

ABBOTS LANGLEY PARISH COUNCIL

ABBOTS LANGLEY NEIGHBOURHOOD PLAN 2025 TO 2041



Basic Conditions Statement

May 2025

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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Abbots Langley Neighbourhood Plan (ALNP).
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (as amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:
 - i. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - ii. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - iii. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - iv. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, (retained) EU obligations; and
 - v. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4. There are two further basic conditions which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.
- 1.5. This document sets out how the ALNP meets the Basic Conditions.

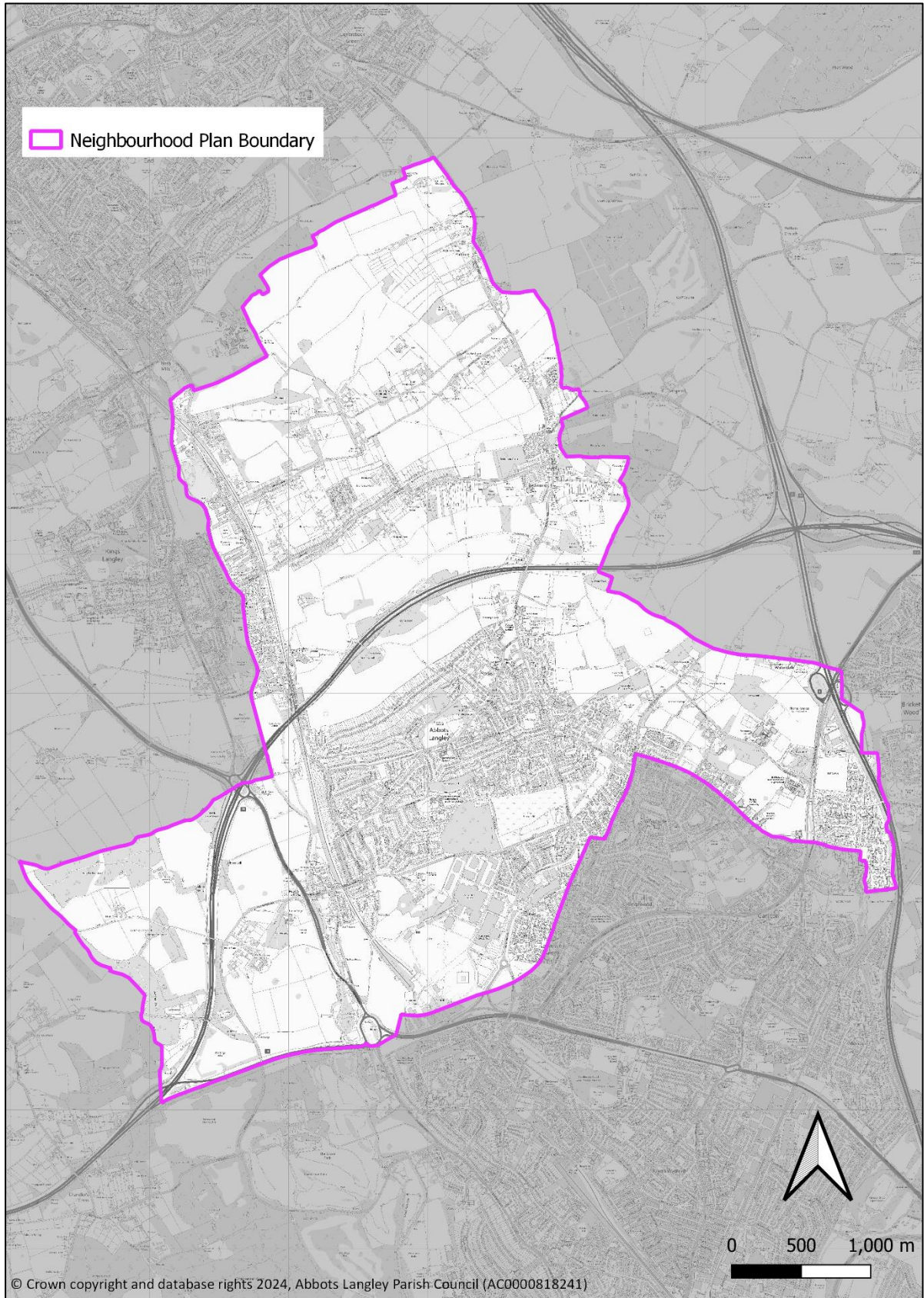
Supporting documents and evidence

- 1.6. The Submission Version ALNP, with its policies, is supported by a Consultation Statement, this Basic Conditions Statement and an extensive evidence base. It has also been subject to a Screening, organised by Three Rivers District Council (TRDC), to ascertain whether it requires a Strategic Environmental Assessment and/or a Habitat Regulations Assessment, and the Determination Statement is included as part of the accompanying documentation. Neither are required.
- 1.7. Alongside the planning policies, the ALNP contains a series of Aspirational Projects and other actions which fall outside planning policy. These are intended to contribute towards the achievement of the Plan's vision and could form the basis of the principles for the use of any developer funding and other monies arising from other planning obligations. They complement the Neighbourhood Plan document but are not a formal part of the Development Plan.

Key statements

- 1.8. The Neighbourhood Area shares its boundary with that of the Abbots Langley Parish (*Figure 1*).
- 1.9. TRDC designated the Abbots Langley Neighbourhood Area on 18 November 2014.
- 1.10. The ALNP sets out planning policies that relate to the development and use of land within the Abbots Langley Neighbourhood Area only.
- 1.11. The ALNP refers only to the administrative boundary of the parish. There are no other adopted Neighbourhood Plans that cover all or part of the Abbots Langley Neighbourhood Area.
- 1.12. The Neighbourhood Plan Steering Group has prepared the ALNP to establish a vision for the future of the parish. It has engaged with the community to set out how the vision will be realised through planning and controlling land use and development change over the plan period 2024 to 2038.
- 1.13. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

Figure 1: Abbots Langley Neighbourhood Development Plan designated area



2. Basic condition (i) - conformity with national planning policy

- 2.1. To meet this condition, it is necessary to demonstrate that the ALNP has regard to national planning policies and the advice contained in guidance issued by the Secretary of State. National policy and guidance are contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 2.2. It should be noted that the Neighbourhood Plan has been prepared in accordance with the NPPF, most recently revised in December 2024 (with additional minor revisions in February 2025).

National Planning Policy Framework

- 2.3. The NPPF has 13 key objectives which are:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high quality communications
 - Making effective use of land
 - Achieving well-designed places
 - Protecting Green Belt land
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals
- 2.4. This Basic Conditions statement explains how the ALNP policies contribute to meeting these objectives, where relevant, and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.5. The vision for the ALNP is shown in *Table 1*:

Table 1: Vision for the ALNP

In 2041, 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. The Abbots Langley Village Centre has been improved following proposals in the Masterplan.

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 public transport, pedestrian and cycle access have 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 cycle-paths, 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.

- 2.6. Eight objectives have been identified to support the vision and the planning policies are couched within these.

- 2.7. *Table 2* sets out each objective against the relevant NPPF goal.
- 2.8. *Table 3* provides further detail by setting out the policies of the ALNP and which specific paragraphs of the NPPF each has had regard to along with a commentary.

Table 2: Assessment of the ALNP objectives against NPPF (2024) goals

ALNP objective	Relevant NPPF goal
<p>OBJECTIVE 1: Influencing new developments to be sustainably sited and to 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.</p>	<ul style="list-style-type: none"> • Making effective use of land • Delivering a sufficient supply of homes • Conserving and enhancing the natural environment • Promoting healthy and safe communities
<p>OBJECTIVE 2: Supporting new development that 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.</p>	<ul style="list-style-type: none"> • Making effective use of land • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change • Promoting healthy and safe communities
<p>OBJECTIVE 3: Strengthening, supporting and promoting local economic activity in all retail, industrial, commercial and professional activities and maximise opportunities for tourism including the regeneration of the Grand Union Canal.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Promoting healthy and safe communities
<p>OBJECTIVE 4: Conserving 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. Maintaining as much as possible, the five distinctive statutory purposes of Green Belt policies in the Parish.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Protecting Green Belt land
<p>OBJECTIVE 5: Encouraging 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.</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities
<p>OBJECTIVE 6: Improving 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</p>	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities

<p>environment for pedestrians and cyclists as well as motorists.</p>	
<p>OBJECTIVE 7: Exploring the potential for viable renewable energy projects locally, serving and ideally owned by the local community.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Meeting the challenge of climate change, flooding and coastal change
<p>OBJECTIVE 8: Encouraging the production of local food including local farms, horticulture, community projects and private gardens/allotments</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities

Table 3: Assessment of how each policy in the ALNP conforms to the NPPF

Policy Title and Reference	NPPF Ref.	Commentary
POLICY AL1: SPATIAL STRATEGY: LOCATION AND SCALE OF DEVELOPMENT	7, 8, 29, 61, 73, 77, 82-84, 96, 98, 111, 124-126, 129, 130, 135, 142-160, 187	<p>A core principle of national policy is the need for the planning system to contribute to sustainable development. The NPPF states that plans should support strategic development needs as established in the adopted Local Plan and actively manage patterns of growth.</p> <p>Policy AL1 is an important policy in the context of the Neighbourhood Plan. It seeks to ensure that any development is directed to the most appropriate, sustainable locations, where there is easy access to the main village services and facilities. This will help to protect the wider landscape of the parish and safeguard against the coalescence of the individual settlements within the parish and also those nearby.</p> <p>It supports the development strategy set out in the adopted Local Plan and seeks to align with the new Local Plan.</p> <p>The policy supports the reuse of previously developed (brownfield land) where feasible and also bringing redundant / agricultural buildings back into use. The policy, attached great weight to the green belt, notwithstanding national changes to the way this – and grey belt land – is considered.</p> <p>This will contribute to sustainable development by ensuring that development takes place in the most appropriate places.</p>
POLICY AL2: HOUSING MIX	61-68, 71, 82-84, 156, 157	<p>National policy supports the delivery of homes that meet the needs of groups with specific housing requirements and the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Policy AL2 sets this out for the neighbourhood area, evidenced by a Abbots Langley Housing Needs Assessment and drawing on the findings of the Strategic Local</p>

		Housing Needs Assessment.
POLICY AL3: CHARACTER OF DEVELOPMENT	73, 77, 84, 96, 109, 129, 130, 131-140, 187,203	The NPPF states that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Policy AL3 is underpinned by the Abbots Langley Design Guidance and Code, which forms an integral part of the neighbourhood plan. It defines, at the local level, the character areas that make up the parish and how proposals should respond to the specific characteristics of each. An important aspect of this is ensuring that the rural edges of development are carefully considered, to ensure that planning applications contribute to and enhance the natural and local environment. Furthermore, that new development makes a positive contribution to local character and distinctiveness in the context of the historic environment.
POLICY AL4: DESIGN OF DEVELOPMENT	73, 77, 84, 96, 109, 129, 130, 131-140, 182, 187,203	The policy has a close relationship with Policy AL3 and also AL5. It sets out broad parameters for the parish that will contribute to the delivery of high quality, beautiful and sustainable buildings.
POLICY AL5: ENVIRONMENTALLY SUSTAINABLE DESIGN	131-140, 161- 167	National policy states that plans should take a proactive approach to mitigating and adapting to climate change. Notwithstanding the fact that many of these factors are dictated via building regulations, Policy AL5 takes a proactive approach to setting out the methods that applicants should seek to include within development proposals to support this national aim. The policy also sets out some general parameters for supporting community and renewable energy schemes, a renewed government priority.
POLICY AL6: HERITAGE ASSETS	135, 202, 203, 206, 207-217, 219	National policy states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Policy AL6 sets out how this can be achieved in Abbots Langley parish. In particular, it identifies a non-designated heritage

		assets, additional to those already recorded on the Local List held by TRDC.
POLICY AL7: ABBOTS LANGLEY VILLAGE CENTRE AND OTHER LOCAL CENTRES	85, 88, 89, 90, 96, 98, 101, 111a, 125	The village centre and smaller, local centres, contribute both to the local economy and also the social aspects of the area. National policy recognises this and encourages planning policies to achieve healthy, inclusive and safe places which, for instance, plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment. Policy AL6 complements this by setting out how the village and local centres can continue to be viable mixed-use spaces, enabling social interactions. It recognises the role that residential development can play in ensuring the vitality of village centres (notably on upper floors). It is supported by the Abbots Langley Village Centre Masterplan.
POLICY AL8: SUPPORTING RECREATION AND SUSTAINABLE TOURISM	85, 88, 89	The policy supports the national aims for enabling a strong economy, notably focussing on sustainable tourism and recreational opportunities. The parish is well-positioned near to a number of national tourism attractions to capitalise on the visitor economy, where this can be achieved sustainably.
POLICY AL9: A SAFE, ATTRACTIVE AND WELCOMING VILLAGE CENTRE	88, 90, 96, 98, 103, 105, 109, 131-141	Policy AL9 seeks to encourage improvements to the overall look and feel of Abbots Langley village centre, in line with the Village Centre masterplan. This will contribute to the national aim of achieving healthy, inclusive and safe places.
POLICY AL10: NATURAL LANDSCAPE AND	103, 136, 187, 188	This policy seeks to ensure that development proposals have carefully considered how they will mitigate their impacts on the natural environment and landscape and go further in contributing and enhancing it. It sets out the key features of the natural landscape that are particularly important and reflective of the area including trees and

ENVIRONMENT		hedgerows. It supports the use of wildlife-friendly features within developments.
POLICY AL11: GREEN AND BLUE INFRASTRUCTURE AND BIODIVERSITY NET GAIN	103, 136, 187, 188, 192, 193	Closely related to Policy AL10, this policy focusses on improving biodiversity locally, in line with national planning policy. In line with the Environment Act, the policy requires developments to deliver a biodiversity net gain of at least 10%, although at least 20% is encouraged in line with advice from the Wildlife Trusts. Where this cannot be achieved on-site, there is a desire for it to be delivered within the Parish in the first instance.
POLICY AL12: LOCALLY SIGNIFICANT VIEWS	131-135, 187	The policy identifies 15 views that have been identified as particularly important, for instance where they take in particularly valued landscapes and/heritage assets. This aligns with national policy, which supports neighbourhood planning groups in identifying the special qualities of each area and explaining how this should be reflected in development.
POLICY AL13: LOCAL GREEN SPACE	106-108, 153-160	The policy seeks to designate 17 local green spaces, which are demonstrably special to the local community, and which have been assessed against the national policy criteria.
POLICY AL14: PROVIDE, MAINTAIN AND IMPROVE PUBLIC FACILITIES FOR THE COMMUNITY	96, 98, 101, 103-105	National policy sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places and plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment. Policy AL14 supports this by setting out the specific needs of the community, supported by the justification text, and guarding against loss of important facilities.
POLICY AL15:	96, 98, 103	National policy states that access to a network of high-quality open spaces and

ALLOTMENTS AND COMMUNITY GROWING SPACES		opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Allotments contribute to this and Policy AL15 seeks to safeguard those that exist, while supporting the provision of new such space, in line with the proven need locally.
POLICY AL16: PROTECTION OF PUBLIC HOUSES	96, 98	Public houses contribute significantly to local life, providing opportunities for meetings between people who might not otherwise come into contact with each other. Such venues are under threat nationally, and this is demonstrated in the local area. The policy seeks to safeguard against the loss of public houses, contributing to achieving healthy, inclusive and safe places.
POLICY AL17: SAFEGUARD AND EXPAND EXISTING HEALTH SERVICES	96, 98, 101	National policy places significant weight on the importance of new, expanded or upgraded public service infrastructure – including health - when considering proposals for development. Policy AL17 supports this, supporting the retention of existing facilities and the expansion / provision of new ones where required to support a growing population.
POLICY AL18: SAFEGUARD AND EXPAND EXISTING EDUCATION PROVISION	96, 98, 100, 101	National policy notes that it is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. There are numerous schools in the parish and Policy AL18 supports their ongoing provision and sets out parameters against which new sites could be brought forward. The policy has received positive support from the Education Authority (Herts CC).
POLICY AL19: SUSTAINABLE TRAVEL	96, 105, 109, 110, 111, 115-117, 135	National policy supports the need to identify and pursue opportunities to promote walking, cycling and public transport use. Policy AL19 conforms to this idea by encouraging strong connectivity between development and ‘active travel’ networks. It sets out how proposals can achieve this in the local area. The policy also recognises the role of Roman roads and rural lanes, which relates strongly to Policies AL3

		(Character of development) and AL6 (Heritage Assets).
POLICY AL20: PUBLIC PARKING	109, 113	National policy supports the need to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists. Policy AL20 aligns with this approach, recognising that whilst a shift to more active modes of travel is optimum, some users will continue to be reliant on their private vehicle to access services and facilities. The policy supports the installation of EV charging points and cycle parking at these locations.

3. Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 7 that *‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*
- 3.2. For the ALNP, sustainable development has provided the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions’* (Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306).
- 3.3. *Table 5* summarises how the overarching ambitions and policies in the ALNP contribute towards economic, social and environmentally sustainable development, as defined in the NPPF. Many of the ambitions of the ALNP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 4: Assessment of the ALNP ambitions and policies against sustainable development

Deliver economic sustainability
NPPF definition – ‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.’
ALNP Objective: 3
<p>NP Policies:</p> <p>Policy AL7: Abbots Langley village centre and other local centres</p> <p>Policy AL8: Supporting recreation and sustainable tourism</p> <p>Policy AL9: A safe, attractive and welcoming village centre</p>
<p>Commentary:</p> <p>The Plan includes three policies aimed at encouraging a strong economy. These recognise the important role that the village centre and smaller centres have in supporting the economy and local community. The policies seek to retain their vitality and viability and encourage footfall through improvements to the public realm. A Village Centre masterplan has been prepared as guidance for Abbots Langley village. The parish already attracts significant visitor numbers and the plan includes a policy to optimise this sector, to encourage longer stays and associated economic input. In these ways, the Plan seeks to contribute to building a sustainable economy.</p>

Deliver social sustainability
NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’
ALNP Objectives: 1, 5, 6, 8
NP Policies: Policy AL1: Spatial Strategy: Location and scale of development Policy AL2: Housing mix Policy AL14: Provide, maintain and improve public facilities for the community Policy AL15: Allotments and community growing spaces Policy AL16: Protection of public houses Policy AL17: Safeguard and expand existing health services Policy AL18: Safeguard and expand existing education provision Policy AL19: Sustainable travel Policy AL20: Public parking
Commentary: <p>The NPPF underlines the importance of supporting strong, vibrant, inclusive and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.</p> <p>Policy AL1 sets overarching principles to ensure that development is directed to the most sustainable locations.</p> <p>The ALNP has been developed following significant community engagement over a prolonged period to understand local priorities to contribute to this national objective. Whilst the Plan does not seek to allocate homes at this time (as it had been considered and agreed with the local planning authorities that this would be adequately addressed through the emerging Local Plan process), it does focus on the type, mix, size, tenure and affordability of housing that should be supported in the parish, based on the findings of the local housing needs assessment, which offers a more nuanced picture compared to the wider strategic area.</p> <p>The Plan includes policies to provide the social, recreational and cultural facilities and services to address the community’s needs.</p> <p>A key principle of the ALNP is to support the sustainable location of new development. It supports active travel principles, whereby residents and visitors should have the opportunity to walk, cycle and ride safely if they choose. This will support healthier lifestyles and could also help to reduce local traffic on the roads.</p> <p>In these ways, the Plan aims to support social sustainability.</p>

Deliver environmental sustainability
NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy,’
ALNP Objectives: 2, 4, 7
<p>NP Policies:</p> <p>Policy AL3: Character of development Policy AL4: Design of development Policy AL5: Environmentally sustainable design Policy AL6: Heritage assets Policy AL10: Natural Landscape and environment Policy AL11: Green and blue infrastructure and biodiversity net gain Policy AL12: Locally significant views Policy AL13: Local Green Space</p>
<p>Commentary:</p> <p>Policies to celebrate, protect and enhance the natural, built and historic environment of the parish is an important element of the ALNP and conforms to the national aims set out in the NPPF.</p> <p>A locally distinctive Abbots Langley Neighbourhood Area Design Guidance and Codes has been developed and forms an integral part of the plan, underpinning many of the policies. It sets out expectations including in relation to local character, design, biodiversity and environmental considerations.</p> <p>In terms of local character, the plan seeks to consolidate all those elements that make the parish – and its individual communities distinctive. This includes the identification of an additional non-designated heritage asset and locally important views and viewpoints. The policies embed the need for high-quality, sustainable design that incorporate the principles to help mitigate climate change.</p> <p>The Plan maps out the green spaces and corridors locally that form a network of habitats, with a view to encouraging their protection, improvement and connection. Natural features distinctive to the parish are identified, to encourage their protection and for inclusion in the design of new development. In addition, a series of Local Green Spaces, considered to be demonstrably special to the community, are designated.</p> <p>The Plan emphasises the need to promote more sustainable modes of transport in order to reduce traffic congestion and carbon emissions, while supporting healthy lifestyles.</p> <p>In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of the neighbourhood area.</p>

3.4. As demonstrated in *Table 3*, the strategic objectives of the Plan are considered to comprise a balance of social, economic, and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4 Basic condition (v) - general conformity with the strategic policies of the development plan

- 4.1. The policies of the ALNP must be in general conformity with the adopted strategic policies of the adopted Local Plan:
- [Three Rivers District Core Strategy 2011-2026](#), (adopted October 2011) and sets out key planning policies for the district.
 - [Development Management Policies](#) (adopted) 2013)
 - [Site Allocations Local Development Document](#) (adopted 2014).
- 4.2. A new Local Plan to 2041 is being prepared. The Local Plan Regulation 18 consultation Part 4: Three Rivers' Preferred Local Plan Lower Housing Growth Option - Protecting More Green Belt Land ran from 27 October to 10 December 2023. The new Local Plan seeks to deliver 4,852 new homes over the period to 2041. However, this projected housing figure is being reviewed again in light of a potential new National Government housing target for the District of 13,300 houses.
- 4.3. The latest [Local Development Scheme](#) (December 2024), suggests that the new Local Plan will be published for consultation at Regulation 19 in February/March 2026 although following the Extraordinary Full Council Meeting on 7 January 2025, Members have agreed that officers should aim to publish the Regulation 19 draft plan by 7 November 2025. Examination is scheduled for summer 2026 and adoption anticipated at the end of 2026. Work on the neighbourhood plan has been mindful of its emerging content.
- 4.4. It is confirmed that there are no policies in the strategic documents relating to minerals and waste that are of relevance to the ALNP.
- 4.5. *Table 5* sets out which adopted Development Plan policies each ALNP policy conforms to, where Place-Shaping policies are prefixed with PSP and Core Policies with CP (within the Core Strategy, 2011).

Table 5: Relevant strategic policies in the adopted local plan

Policy Title and Reference	Adopted Three Rivers Policy	Commentary
POLICY AL1: SPATIAL STRATEGY: LOCATION AND SCALE OF DEVELOPMENT	Core Strategy: PSP2, CP1, CP2, CP11; Development Management Policies: DM2 Site Allocations Local Development Document: SA1	The Core Strategy (2011) identifies Abbots Langley as a Key centre and seeks to focus development within the built up urban area and on previously developed land. Policy AL1 accords with this and expands on it by providing additional broad parameters in terms of location of development, to ensure that sustainable locations are prioritised. Strategic policy applies great importance to the Green Belt and this is supported in the ALNP, bearing in mind national policy changes relating this this matter.
POLICY AL2: HOUSING MIX	Core Strategy: CP1, CP3, CP4	TRDC require housing proposals to take into account the range of housing needs, in terms of size and type of dwellings as identified by the Strategic Housing Market Assessment and subsequent updates. Policy AL2 provides additional evidence by way of the Abbots Langley Housing Needs Assessment, to set out specific needs within the parish.
POLICY AL3: CHARACTER OF DEVELOPMENT	Core Strategy: PSP2, CP1, CP12;	Strategic policy seeks to ensure that development proposals have regard to the local context and conserve or enhance the character, amenities and quality of an area. Policy AL3 is underpinned by the Abbots Langley Design Guidance and Codes, which set out what this means in practice at the neighbourhood area level.
POLICY AL4: DESIGN OF DEVELOPMENT	Core Strategy: CP1, CL2, CP12; Development Management Policies: DM1, DM8, DM9, DM10, DM13	TRDC promote a high standard of design. Policy AL4 provides additional detail as to how this can be achieved in the parish, including the incorporation of sustainable drainage and mechanisms to enable homes to suit different ages and abilities. It is underpinned by the guidance contained in the Abbots Langley Design Guidance and Codes.

POLICY AL5: ENVIRONMENTALLY SUSTAINABLE DESIGN	Core Strategy: CP1, CP12; Development Management Policies: DM4, DM5	The Core Strategy (2011) includes broad clauses to tackle climate change. Policy AL5 expands on these with specific measures that should be considered within development proposals. It also provides some broad parameters against which community and renewable energy schemes should be considered.
POLICY AL6: HERITAGE ASSETS	Core Strategy: CP1, CP12; Development Management Policies: DM3	Strategic policy seeks to conserve and enhance natural and heritage assets. Policy AL6 provides additional detail on how this can be achieved locally, including the identification of a non-designated heritage asset.
POLICY AL7: ABBOTS LANGLEY VILLAGE CENTRE AND OTHER LOCAL CENTRES	Core Strategy: CP1, CP6, CP7	Abbots Langley is considered a District Centre in adopted policy, comprising a varied but more limited range of shops and services and serving a smaller catchment area. Policy AL7 updates strategic policy and provides a set of criteria more nuanced to the specific needs of the village centre, and also small local centres.
POLICY AL8: SUPPORTING RECREATION AND SUSTAINABLE TOURISM	Core Strategy: CP1, CP6	Policy CP6 sets out broad principles for supporting a prosperous local economy. Policy AL8 supports this, identifying the tourism sector as particularly important to optimise in Abbots Langley, bearing in mind its proximity to a number of national visitor attractions.
POLICY AL9: A SAFE, ATTRACTIVE AND WELCOMING VILLAGE CENTRE	Core Strategy: CP1, CP12	Strategic policy seeks to make a clear distinction between public and private spaces and enhance the public realm; and ensure that places, spaces and buildings are accessible to all potential users, including those with mobility difficulties. Policy AL9 adds to this in the context of Abbots Langley village centre and is informed by the Village Centre Masterplan, prepared alongside the neighbourhood plan.
POLICY AL10: NATURAL LANDSCAPE AND ENVIRONMENT	Core Strategy: CP1, CP9, CP12; Development Management Policies: DM6, DM7, DM11	Policy AL10 adds additional local detail to strategic policy by identifying specific features of the landscape that contribute significantly to local character and sets out how these should be considered and managed.

<p>POLICY AL11: GREEN AND BLUE INFRASTRUCTURE AND BIODIVERSITY NET GAIN</p>	<p>Core Strategy: CP1, CP9; Development Management Policies: DM6, DM7</p>	<p>Strategic policy seeks to enhance green infrastructure assets in the district. Policy AL11 embellishes this against the backdrop of updated national policy in this area, notably around biodiversity net gain. It maps the network of spaces and corridors which can contribute to this.</p>
<p>POLICY AL12: LOCALLY SIGNIFICANT VIEWS</p>	<p>Core Strategy: CP1, CP12; Development Management Policies: DM7</p>	<p>Strategic policy seeks to ensure that development proposals have regard to the local context and conserve or enhance the character, amenities and quality of an area. Policy AL12 identifies views in the parish that contribute to landscape character.</p>
<p>POLICY AL13: LOCAL GREEN SPACE</p>	<p>Core Strategy: CP1, CP9; Development Management Policies: DM6, DM7, DM11</p>	<p>Strategic policy supports the protection and enhancement of assets and provision of new green spaces. Policy AL13 aligns with this, identifying local green spaces that are of particular importance to the local community.</p>
<p>POLICY AL14: PROVIDE, MAINTAIN AND IMPROVE PUBLIC FACILITIES FOR THE COMMUNITY</p>	<p>Core Strategy: PSP2, CP1, CP8; Development Management Policies: DM11, DM12</p>	<p>Strategic policy seeks to protect and improve local facilities, including outdoor leisure space and youth facilities. The ALNP has added additional detail to local needs as a result of the local engagement undertaken.</p>
<p>POLICY AL15: ALLOTMENTS AND COMMUNITY GROWING SPACES</p>	<p>Core Strategy: CP1, CP8, CP9; Development Management Policies: DM11, DM12</p>	<p>Strategic policy supports the protection and enhancement of assets and provision of new green spaces. In addition Policy CP1 seeks to protect and enhance existing community, leisure and cultural facilities and provide new facilities. Allotments were identified as important locally and Policy AL15 reflects this.</p>
<p>POLICY AL16: PROTECTION OF PUBLIC HOUSES</p>	<p>Core Strategy: CP1, CP8; Development Management Policies: DM12</p>	<p>Policy CP1 seeks to protect and enhance existing community, leisure and cultural facilities and provide new facilities. Public houses are under threat in the parish and Policy AL16 seeks to protect them against change of use.</p>

POLICY AL17: SAFEGUARD AND EXPAND EXISTING HEALTH SERVICES	Core Strategy: CP1, CP8; Development Management Policies: DM12	Policy CP1 supports the provision of necessary infrastructure to enable and/ or support development, including (but not limited to) transport, education, health, green infrastructure, utilities, waste facilities, wastewater, leisure, cultural and community facilities. Policy AL17 provides local detail to add to this, which has been identified as an important priority locally.
POLICY AL18: SAFEGUARD AND EXPAND EXISTING EDUCATION PROVISION	Core Strategy: PSP2, CP1, CP8; Development Management Policies: DM12	The policy aligns with the strategic ambition to expand existing schools and/or provide new schools meet identified needs in the Key Centres.
POLICY AL19: SUSTAINABLE TRAVEL	Core Strategy: CP1, CP10	The policy conforms to strategic policy in terms of supporting improved access by public transport, walking and cycling.
POLICY AL20: PUBLIC PARKING	Core Strategy: CP1, CP10; Development Management Policies: DM13	Strategic policy supports the provision of infrastructure, such as secure cycle parking, that will encourage different modes of transport, integrated across the area. Policy AL20 supports this approach.

5 Basic Condition (vi) - conformity with retained EU obligations

- 5.1 The ALNP, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 In accordance with Regulation 9 of the SEA Regulations 2004, TRDC, as the responsible authority, determined in February 2023 that a Strategic Environmental Assessment (SEA) is not required as the ALNP's policies – individually or collectively - are unlikely to have significant environmental effects.
- 5.3 The [SEA Screening Statement](#) is contained within the evidence base submitted alongside the Submission Version ALNP.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora'), it must be ascertained whether the ALNP is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulations Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether it is necessary to undertake an assessment, a screening process is followed.
- 6.2 TRDC, as the responsible authority, determined in February 2023 that the ALNP is unlikely to have significant impact on European sites and therefore does not require a full HRA to be undertaken.
- 6.3 In addition to conforming to its EU obligations, the ALNP does not breach and is not otherwise incompatible with the European Convention on Human Rights.
- 6.4 The [HRA Screening Statement](#) is contained within the evidence base submitted alongside the Submission Version ALNP.

7 Conclusion

7.1. The relevant basic conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Abbots Langley Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the ALNP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.