

ABBOTS LANGLEY PARISH COUNCIL

ABBOTS LANGLEY NEIGHBOURHOOD PLAN 2025 TO 2041



**Consultation Statement to accompany the
Submission Version Abbots Langley Parish
Neighbourhood Plan**

May 2025

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1 INTRODUCTION

- 1.1. The policies contained in the Abbots Langley Neighbourhood Plan (ALNP) have been developed following extensive interaction and consultation with the local community.
- 1.2. This Consultation Statement sets out how the ALNP has been developed and contains, in accordance with Regulation 14 of Neighbourhood Development Planning (General) Regulations 2012 (as amended):
 - details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - details as to how they were consulted;
 - a summary of the main issues and concerns raised by the persons consulted; and
 - how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The Abbots Langley Parish Neighbourhood Plan Steering Committee

- 1.3. Abbots Langley Parish Council is the qualifying body officially responsible for preparing the Neighbourhood Plan. A Steering Committee, comprising local councillors and volunteers from the community, was set up to lead on the development of the ALNP with each member take the lead on a particular topic. Additional support was provided by other members of the community during the course of the Plan.

Information about the Neighbourhood Plan process

- 1.4. An area of the Abbots Langley Parish Council website is dedicated to the [Abbots Langley Neighbourhood Plan](#). All the relevant Submission Version documents can be found here.
- 1.5. There are also the following:
 - Copy of [Terms of Reference](#) for the Steering Group
 - [Archive of meeting notes](#) (scroll to the bottom)
 - [Neighbourhood Plan Bi-Monthly Progress Reports](#)
- 1.6. The 53 Bi-monthly Progress Reports for the ALNP Steering Group were published on the Abbots Langley website throughout the work programme (2016 to 2025). They include information about all the consultations that took place throughout the work programme. The Reports were on the agenda of the Bi-monthly Parish Council meetings for discussion, and these meetings were open for the public to attend.

2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

2.1. A high-level summary of the steps involved in development the ALNP is shown in *Table 1*:

Table 1: High level summary of the key milestones

Date	Milestone	Key activity
2014	Parish Council decides to prepare a Neighbourhood Plan	<ul style="list-style-type: none"> • Terms of Reference prepared • Parish designated
2015	Hiatus in activity	
2016 to 2017	Initial community engagement to gather evidence on each topic Evidence base constructed Continued engagement and evidence collation	<ul style="list-style-type: none"> • Steering Group established • Contact made with TRDC for guidance and information • NDP publicly launched • Initial engagement including website, public exhibitions and presentations • Database of business and community group created • Database of public buildings compiled • Parish Profile assembled • Leaflet to all households • Information included in the My Abbots newsletter • Public exhibitions • Stakeholder meetings • Surveys • Aerial photos
2018	Key themes, vision and objectives identified	<ul style="list-style-type: none"> • Commonplace feedback analysed to inform vision and objectives and topic areas • AECOM commissioned to undertake Local Housing Needs Assessment
2019 to 2020	Informal draft Plan written	<ul style="list-style-type: none"> • Informal engagement
2021	Public Consultation on the informal Draft Plan	<ul style="list-style-type: none"> • AECOM commissioned to provide Building Design Guidelines and evaluation of valued features of each settlement in the parish. • Focus Groups and exhibitions • SEA and HRA Screening prepared
2022	Village Centre Masterplan finalised	<ul style="list-style-type: none"> • Village Centre masterplan prepared in consultation with the community
2023 to 2025/26	Regulation 14 Consultation Regulation 16 consultation Examination Referendum	<ul style="list-style-type: none"> • Regulation 14 Plan • Plan finalised and submitted to TRDC • Plan 'made'

2.2. The sections below describe, in fuller detail, the engagement and consultation process which took place during the Plan preparation. This is divided into three stages:

Stage I: Engaging on the key issues and opportunities for Abbots Langley

Stage II: Preparing the Pre-Submission Version Neighbourhood Plan

Stage III: Consulting on the Pre-Submission Version Neighbourhood Plan

Stage IV: Finalising the Submission Neighbourhood Plan

Stage I: Engaging on the key issues and opportunities for Abbots Langley

- 2.3. In May 2014 Abbots Langley Parish Council (ALPC) decided to embark on the process to develop a Neighbourhood Plan, under Part 2 of the Neighbourhood Planning (General) Regulations 2012. The Parish Council decided the designated area for the plan should coincide with the whole of the civil parish of Abbots Langley. Following public consultation in 2014, Three Rivers District Council (TRDC), as the local Planning Authority, approved this choice of area.
- 2.4. It was not until early 2016 that a Steering Group was established, a twelve-person team comprising local residents and Parish Councillors to coordinate the work programme, with a [Terms of Reference](#) developed. The ALPC set up an area dedicated to the [Neighbourhood Plan](#) on the Parish Council website and this would ultimately be used to contain links to all archive documents, minutes, updates and other useful reports. Early contact was also made with TRDC to talk through the neighbourhood plan process.
- 2.5. The Steering Group put together plans for engaging the local community, bearing in mind that the Abbots Langley Parish consists of at least 15 distinct communities, not all of which orientate towards the village of Abbots Langley. It would be important to ensure that all communities were able to input. A full detail of the work undertaken is provided in the [Neighbourhood Plan Progress Reports](#). This is summarised below:

2016 Work:

- **Neighbourhood Plan website:** A dedicated area of the [ALPC website](#) was established.
- **Social media:** A Facebook page for the ALNP was set up.
- **Interactive website:** May 2016, a '[Commonplace](#)' web site was set up, allowing residents, local businesses and local organisations to provide their views about the parish, including key issues, on an interactive mapping web site, which the 'Commonplace' organisation helped to manage and analyse.
- **Information leaflet:** A leaflet was designed with 12,000 copies printed and distributed across the Parish over the next few months the next four months, i.e. 8,500 households, 500 businesses and possibly 100 organisations. The leaflet explained the ALNP process and how residents, organisations and businesses in the Parish could participate, including via the interactive website and social media, via post and at local events and meetings.

Two sides of the A5 four-page printed leaflet distributed to all households in the Parish, May 2016



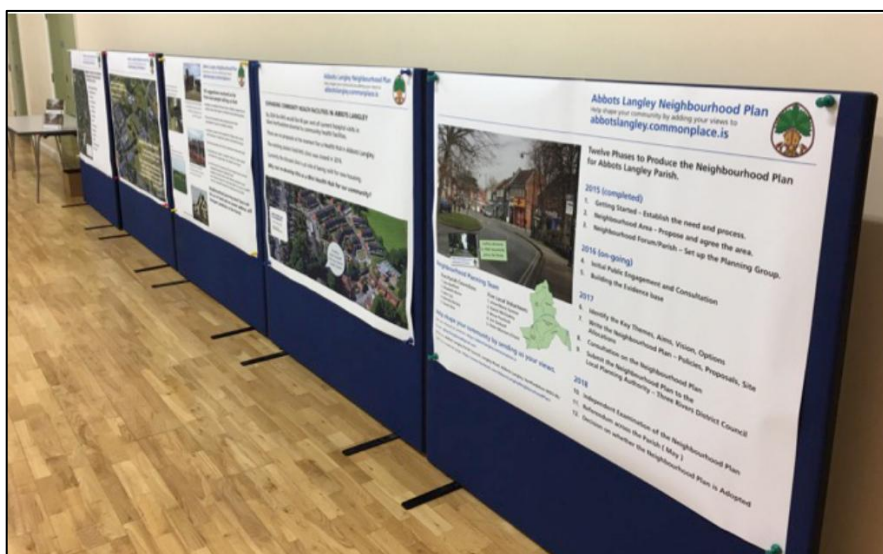
- **Aerial photography:** This was undertaken for the whole Parish for use in the public engagement and the ALNP itself.
- **Local events:** The Steering Group had a presence (e.g. stall) at local events including the Abbots Langley Carnival (June 2016), the Bedmond Village Summer Fair (July 2016).
- **Area meetings:** A presentation was given to the Three Rivers Abbots Langley Forum in Bedmond (July 2016). The Steering Group also met with Parish Councillors to educate them about the project and encourage them to speak about it when meeting local residents.
- **Local Businesses:** A database of local businesses (approx. 400) was established to gather information from the business community. Dialogue with the Economic and Sustainable Development team at TRDC was helpful in starting to build an evidence base for this topic area.
- **Parish Profile:** A [parish profile](#) was developed using Census data (updated following the 2021 census) to get an understanding of local demographics.
- **Magazine articles:** Regular articles were published in My Abbots, a magazine distributed to about 75% of households in the Parish. Inserts were enclosed at strategic times, for instance to promote the interactive website.

2017 work:

- **Identifying plots of land (and ownership/ key uses) across the Parish:** All the key plots of land were identified across the Parish using the 'Land Insight' software (<https://land.tech/products/landinsight>) This gave access to maps showing land ownership details of each plot and the plot's history of planning applications.

- This was undertaken in early 2017, to provide information to feed into the responses to the emerging Local Plan and also to consider potential future sites, including aspirational sites, within the ALNP.
- **Healthcheck of the findings to date:** A review of the feedback to date was undertaken by an external planning consultant in order to identify the main themes emerging, potential policy options to address these, and the sort of evidence that would be required to underpin them.
- **Annual Parish Meeting 2017:** A Public Exhibition of the Main Themes of the Neighbourhood Plan was prepared for the Annual Parish meeting on 1st March 2017. A formal 'Question and Answer' session was provided during the Parish Council AGM as well as informal talks with members of the public before and after the meeting.

Public Exhibition of the Main Themes of the Neighbourhood Plan



- **NHS Consultation Meetings:** The Steering Group attended three meetings to discuss emerging plans for local health and how this might synchronise with the emerging ALNP.
- **Local History Society and Garden Society:** Members were invited to hear about progress to date, share their views on Parish priorities and discuss how the ALNP process might support these.
- **Residents Groups:** Groups were invited to meet with the Steering Group to discuss issues facing them and receive information about the emerging ALNP.
- **Housing Needs Assessment for Abbots Langley:** The group commissioned the preparation of this report, to be funded using the Locality Technical Support programme. There was little appetite from the community to allocate sites for homes, largely as this was being pursued via the emerging Local Plan Review process. In addition, many potential sites that might come forward for consideration were in Green Belt locations, and the adopted Local Plan does not provide the strategic policy to enable the ALNP to remove sites and allocate them. The HNA was one way to understand the sorts of homes (size, mix, affordability) that may be required locally over the Plan period, so that the ALNP could underpin this in a policy. The final report was published in December 2017. An update has not been undertaken to date, but this is included in

the Submission Version ALNP as an action for the Parish Council. In the meant time, the findings largely chime with those at the more strategic level.

- **Meetings with TRDC:** to discuss the emerging Local Plan Review and also aspirations for sites in the neighbourhood area.
- **Website improvements:** These were undertaken to ensure that all material relating to the plan was stored and recorded appropriately.

Stage II: Preparing the Pre-Submission Version Neighbourhood Plan

2018 to 2019 work:

- **Local Plan Input and Aspirational Sites:** Much effort was put into exploring how land submitted to the Local Plan Review might most usefully be developed locally. This slowed the work on the ALNP down somewhat, however was important due to the need to input into the strategic document. Whilst this was happening, the Steering Group was actively developing policy options, taking on board feedback gained from the community engagement to date.

As sites were not being allocated in the ALNP, such sites would be included as Aspirational Sites. Work would be reflected in the ALNP and also directed to TRDC to influence their Local Plan work.

- **Bedmond Aspirations:** Residents in Bedmond had taken a particular interest in the ALNP project and designed a survey to go to their residents. This built on the overall findings to date and asked specific questions about issues in Bedmond, such as potential local green spaces, viewpoints, community facilities etc. It was considered that if successful, and if there was appetite from other areas, this could be rolled out further. Their work is recorded in Appendix H of the ALNP.
- **Meeting with Herts Growth at Hertfordshire CC:** This was to discuss their strategic work and consider how this might be reflected / influenced in the ALNP, for instance in relation to education, transport and land use. It was understood that some of these issues fell outside the scope of the ALNP, but nevertheless were important to discuss. They might also help to inform ALPC's response to TRDC consultations on the Local Plan Review.

2020 to 2021 work:

2.6. Face-to-face engagement on the project slowed down at this point, largely due to the impacts of the Covid-19 pandemic. Nevertheless, the feedback gathered to date enabled work to continue remotely.

- **Informal Draft Plan prepared:** Based on the feedback to date, and while engagement was less feasible, the Steering Group developed a draft vision and objectives for the ALNP alongside policies to deliver this. This feedback included the [analysis of the 300+ comments received from the ALNP Commonplace](#) site. See: This first informal draft of the ALNP was shared with local councillors and others for comment. The vision and objectives are shown below.

In 2036, Abbots Langley is a predominantly semi-rural parish, its main settlements surrounded by Green Belt. Abbots Langley Village itself is a thriving destination, capitalising on increasing numbers of visitors to the parish and providing a range of shopping and eating opportunities as well as leisure activities. The historic core remains, and new developments reflect the local character of the area to maintain the village feel with sufficient local facilities to meet the primary retail, healthcare, child education and leisure/sport activities for local residents.

Visitors are attracted by the continued presence of the Warner Bros. Studios, which has been expanded to provide additional facilities and opportunities for local employment. Additionally, the regeneration along the Grand Union Canal has encourage more canal traffic, and increased footfall in the village centre.

The development of smaller and more affordable properties, in-keeping with the local area, has enabled first time buyers and new families to move into the area, bringing renewed energy to the area and a perpetuation of local events and activities. Older people in the area have the opportunity to downsize to more manageable properties, freeing up homes for growing families. These families are attracted to the area because of the excellent schools, which have expanded to meet the local need and are more accessible with improved links east-west through the parish.

New homes have been designed sustainably to reduce their impact on the environment.

Opportunities to enable people to work from home, should they wish, combined with the retention of a series of global businesses, has meant that fewer people are commuting out as jobs and training are available locally. Those that are commuting find it easier to get to Kings Langley station as the pedestrian and cycle access has been improved. Public transport services should be well maintained particularly local train services at Kings Langley Station.

The growing community's needs are well-met with an expanded medical centre as a District Health Hub, new playgrounds and leisure facilities and the ongoing resource offered by the Henderson Hub. The green spaces across the parish, well-linked by footpaths and cyclepaths, enable locals to enjoy the countryside on their doorstep. Equally these areas provide a haven for wildlife and native plants, increasing local biodiversity.

The parish has been able to install additional electric vehicle charging points at key locations and at new developments. A local car sharing scheme/ on-demand public transport /shared taxis services have reduced the need for multiple car-owning households and on-street residential parking pressures. This, in combination with the planting of trees and vegetation along the main routes, has helped to reduce the air and noise pollution. Houses have been well insulated and implemented alternative heating systems with less dependence on fossil fuels.

The community is more balanced in the age groups living here.

- **OBJECTIVE 1:** Contribute to both the local housing needs of the parish while helping to deliver the district-wide housing requirement, including more affordable housing (of all types) as well as housing that addresses the needs of residents of all ages.
- **OBJECTIVE 2:** Ensure new development reflects the high quality local context in terms of building style and materials and is sensitively designed to be attractive, to minimise flood risk, mitigate climate change, promote biodiversity and reduce our carbon footprint.
- **OBJECTIVE 3:** Strengthen, support and promote local economic activity in all retail, industrial, commercial and professional activities and maximise opportunities for tourism including the regeneration of the Grand Union Canal.
- **OBJECTIVE 4:** Protect both historic and the environmental assets of the parish, preserving the green setting of the settlements and the individual green spaces within them, ensuring that they are linked to create wildlife corridors. Maintain as much as possible, the five distinctive statutory purposes of Green Belt policies in the Parish.
- **OBJECTIVE 5:** Ensure that the provision of local infrastructure and facilities including expanded primary health care facilities and sufficient school places to address the needs of existing and future residents.
- **OBJECTIVE 6:** Improve sustainable transport and movement across the parish, in particular through electric vehicle modes, on-demand services and public transport, specifically ensuring there is a safe environment for pedestrians and cyclists as well as motorists.
- **OBJECTIVE 7:** Explore the potential for viable renewable energy projects locally, serving and ideally owned by the local community.
- **OBJECTIVE 8:** Encourage the production of local food including local farms, horticulture, community projects and private gardens/allotments.

- **[Design Guidance and Codes](#):** One of the emerging policy areas related to design of development. Using the Locality Technical Support programme, consultants, AECOM, were engaged to prepare Design Guidance, which would underpin a number of policies in the plan. Three virtual tours of the parish were conducted, using GoogleEarth. Councillors were tasked to try and recruit interested residents from each of the individual communities to feed into the process.
- **Informal plan engagement:** In July 2021, an eight-page [Summary Leaflet](#) was published to introduce the proposed policies of the Informal Draft Plan for residents and businesses and to invite comments. It was uploaded to the website and delivered to all households.
- **Virtual Focus Groups:** These were set up with those expressing an interest, to discuss the policy areas proposed and to gather specific feedback to underpin emerging policies. This included, for instance exploring how walking and cycling (to enable walkable neighbourhoods) could be promoted. It proved difficult to recruit resident input from all areas, despite various publicity drives, including leaflets to households and social media.

- **Public exhibitions:** During the summer of 2021, two Public Exhibitions of the Neighbourhood Plan took place. These were promoted in an article written for the July edition of Abbots News and on local Facebook sites including Abbots Matters. The first exhibition was held at the Henderson Hub from 12 July to 13 August. The second exhibition was held at the Village Hall in Bedmond on selected days in the month of August. A 'Neighbourhood Plan' stand was arranged for the Autumn Fest event in School Mead on Saturday 18 September. Copies of the [ten exhibits](#) used at the exhibitions were published on the Parish website.

2022 to 2023 Work:

- **Village Centre Masterplan:** In line with one of the Aspirational Projects identified in the emerging ALNP, funding was secured from Locality to enable a Village Centre Masterplan to be prepared for Abbots Langley. The consultants conducted site visits, held Discussion Groups with residents and also engaged with shopkeepers in the village centre.
- **Public Workshops:** Two [Public Workshops](#) were held at the Manor House in May and June 2022 focusing on aspirations for the Village Centre. These were well attended with forty-two people attending on the Monday evening and about 50 people on the Wednesday evening. Further dialogue took place on the Abbots Matters Facebook Group. [Comments from the Workshop](#) were recorded, published online and shared with the Masterplanners.

Image from the Public Workshops



- **Public Exhibition:** An exhibition of the work on the Abbots Langley Neighbourhood Plan was on show at the Autumn Fest in September 2022, with opportunities to review the emerging Village Centre Masterplan. The exhibition material included a large-scale aerial photo of the Abbots Langley Parish to assist residents identify and discuss places in the parish with the neighbourhood planning team members.
- **Neighbourhood Plan updated:** The informal draft document was further updated in late 2022 and issued to both the Parish Councillors for comment and also to TRDC, who provided [informal feedback](#). This version of the document was used by TRDC to determine the need for a Strategic Environmental Assessment/ Habitats Regulations Assessment. The [Screening Report](#), published in February 2023, confirmed that neither would be required.
- **Council elections:** Local council elections delayed work on the ALNP, with councillors engaged for comments on the latest informal draft version.

Large-scale map aerial photo used at the public exhibition



2024 work:

- **Updates to the informal ALNP:** A meeting of Parish Councillors in January 2024 identified a series of areas to be updated in the informal draft, including where additional evidence would be needed. A process of how to gather such information was agreed and the following months were spent gathering this.

Key tasks to complete the informal draft ALNP

A Briefing Note was prepared listing the sections to be reviewed. The main points for updating were listed as follows:

- Update the ALNP with 2021 local census data throughout the report.
- Update the property prices/ rental information
- Focus any development on brownfield areas first and then the 'low to moderate harm' greenbelt areas
- Update to reflect TRDC housing needs assessment (if Abbots Langley Parish data can be abstracted from the District estimates.)
- Ensure, in the Design Guide, that new houses are orientated to face the road.
- Garages should not be included as part of the parking allocation for new build properties.
- Update the proposals for the redevelopment of Breakspeare School site.
- Update the list on Locally Significant Views, Local Green Spaces and protecting a 'green ring around the Parish.'
- Consider possible locations for a new local primary school and local secondary school.

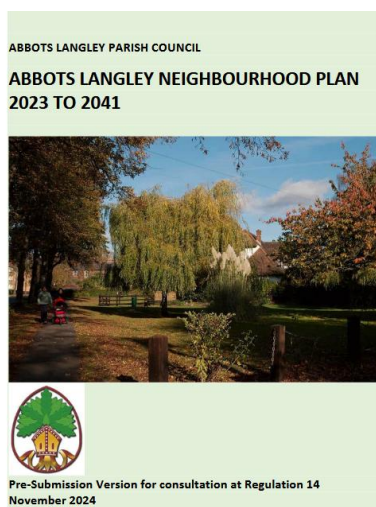
2.7. The Pre-Submission Draft Plan was finalised during Autumn 2024. The documents were approved at the Parish Council meeting on 20 November 2024.

Stage III: Consulting on the Pre-Submission Version Neighbourhood Plan

2.8. The Pre-Submission (Regulation 14) consultation took place between Monday 9 December 2024 and end January 2025. It was publicised in the following ways:

- The Parish Council website was updated showing the Plan itself, the Housing Needs Assessment, the Design Guidance, the SEA/HRA Screening Determination Statements and links to other supporting evidence.
- Hard copies of plan were made available to be viewed by individuals wishing to read a hard copy.

The Pre-Submission Neighbourhood Plan



- A Feedback Survey was provided, both online and paper copy, allowing residents to provide feedback on the individual policies, the design guidance and any other aspects they wished to comment. Paper copies could be returned to various locations around the Parish.
- The Chair of the ALNP Steering Group gave a short presentation at the TRDC Local Forum in Abbots Langley on 3 December 2024 (just prior to the official consultation launch) and answered questions. The talk was reported on Abbots Matter social media to encourage public participation in the consultation process.
- An updated [four-page summary](#) of the ALNP was prepared.
- An article on the ALNP was published in three magazines produced by My Local News, namely, 'My Abbots', 'My Kings' and 'My Garston.' The magazines collectively are sent to all households in the parish. Example 1 - [My Local News](#); Example 2 – [My Local News](#).
- Regular social media updates were posted on local Facebook pages
- An email (and later reminder emails) was sent to the ALNP residents mailing list, the local business mailing list and other interested parties.
- Statutory consultees were written to directly, informed by a list of contacts provided by TRDC.
- The owners of the proposed Local Green Spaces were written to.

- 2.9. A list of the consultees contacted is contained in Appendix A and responses were received from the following:
- Three Rivers District Council
 - Hertfordshire County Council (HCC)
 - Hertfordshire County Council Property Planning
 - Pegasus Group on behalf of Greystoke Land Ltd.
 - Historic England
 - Pegasus Group for Taylor Wimpey Land at Woodside Road
 - National Grid
 - Cllr Sara Bedford
 - National Highways
 - Sport England
 - Abbots Youth Football Club
 - Nash Mills Parish Council
 - Environment Agency
- 2.10. Only one direct response was recorded from the public survey. It was considered that there had been so much engagement during the development of the Plan, that residents lacked motivation to respond at this stage.
- 2.11. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by Steering Committee members. A summary of the comments and responses from the Steering Group, are set out in Appendix B. Full copies of the responses are available on the neighbourhood plan website. The following paragraphs provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version ALNP.
- 2.12. **General comments:** Overall, the comments were very supportive of the Plan and its scope. A number of factual corrections were submitted by some consultees, which have been addressed. Conformity references have been updated to align to the National Planning Policy Framework updated in December 2024. The Appendices have been slightly reorganised to make them easier to read.
- 2.13. Some respondents suggested that work be paused until the adoption of the Emerging Local Plan, however it was considered that there was no firm timeline for this and that the ALNP should continue. Legislation allows for a neighbourhood plan to be made in advance of a new local plan, and the ALNP was considered the emerging local plan accordingly.
- 2.14. The vision and objectives, which had slightly evolved since the informal draft, were supported.
- 2.15. The ALNP has been reviewed to ensure that it meets accessibility requirements.

- 2.16. **Spatial Strategy and housing:** Policy AL1 was amended to reflect comments from TRDC, mainly relating to terminology. HCC recommended including a clause about avoiding flood risk but it was felt that this is already adequately covered in strategic policy. Reference to the national changes to Green Belt policy have been included, as well as reference to Grey Belt. Policy AL2 continues to reference First Homes but has been amended to reflect the fact that 25% of affordable homes are no longer required to be delivered as such. Reference to the Abbots Langley HNA have been retained, but given that it now dates to 2017, reference is also made to the TRDC housing needs documents, including the update to their own HNA. It is considered that the two largely align.
- 2.17. **Character, heritage and design:** Historic England welcomed the inclusion throughout the plan of the important historic environment of Abbots Langley. Policies AL3 and AL4 have been amended slightly to correct references to strategic documents (e.g. the TRDC parking policy). These policies, and Policy AL5, were very much supported, with some minor drafting amendments, largely on the advice of TRDC to align with their emerging Local Plan and to reference Historic England guidance in relation to low carbon adaptations.
- 2.18. Policy AL6 has been amended slightly for clarity purposes. Reference to the Local List held by TRDC is made.
- 2.19. **Local Economy:** The policies in this section were largely supported with some drafting amendments made for clarity purposes.
- 2.20. **Environment and Green Space:** Policy AL10 was largely supported. Policy AL11 has been amended to remove duplication with strategic policy, including national policy relating to biodiversity net gain. The supporting text has been amended to include reference to potential habitat bank areas locally. Policy AL12 identifies locally important views in the parish. Further text has been added to the Appendix to explain how they were identified. In terms of Local Green Space (Policy AL13), TRDC commented on specific spaces and the supporting evidence for these have been amended as necessary. All Local Green Space owners were written to and no specific comments, beyond those received by TRDC were submitted.
- 2.21. **Locally community:** Abbots Youth commented on their desire to see additional sports facilities locally, including football. A non-policy action has been added for the PC to liaise with local sports organisations and TRDC in relation to the emerging Local Plan and potential site allocations, which could deliver this sort of facility / use of developer contributions. AL15 (Allotments and Community Growing Spaces) has been further justified with inclusion of current demand figures in the supporting text. On Policy AL18, the supporting text has been amended to reflect the current educational position on the advice of HCC.
- 2.22. **Transport and Movement:** The two policies in this section were supported. Additional detail has been added in relation to the definition of 'ancient lanes' in association with Policy AL19. In addition, Clause E of that policy has been amended to reflect advice from TRDC in relation to developer contributions. HCC suggested a number of amendments to add strength to the policy, and these have been incorporated.
- 2.23. The policy in this section was supported with few direct comments.

Stage IV: Finalising the Submission Neighbourhood Plan

- 2.24. Following the changes made to the ALNP as a result of the Regulation 14 consultation, the Submission Version was formally submitted to TRDC who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. The document will then proceed to Examination and, assuming a favourable outcome, to referendum.

3 CONCLUSION

- 3.1. The Steering Committee has undertaken a very thorough engagement programme in order to develop the Abbots Langley Neighbourhood Plan. It has set out a comprehensive vision and objectives and guiding principles. In developing the policies to achieve the vision and objectives, the Committee has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.
- 3.2. Feedback from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to TRDC
- 3.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Development Planning (General) Regulations 2012 (as amended).
- 3.4. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the Steering Committee or as someone who has taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the Abbots Langley Neighbourhood Plan.

APPENDIX A: LIST OF THOSE CONSULTED AT REGULATION 14 (PRE-SUBMISSION STAGE)

In addition to residents, the following organisations were contacted by the Parish Council:

Three Rivers District Council
Herts Ecology
HCC Growth and Infrastructure Unit
Hertfordshire Highways
Buckinghamshire Council
Dacorum Borough Council
Watford Borough Council
Nash Mills PC
St Michael PC
St Stephen PC
Hertsmere Meriden CP
Sarratt PC
Abbots Langley Parish Council
Batchworth Community Council
Bovingdon Parish Council
Chenies Parish Council
Chipperfield Parish Council
Chorleywood Parish Council
Croxley Green Parish Council
Flaunden Parish Council
Kings Langley Parish Council
Watford Rural Parish Council
Hertfordshire Association of Town and Parish Councils
Hertfordshire Fire and Rescue
Marine Management Organisation
Natural England
The Office of Rail and Road
Historic England
Transport for London
Herts Valley Clinical Commissioning Group
Regulator of Social Housing
Thrive Homes
The Environment Agency
Highways England
Mobile UK
National Grid
Community Development Action Hertfordshire
The Open Spaces Society

Sport England
Affinity Water
Hertfordshire Constabulary
Cadent Gas
Thames Water
Network Rail
West Herts Hospital NHS Trust
British Telecom
British Gas
EDF Energy
Arqiva
Hutchinson 3G UK Ltd
O2 (UK) Ltd
EE
Homes England
Mind Hertfordshire Network
Three Rivers Chamber of Trade & Commerce
Hertfordshire Fire and Rescue
Watford and Three Rivers Trust
Age UK Hertfordshire
Watford and West Herts Chamber of Commerce
Campaign to Protect Rural England
Herts and Middlesex Wildlife Trust
Watford & District Synagogue
Watford Velmurugan Temple

Local Green Spaces:

Ref	Space	Owner
1	Primrose Hill playing fields	ALPC
2	Longspring Wood Grounds	Herts and Middlesex Wildlife Trust
3	Bedmond playing fields	ALPC
4	Bell Lane	TRDC
5	Manor House Grounds	ALPC
6	Millennium Gardens	ALPC
7	Kitters Green	ALPC
8	Tanners Wood	TRDC
9	Hazelwood Lane/ Upper Highway (cluster of 7 spaces)	TRDC
10	Tanners Hill Green	TRDC
11	School Mead Green	TRDC
12	Abbots Langley Horses' Field	TRDC
13	Leavesden Country Park	TRDC

14	Leavesden High Road / Aerodrome Way/ Halifax Close/ Westfield Close cluster	
15	South Way Playing Fields	TRDC
16	Langleybury cricket ground	Private - contact the cricket club
17	Lower Field Warner Brothers	Warner Bros

APPENDIX B: SUMMARY OF COMMENTS RECEIVED AT PRE-SUBMISSION REGULATION 14 CONSULTATION AND RESPONSE FROM THE STEERING

Responses were received from:

1. Three Rivers District Council
2. Herts CC, Property Planning Manager (responded via SurveyMonkey)
3. Bedmond comments
4. Pegasus Group on behalf of Greystoke Land Ltd.
5. Historic England
6. Pegasus Group (in the context of Taylor Wimpey's land interests at Land at Woodside Road, Abbots Langley)
7. National Grid
8. Cllr Sara Bedford
9. National Highways
10. Sport England
11. Abbots Youth Football club
12. Nash Mills Council
13. Herts County Council Full
14. Environment Agency (Advice note)
15. SurveyMonkey – 2 responses (1 from a resident and one from Herts CC Property Planning (separated as Ref 2 here)

The table overleaf provides a summary of the comments received, where the Ref. column aligns with the numbering of respondents as shown above.

Spelling errors in actual responses have not been corrected.

Full copies of the responses are available on the [Neighbourhood Plan website](#) and have been sent to TRDC directly.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
1.	1	General	<ul style="list-style-type: none"> i. Not all of the policy names in the policy “box” and above the box match, i.e policies AL19 and AL20 ii. References to NPPF must be updated to relate to 2024 version of the NPPF iii. Any references to TRDC emerging Local Plan must be updated (TRDC are willing to assist with any queries etc) iv. The conformity references underneath the policies don’t seem to reference the Development Management Policies Local Development Document (2013). This document is a key document when assessing planning applications, so should be referenced within the NP. v. In the word document “APPENDICES A, B, C and F”, the section on non-designated heritage assets and Local Green Spaces are included twice in the document. Additionally, whilst it makes sense to have Local Green Spaces and Locally significant view sections together in the same Appendix (F), it is advised that the non-designated heritage section has its own appendix. 	<ul style="list-style-type: none"> i. Check as part of proofreading. ii. Amend throughout. iii. Noted and amend. iv. Add in these references. v. Separate appendices.
2.	4	General	Work should be paused until adoption of the Local Plan.	
3.	5	General	We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of Abbots Langley features throughout the draft. We are pleased to note that the conservation of historic environment, as well as the development that is of high quality, contextual design, are two of the principal objectives as set out on Page 19. We also welcome Section 7: Local Character, Heritage and Design, which contains detailed and robust policies.	

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			At this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area.	
4.	6	General	<p>The national policy section of the emerging Neighbourhood Plan should be updated accordingly.</p> <p>Taylor Wimpey remains keen to continue engaging in collaborative consultation with the Parish Council and local residents during preparation of the planning application, and post-submission. Land at Woodside Road is a deliverable and high-quality scheme which would contribute significantly towards the District's housing needs, in a manner that is aligned with the emerging Neighbourhood Plan. Taylor Wimpey will continue to engage positively in further consultation with the Steering Group as preparation of the Neighbourhood Plan progresses.</p>	<p>Amend to conform to Dec 2024 NPPF.</p> <p>Noted – action for PC.</p>
5.	7	General	No comment.	Noted.
6.	9	General	<p>We noted that the Plan is prepared in line with national guidance and legislation including the Localism Act (2011), the Neighbourhood Planning (General) Regulations (2012) (updated in 2015 and 2016), the Neighbourhood Planning Act, the National Planning Policy Framework (NPPF) (2021) and National Planning Practice Guidance (NPPG). Whilst a revision to the NPPF and other national planning policy was published in Autumn 2024 which increased the housing target for the district, this does not impact the neighbourhood plan since all site allocations are included in the Local Plan process.</p> <p>The Plan is prepared in general conformity with the strategic objectives of the Local Development Plan (i.e. the Three Rivers Core Strategy / Local Plan) and the County Council's Local Transport Plan (LTP4). The Three Rivers Local Plan acknowledges that within the district there is a high dependency on the car and actively seeks to change this, with the Local</p>	Noted.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Transport Plan intending to encourage a switch from the private car to sustainable transport (i.e. walking, cycling and passenger transport) wherever possible.</p> <p>We note that the Plan does not include any schemes related to the SRN, despite the SRN passing through the Plan area. We acknowledge however that the Three Rivers Local Plan does not include any site allocations in the Abbots Langley neighbourhood area which are adjacent to the SRN, and that the built-up area of Abbots Langley does not directly border the SRN. Upon review, we do not identify any policies or sites that would directly impact our network. We are supportive of the general design policies and principles set out within the Plan, which will assist in reducing the number of vehicle movements in the Plan area.</p>	
7.	10	General	General advice provided. No specific comments.	Noted.
8.	12	General	NMPC considered your local plan document last night. Whilst they have decided not to comment formally in detail they did ask me to send across an email. NMPC wishes to commend you on the standard of the documentation and your robust evidence of how strongly ALPC wishes to support the local Green belt. NMPC were very supportive of this, particularly as we share boundaries.	Noted, with thanks.
9.	SM	General	This document provides feedback on Bedmond and to a lesser degree on Abbots Langley.	
10.	6	Vision and Objectives	The vision for the emerging Neighbourhood Plan is supported in principle; its aims to ensure new development respects the character of Abbots Langley and delivers tangible economic, social and environmental benefits are commendable.	Noted.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>The emerging Neighbourhood Plan objectives are similarly supported in principle, and align well with Taylor Wimpey’s own aspirations to deliver high-quality, sustainably designed and located homes that can provide a range of private market and affordable accommodation types and tenures in response to identified local housing needs. The new homes will contribute towards both the local housing need and the district-wide housing requirement, in line with objective 1.</p>	
11.	11	Chapter 3	<p>However, the ALNP does not discuss how sports and leisure facilities should expand in future years to reflect the population growth and the population age profile. We understand that there is currently no statutory requirement for local authorities to provide sports facilities, however local authorities do have a duty to promote healthy lifestyles. Research shows that exercise is one of the key determinants of health along with the strength of personal social networks – recent research suggests that it is more important to health outcomes than levels of smoking or obesity. Community sport contributes to both.</p> <p>** Abbots Youth suggests that the ALNP should include the provision of sports/leisure facilities to be a stated ambition in Chapter Three in the same way that school places, primary care facilities and mental healthcare services are mentioned.</p>	Include in the text.
12.	2	3.3	<p>Add:</p> <p>In addition any new neighbourhoods will need to have measures incorporated to ensure their longevity, such as stewardship arrangements.</p>	Added to the relevant bullet.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
13.	2	Vision	Stewardship. It is suggested that there may be scope, within the vision, to link stewardship with the community's need. Stewardship applies to all aspects of a development, not solely to one objective of the Neighbourhood Plan.	The Vision has been agreed with the community and has been retained as presented in the Pre-Submission Version. It is considered that stewardship is intrinsic to development.
14.	2	Objectives	<p>Public Health. is pleased to see the inclusion of Objective 1 which seeks to deliver housing in sustainable locations, provide affordable housing and adaptable housing to meet the needs of residents of all ages. It is recommended to introduce a healthy homes policy which sets out housing standards to ensure high quality, sustainable housing that enables people to engage in healthy behaviours such as cooking meals, exercising and social interaction. An example of principles for healthy holes can be found in the Town and Country Planning Association's Healthy Homes Principles.</p> <p>Public Health is pleased to see the inclusion of Objective 2 which seeks to deliver high quality developments that minimise flood risk, mitigate climate change, promote biodiversity, and reduce carbon footprint.</p> <p>Public Health is pleased to see the inclusion of Objective 4 which seeks to protect and enhance green infrastructure within the designated neighbourhood plan area, specifically in relation to the inclusion of wildlife corridors within this policy objective.</p> <p>Public Health supports policies which enhance active travel such as walking and cycling. It is noted that safety for active travel has been considered, in numerous of ways, in the pre-submission Neighbourhood Plan, including in the wording for Objective 6.</p>	<p>The policies collectively seek to ensure that homes are of a high quality, sustainable and well-designed. In addition, that adequate access to green space and leisure and recreational facilities is provided. The reference to the TCPA Healthy homes principles has been added to the supporting text of the Design Policy.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Public Health is pleased to see the inclusion of Objective 7 which seeks to explore viable renewable energy projects locally.</p> <p>Public Health is pleased to see the inclusion of Objective 8 which seeks to encourage the production of local food growing including local farms, horticulture, community projects and private gardens/allotments, this complies with paragraph 96(c) of the NPPF.</p>	<p>Noted.</p> <p>Noted.</p>
15.	2	5.8	Stewardship. There appears to be scope for the concept of stewardship as a new parameter within the paragraph. Any new developments will be functioning as they were designed, for many years to come, to be able to benefit both the new and existing communities within the District.	Added.
16.	2	5.10	<p>Waste Management. It is recommended that the following text be removed. There is no scientific proof that rubbish recycling depots (i.e. transfer stations) pollute the environment and affect the health of the population</p> <p>“or rubbish recycling depots”</p>	Text has been removed.
17.	1	AL1	<p>Criterion B (i) makes specific reference to the Core Strategy, however, that is only one of the several documents which forms part of the wider TRDC Local Plan. “Local Plan” should replace core strategy.</p> <p>Criterion B (v) – The ending of this sentence is “...that does not cause harm in terms of additional traffic”. Causing additional traffic is not a reason to refuse a planning application. Instead, the ending of this policy should be re-worded to emphasise reducing car movements/enhancing sustainable modes of transport.</p>	<p>Amend.</p> <p>Amend.</p> <p>Noted however this is an important point that has been raised by the community. Already,</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			Criterion B (ii) should be amended to only encourage development to preserve or enhance the separate identities of individual communities within the parish.	southern parts of the parish have effectively coalesced with Watford. This should be avoided between Abbots Langley village and Bedmond.
18.	2	AL1	Local Lead Flooding Authority. It is recommended that the Neighbourhood Plan refers to sequential testing and ensuring that development does not occur in areas at flood risk, unless there are no feasible alternative sites. Areas at risk from surface water flow paths should not be developed unless there are no alternatives and mitigation measures can resolve the flooding issue.	This is already established in national policy and therefore not considered to be required to be repeated in AL1.
19.	4	AL1	<p>Object: Policy AL1 will become part of the adopted Development Plan once the ALNP is 'made', therefore it needs to be sufficiently forward thinking to help achieve the housing, commercial, logistical and modern economy needs of both the Neighbourhood Plan area and Three Rivers District Council across the ALNP period</p> <p>Therefore, the ALNP should provide criteria based policies which support the development of suitable sites in the Green Belt to meet an evidenced need in the area (such as Data Centres).</p> <p>Furthermore, it is clear that this Policy has been drafted with reference to the previous National Planning Policy Framework (September 2023) and should be updated to align with the updated plan making policies outlined in Paragraph 86 and 148 (Grey Belt) of the December 2024 National Planning Policy Framework to ensure that the Neighbourhood Plan does not act as a blocker to much needed development. Our client therefore suggests that Part B (i) of Policy AL1 is reworded to state 'it is in accordance with the provisions of the latest version of the NPPF in relation to development within the Green Belt'.</p>	Amend policy to make reference to Green Belt/ Grey Belt to align with updated NPPF.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
20.	1	AL2	<p>Criterion A (c) refers specifically to first homes. However, social rent can also prioritise local people. Given that the NPPF no longer includes prescriptive requirements for First Homes, and that rented affordable housing products can also prioritise local people, specific reference to first homes should be removed.</p> <p>Criterion B should be amended to refer to housing which IS being built for the purposes of older people (i.e specialist housing). The phrase “residential development that could reasonably be expected to meet the needs of older people” is subjective and would be difficult for Development Management Officers to interpret.</p> <p>Criterion C needs rewording. An example could be: Development proposals for self and custom build housing will be supported where they otherwise comply with development plan policies. and Medium (5 habitable rooms) dwellings will be particularly supported.</p>	<p>Amend the way we ref First Homes.</p> <p>Amend to IS.</p> <p>Noted - amend</p>
21.	2	AL2	<p>Public Health. is pleased to see the inclusion of Policy AL2 which seeks to provide a range of housing types, tenures, and sizes to meet the identified housing need. It is important that new developments consider the changing lifestyles of residents and their mobility; the Neighbourhood Plan includes a policy which seeks to provide adaptable housing, in particular the inclusion of HAPPI design principles for older people housing.</p> <p>It is recommended that new housing for older people should investigate options such as Passivhaus and other eco-build designs for specialist older persons housing, to reduce thermal variances and the associated costs, and assist in preventing poor health outcomes in older people.</p>	<p>Noted.</p> <p>Noted – this is covered in other policies.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
22.	6	AL2	<p>It is noted that the evidence base for the emerging Neighbourhood Plan includes an Abbots Langley Housing Needs Assessment undertaken in December 2017. This has not been updated since and so is now out of date. It is therefore right that Policy AL2 requires reference to the most recent of the Local Housing Needs Assessment or Strategic Housing Needs Assessment. Taylor Wimpey have had regard to the most recent South West Herts Local Housing Needs Assessment (March 2024) when formulating the housing mix, with an element of flexibility to take into account reasonable site specific matters and constraints (as recognised in AL2).</p> <p>Paragraph 6.9 requires an update to the Abbots Langley Local Housing Needs Assessment 'ideally every five years'. This has not happened yet. Taylor Wimpey would welcome clarification on whether an update to the Abbots Langley Local Housing Needs Assessment is anticipated to happen; if that is not the case, then this reference should be removed from AL2.</p>	<p>Noted – we will align to the TRDC HNA but retain reference to the AL HNA as most recent – action will be to update this periodically. SW Housing Study. Make note that the HNA is dated, but the situation is considered not to have changed. Government funded and unlikely to be updated by govt funding.</p>
23.	8	AL2	<p>Three Rivers have just released a updated Local Housing Needs Assessment https://moderngov.threerivers.gov.uk/documents/s11760/Appendix%203%20-%20SW%20Herts%20Local%20Housing%20Needs%20Assessment%20Update.pdf .</p> <p>I would like to see the ALPC NP incorporate this.</p>	<p>Noted and update to reference this. See above.</p>
24.	1	AL3	<p>Not sure if Criteria B(f) and (g) are relevant to this policy? Consider removing these as they are covered elsewhere in the NP and also the TRDC Local Plan</p>	<p>F is retained by updated to refer to TRDC parking standards. G is particularly in relation to design so has been retained.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
25.	2	AL3	<p>Three Rivers District Council (TRDC), as the planning authority for the district, would ultimately need to be satisfied with the overall proposed parking levels on site considering its parking standards, use class, accessibility zone and the local area. Therefore it is recommended that the Policy should include some minor amendment as follows:</p> <p>B. As appropriate to their scale, nature, and location development proposals should strive to: f. be in accordance with <u>Three Rivers District Council parking policy</u> the adopted Hertfordshire Vehicle Parking Standards;</p> <p>Local Lead Flooding Authority. It is noted that well-designed Sustainable Drainage Systems (SuDS) can serve to achieve Policy AL3 regarding tree planting and roadside green spaces, etc.</p> <p>Public Health is pleased to see the requirement to provide active frontages in Policy AL3, to provide natural surveillance.</p> <p>It is also noted that Policy AL3 adopts the Healthy Streets approach. This will improve the social, economic, and environmental sustainability through how streets are designed and managed. Healthy Streets Making streets healthy places for everyone</p>	<p>Amended</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
26.	6	AL3 and AL4	<p>The principles of Policy AL3 and AL4 is welcomed, insofar as the policies encourage high quality design which respects the local character. This is in line with the NPPF (2024) and the importance given in this national policy document to good design as a key aspect of delivering sustainable development, and creating better places to live and work.</p>	<p>Noted.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Taylor Wimpey is taking a robust approach in formulating the layout and design of the proposed housing development. It has therefore comprehensively assessed the constraints and opportunities of the site and undertaken detailed contextual analysis of the wider area to inform the proposal for Land at Woodside Road. This detailed exercise and assessment of the local character has ensured new homes are designed which respond positively to the architectural styles, design and materials of the local area. Extensive technical assessment work has been undertaken which demonstrates that there are no constraints that cannot be overcome or appropriately mitigated.</p> <p>It should be clarified why AL3 refers to the Hertfordshire Vehicle Parking Standards rather than the parking standards contained within Appendix 5 of the adopted Development Management Policies Local Development Document (July 2013).</p> <p>The statement in AL4 that garages cannot be counted as an allocated parking space is disagreed with. This conflicts with the Abbots Langley Design Guidance (SM 03) which recognises garages as a parking typology. AL4 should be amended to recognise that an appropriately sized garage which can accommodate a modern car could be counted as an allocated parking space.</p>	<p>Noted.</p> <p>Amended</p> <p>See comment on this in response to TRDC.</p>
27.	1	AL4	<p>Criteria c – Delete or re-word “avoiding development over 2.5 storeys unless it can be demonstrated that it will not have a detrimental impact on views, streetscape or character of an area”. The emerging Local Plan will have a tall buildings policy (which considers a tall building as being 4 storeys, with tall buildings having to meet a list of criteria). Also, the assessment of “views, streetscape or character of an area”, are already covered by other Local Plan policies. This policy may be impacted by future local plan decisions on density etc, particularly as Abbots Langley is</p>	<p>This has been amended,</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>identified as a Key Centre. Furthermore, the potential affects of reducing densities need to be considered including potentially having to release more Green Belt to meet housing need. It is considered that 2.5 storeys is too low of a threshold, so you should look at amending the threshold to 4 storeys (to be in line with emerging Local Plan policy), or deleting the sentence.</p> <p>Additionally change “close to the boundary” with “adjoining the boundary”. The word close is potentially too subjective.</p> <p>Criterion e – In criterion E remove “<i>Such dwellings may also be suitable for younger residents and are not intended to be restricted in use</i>”- This should be moved to the explanatory section underneath the policy instead.</p> <p>Criterion I – It is worth considering the potential impacts of this policy wording. In order for development schemes to meet parking standards, there will need to be more external parking spaces (i.e larger front drives), which will reduce the amount of developable land within the site. This will either result in higher densities or mean that to meet housing need, more sites will be required (likely to be within the Green Belt). Rather than stipulate garages shouldn’t be counted as a parking space, the policy could encourage larger garage sizes to ensure that they provide ample room for parking. In any event the current wording of the policy should be amended, and not refer to the garage as a room (as this is not necessary). Additionally, it is considered that this policy should only apply to new development rather than be used for example when assessing extensions to houses. The policy could say something along the lines of “When assessing new residential development against Local Plan parking standards, garages should not be considered as a parking space”.</p>	<p>Amended</p> <p>Moved to justification.</p> <p>Amended to text in bold and apply to new build only.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
28.	2	AL4	<p>Local Lead Flooding Authority. is pleased to see the inclusion of SuDS in development, and the references to flood risk mitigation and providing biodiversity benefits. It is recommended that Policy AL4 also refers to the other two “four pillars” of SuDS – surface water quality and amenity. It is recommended that SuDS are provided on all developments. We would also recommend the Neighbourhood Plan could stipulate that developments on brownfield sites must restrict their runoff to greenfield rates, and reference SuDS features such as SuDS planters.</p> <p>It is recommended that Policy AL4 may also benefit from requiring developments to prepare Flood Risk Assessments.</p> <p>Public Health recommends a ‘designing out crime’ approach which removes the opportunity for crime to take place through the built environment. The following should be considered for new developments to build out crime:</p> <ul style="list-style-type: none"> • Provide spaces that connect with residents, which promote a sense of ownership; • Places are maintained to a high quality, multifunctional to attract multiple users and feel welcoming. <p>Public Health supports the enhancement of community safety through the inclusion of ‘Secured by Design’ principles in Policy AL4, includes the Building for a Healthy Life principles. It also supports seeking to provide adequate cycle storage in new developments to encourage residents to cycle.</p>	<p>This aspect has been slightly amended, although much of this is covered in strategic policy.</p> <p>This is adequately covered in strategic policy.</p> <p>This is covered in the policy. The recommended text has been added to the supporting justification.</p> <p>Noted.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
29.	1	AL5	<p>In criterion B, does the policy mean both historic buildings and heritage assets? Because a building can be “historic” but not a heritage asset. This may need considering.</p> <p>Overall, the policy takes a positive approach to reflecting the support given in the NPPF and Core Strategy for a low carbon future and renewable and low carbon energy and provides some helpful suggestions/guidance (rather than requirements).</p> <p>Consider deleting Criterion C as duplicates existing policy DM5 in the DMPD.</p>	<p>Add in ‘heritage assets’</p> <p>Noted.</p> <p>This has been retained, largely due to the fact the DMPD dates to 2013 and potentially carries less weight in decision-making. It is unclear what the new Local Plan will say on this matter.</p>
30.	2	AL5	<p>Local Lead Flooding Authority. Is pleased to see the inclusion of reference to water efficiency measures, grey water and over-heating. SuDS can work to achieve Policy AL5 such as SuDS planters, which can function like rainwater butts at the end of downpipes to provide water supply resilience. Blue-green SuDS, such as enhanced tree pits, can also provide shade and help to relieve the urban heat island effect.</p> <p>Public Health. It is noted that Policy AL5 requires new developments to incorporate design and environmental performance measures, standards to reduce energy consumption and mitigate climate change, and prevent overheating. Public Health is pleased by the inclusion in the Neighbourhood Plan of low carbon sustainable design principles to reduce emissions and BREEAM building standards to achieve sustainable housing.</p> <p>Public Health is pleased to see the inclusion of low carbon sustainable design principles such as ‘Fabric First’ and consideration to building orientations, insulation, and double glazing to reduce emissions within</p>	<p>Noted.</p> <p>Noted.</p> <p>This is a helpful suggestion and has been added into the policy.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Policy AL5. Public Health recommends that developments should have regard to climate change mitigation at all stages of the construction process. It is recommended that the Parish Council considers including this as a policy in their Neighbourhood Plan to ensure that the lifespan of the development has a low carbon footprint</p> <p>Wood fuel products and biomass both have potential to emit significant amounts of pollution. It is recommended that Policy AL5 (C) is modified, as follows, to remove reference to biomass and wood fuel energy products as these are increasingly being considered in data sets as an unsustainable alternative given the time it takes to recapture the carbon:</p> <p>C. Proposals for individual and community scale energy, for instance from hydroelectricity, solar photovoltaic panels, and local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> a. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and b. the proposed development does not create an unacceptable impact on the amenities of local residents; and c. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance. <p>It is noted that wind generated energy is absent from Policy AL5. It would be helpful to understand if this is intentional or if this has been missed off the list.</p>	<p>The policy has been amended as suggested.</p> <p>This has been added.</p>

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31.	5	AL5	<p>Policy AL5, B - we recommend making reference to Historic England’s Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, which can be found here:</p> <p>https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/.</p> <p>This provides up to date information and advice about how modifications to improve both factors on listed and unlisted traditional buildings can be achieved whilst minimising the effect on their special interest.</p> <p>The plan could also include consideration of any locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here:</p> <p>https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/</p>	<p>Include reference to this in the policy.</p> <p>Para 7.34 (Reg 14 version) does include information about heritage at risk but no specific assets audited – would need to be included as a supporting action.</p>
32.	1	AL6	<p>In criterion D the word “conservation” in the main paragraph sentence “new developments contribute to the conservation or enhancement of the historic environment” could be changed to “preservation” or similar, due to “conservation” area being directly above it.</p> <p>It is advised to change criterion D (b)” to be designed to a high quality and preserve or enhance the character of the Conservation Areas and their settings”, in line with the wider policy and TRDC policy.</p>	<p>Amend.</p> <p>Amend.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
33.	5	AL6	<p>Whilst we welcome AL3, E’s stance on taking a proactive approach to heritage at risk, we consider this could be strengthened by the identification of existing heritage at risk, including non-designated heritage or parts of the conservation areas that may be in need of enhance. These - as we suggest below - could be the subject of specific enhancement proposals or policies to secure their adaptation and reuse. This would reflect a proactive approach.</p> <p>We welcome the production of the detail masterplan to support this neighbourhood plan and consider that, broadly, it contains proposals that will lead to the enhancement of the conservation area and the setting of listed buildings, should they come forward. We note, however, that policy AL3, B, a. aims to reduce street clutter. This is a positive move and is supported by Historic England’s advice in Streets for All: Works to Highways and the Public Realm in Historic Areas. Given that policy aim, however, we suggest that the supporting masterplan review its design approach to signalised pedestrian crossings at the junction by the church, and consider whether these should be zebra crossings instead, which are less visually intrusive. We also note that the carriageway width is proposed to be reduced to 6.3m. This is still considerably wider than the 5.5metre recommended width for streets with regular buses and HGV movements set out in the government’s guidance Manual for Streets 2. Reducing it to 5.5m would enable much more generous and safe pedestrian spaces, as well as the potential for more effective green infrastructure and planting.</p>	<p>I don’t think we have a specific list of such assets at this stage so would need to be included as an action at this point.</p> <p>Masterplan is a ‘direction of travel’ as opposed to an absolute and would need to be reviewed as projects come forward. Masterplan was developed to reflect resident and trader views</p>
34.	5	AL6	<p>Policy AL6: suggest rewording clause C to the following: “The Holy Well in Bedmond is identified as a non-designated heritage asset. Proposals affecting the non-designated heritage assets will be determined based on national planning policy.” This is to avoid confusion regarding terminology</p>	<p>Reword as noted.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>and indeed readability, as ‘designated heritage asset’ is a formal term as defined in the NPPF.</p> <p>This section should also make reference to the Abbots Langley Local List: https://www.threerivers.gov.uk/services/planning/heritage-urban-design.</p> <p>With reference to Policy AL6, D, a., we note that it refers to relevant conservation area appraisals. Both appraisals for the relevant areas are now over 10 years old, with Hunton Bridge’s dating from 2008. The 1990 Act requires local authorities to review their areas and publish proposals for their conservation and enhancement “from time to time”. This is generally considered to be every 5 years, and we therefore suggest that these appraisals are updated, to ensure they provide a robust evidence base for the policies and proposals in this neighbourhood plan, as well as forthcoming local plan development.</p>	<p>Included</p> <p>Noted – and include as a specific Action. Add in the Design Guidance here in the policy which addresses these areas to an extent.</p>
35.	1	AL7	<p>Criteria C (a) and (b) may be too generic - What exactly constitutes the area “around” the library and St Saviours Church. This may be difficult for Development Management to judge.</p> <p>Criterion D – what areas is this policy criteria relating too? Character areas? – This should be set out more clearly. Also we are now past 2024, so should the Breakspeare Special School site have the 2024 caveat. This 2024 caveat should also be explained</p> <p>Is there a definition of “historic building” within the NP? There should be more focus on designated/non-designated heritage assets.</p> <p>At the moment the Criterion H states “Proposals which result in the loss of existing local neighbourhood convenience shops (Use Class F2)”. Criterion</p>	<p>Reference to the Masterplan mapping provided.</p> <p>Amended</p> <p>Amend to ‘heritage asset’ (which incorporated designated and non)</p> <p>Removed this part of the clause.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			H needs to be clearer on whether it relates to a change of use to a non-commercial use such as residential, because H(b) sets out that consideration should be given to other alternative commercial uses, but the start of the criterion says specifically about loss of F2 (an alternative commercial use would also result in a loss of F2)	
36.	2	AL7	Public Health. is pleased to see the inclusion of Policy AL7 which seeks to retain and enhance the vitality and viability of local centres. Local Centres have a key role for the local community. In addition to this, Public Health is pleased to see the justification for Policy AL7 has considered markets, within the village centre, as a means to provide an opportunity for access to healthy food.	Noted.
37.	HCC property	AL7	Policy AL7 C (d) and text in Chapters 8, 10 and 12 referring to the current Breakspeare School Site. The County Council as landowner notes the Abbots Langley Neighbourhood Plan (ALNP) Pre-Submission (Regulation 14) Version suggests the site of the existing Breakspeare School could be used for a mixed development, including community facilities, once the school relocates to its new site in Croxley Green. However, to date the County Council has made no decisions regarding the future use of the site, nor has the site been declared surplus to their requirements. Once a confirmed date for the school relocation is known, consideration will be given to whether other County Council services have a requirement that the site could support. Only if there are no requirements will proposals for a sale to achieve best value be considered.	Noted.
38.	1	AL8	In criterion B (or successor document) should be added, in case the Hertfordshire County Council Highways Signage Guidance (2012) is superseded.	See Ref 39

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
39.	2	AL8	<p>Transport. It is recommended that the Policy should include some minor amendment, as follows, as the guidance document referred to in the policy justification has been superseded:</p> <p>The signage for visitor attractions and facilities should be clear and further detail is provided in the Place & Movement Planning and Design Guidance for Hertfordshire Part 4 Hertfordshire County Council Highways Signing Guidance, 2012, which includes the criteria for brown tourist signs.</p>	
40.	1	AL9	It is considered that the policy complies with the Core Strategy, particularly policies CP7, CP10 and CP12.	Noted.
41.	2	8.22	<p>Transport. It is recommended that the Policy justification should include some additional text, as follows:</p> <p>Sustainable modes of transport – providing infrastructure to encourage cycling, such as safe storage and access for electric vehicles, <u>bus provision, timetable displays and information to assist visitors and residents.</u></p>	Added in.
42.	1	AL10	Within the trees and woodlands section it says “no loss of, or damage to, existing trees or woodlands during or as a result of development”. This is not practicable, particularly as one can remove a non-protected tree at any time. This should be amended to be more similar to Policy DM6 of the DMPLDD, which states a preference for retention of as many trees as possible and that existing trees will be safeguarded.	The group consider that trees are a particularly important feature locally and therefore should be safeguarded. The importance of trees is noted in the NPPF. Clause B (ii) goes on to describe what can be done if there is loss is unavoidable and has been strengthened to seek additional trees. This will also contribute to biodiversity aims.
43.	2	AL10	Public Health is pleased to see the inclusion of the Plan’s landscape-led approach to retain and enhance existing green infrastructure in new developments in Policy AL10. It recommends that new open spaces should	Noted.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			be functional so that they can meet different community needs and attract wider users.	
44.	1	AL11	<p>Amend Clause A to: of “Proposals would be particularly supported where biodiversity net gain units are delivered on-site. If not delivered on site, Biodiversity Net Gain requirements from development within the neighbourhood plan area, should where possible be delivered within the parish”.</p> <p>Criterion B does not add anything new from national legislation, so should be deleted. BNG (and associated requirements etc) will be referred to in the emerging Local Plan.</p> <p>Biodiversity opportunity areas are mentioned in the policy a couple of times, but not explained or defined in the NP?- This needs addressing.</p> <p>There could be mention of the emerging LNRS, particularly that proposals incorporating strategies within the parish identified by the LNRS would be supported - https://www.hertfordshire.gov.uk/about-the-council/how-the-council-works/partnerships/herts-nature-recovery-partnership/hertfordshire-nature-recovery-partnership.aspx - this could replace the ill-defined “biodiversity opportunity areas”.</p> <p>Nature 12 Standards is not defined or explained in any further detail. Further justification/explanation is needed. Maybe also add (and any successor document)</p>	<p>Amended</p> <p>Noted and removed.</p> <p>Include description in supporting text and point to Aspirational Project 5, which would identify such sites. PC action on this. Warner Bros work at Gypsy Lane as an example (It’s a LGS, Horses Field too – wildflowers/cattle).</p> <p>Included in supporting text.</p> <p>Explained in supporting text.</p>
45.	2	AL11	Local Lead Flooding Authority. would add that the provision of open, permanently wet SuDS features can provide habitat for various species. Most SuDS can be vegetated to provide habitat for a range of wildlife.	Noted – this is included in the Design policy.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			Public Health. is pleased to see that Policy AL11 requires soft landscaping to be included within new developments to reduce air pollution from vehicle emissions. Measures which reduce vehicle speed and volume of traffic to reduce emissions are also supported by Public Health.	
46.	6	AL11	In addition to well-designed homes, Taylor Wimpey are committed to the delivery of a minimum of 10% biodiversity net gain. The layout which has been designed for Land at Woodside Road respects existing green infrastructure. The objective of retaining and enhancing existing habitats where possible is already a key principle of the proposals in line with this emerging policy.	Noted.
47.	1	AL12	The views are shown on a map in Figure 15 of the NP, which is helpful. However, Appendix F Is not clear on how these views were selected and on what basis (i.e a detailed methodology). It is important that a detailed rationale for the views is included within the Appendix. Examples of this can be provided on request. Additionally, the description of some of the views could be expanded to emphasise the key attributes or features of the views and the potential impacts of losing the view.	The process has been described in the Appendix.
48.	1	AL13	Comments on specific Local Green Space designations provided.	Noted. Comments have been actioned.
49.	2	AL13	Public Health. supports Councils that seek to protect significant green spaces from development. It is pleased to see that Policy AL13 designates 17 sites at Local Green Spaces within the Neighbourhood Plan.	Noted.
50.	1	AL14	The wording/formatting of criterion A(c) needs reviewing. Perhaps it could remove “of the facility”.	Noted and amended Reinstated into the policy.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			Previous Criterion B has been removed. You should consider adding this criteria back in to the policy, as it provided an expansion on existing Local Plan policy DM12.	
51.	2	AL14	Public Health is pleased to see the inclusion within Policy AL14 of a requirement for new developments to meet the local need for sport, identified in the Three Rivers Sport and Recreational Facilities Assessment. It is positive to see that the Neighbourhood Plan refers to Sport England's design guidance for design.	Noted.
52.	11	AL14	<p>Section 10.9 does state that "additional senior and mini football facilities" would be supported by the local community but gives no indication as to potential responses in terms of additional provision. Creating a full size 3G astroturf within Abbots Langley, or converting the lightly used courts at Manor House, would respond to the evident local need.</p> <p>** Abbots Youth suggests that the ALNP should include a commitment to providing additional community facilities for sports including football and for ALPC to commit to actively support the growth of our local community football clubs. Specifically, we would like to see sport facilities being included in Chapter Twelve's 'Aspirational Projects' section.</p> <p>Section 10.9 of the ALNP (and the Abbots Langley Village Centre Masterplan) outlines support for the provision of purpose-designed storage units for sports equipment near to existing pitches. We look forward to the detail and actions on this becoming evident – whenever we have enquired about dedicated storage facilities at Manor House, for example, we have met with hostility rather than support.</p>	<p>The value of 3G provision is understood, notably in the context of impact of climate change/ changing weather patterns on grass pitches. Plus the cost of maintaining grass pitches as a result of climate change. This could justify looking for an area to develop an astroturf pitch as an alternative.</p> <p>This has been noted in para 10.9</p> <p>A non-policy action has been added for the PC to liaise with local sports organisations and TRDC in relation to the emerging Local Plan and potential site allocations, which could deliver this sort of facility / use of developer contributions.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			** Abbots Youth suggests that more detail is provided in Section 10.9 including specific projects and timelines.	
53.	1	AL15	<p>Criterion B - It is advised that this paragraph is deleted. Given that TRDC is a CIL authority, S106 agreements are primarily reserved for purposes such as BNG and affordable housing provision. Applying for CIL funding is likely to be the best route for securing allotment space, and this is done outside of the planning process, and as such would not be listed within a neighbourhood plan policy. Having said this, there may be some scope for on-site provision of allotments within strategic sites (circa 500 dwellings), although it is worth considering that on-site provision of allotments may reduce other planning gains such as affordable home provision or other infrastructure being delivered (as a result of viability).</p> <p>The demand/need for allotments should be more robustly justified and evidenced within the justification section.</p> <p>It is also considered that the policy complies with the Core Strategy, particularly criterion k of Policy CP1 relating to protection and enhancement of existing community, leisure and cultural facilities and Strategic Objective 11 relating to healthy lifestyles.</p>	<p>The clause has been recast as a new Clause A.</p> <p>There is a demand – current waiting list: ranges from 36 people to 50 (equates to a roughly 2-3 year wait). 127 sites available.</p> <p>Also community garden is included as an Aspirational Project, which could be shared growing space.</p> <p>Add to conformity reference.</p>
54.	2	AL15	Public Health. The Neighbourhood Plan identifies the importance of local food growing opportunities. Public Health is pleased to see the inclusion of	Noted.

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			Policy AL15 which protects the loss of allotment spaces and the creation of allotments/community growing spaces in major developments.	
55.	1	AL16	Potential spelling mistakes “licenses premisses” in criterion A – Should it be licensed premises’?	Amended.
56.	1	AL17	It is considered that the policy complies with the Core Strategy, particularly criterion k of Policy CP1 relating to protection and enhancement of existing community, leisure and cultural facilities...	Noted.
57.	1	AL18	<p>It is considered that the policy generally conforms with the Local Plan, particularly Policy PSP2 (m) which partly relates to the expansion of existing schools and/or provision of new schools meet identified needs in the Key Centres (such as Abbots Langley).</p> <p>However, there appears to be duplication of existing Local Plan policies (relating to highway safety, impact on amenity etc). It is recommended that the policy is amended to make it less generic and more nuanced to education-based development as advised by the independent review.</p>	<p>Noted.</p> <p>Amended slightly to be more locally focused. The review has not yet taken place.</p>
58.	2	10.27	School Planning. The Neighbourhood Plan raises concern about meeting primary demand locally, but our records indicate that demand within the area has fallen in recent years. School Planning forecasts demand to continue to reduce in the interim. Whilst new housing could increase demand in the future, the Service has secured provision to ensure education demand can be met locally.	
59.	2	10.28	It is noted that reference to forecast figures, particularly from 2014/15, are now very dated and therefore could be misleading. Furthermore at present demand across the wider south-west of Hertfordshire is met within the existing schools, in the interim it will continue to be a close match between demand and places available but School Planning expects demand to fall at secondary before demand from new housing arises in the future. HCC, as Education Authority, has a statutory duty to secure sufficient school places	Text has been amended as suggested.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>for every child living in the county, and ensure sufficient sites are secured to meet long-term demand based on housing proposals in TRDC and neighbouring authorities. It is recommended that the text be amended.</p> <p>In respect of an additional secondary school, referred to at paragraph 10.28, School Planning has responded to the Regulation 18 consultation stage of TRDC’s local plan, stating that a site should be included for secondary provision in the vicinity of Abbots Langley. The Service will review this position once the Regulation 19 consultation is published, to ensure sufficient sites are secured to meet long-term demand based on housing proposals in TRDC and neighbouring authorities.</p>	
60.	1	AL19	<p>Criterion C – Is there a definition or map of the “ancient lanes”? It may be difficult to distinguish what an ancient lane is, so this needs to be clarified. Also, what is meant by a “detrimental impact”? (highway safety concerns, impact on character etc?). It is advised to shorten this sentence to something similar to “<i>The network of ancient lanes across Abbots Langley shall be protected or enhanced where possible</i>”.</p> <p>Criterion E – Whilst it is noted that the wording for Criterion E is based off the comments from the Independent Review, TRDC have some concerns. Firstly, it is considered that the threshold of 50 is very low (due to viability reasons). Secondly, TRDC is a CIL authority, which means that S106 contributions are mainly sought for affordable housing or for on-site infrastructure on strategic sites of over 500 dwellings, such as for a school or medical centre etc. CIL is a charge that all relevant development has to pay towards, and this money essentially goes into a “pot”, which is bid on. It is up to bodies and infrastructure providers such as Herts County Council to apply for CIL funding to use for infrastructure projects etc. It is not</p>	<p>Additional detail added into the supporting text.</p> <p>Amended.</p> <p>Amended as per HCC comments – see Ref. 62</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>considered appropriate for a Neighbourhood Plan to dictate to HCC what to spend CIL money on. As such, this Criterion needs amending to potentially something similar to “ <i>In respect to strategic-scale developments, financial contributions via a S.106 agreement may be required to establish new or extended local bus routes that could sustainably connect the development with employment and shopping centres, education, recreation facilities and transport interchanges. To encourage the use of buses, contributions should include (as may be relevant), the provision of bus shelters with seating and ‘countdown’ bus information displays”</i></p>	
61.	2	AL19	<p>Public Health - Welcomes Policy AL19 which seeks to create safe walking routes throughout the Parish by maintaining and improving access to encourage safe and healthy exercise, encourage designing in active travel and public transport in new developments, and will also improve local air quality.</p> <p>Public Health make the following recommendations regarding the policy:</p> <ul style="list-style-type: none"> -walking routes should be well-lit, clear of obstacles and sign posted; -wide crossings are built on the same level which are well-lit and landscape to create safer crossings for residents; -policies should prioritise public transport in road layouts over cars to reduce travel times and make using public transport more appealing. -Landmark buildings also play an important role to help people navigatetheir journeys; -signs and seating on walking routes should be used to encourage more people to walk; -it is strongly recommended that that Sport England’s Active Travel Guidance should be included in Policy AL19 as a requirement for all new 	<p>Noted.</p> <p>This has been incorporated into the policy.</p>

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			<p>developments. We recommend the checklist in the Active Design guidance should be used for informing the design and consideration of the planning application e.g., as part of the Health Impact Assessment or Design and Access Statement.</p> <p>-Policy AL19(A) is recommended to include the following text to encourage people to walk and cycle to open spaces rather than travel by car, to reduce car emissions and increase physical activity:</p> <p>A. To encourage healthy lifestyles and ensure that residents have a choice of sustainable means of travel to access local destinations such as community buildings, employment, schools, shopping facilities, public transport interchanges, <u>open spaces</u> and other important facilities, development proposals should provide directly, or via financial planning obligations, safe pedestrian and cycle, both on- and off-site, to link up with the existing and proposed footpath and cycleway network defined on Figures 22 and 23.</p>	
62.	2	AL19	<p>E:</p> <p>In respect of developments or phases of development of 50 or more homes, financial contributions via a S.106 agreement or the Community Infrastructure Levy should be sought by the County Council HCC should consider seeking planning obligations towards the delivery of improvement works to bus stops under S278 (i.e. offsite highway works by the developer rather than a contribution) wherever possible. Such improvements should, where applicable, include raised kerbs (also known as Kassel kerbs), in addition to or as the sole measure, to ensure bus stops are accessible for all users. to help establish New or extended local bus routes that could should sustainably connect the development with</p>	

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			employment and shopping centres, education, recreation facilities, <u>health care facilities</u> and transport interchanges. To encourage the use of buses, contributions should include, as may be relevant, <u>accessibility measures</u> , the provision of bus shelters with seating and ‘countdown’ bus information displays.	
63.	2	11.12	Add to the end: TRDC LCWIP has been through public consultation in July 2023 and is in the process of being finalised for adoption later this year (2025). This has identified 5 priority routes across the district to develop and improve for the future. More information can be found at Three Rivers Local Cycling and Walking Infrastructure Plan Hertfordshire County Council .	Added.
64.	4	AL19	<p>Our client acknowledges the importance of the aim behind this policy (to ensure sustainable and healthy travel options).</p> <p>Policy does not go far enough in acknowledging the major benefit of locating employment facilities in close proximity to existing housing developments in Key Centres (as Abbots Langley is defined in the settlement hierarchy of the adopted Core Strategy) to help reduce out commuting, especially out commuting towards London given its close proximity. Propose reword to:</p> <p><i>“To encourage healthy lifestyles and ensure that residents have a choice of sustainable means of travel to access local destinations such as community buildings, employment, schools, shopping facilities, public transport interchanges, and other important facilities, development proposals should provide, either directly or via financial planning obligations, safe pedestrian and cycle routes, both on- and off-site, that link to the existing and proposed footpath and cycleway network. In</i></p>	<p>Employment has to be compatible with other uses, such as residential.</p> <p>Suggest retain as is, as the proposed addition is outside the scope of what the policy is trying to achieve.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<i>addition, proposals that promote the integration of employment facilities within or near existing housing developments to reduce the need for out-commuting should be encouraged to support a more sustainable and connected community..."</i>	
65.	5	AL19	If you are concerned about the impact of high levels of traffic through your area the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you.	Make reference to this in the document.
66.	2	AL19	Transport. It is recommended that this paragraph refers to encouraging more sustainable travel choices to railway stations and local amenities were possible, to reduce the need for additional car parking spaces.	Added.
67.	1	AL20	It is considered that the policy is in general conformity with the District's Local Plan documents.	Noted.
68.	1	Chapter 12 projects	<p>A number of Projects have been included in the Plan. They are clearly distinguishable from the planning policies and accompanied by detailed explanations.</p> <p><i>Project 1: Sunnyside Community Food Production and Training Project</i></p> <p>There is currently no Local Plan policy for community food production. However, the project is supported in principle as training and employment opportunities (including those with disabilities) should be maintained and enhanced.</p> <p><i>Project 2: Using aerial photography to measure factors affecting climate change across the Parish</i></p> <p>Climate change will have significant impacts on the neighbourhood plan area, wider district and beyond, which will need to be responded to. It is</p>	Noted.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>important to try and reduce and mitigate impacts of climate change as far as possible. Therefore this aspirational project is supported in principle.</p> <p>Project 3: A Master Plan for Abbots Langley Village Centre</p> <p>There is no relevant Local Plan policy regarding local masterplans, however, there project is supported in principle.</p> <p>Project 4: Community Affordable Housing Scheme, including community self-build, community custom-build and community land trusts</p> <p>Improving the supply and standard of affordable housing in neighbourhood plan area (and wider district) is supported in principle.</p> <p>Project 5: Measures to enhance biodiversity and wildlife corridors in the Parish</p> <p>Protecting of biodiversity and improvement of connectivity between key biodiversity and nature assets is supported in principle.</p> <p>Project 6: Planning the completion of the off-road cycle and footpath networks and other measures to assist with the decarbonisation of private transport</p> <p>Improved and integrated transport systems, including sustainable travel opportunities such as walking and cycling are supported in principle.</p>	
69.	2	12.28	<p>Early Years. welcome a dialogue on mixed development opportunities to explore how to utilise valuable facilities and services to better serve the local community.</p>	Noted. The PC will pursue this.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
70.	2	12.48	Transport. It is noted that HCC is working with TRDC, with their current EV rollout, to identify areas of need for on street EV charging points and to ensure they meet with HCC's siting criteria. Further information on the HCC EV Electric vehicle charging in Hertfordshire Hertfordshire County Council .	Noted.
71.	6	Chapter 12 Projects	The 'Aspirational Projects' set out in Chapter 12 of the Neighbourhood Plan are noted. Taylor Wimpey is already considering the delivery of local infrastructure improvements such as a new or upgraded war memorial, connecting adjacent Woodside Road dwellings to the foul drainage network and improving High Elms pedestrian crossing. Nonetheless, Taylor Wimpey will continue to review the 'Aspirational Projects' and will keep under consideration if appropriate contributions can be made towards a project that is sufficiently related to the planning application.	Noted.
72.	SM	Chapter 12 Projects	The aspirational projects will move the indicative style into the next phase of the development of Bedmond and if treated sensitively will enhance the gentle and quiet aspects of the village which sits in its landscape unchanged yet quietly shifting forward to accommodate the next years of development. (i am of the strong opinion that the Data Centre planned for the site adjacent to the M25 in Bedmond is - long term - visually and physically destructive)	Noted.
73.	SM	Non Policy Actions	should be seen and recognised - protected and enhanced where possible. They could easily be over looked and this could be a mistake where they will cause radical change	
74.	HCC	Design Guidance	The Abbots Langley Design Guidance and Codes are well thought through and documented with sensitivity to an area which should be preserved for its historic references and unique setting. While the references are subtle they are important as they retain links with the relationship to the land and its natural materials and tonal qualities. The photographs serve to focus the colour palette and the vernacular styles indicative of the landscape	Noted.

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
75.	2	General	<p>Public Health seeks to support the making of Neighbourhood Plans by providing consultation feedback to ensure that they comply with national and local policy and guidance, whilst also improving the health and wellbeing of Hertfordshire residents.</p> <p>Public Health recommends that a Health Impact Assessment (HIA) should be conducted during the preparation of the Neighbourhood Plan to ensure that health and wellbeing are fully considered. This will ensure that the Neighbourhood Plan policies optimise health benefits. It also recommends the inclusion of a HIA policy in the Neighbourhood Plan to ensure that new developments are not creating any health inequalities through poor design. For more information on HIA please refer to our website: The role of Public Health in planning Hertfordshire County Council.</p> <p>It is important that planning policies consider access to healthier food in planning application decisions. Having a healthy food environment is important for achieving healthy communities. Neighbourhood Plans provide an opportunity to create places that enable people to have a healthy weight by supporting healthy diets and healthy food provision. There are a range of policies that can help create healthy food environments such as:</p> <ul style="list-style-type: none"> • Promoting local food growing opportunities • Hot food takeaway management zones • Hot food takeaway retail management policy • Restricting unhealthy food advertising <p>Public Health is pleased to see a variety of health-related policies embedded in the draft Neighbourhood Plan. It is clear to see that the Parish Council have a good understanding of how the planning system can positively shape our environments to improve health inequalities through</p>	<p>Noted.</p> <p>The Design Guidance and Code embeds these principles.</p> <p>Noted.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Neighbourhood Plans. It is hoped that the recommendations, provided above, will help strengthen the proposed policies to achieve healthy places for residents, which will prevent health inequalities and reduce pressure on health and social care services.</p> <p>HCC Public Health recommends that hot food takeaway premises should be located away from places that are regularly visited by younger people such as schools and consideration should be given to the proximity to other community uses where the residents can be vulnerable, for example refuges and temporary accommodation for the homeless. HCC Public Health support adopting a 400m hot food takeaway management zone around these areas (schools and community assets), whereby new proposals for hot food takeaways would be refused, to prevent any adverse harm and support healthier lifestyles. The inclusion of this policy would support paragraph 97 of the NPPF.</p> <p>Reference to:</p> <ul style="list-style-type: none"> • 'Hertfordshire Health and Wellbeing Planning Guidance'; • Public Health England's 'Spatial Planning for Health' evidence resources • NHS England 'Putting Health into Place, 10 Principles' Guidance document 2019; and • TCPA's 'Planning for Healthy Places' guidance document 2024. <p>These documents set out our expectation in terms of the delivery of healthy development and communities and focusses on the principle of 'designing in' health and wellbeing as an essential part of the planning process. In doing so, this recognises the wider determinants of health as a diverse range of social, economic, and environmental factors which influence people's mental and physical health.</p>	<p>This is now required at national policy level.</p>

Ref	Who ?	Page/para/policy	Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Flooding: It is recommended that opportunities for SuDS retrofit are taken within the Neighbourhood Plan.</p> <p>Transport: The Highway Authority's primary interest in the Neighbourhood Plan is in relation to its approach to highway and transport matters. HCC aims to provide a safe, efficient and resilient transport system that serves the needs of businesses and residents across Hertfordshire and to minimise impact on the environment. Transport's comments, summarised above, reflect HCC's commitment to moving towards more sustainable modes of transport and movement as set out in the Hertfordshire LTP.</p>	Noted.

TRDC Local Green Space comments:

Primrose Hill Playing fields

Is close to the community it serves, locally significant through its recreational value and is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF. However, it must be noted, that the site is designated as "open space" as part of the current Three Rivers Local Plan, which is not signified in Appendix F.

SG Comment: This has been amended.

Longspring Wood Grounds

Is close to the community it serves, locally significant through its recreational, wildlife and tranquillity value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation conforms with the NPPF. The site is also within the Metropolitan Green Belt, which is not listed as a "designation".

SG comment: Amended.

Bedmond playing fields

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. However, the LGS allocation should not include buildings or hardstanding within the wider site. It is then considered that it would conform with the NPPF. The site is also within the Metropolitan Green Belt and designated as “open space” as part of the current Three Rivers Local Plan, which is not listed as a “designation”.

SG comment: Amended.

Bell Lane (TRDC owned)

The reasoning for designation may need to be justified further due to the small size of this designation. There are concerns that this may not be a suitable LGS allocation given its size. Additionally, only part of the verged area appears to be mapped as a LGS, which may cause confusion as to how much of the verge is allocated as an LGS. The site is also within the Metropolitan Green Belt, which is not listed as a “designation”.

SG comment: Mapping has been amended. Whilst a small space, this is a much valued and well-cared for space in Bedmond and is considered to meet the criteria.

Manor House Grounds

Is close to the community it serves, locally significant through its recreational and historical value, is local in character and is not an extensive tract of land. However, the LGS allocation should not include buildings or hardstanding (including tennis courts) within the wider site. Following amendment to the mapping, it is then considered that it would likely conform with the NPPF. However, it must be noted, that the site is designated as “a site of archaeological interest” and “open space” as part of the current Three Rivers Local Plan, which is not signified in Appendix F.

SG comment: Amended. The map has been slightly revised to remove the buildings, however the tennis courts are intrinsic to the local green space and are retained.

Millennium Gardens

The reasoning for designation may need to be justified further. There are strong concerns that this may not be a suitable LGS allocation given its size and that a significant proportion of the allocation consists of hardstanding (in the form of paving).

SG comment: Whilst small, this is a much treasured space in the village. Additional historic information has been provided.

Kitters Green

Is close to the community it serves, locally significant through its recreational and historical value, is local in character and is not an extensive tract of land. However, the LGS allocation should not include hardstanding and further justification are required with regards to its beauty and wildlife value (or these removed). Amend map to remove the road Info board, historic sheep pen located here.

SG comment: The road and sheep pens for part of the space and are retained. National policy allows for works required to roads to be completed, even within a local green space. The sheep pen is one of the historic features of the site.

Tanners Wood (TRDC owned)

Is close to the community it serves, locally significant through its recreational and wildlife value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF. However, the site is also a Local Wildlife Site, which is not listed as a “designation”.

SG comment: Amended.

Hazelwood Lane/Upper Highway (7 spaces) (TRDC owned)

Some of the smaller parcels of land need further individual explanation and justification as to why they are locally significant and used recreationally. There are concerns that not all of the parcels of land identified are appropriate. It may also be helpful to identify them as a, b, c etc so that they can be identified and justified individually. Additionally, the mapping of the LGS should not include any hardstanding (including parking areas) or buildings.

SG comment: the spaces identified form an intrinsic part of this housing estate and were part of the original design to give a sense of openness and provide communal spaces for the residents. The SG are minded to retain the space.

Tanners Hill Green (TRDC owned)

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF.

SG comment: Noted.

School Mead Green

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF. However, the mapping should not include parking areas. The site is also currently designated as an open space, not stated in Appendix F. Strip on edge needs to come off the map (school mead)

SG comment: The park strip has been removed from the map. Description amended.

Abbots Langley Horses' Field (TRDC owned)

Is close to the community it serves, locally significant through its recreational, wildlife (and maybe historic) value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF. The site is also currently designated as an open space and is located within the Green Belt, which is not stated in Appendix F under designations.

SG comment: Amended.

Leavesden Country Park (TRDC owned)

Whilst the site is close to the community it serves and is locally significant, the allocation consists of an extensive tract of land and includes a variety of hardstanding (including roads) and buildings within the mapped area. Further consideration is required with regards to how to present this large LGS and given the existing designations, whether an LGS designation is even required.

SG comment: Following discussion, the SG are minded to retain this important space as a Local Green Space.

Leavesden High Road

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF.

SG comment: Noted.

South Way Playing Fields (TRDC owned)

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. However, the LGS allocation should not include buildings or hardstanding within the wider site. Following amendment to the mapping, it is then considered that it would likely conform with the NPPF. However, it must be noted, that the site is designated "open space" as part of the current Three Rivers Local Plan, and is in the Green Belt, which is not signified in Appendix F (designations).

SG comment: The buildings and hardstanding form an intrinsic part of the space in terms of being demonstrably special for recreation. The designation is not considered to hinder their use or future expansion for such uses. Designations amended.

Langleybury Cricket Ground

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. However, the LGS allocation should not include buildings or hardstanding within the wider site. Following amendment to the mapping, it is then considered that it would likely conform with the NPPF. However, it must be noted, that the site is in the Green Belt, which is not signified in Appendix F (designations).

SG comment: The buildings and hardstanding form an intrinsic part of the space in terms of being demonstrably special for recreation. Designations amended.

Lower Field Warner Brothers

Is close to the community it serves, locally significant through its recreational and wildlife value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF.

SG comment: Noted.

Jacketts Field Allotments (TRDC owned)

Is close to the community it serves, locally significant through its recreational value, is local in character and is not an extensive tract of land. It is therefore considered that this LGS allocation likely conforms with the NPPF.

SG comment: Noted.

