles.

1.1.2 The newly reconfigured parking bays on the eastern side of School Mead are not currently subject to any parking restrictions. However, there are existing Limited Waiting restrictions within the existing parking bays immediately opposite. Therefore, a Traffic Regulation Order, introducing Limited Waiting Restrictions in the reconfigured off-street parking bays, is required to ensure consistency in the parking restrictions within the vicinity of the shops on School Mead.

### **1.2 Proposals**

1.2.1 The proposed alterations to the existing parking arrangements within the off-street parking bays on School Mead are shown in Appendix A and outlined below:

- Introducing Limited Waiting restrictions (Monday-Saturday, 8am-6:30pm, 2 Hours, No Return within 2 Hours) within 20 parking bays on the eastern side of School Mead, Abbots Langley.

1.2.2 The introduction of these restrictions will allow for vehicle turnover within these parking spaces but will also allow ample time for visitors to use the shops and any other nearby amenities.

### **1.3 Previous Informal Consultations**

1.3.1 A consultation with the Statutory Consultees was undertaken between 6<sup>th</sup> January 2025 and 27<sup>th</sup> January 2025. A letter and plan were emailed directly and consultees were invited to submit any comments via email. No objections were received.

1.3.3 Officers considered the responses received and it was decided that the scheme should be progressed to the statutory public TRO consultation process.

## **2.0 NOTICE OF PROPOSAL (PUBLIC CONSULTATION)**

### **2.1 Methodology**

2.1.1 The Notice of Proposal (Public Consultation) process took place from 27<sup>th</sup> June 2025 to 18<sup>th</sup> July 2025 – a period of 21 days. During this process, Site Notices were erected on street furniture on site, the Notice of Proposal documents were made available on the Council website, and they were also published in the Watford Observer.

2.1.2 A copy of the Notice of Proposal document package is included as Appendix B.

### **2.2 Consultation Responses**

2.2.1 During the Notice of Proposal (Public Consultation) process, 11 responses were received. 4 respondents confirmed their support for the proposals. 7 objections were received by members of the public. No objections were received from the Statutory Consultees.

2.2.2 All of the objectors were unhappy with the 2 Hour time limit that is proposed within the bays that are currently unrestricted. One of the respondents believed that it is very rare for all of the parking spaces to be occupied, so therefore a restriction to increase vehicle turnover was not necessary. Five of the objectors also mentioned that the 2 Hour limit will prevent visitors to properties located on School Mead from using the parking bays, and one objector mentioned that this is particularly true on Saturdays. Three objectors mention that the current system works well, with the on-street parking bays being restricted and the off-street parking bays being unrestricted.

2.2.3 According to respondents, the unrestricted parking bays currently in place on School Mead allow for parking for households that own more than one vehicle. The parking bays on School Mead also provide parking for those that don't have parking at the rear of the parade of shops. One of the objectors believes that Three Rivers District Council is favouring customers of the shops, rather than the residents of School Mead.

2.2.4 One objector believed that the off-street parking bays should remain unrestricted but did not elaborate further in their response.

### **2.3. Officer's Response**

2.3.1 In response to the objectors that stated that the restrictions are not necessary, the restrictions within the off-street parking bays are proposed in order to mirror the existing parking restrictions within the on-street parking bays immediately opposite. This ensures that motorists are certain about which parking restrictions apply to the bays, as a blanket parking restriction within all parking bays on School Mead leaves no room for any confusion. Secondly, the 2 Hour time limit will ensure that there is a sufficient level of vehicle turnover during the opening hours of the shops within the small parade on School Mead.

2.3.2 Regarding the objections received believing that the 2 Hour time limit will prevent visitors from parking within the off-street parking bays, the 2 Hour time limit is only active for 10.5 hours per day. Additionally, vehicles will also be permitted to park two hours before the restriction ends at 6:30pm, until two hours after the restriction becomes active at 8am. The restriction will also not be active on Sundays. If visitors wish to park during the restriction hours, there are alternative parking options on School Mead, within the other unrestricted parking bays near Tanners Wood Hall and Tanners Wood Junior School, as well as on parts of the carriageway where there are no parking restrictions.

2.3.3 As mentioned in the paragraph above, residents will be able to use the off-street parking bays as long as they are complying with the time limit that is in place. Residents may park their vehicles within the off-street parking bays overnight. Should residents wish to park their vehicles on the highway during the times that the restrictions are active, they may park in the other parking bays on School Mead, or on the carriageway where it is safe to do so.

2.3.4 Three Rivers District Council has aimed to strike a balance between allowing convenient parking for customers visiting the parade of shops, whilst also retaining convenient parking options for those residing within the vicinity. The Limited Waiting restrictions are only active during the daytime trading hours of the shops fronting

School Mead. As mentioned in Paragraph 2.3.2, vehicles are able to park in the bays during evenings as well as overnight, and alternative parking is available for residents on School Mead and on surrounding roads between 8am-6:30pm. Three Rivers District Council will continue to monitor this location once the restrictions have been implemented to determine if any unintended parking habits develop as a result.

- 2.3.5 As one objector did not provide reasoning for their objection to the implementation of a 2 Hour Limited Waiting restriction within the off-street bays, their objection cannot be responded to within this report.

## 2.4 Conclusion

- 2.4.1 Consideration has been given to the receipt of four objections arising from the formal Notice of Proposal for the above titled order. Despite these objections, it can be concluded that Statutory Consultees and the majority of the general public consider the proposals within the off-street parking bays on School Mead to be acceptable.

## **3.0 SUMMARY AND RECOMMENDATION**

- 3.1 Three Rivers District Council have undertaken an extensive Notice of Proposal (Public Consultation) process with regards to the proposed implementation of Limited Waiting restrictions within the off-street parking bays on School Mead, Abbots Langley.
- 3.2 Site Notices and Plans were erected on street furniture on site, the Notice of Proposal documents were made available on the Council website, they were also published in the Watford Observer.
- 3.3 Seven objections have been received from the general public and no objections have been received from the statutory consultees. It can therefore be concluded that the vast majority deem the proposals to be acceptable.
- 3.4 Consideration has been given to the receipt of seven objections arising from the formal Notice of Proposal for the above titled order. Notwithstanding receipt of these objections, for the reasons as set out above, it is recommended to continue to make and implement the Traffic Regulation Order as proposed.