

# Abbots Langley Neighbourhood Plan 2025 - 2041

## Appendices A, B, C, F and G

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## Appendix A – Profile of Abbots Langley Parish

The key aspects of the profile of Abbots Langley Parish, as they relate to the Neighbourhood Plan, are below:

- Compared to the district as a whole, Abbots Langley has a **high percentage of residents of working age (25 to 64 years)**, amounting to approximately 55% of the local population. This age group grew considerably between 2001 and 2011. This has remained largely the same in the period to 2021.
- In contrast, the **number of older adults, aged 65+ is significantly lower** than the district and region. This age group, however, is rising and given the numbers of adults in the lower age groups, is anticipated to rise further over the period of the Plan. This continues to be the case in 2021.
- There is a **higher-than-average number of children and teenagers** in the parish, with the parish being an attractive place to live for older families. Whilst the number of younger working adults is generally high, this cohort has grown the least, possibly as a result of rising house prices and inability to rent locally. This continues to be the case in 2021,
- Abbots Langley has **higher than UK average levels of car ownership**, with 1.5 cars per household compared to 1.2 at the national level. 47% of the households in the parish have at least two cars and 12% have no car. This is not unexpected in a largely rural area. In 2021, there are greater numbers of households with three or more vehicles.
- The nearest mainline railway stations serving the parish are at Watford Junction and Hemel Hempstead although there are intermediate stations at Kings Langley, Garston and Apsley. The parish is fairly **well served by bus links** to several major employment centres. However, the vast **majority of those in work use their car to travel to their place of employment**, with 10% of people working from home. This proportion has increased considerably since the outbreak of Covid-19 and its associated measures.
- Abbots Langley **predominantly comprises of two-to-three-bedroom homes**, mainly semi-detached (34% of stock) and 24% terraced and 24% detached. 72% of homes are owner-occupied while the percentage of **social and private rented properties available are about average** at 26%, mirroring Three Rivers District as a whole.
- The **majority of workers travel 5-10km to work**, which has a reach to The Warner Bros. Studio, Hemel Hempstead and Watford. Approximately **20% of residents work at least 10km away from home**, London being 30km away. This suggests that Abbots Langley has a large out-of-area, commuting population. Since Covid-19, a much larger percentage of people are working from or at home.

The following paragraphs set out the detailed statistics and trend data for Abbots Langley. The profile of the community has been drawn from the 2011 Census and 2021 comparison figures are provided where available.

<b>Area:</b>	1,854 ha
<b>Total population:</b>	19,574 usual residents (2011) 22,000 usual residents (rounded to nearest 100) (2021)
<b>Population Density:</b>	10.6 residents per hectare compared to 9.8 residents per hectare across Three Rivers District and 3.1 across the East region
<b>Households:</b>	8,183 (2011) 8,900 (rounded to nearest 100) (2021)

### Population

In 2011, the population of the parish of Abbots Langley was 19,574. It has risen to circa 22,000 in 2021. Compared to the regional and district averages, it has a slightly higher proportion of working age people between 25 and 44 and a lower proportion of older people over 65 years, as shown in Figure A1. There is a higher proportion of children implying that the parish is popular with families. This is perhaps unsurprising given the good schools in the area as well as the plentiful work opportunities due Abbots Langley’s well- connected location. The parish is comfortably commutable from London which is appealing to many seeking work in the city and would explain its attractiveness to this age group.

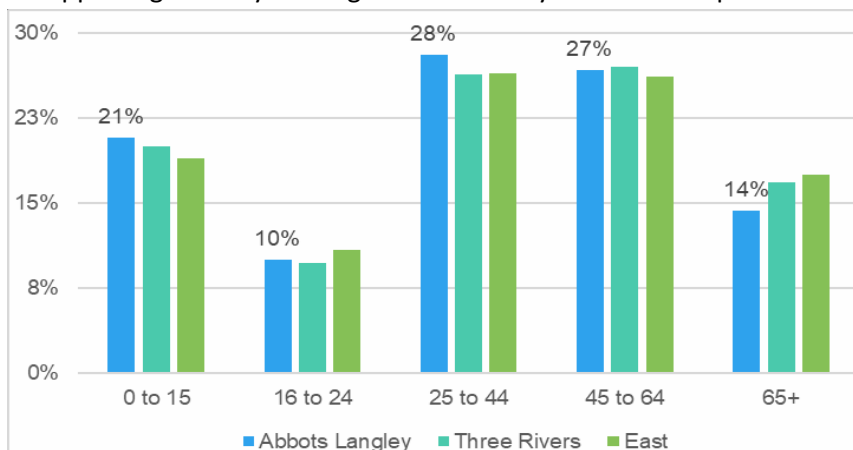


Figure A1 – Population profile, 2011

Between 2001 and 2011, the population of the parish grew by 2,296 persons, a 13% increase (Figure A2). This is significantly higher than the district, which increased by 5%, the region which increased by 9% (with the national figure being a 7.9% increase). This is reflective of the number of new developments that have taken place across this period within the parish; the number of households has risen, in this period, by 12% compared to 6% across Three Rivers District.

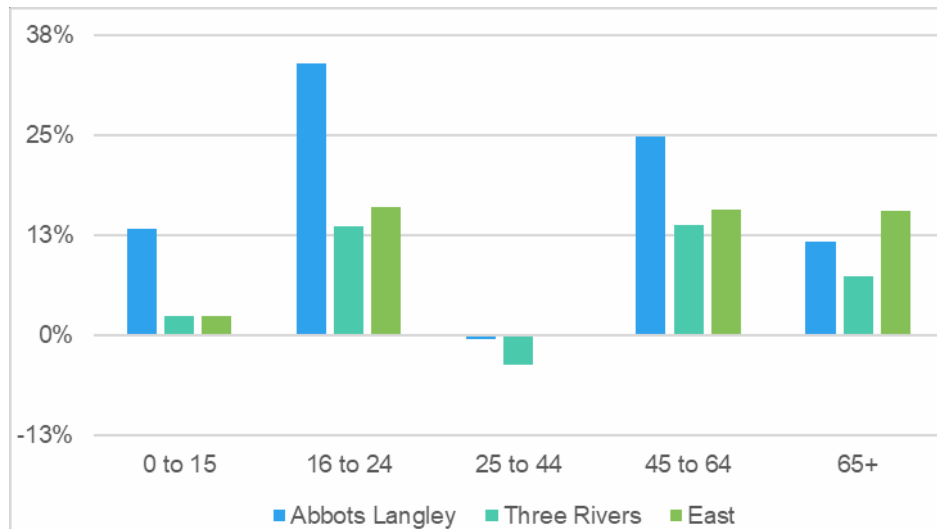


Figure A2 – Change in population, 2001-2011

This growth has been particularly significant in families with children and teenagers, most likely due to the proximity of work available at Leavesden and in nearby larger towns and the good commute to London.

Figure A3 shows the age profile of the parish in 2021, compared to across Three Rivers district.

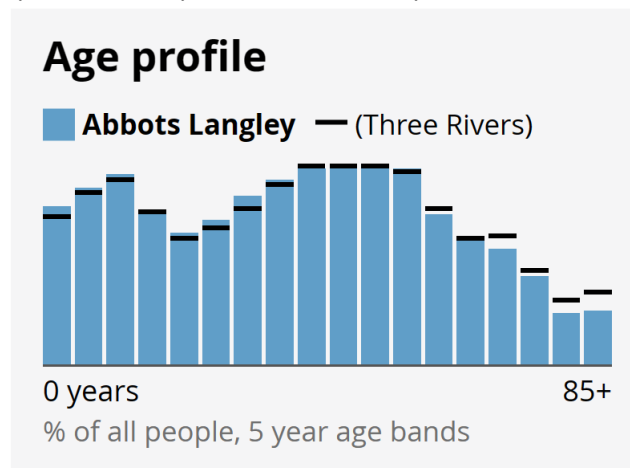


Figure A3 – Population profile, 2021

House prices in the parish are high compared to the nearest large settlements of Hemel Hempstead and Watford, but lower than nearby villages. It may be that house prices have been kept lower because of the relatively large number of developments that have taken place over the last decade. Whilst the overall numbers of over 65s is lower than the wider area, this is a growing sector and is likely to rise further over the Plan period as those in the 45 to 64 age bracket reach retirement. Figure A4 offers a comparison of average house prices at the time of print:

Settlement	Average house price
Abbots Langley	£454,790
Kings Langley	£507,397
Bricket Wood	£569,471
Watford	£437,129
Hemel Hempstead	£394,631
Leavesdon	£465,307

Figure A4 – Average House prices, April 2020-2021 Source: [www.rightmove.co.uk](http://www.rightmove.co.uk) (April 2021)

### Housing

Figure A5 shows the types of housing that exist already in the parish. The most common type of properties in the parish are semi-detached and terraced. There is a particularly high number of terraced houses compared the wider area while the number of detached properties is notably lower.

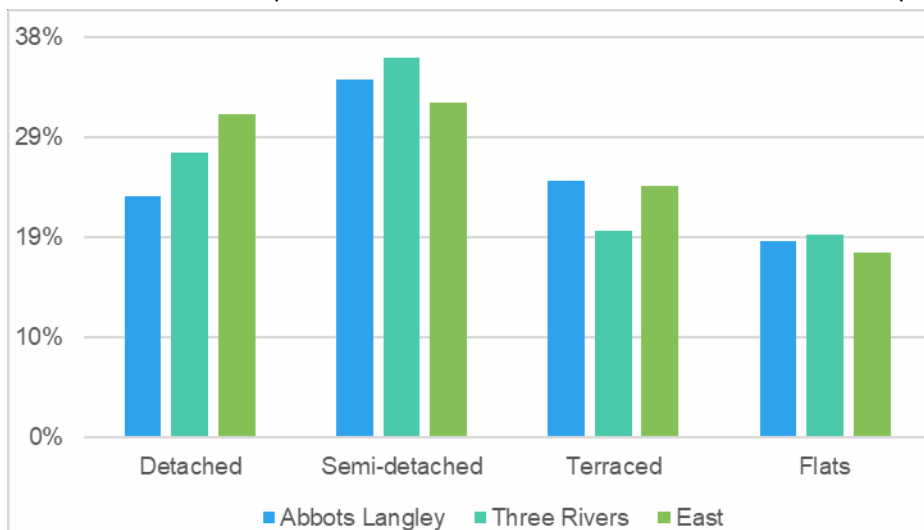


Figure A5 – Type of housing in Abbots Langley, 2011

The size of housing is illustrated in Figure A6, revealing that Abbots Langley largely mirrors the size of properties provided across the wider area, with the exception of those with 5+ bedrooms, for which the supply is significantly higher.

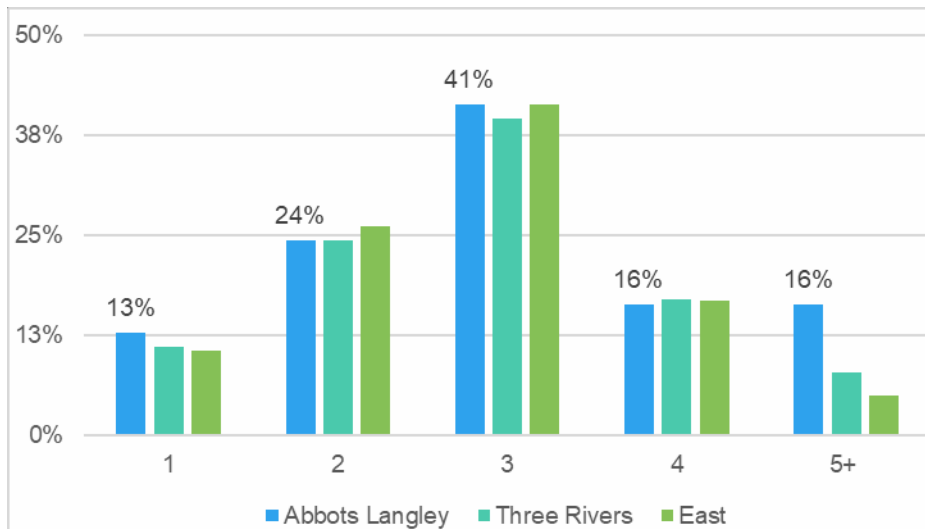


Figure A6: Number of bedrooms, 2011

The bedroom data for 2021 reveals a particular growth in the number of 4+ bedroom homes as shown in Figure A7, reflecting the need to potentially rebalance this going forward.

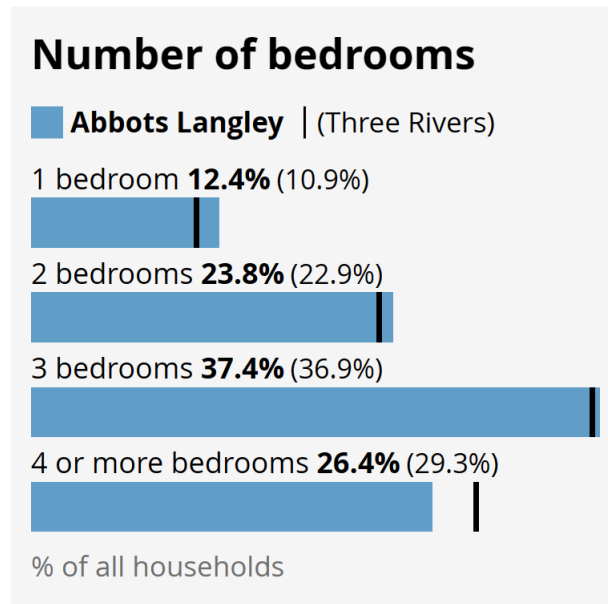


Figure A7: Number of bedrooms, 2021

In terms of home ownership, Figure A8 illustrates that the overwhelming majority (72%) of homes are owner occupied in the parish, slightly lower than at the district level. The proportion of social and private rented properties in the parish overall largely mirrors the district area.

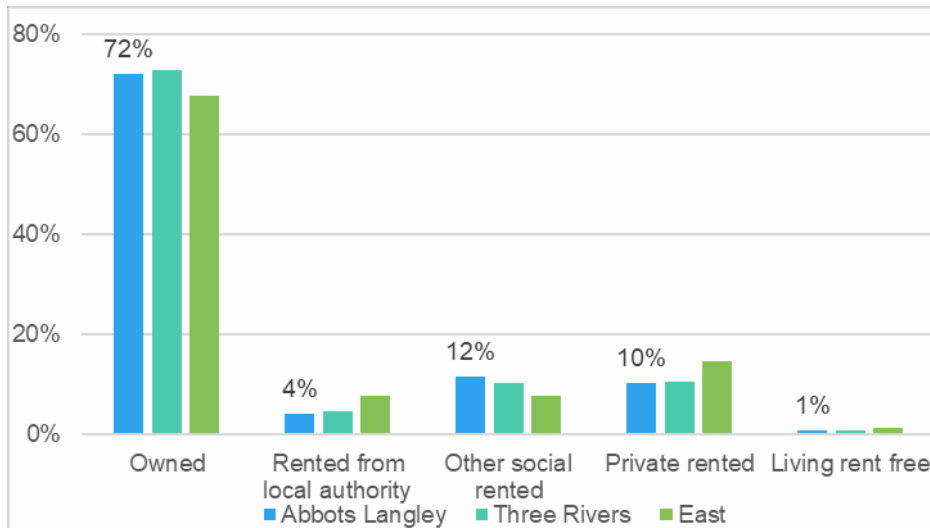


Figure A8: Tenure of households, 2011

Figure A9 shows the 2021 data on tenure. There has been a slight increase in the provision of rented accommodation, both social and private.

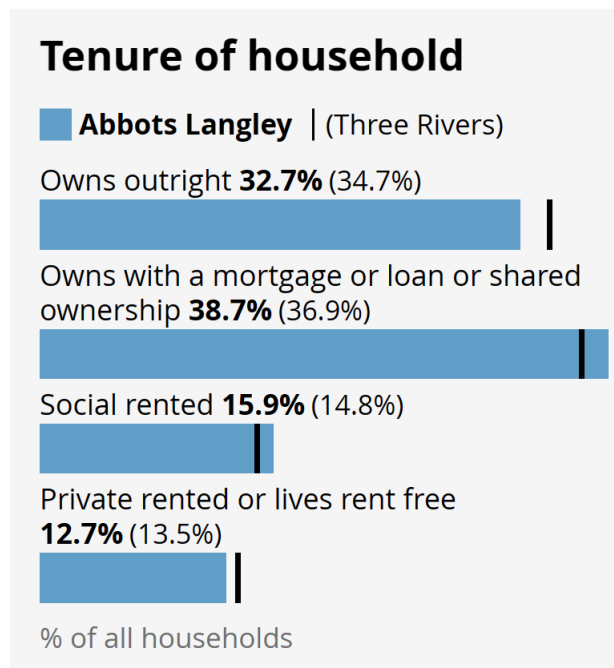


Figure A9, Tenure of households, 2021

### Work and skills

Figure A10 shows that of the 16 to 74 year olds in Abbots Langley parish, 57% of people are in employment and 13% are self-employed. It will be important to ensure that the Plan makes provision for home-workers, whose needs will differ from those in employment. 12% of Abbots Langley residents are retired compared to 13% across the district, although with the large proportion of 45 to 64 year olds living in Abbots Langley currently, this is likely to rise significantly over the Plan period.

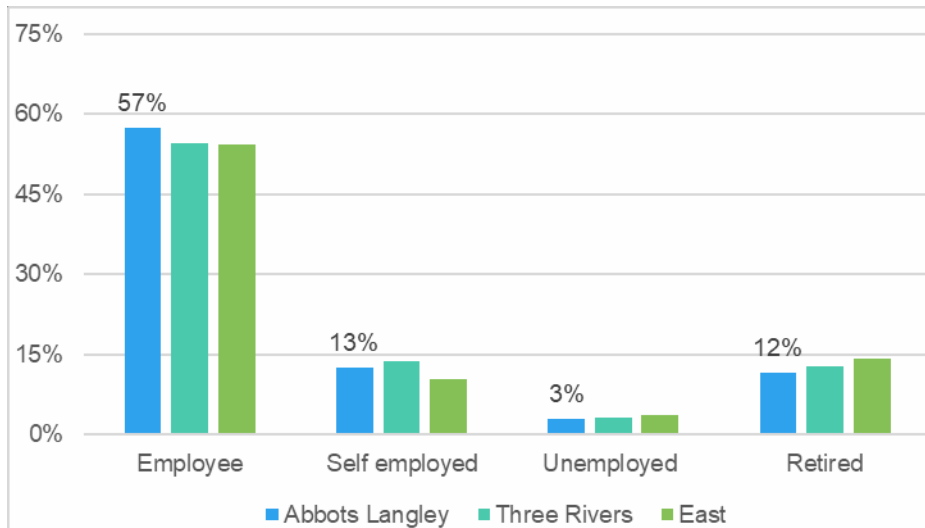


Figure A10: Economic activity, 2011

Figure A11 shows that in 2021, the number of those in employment has risen.

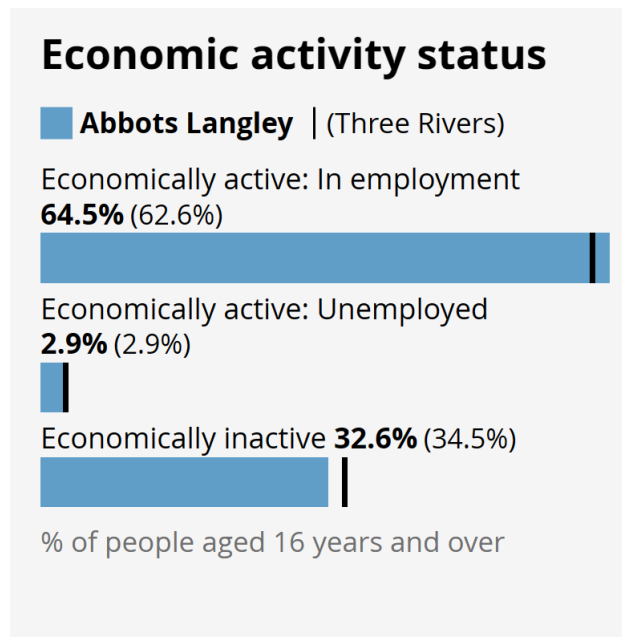


Figure A11: Economic activity, 2021

Understanding how people reach their place of work is helpful when considering the impact on local transport. Figure A12 suggests that 5% of residents are choosing to work from home. This is perhaps not unusual in a semi-rural location but again reflects a need to ensure that the working environment is in place to support these people. Half of workers are using their car to commute, although this might include those driving to nearby stations.

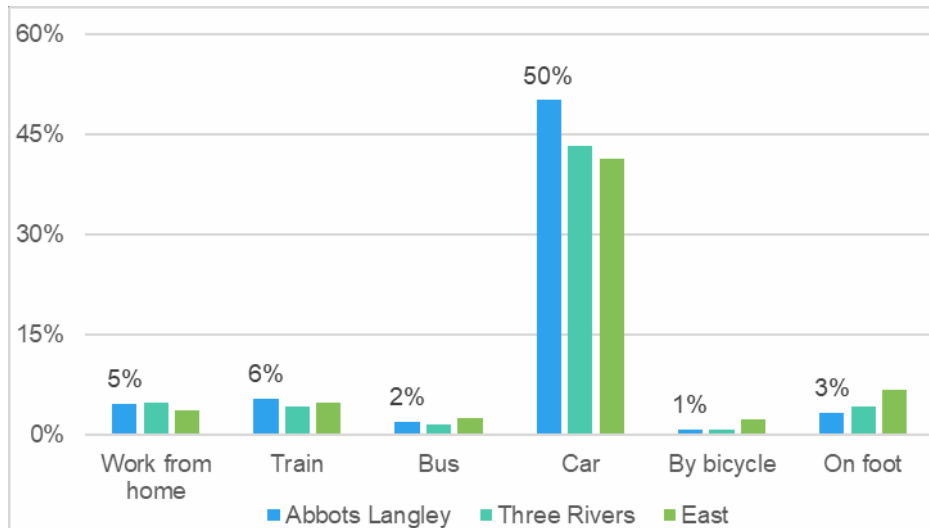


Figure A12: Mode of transport to work, 2011

Figure A13 shows the situation in 2021. The data appears to show a dramatic increase in the number of people working mainly at or from home, an increase of approximately 30%. This could be due to the impact of the Covid-19 pandemic. It will be increasingly important for planning policy to take this into account in terms of space available for homeworking and the provision of accessible green space for those working from home.

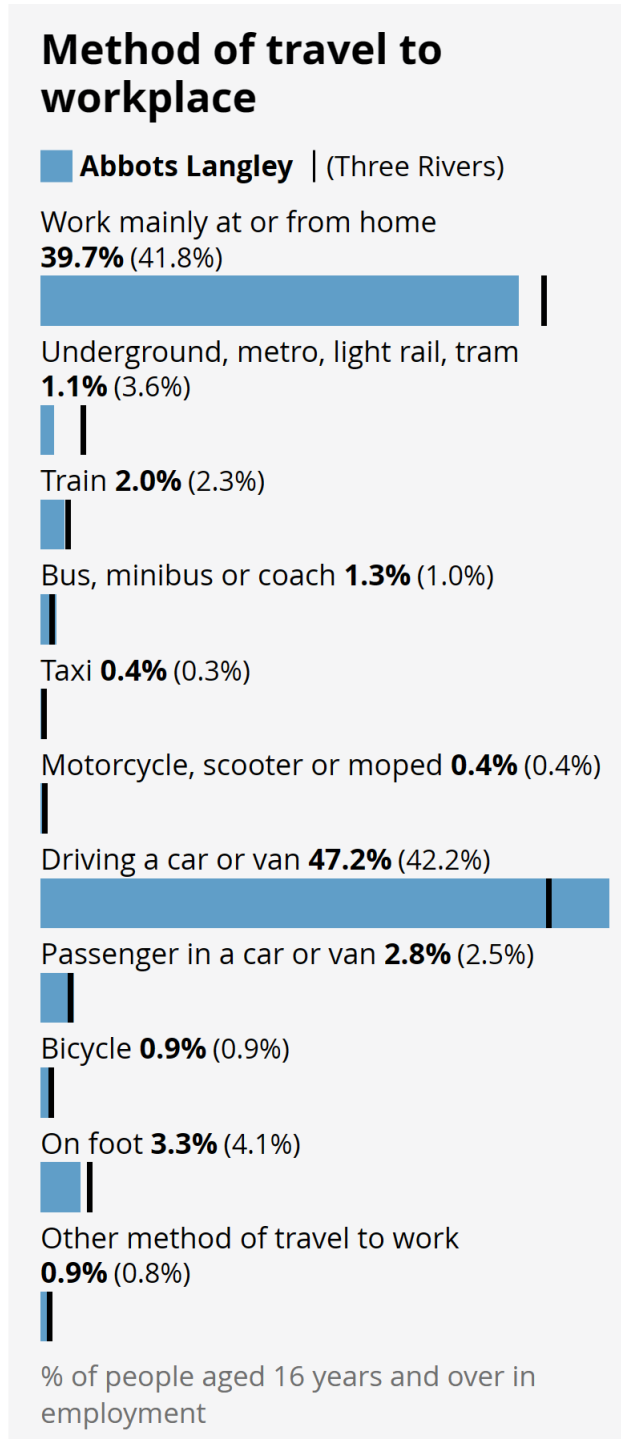


Figure A13: Mode of transport to work, 2021

In terms of how far workers are travelling to reach their place of work, the average distance travelled is 15.5km. Figure A14 illustrates this in greater detail, emphasising the predominance of out-commuters in Abbots Langley. One third of local residents travel at least 10km to reach their place of work. To illustrate this further, 10km includes a reach to Watford and Hemel Hempstead, while 30km includes central London.

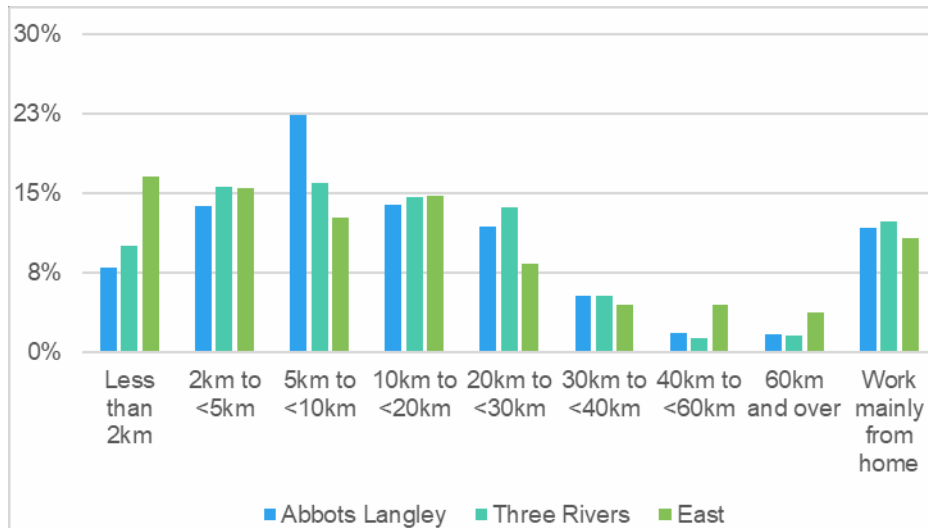


Figure A14: Distance travelled to work, 2011

12% of households in the parish have no access to a car which, whilst smaller than the district percentage, is significant given the semi-rural nature of the parish and the reliance of this section of the community on public transport. Figure A15 show that car ownership otherwise largely mirrors that at the district level.

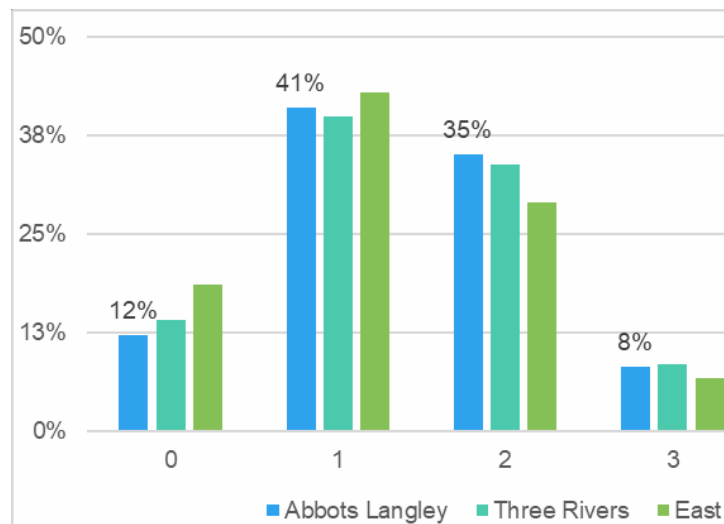


Figure A15: Number of cars per household, 2011

The 2021 data on distance travelled to work is shown in Figure A16. Again the working from home figures are higher than for 2011.

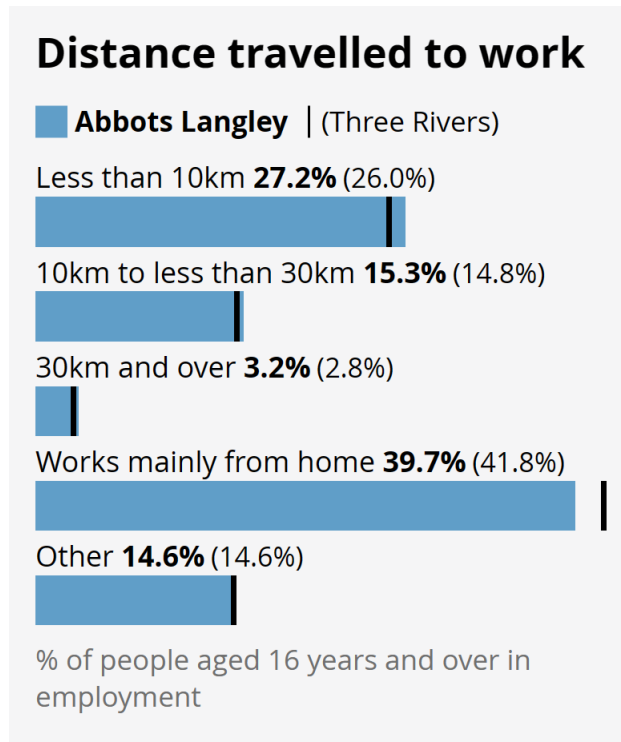


Figure A16: Distance travelled to work, 2021

The numbers of cars per household in 2021 (Figure A17) remains largely in line with the 2011 figures. The main change appears to be the rise in those households with three or more cars. It will be important for planning policy to explore how to shift the emphasis to active travel and, where cars are necessary, to less polluting forms of vehicle.

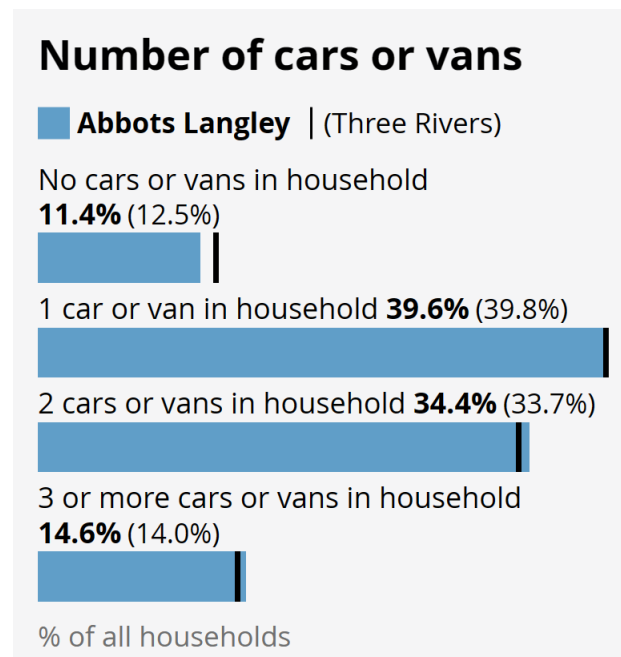


Figure A17: Number of cars per household, 2021

Figure A18 shows the qualifications of Abbots Langley residents aged 16 years and over. The figures are in line with the district as a whole, with approximately one third having the highest level of qualifications. That said, the numbers with no or lower-level qualifications roughly equals those who are well-qualified.

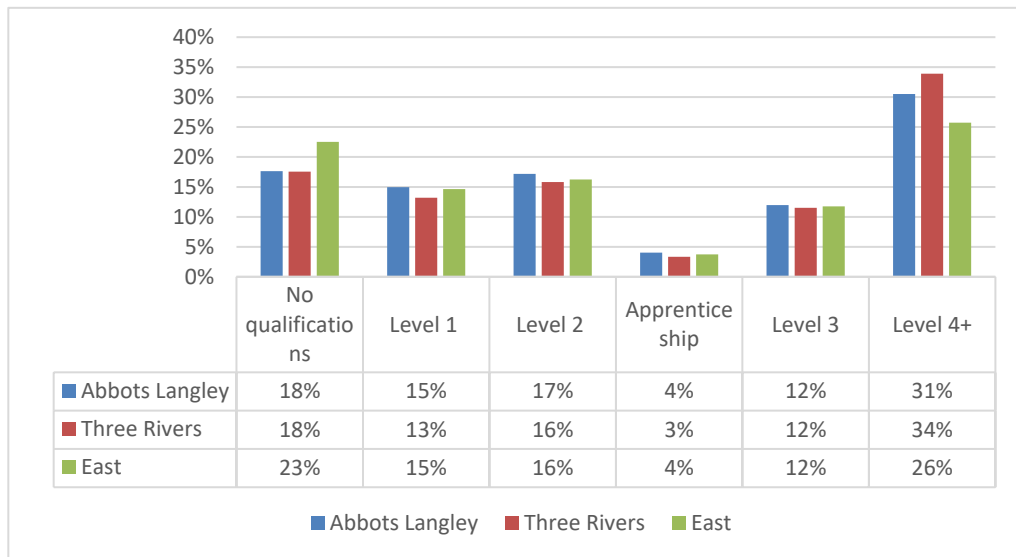


Figure A18: Qualifications of residents, 2011

The 2021 data suggests a shift toward greater levels of qualified residents, as shown in Figure A19.

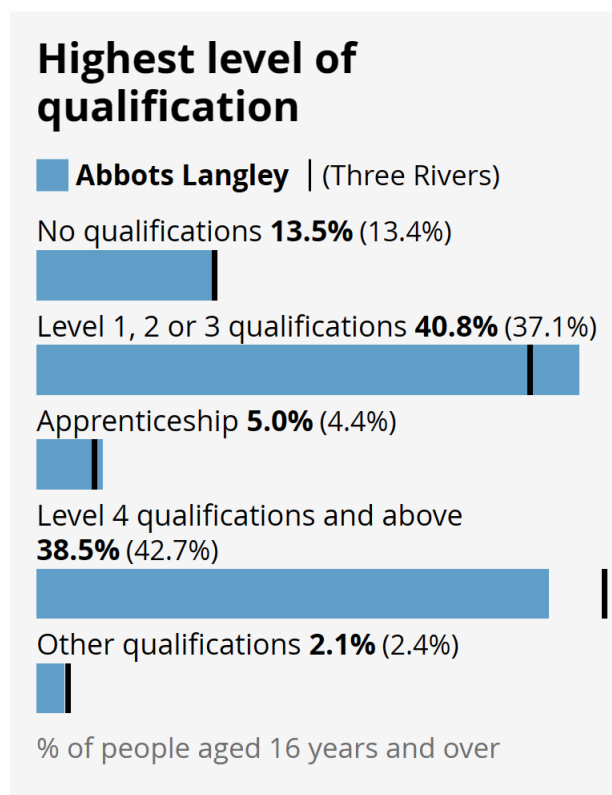


Figure A19: Qualifications of residents, 2021

Figure A20 illustrates the key employment sectors for the parish. Abbots Langley is over-represented in comparison to the district average in the wholesale/retail/motor trade sector, construction and manufacturing and transport. Comparative data for 2021 is not yet available.

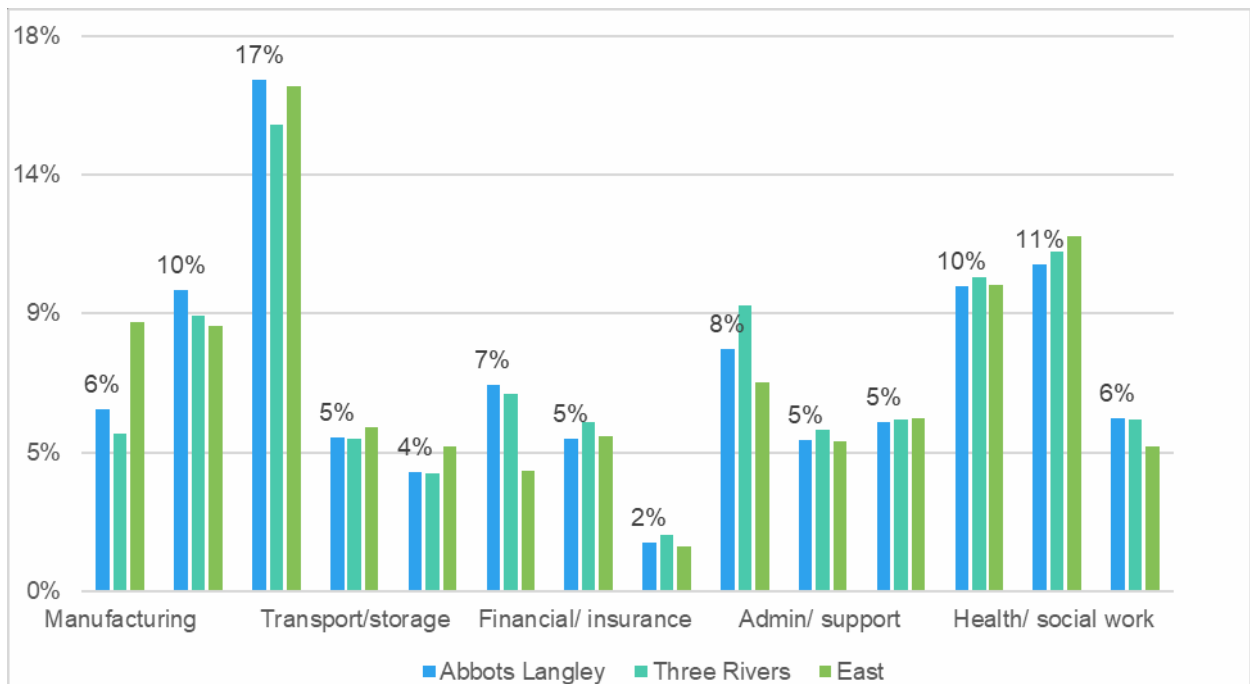


Figure A20: Main industry sectors that people are employed in, 2011

### Health

Abbots Langley residents enjoy a good level of health, mirroring the district as a whole, as illustrated in Figure A21. The least deprived parts of the parish are within the village of Abbots Langley itself (ranked amongst the 10% least deprived neighbourhoods in the country). Others parts of the parish including to the north, the east and just south-west of the village, rank amongst the 50% most deprived neighbourhoods in the country. The 2021 figures reveal an overall very slight improvement in health.

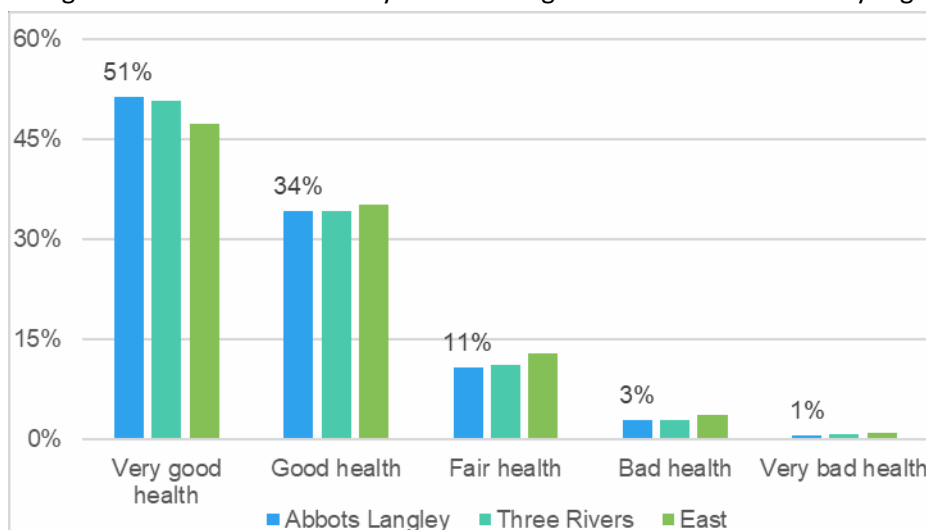


Figure A21: Level of health, 2011

## Appendix B – Strengths, weaknesses, opportunities and threats analysis

The following Strengths, Weaknesses, Opportunities and Threats have been identified for Abbots Langley:

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Low crime rate and local police base.</li> <li>• Good community spirit and good range of community activities</li> <li>• Valued and well-performing schools</li> <li>• Attractive landscape setting including Green Belt, farmland and individual green spaces</li> <li>• Strong economic base with some large employers</li> <li>• Conservation area</li> <li>• Vibrant high street with good shopping offer</li> <li>• Good connectivity (proximity to motorways, railways)</li> <li>• Excellent access to nearby centres</li> <li>• Proximity of the Grand Union Canal</li> <li>• Established network of off-street footpaths and cycle paths.</li> <li>• Local Parish workforce to maintain the open spaces, woods and sports facilities</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Lack of school places available for local children as schools in Abbots Langley serve urban areas beyond the Parish</li> <li>• Narrow roads through bridges spanning the West Coast Mainline Rail services and the M25 cutting through the Parish reduces development opportunities for areas north of Abbots Langley village without major investment in new infrastructure.</li> <li>• Traffic speed, volume and weight</li> <li>• Inconsiderate car parking – around schools, along narrow roads, in historic settlements, on grass verges – leading to pedestrian vulnerability</li> <li>• Lack of facilities/services in more rural communities including Bedmond, e.g. seating, café, larger village hall.</li> <li>• Some infrequent public transport</li> <li>• Limited activities for older children</li> <li>• Lack of affordable housing</li> <li>• Loss of public houses</li> <li>• Environmental impacts stemming from proximity of motorway network – noise, air pollution</li> <li>• Surface flood water in specific areas</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Improve pedestrian safety and implement traffic management</li> <li>• Improve contact and service to elderly</li> <li>• Encourage use of renewable energy and environmental design</li> <li>• Encourage local businesses expansion</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Development pressures for new housing on Green Belt land</li> <li>• Loss of semi-rural nature of the parish</li> <li>• Danger of increased coalescence with neighbouring settlements</li> </ul>

<ul style="list-style-type: none"> <li>• Improve community facilities – playgrounds, burial grounds, Bedmond amenities (e.g. larger village hall, bus shelter improvements etc.)</li> <li>• Improve network, connectivity and condition of footpaths/cycleways</li> <li>• Provision of additional primary health facilities</li> <li>• Provision of improved housing mix to address local needs, particularly for social housing</li> <li>• Improvements to the canal to encourage leisure uses.</li> <li>• Promote tourism opportunities with the beneficial commercial effects for village centres and local businesses</li> </ul>	<ul style="list-style-type: none"> <li>• Impacts of climate change and not providing the sustainable policies to address the problems that are forecast.</li> <li>• Loss of biodiversity</li> <li>• Lack of supporting infrastructure (e.g. school places, health facilities, parking demand), to keep pace with the high growth in local population</li> <li>• Significant growth in through traffic movements due to the growth in neighbouring urban centres and the inter-urban traffic movements that this generates through the parish.</li> <li>• Regional pressure from the London and the South East to undermine the Metropolitan Green Belt policies due to population demand for housing and employment.</li> <li>• Reduced agriculture/ horticultural land for local food production.</li> </ul>
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## Appendix C – Analysis of public comments via Abbots Langley Commonplace website

The Abbots Langley Neighbourhood Plan Steering Group set up a Commonplace website to capture views from local people about the area and how it should develop over the course of the next 15 to 20 years. The views are expressed during the period that the Neighbourhood Plan was under development and consultation. By April 2021, 198 comments had been received. Full details can be seen on: <https://abbotslangley.commonplace.is/>

The comments were analysed by topic and shown on the Parish Council website in the section on the Neighbourhood Plan. These have been taken into account in developing planning objectives and policies. A short summary of the comments is given below:

### General

- **Building height** - ensure that new buildings are in-fitting with the local context, for instance 3-storeys maximum.
- **Former Hertfordshire County Council rubbish site, Old Mill Road** – could this be used for something, e.g. brownfield development.
- **Bedmond** – needs improving in terms of range of shops, general upkeep and signage.
- **Improve the canal** – it is neglected in parts and could be better used to encourage more footfall into Abbots Langley. Parts of the towpath are not wheelchair/pushchair friendly.
- **Improve the links between Abbots Langley and Kings Langley railway station.**

### Housing

- **No more housing** – the parish has had more than its fair share over recent years and it is important to retain the semi-rural feel.
- **Disruption caused by construction** – needs to be addressed when new houses are being built.
- **Housing mix** – A mix of housing sizes is needed, to cater for first-time buyers, growing families and downsizers.

### Local economy and employment

- **Promote consistent signage across shops**
- **Provide additional car parking** - in the village centre to enable more footfall in the shops
- **Support village centre shops** – protect parking, discourage change of use, promote the independent shops.
- **Promote tourism** – to encourage visitors to the Warner Bros. Studio to spend time in the village.
- **Encourage pop-up events** – for instance in parking areas.
- **Address empty shops**

### Environment, heritage and green spaces

- **Safeguard valued local green spaces** - e.g. Jubilee Garden, Tanners Wood, horse field and provide more.
- **Protect farmland** – e.g. between Abbots Langley and Tom's Lane, which is bisected by the M25, is an important as a local amenity as well as being farmland. It is used all year round by many local walkers, cyclists and horse riders. It is also a haven for wildlife.
- **Protect and enhance footpaths** – these provide cross country links from Abbots Langley village to Kings Langley station, Kings Langley, Hemel Hempstead, Bedmond etc. Example of the horse field which should have traffic free link both to Leavesden Park and the closed Southway Depot land

- **Promote biodiversity/green wildlife corridors** – including gardens, soil, farmland, woodlands, green spaces, more trees.
- **Promote environmentally friendly design** - green roofs, use of recycled or environmentally-friendly materials in building, water conservation and recycling, require the planting of native plant species, better landscaping to maximise biodiversity.
- **Alleviate flooding** – Abbots Langley suffers from surface water flooding. Solutions might include resisting the loss of front gardens to car parking, supporting the provision of permeable car parking areas, introduction of additional green verges where there is room/ on newly built roads.
- **Protect local heritage assets** – those with spiritual, historic and cultural significance in Abbots Langley, for instance St Lawrence Church, parade of shops between Henderson Hall and the Abbots House, buildings opposite St Lawrence churchyard.
- **Mitigate noise and air pollution** – particularly from the M25, for instance through provision of soft surfaces and vegetation to shield and absorb noise.
- **Protect allotments**
- **Protect the Green Belt** – which prevents coalescence between the settlements

#### Transport and movement

- **Inconsiderate parking** - widen residential roads to stop cars parking on them, which destroys grass verges.
- **Speeding traffic**
- **Provide adequate parking as part of residential development**
- **Chequers Lane** – noted as unsuitable for HGVs and is inadequately marked as such. In fact it is basically unsuitable for two way traffic as in places it is only single lane with inadequate passing places.
- **Car parking in High Elms Lane** – is dangerous and needs to be addressed.
- **Provide more bicycle racks** – near to the shops, to play areas and other amenities.
- **Introduce a car club** – using electric cars and installing charging points (e.g. in the village car park and outside Manor House).
- **Additional bus services**
- **Toms Lane railway bridge** – is currently dangerous, especially for pedestrians, and needs addressing.
- **Improve pavements** – many in state of disrepair; no pedestrian access along parts of Toms Lane.

#### Local facilities

- **Schools** – concern about the lack of availability of primary and secondary school places, with local children already being allocated Hemel Hempstead Schools. Is there an option to expand Abbots Langley School?
- **Public houses** - need to protect these as some have already been lost recently.
- **Health** – health services are inadequate for the number of residents (and proposed new development); access to existing services is difficult.
- **Sport, leisure and recreation** – additional provision required including: improvements to the skate park, a multi-purpose floodlit sports facility in Manor House Grounds and also encouraging a café at the Club House during the day.
- **Lack of public toilets** – in the village centre and local parks.
- **Country park access via the football field and East Lane** - the existing informal steps accessing the football field and park at this point needs improving as it is currently steep and dangerous
- **Provide more water fountains** – at local facilities.
- **Additional play areas for children** – to serve new housing developments (South Way mentioned).
- **Burial ground** – the village has no designated burial ground for residents; could the Crematorium be granted more land to allow them to expand their memorial gardens?

## Appendix F - Non-designated heritage assets

### Non-designated heritage assets

The following historic asset is to be considered a Non-Designated Heritage Asset:

#### **The Holy Well, Site of Breakspear Farm and surrounding Nature Reserve, Bedmond**

**Address:** South side of Bedmond Academy grounds, Meadow Way, Toms Lane, Bedmond

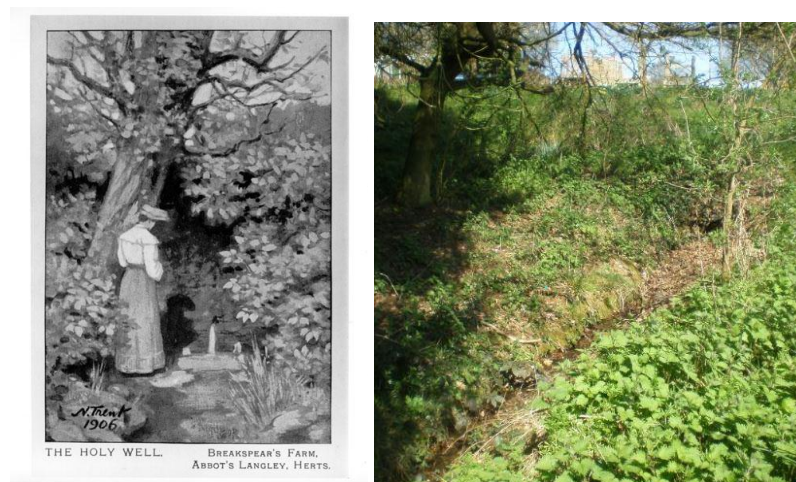
**Type:** Historic well, Nature reserve, woodland

**Public Importance:** Bedmond was reputed to be the birthplace of the only Englishman to become Pope, Nicholas Breakspear later Adrian or Hadrian IV (for more information visit [Abbots Langley Local History Society](#)). Local tradition records that he was born in a farmhouse in Bedmond around 1100, latterly called Breakspear Farm. Whilst the farm itself was demolished in the 1960s, the Holy Well, which would have provided a water source for the farm, remains. An account in Scott Hastie's 1993 *Abbots Langley – A Hertfordshire Village* records:

*“Breakspear farm was demolished in the 1960’s to make way for a small crescent of modern houses, built off the Bedmond Road. Today only a concrete plaque commemorates the site’s significance. Behind the old farmhouse was a well. This was said to possess ‘holy water’ which had special curative properties, particularly for the healing of the eyes. Throughout the centuries the well became a site of regular religious pilgrimage. ...”*

The Abbots Langley Local History Society visited the site in 2010 and their report can be found: [https://www.oldtimetim.com/notable\\_occupants/pdf\\_extracts/Holy%20Well%20Bedmond.pdf](https://www.oldtimetim.com/notable_occupants/pdf_extracts/Holy%20Well%20Bedmond.pdf)

### Images:



*Images above show: Holy Well at Breakspear Farm, Bedmond, painted by N. Trent RA, 1906 (Reference: 100047, Date: 1906, Collection: Parish Archive, Source: David Spain); and the Holy Well in recent years (source: Abbots Langley Local History Society)*



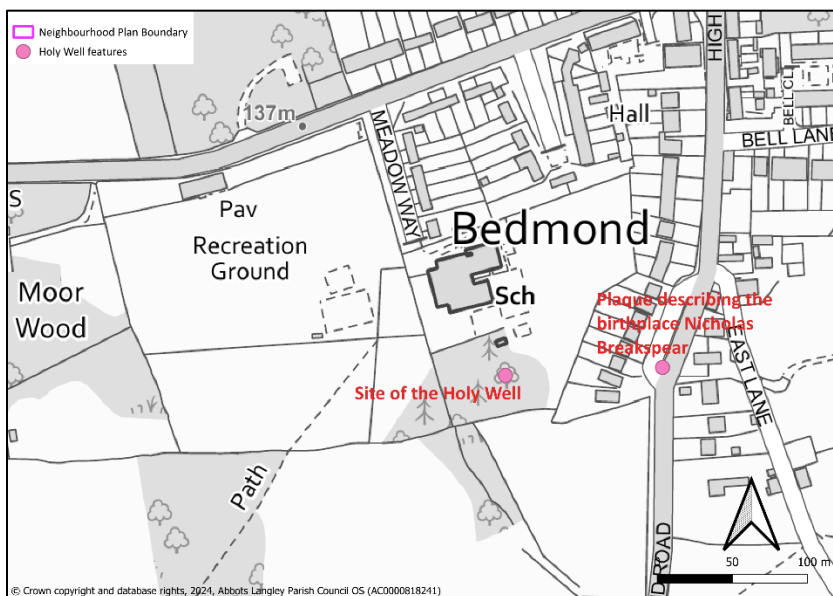
Annual pilgrimage to Breakspear Farm in the 1930's.

Annual Pilgrimage by The Salvatorians in the 1930s from Scott Hastie's 1993 "Abbots Langley – A Hertfordshire Village" Collection: Parish Archive, Source: David Spain).



Abbots Langley Parish Ordnance Survey Map c1879

Figure 1: Map showing the location of the Holy Well



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## Appendix G - Locally Significant Views and Local Green Spaces

### Locally Significant Views

One of the distinctive features of the parish is the visual connectivity with the surrounding countryside from public places.

Resident surveys undertaken for the Neighbourhood Plan and responses to Three Rivers District Council consultations on planning applications have highlighted that parishioners value highly the visual connection between the villages and the surrounding countryside. Some views are looking outward from within the village built-up areas (sometimes far-reaching) whilst others are looking towards the villages at landmark features which form an important part of the village approach and setting.

It is recognised that whilst there are a significant number of views across beautiful countryside within it would be impossible to list them all. Rather, it is important to protect and enhance the natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it.

**How the views were identified:** A number of important views were identified during the course of public consultation and at local meetings, where residents were invited to identify what was important to the parish and also to submit cherished views of the parish.

Members of the Steering Group undertook a number of visits to assess the views put forward. The identified views were examined in more detail, in particular where those views formed an integral part of the village Character Areas or approach/setting.

The Steering Group first ensured that the views were public, rather than private, views and visible either from the public highway, public footpaths, bridleways, public open spaces or space to which the public has access (such as the Churchyard). They were carefully recorded and mapped and assessed using set criteria consistently.

All the Views fell into two principal groups: those views looking outwards from the built-up area which contribute to the distinctive character and/or heritage of the parish and those views looking towards the village at landmark features which contribute to the distinctive character and/or heritage of the villages and their approach and settings.

The reason for the importance of each view is established by assessing their role in relation to the character of the villages and local heritage as follows:

#### Views looking out from the villages

- a) important to the character of the Conservation Area
- b) important to the setting of a listed building(s)
- c) important to a Character Area
- d) important to the village approach and setting
- e) important view of landmark feature, such as a listed building or woodland

#### Views from the countryside of village feature, such as a listed building or woodland

- f) important to the character and setting of the Conservation Area
- g) important to the setting of a listed building(s)
- h) important to a Character Area
- i) important to the village approach and setting
- j) important view of landmark feature, such as a listed building or woodland

**The views:**

**V1: View to the north from Hyde Farm**



Footpath 9 is a pretty winding footpath lined with woods, fields and farmland leading to the panoramic views across open farmland and woodland towards Highwoodhall Lane in the north of Pimlico and sloping gently downhill west towards the valley of the Gade River and settlement of Nash Mills. Several listed buildings surround this site and the wooded area to the right is the local wildlife site of New Plantation.

This view is also noted in Appendix I: Bedmond Aspirations

**Criteria met: d and e**

## V2: View to Potters Crouch Hamlet



This view forms part of the Bedmond Plateau in Chiltern Landscape Area). This is characterised by ‘A *gently undulating plateau area of medium-sized fields and woodlands. A visually contained and coherent landscape with a mature settled appearance arising from several traditional farms.*’

This view has multiple attractive angles. The view from Footpath 55 encompasses the farmland north to Pimlico with the Potters Crouch plantations on the right. The arable field which is also visible from the Bedmond Road occasionally has spectacular seasonal displays of field poppies drawing locals and visitors alike. The elevated view from this area of the Bedmond Road just south of Pimlico gives a stunning view back across this vale of fields towards woodland which stretches from the Bedmond Road to the Potters Crouch plantation enclosing the village of Bedmond.

The hamlet of Potters Crouch beyond is a conservation area: [CONSERVATION AREA CHARACTER STATEMENT POTTERS CROUCH \(stalbans.gov.uk\)](https://www.stalbans.gov.uk/conservation-area-character-statement-potters-crouch)

This view is also noted in Appendix I: Bedmond Aspirations

**Criteria met: d and e**

### V3: View to the Church of the Ascension and White Hart



The Church of the Ascension, affectionately known locally as the 'Tin Church' is a much loved historically important and unique Grade II listed building and one of the finest surviving examples still in use. It has a prominent position on the corner of Church Hill and Sergehill Lane in a beautiful green setting which comprises mature Yew, Oaks and mixed trees, The 'Tin Church' is a significant and very well known feature of the Village. The Churchyard is managed in accordance with the Living Churchyard Scheme providing a diverse habitats to benefit wildlife and an important wildlife corridor.

[About The Church Of The Ascension | St Lawrence and Church Of The Ascension Bed \(abbotslangley.org.uk\)](http://abbotslangley.org.uk)

The former White Hart Public House is situated adjacent to the 'Tin Church' and may have been an ale house from 1733 until relatively recently is a distinctive and important local historical building.

This view is also noted in Appendix I: Bedmond Aspirations

**Criteria met: g, h, i and j**

#### V4: View from Longspring Wood to Local Wildlife Site and the Green Belt



This view was taken at the top of the hill just behind Longspring wood. This view of gentle rolling hills provides a positive rural landscape for the community to enjoy and as local people go on their walks.

Long Spring Wood is a small pretty woodland owned as a Local Wildlife Site by the Herts and Middlesex Wildlife Trust which lies on the edge of the Kings Langley Estate. The back of the wood gives wide and open views across the land to Abbots Langley.

This view is also noted in Appendix I: Bedmond Aspirations

**Criteria met: d and e**

### V5: View of St Lawrence Church



This view was taken on the High Street outside The Boys Home public house. The church was built in 1154 to extend an existing Saxon church. Views of the church from surrounding areas are an important placemaker for locals. This particular view is a good example of the historic building in the High Street reflecting the character of the village centre.

**Criteria met: f, g, h, i, j**

### V6: View to Langley Lane Play Area and Horses Field



This view is at Langley Lane Play area on South Way and provides the view of the Horses field to the left of the play area. The Horses' Field is a valued wildlife site which forms part of the Leavesden Country Park Management Plan. The play area provides safe community engagement.

During the summer months, a small number of cattle graze the field. This grazing helps the wildlife to flourish and prevents shrubs and brambles from taking over.

**Criteria met: h, j, i**

**V7: View from Langleybury Lane to the open fields looking across to the River Gade Valley beyond**



This view is from Langleybury Lane looking over the fields containing livestock. This is a significant view as it is a green space using the trees to promote wildlife and the land is being used for agricultural land.

**Criteria met: d and e**

**V8: View through Longspring Wood Nature Reserve**



This area offers a good example of Hertfordshire woodlands and a variety of wildlife. In the spring it offers a beautiful carpet of bluebells and a range of birds nesting.

**Criteria met: d and e**

### **V9: Long-distance view west across the Gade Valley**

This view was taken by Gypsy Lane bridge showing the view west across Gade valley towards Langleybury House. This view is stunning as it allows the public to see Langleybury House - a Grade 2 listed building. The view takes in the distinctive landscape of the Upper Gade Valley. This is a sloping landscape that comprises woodland and farming and is much-valued locally.



**Criteria met: d, e**

### **V10: View south and SW towards Leavesden Studios and towards Watford and north London on the horizon**



This view was taken at the top of the hill by Langley Lane playing area showing the amazing view of Leavesden studios, Watford and London, which shows the beauty of this specific spot being able to look down to London.

**Criteria met: d, e**

## Local Green Spaces

One of the distinctive features of the parish identified in resident surveys undertaken for the Neighbourhood Plan is the importance of open spaces within the settlements.

Through neighbourhood plans, local communities are able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances.

Local Green Spaces should only be designated when a plan is prepared and should be capable of enduring beyond the end of the Plan period.

The Local Green Space designation should only be used where the following reasons apply:

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



### **How were the spaces identified?**

A number of open spaces were identified during the course of public consultation, for instance via the CommonPlaces consultations or at drop in events. In addition, the Steering Group carefully audited potential sites from local knowledge and using a map. This created a long list of suggestions.



The Steering Group undertook a number of field surveys to assess the open spaces put forward. The majority of the spaces are located within the village built-up confines with a small number outside this. During the site visit, notes were taken alongside photographs. The majority of spaces are publicly accessible and in public ownership, with a few exceptions.

The shortlist of sites is shown below, with reasons provided as to how they meet the NPPF criteria.

**LGS1: Primrose Hill playing fields**


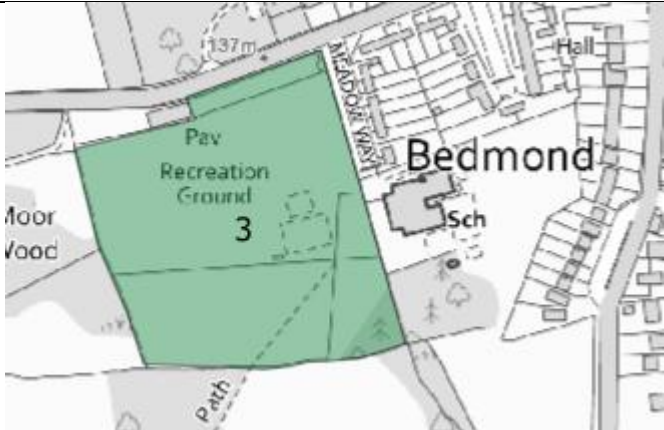
<b>Address and location</b>	Primrose Hill
<b>Ownership details</b>	ALPC
<b>Description and purpose/ current use</b>	Playing fields and allotments on site.
<b>Any designations</b>	Designated as open space by TRDC
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Located adjacent to residential development, the site is important not only for Abbots Langley residents but also those living in the neighbouring parish of Kings Langley.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<b>Recreation:</b> The site provides informal recreational space and a play area. There is a play area. A recent infestation of moles has left the space uneven for football. There are also 28 half plot allotment spaces here, which are much sought-after.
<b>Local in character?</b>	Yes.
<b>Photo</b>	
<b>Location map</b>	

**LGS2: Longspring Wood**

<b>Address and location</b>	Longspring Wood, 185 Toms Lane, Bedmond, Kings Langley, WD4 8PA
<b>Ownership details</b>	Herts and Middlesex Wildlife Trust
<b>Description and purpose/ current use</b>	Local Wildlife Site
<b>Any designations</b>	Local Wildlife Site, within the Green Belt
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No.
<b>Access &amp; proximity including how close to the community it serves</b>	Accessible to the public. Site is situated in and accessed via Toms Lane. Close to Bedmond, Kings Langley and Abbots Langley.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<p><b>Wildlife:</b> The site is important for wildlife and designated as a Local Wildlife Site managed by The Herts and Middlesex Wildlife Trust. Information from their website:  <a href="https://www.hertswildlifetrust.org.uk">Longspring Wood   Herts and Middlesex Wildlife Trust (hertswildlifetrust.org.uk)</a></p> <p><i>“About the reserve: In spring the reserve has a mass of bluebells but offers a quiet refuge at any time of year. It is a good example of Hertfordshire woodland with oak, ash and hazel. In winter, flocks of tits and finches move through the wood feeding on seeds and berries.</i></p> <p><u>Seasonal Highlights</u>  <i>Spring: Blackcap, bluebell, wild cherry.        Summer: Blue tit, great tit, nuthatch.        Autumn/ Winter: Goldfinch, King Alfred’s Cakes fungi, long-tailed tit, wood mouse”</i></p> <p><b>Recreation:</b> The site is important for recreation, providing an attractive and tranquil woodland space for residents and visitors to walk around at any time of the year and particularly lovely during the Bluebell season. Sites like these were particularly important during the COVID 19 Pandemic.</p> <p><b>Tranquillity:</b> The site is located behind houses in Toms Lane and borders gardens to the East and West and the Kings Langley Estate to the south. It is a peaceful location in which to enjoy the circular path around the woods and affords extensive views across the Green Belt land of the Kings Langley Estate looking south towards Abbots Langley.</p>
<b>Local in character?</b>	Yes
<b>Photo and map</b>	 

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**LGS3: Bedmond Playing Fields**

<b>Address and location</b>	Toms Lane, Bedmond, Abbots Langley, WD5 0RB
<b>Ownership details</b>	ALPC
<b>Description and purpose/ current use</b>	A recreation ground in Bedmond offering informal and formal recreation.
<b>Any designations</b>	Within the Green Belt and designated open space by TRDC
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The space is in the heart of Bedmond and well-used by residents.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<b>Recreation:</b> There are adult grass football pitches and associated changing rooms. There is parking available). There is a children’s play area. The space is very well-used locally for formal and informal recreation.
<b>Local in character?</b>	Yes
<b>Photo</b>	
<b>Location map</b>	

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**LGS4 - Bell Lane Corner**

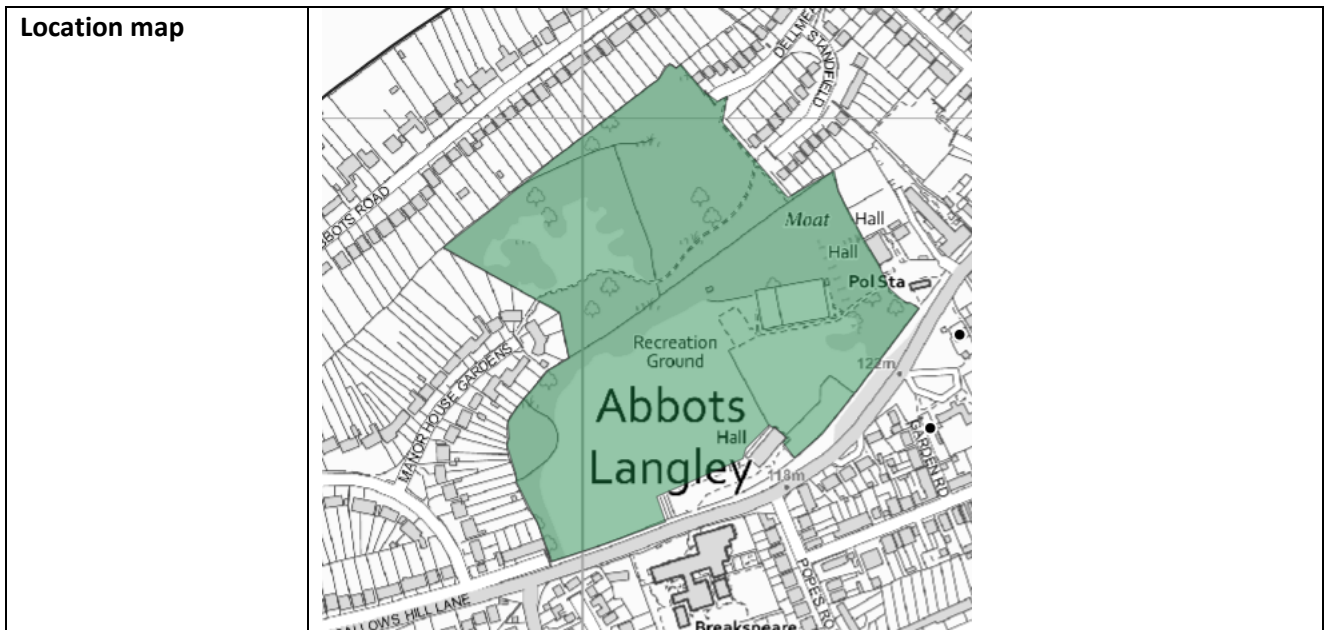
<b>Address and location</b>	Bell Lane Corner, High Street, Bedmond, Abbots Langley
<b>Ownership details</b>	Three Rivers District Council
<b>Description and purpose/ current use</b>	Open green space with public seating.

<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	The site is fully accessible. It is situated at the entrance to Bell Lane, adjacent to The Bell Public House, next to the High Street Cottages, and opposite houses of the High Street and Bedmond Village Hall. It is quite centrally positioned regarding proximity to development.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<b>Recreation:</b> Whilst small, this is a delightful little area of grass and mature trees, situated on the corner of an unmade road, Bell Lane with places to sit giving a feel of a small village green right adjacent to the old Bell Public House. It is a small oasis of green next to the historically important cottages and pub characteristic of the old high street, affording an opportunity for residents and walkers alike to pause a while.
<b>Local in character?</b>	Yes, this is a small space nestled among housing.
<b>Photo and map</b>	

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**LGS5: Manor House Grounds**

<b>Address and location</b>	Gallows Hill Lane, Abbots Langley, Herts., WD5 0DD
<b>Ownership details</b>	ALPC
<b>Description and purpose/ current use</b>	Recreation ground with opportunities for formal and informal recreation.
<b>Any designations</b>	Covers a site of archaeological interest and is also identified as an open space in the Local Plan.
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The space is surrounded by residential areas and is accessed by the local community.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<p><b>Recreation:</b> There is formal recreation here in the form of sports pitches, including tennis courts, with the Youth Football Club and Abbots Langley Cricket Club playing from this site. There is a skate park here and play area. This is a well-used local space that houses a number of local sports clubs.</p> <p><b>Historic:</b> In the 17th century, the Manor House was built on a moated site with some surviving traces from the Elizabethan and Jacobean ages. This is roughly where the community centre is now. These are the grounds of the Manor House. The principal resident of the Manor House would have been the Squire of Abbots Langley and they would enjoy a social importance and an element of control over the affairs in the Parish.</p>
<b>Local in character?</b>	Yes
<b>Photo</b>	



**LGS6: Millennium Gardens**

<b>Address and location</b>	Off Langley Road
<b>Ownership details</b>	ALPC
<b>Description and purpose/ current use</b>	A pocket of green space with benches and planting.
<b>Any designations</b>	Within an area of archaeological importance.
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Yes, the space is in the heart of Abbots Langley village.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<p><b>Recreation:</b> The space provides benches to enjoy the maintained garden. It is a much-treasured space in the village and is well-used.</p> <p><b>Tranquillity:</b> It is a well-used space for those seeking a rest while visiting the village centre.</p> <p><b>Historic:</b> The War Memorial is located here. There is also the old air raid siren still in place from the war. Poppies are planted here at Remembrance Day. There is a flag pole here, which has provided a focal point for special events.</p>
<b>Local in character?</b>	Yes



**Photo**



**Location map**





**LGS7: Kitters Green**


<b>Address and location</b>	Gallows Hill Lane
<b>Ownership details</b>	ALPC
<b>Description and purpose/ current use</b>	An area of green space with trees, flowers and benched, maintained by the Parish Council
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Yes, it is surrounded on three sides by residential homes and Kitters Green leads to one of the local public houses.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<p><b>Wildlife:</b> The space is home to a number of mature trees.</p> <p><b>Beauty:</b> This historic space is planted and maintained and provides a picturesque spot within the wider settlement.</p> <p><b>Recreation:</b> The space has benches and is used for informal recreation and as a place for local people to meet.</p> <p><b>Tranquillity:</b> Whilst surrounded by residential properties on three sides and the main Gallows Hill Road on the other, the space provides a tranquil resting spot.</p> <p><b>Historic:</b> Until 1866, Kitters Green was a separate village to Abbots Langley and focused on the Manor House. The labourers and groom lived in the flint cottages just by the present doctor's surgery. Pound Cottage is a timber framed cottage dating from the mid-17th century with 20th century additions. On the far side of Pound Cottage is a replica pound, provided by the Parish Council in 1984. Animal pounds were used to impound stray livestock (cattle, pigs, geese etc.) until claimed by their owners on payment of a fine or levy or sold to cover the costs of impounding. They are known to date from medieval times and by the 16 century most villages and townships would have had one. They were the responsibility of a pound keeper who fed and watered the animals until they were claimed in return for payment. The original pound was not located here it was the area outside the Methodist Church. By the end of WW1, it had moved to Kitters Green.</p>
<b>Local in character?</b>	Yes
<b>Photo and map</b>	 

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**LGS8: Tanners Wood**

<b>Address and location</b>	Tanners Wood Lane
<b>Ownership details</b>	TRDC
<b>Description and purpose/ current use</b>	An area of woodland within an otherwise residential area.
<b>Any designations</b>	Local Wildlife Site
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Yes, the woodland is located in an otherwise residential area and is fully accessible.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<b>Wildlife:</b> The wood is homes to a range of tree and shrubs species, which provide habitats for wildlife. <b>Recreation:</b> The woodland is located in the centre of an otherwise residential area and is often accessed by local residents including the neighbouring school.
<b>Local in character?</b>	Yes
<b>Photo</b>	
<b>Location map</b>	

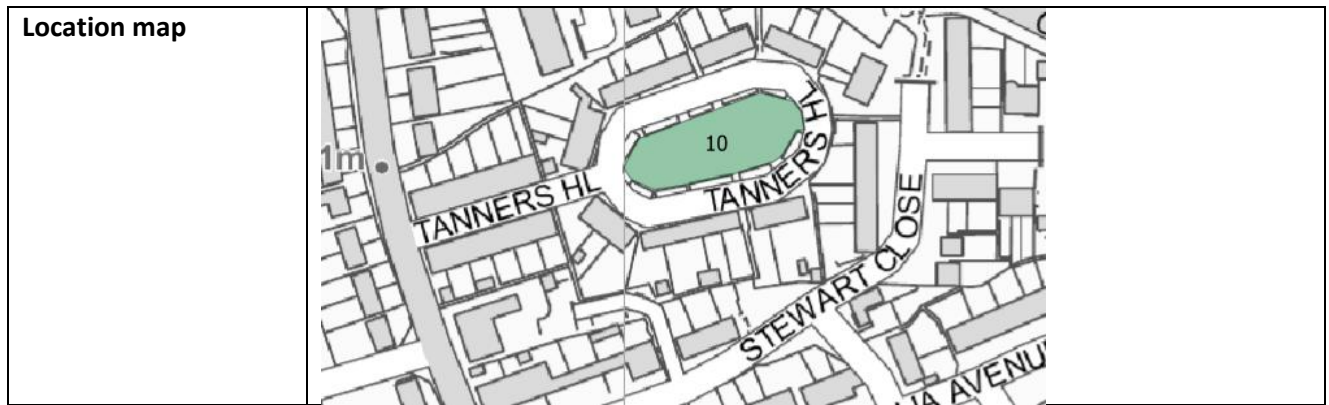
**LGS9: Hazelwood Lane/ Upper Highway (cluster of 7 spaces)**

<b>Address and location</b>	Spaces located in the residential developments around Hazelwood Lane and surrounding roads.
<b>Ownership details</b>	TRDC
<b>Description and purpose/ current use</b>	These are more than simply grass verges. They are open spaces laid to grass, often with trees and other features, that were designed into the original state to provide places for informal recreation and to add to the overall green character of the area.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The spaces are located among the housing.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<b>Recreational:</b> The spaces are large enough to provide places for informal recreation and play. <b>Historic:</b> The spaces were part of the original residential design and should be maintained as they provide access to shared open space and wildlife habitats
<b>Local in character?</b>	Yes
<b>Photo</b>	



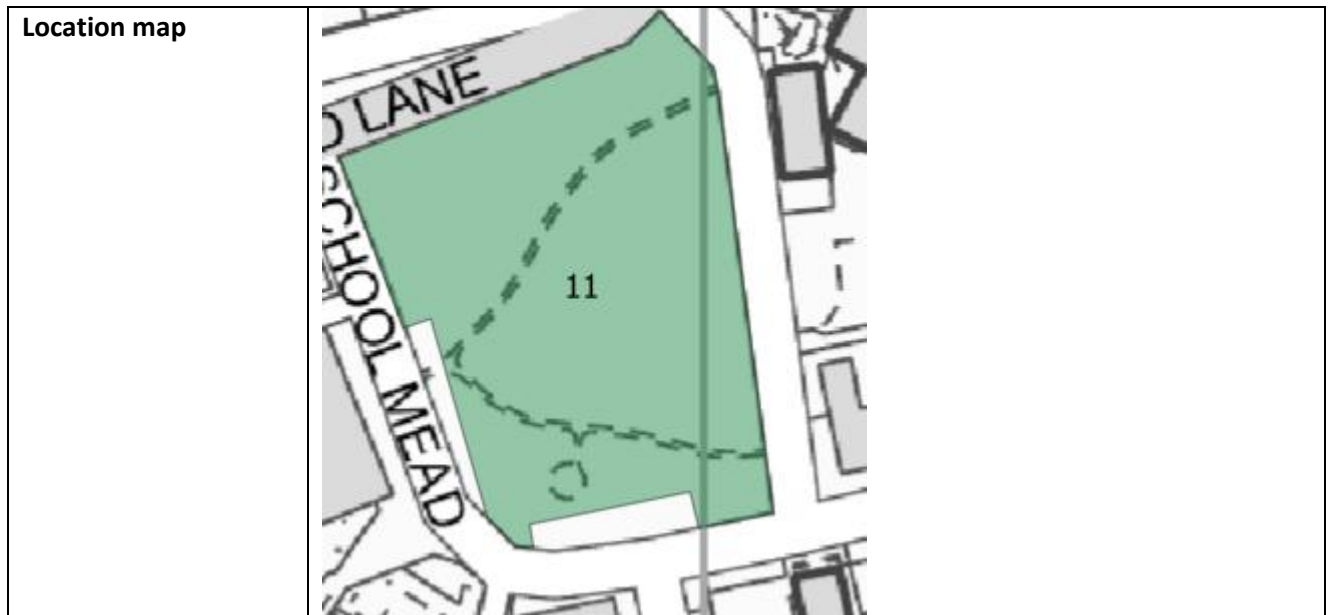
**LGS10: Tanners Hill Green**

<b>Address and location</b>	Tanners Hill Green
<b>Ownership details</b>	TRDC
<b>Description and purpose/ current use</b>	An area of grass located in the middle of this residential area. The space is maintained.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	Yes, it is fully accessible and surrounded on all sides by housing.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<b>Recreation:</b> This green grassy space provides a shared area for informal recreation and is well-used by local residents including children.
<b>Local in character?</b>	Yes
<b>Photo</b>	



**LGS11: School Mead Green**

<b>Address and location</b>	Corner of School Mead and Hazelwood Lane
<b>Ownership details</b>	Watford Community Housing Trust
<b>Description and purpose/ current use</b>	A large grassy area with some trees and natural play area.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	Open space in the Local Plan.
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The space is located among housing and near to one of the primary schools. It is accessible.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<b>Recreation:</b> The space provides a large grassy area for informal recreation and is well-used by local residents including children. There is a natural play area at one end. The space has local shops along one side.
<b>Local in character?</b>	Yes
<b>Photo</b>	




**LGS12: Abbots Langley Horses' Field**

<p><b>Address and location</b></p>	<p>Between South Way, Langley Way and Furtherfield</p>
<p><b>Ownership details</b></p>	<p>TRDC</p>
<p><b>Description and purpose/ current use</b></p>	<p>This is a space left to wild, with intermittent grazing. It is managed by way of the Leavesden Country Park Management Plan.</p>
<p><b>Any designations</b></p>	<p>Within the Green Belt and open space in the Local Plan.</p>
<p><b>Site allocations in Local Plan</b></p>	<p>No</p>
<p><b>Planning permissions?</b></p>	<p>No</p>
<p><b>Access &amp; proximity including how close to the community it serves</b></p>	<p>The space is nestled between residential areas at the western end of Leavesden Country Park.</p>
<p><b>Demonstrably Special? Select one or more reasons and give details.</b></p>	<p><b>Recreation:</b> The field is open to the public and is used for informal recreation including dogwalking (on leads).  <b>Wildlife:</b> The Horses' Field is a valued wildlife site which forms part of the Leavesden Country Park Management Plan. During the summer months, a small number of cattle graze the field. This grazing helps the wildlife to flourish and prevents shrubs and brambles from taking over.  <b>Historic:</b> The Horses' Field originally comprised of four fields of arable farmland with a small wood. Local knowledge suggests that The Horses' Field got its name as it was used for grazing horses. In the 1930s the land was considered as a site for an aerodrome and in 1940 the Leavesden Aerodrome was built, opening in 1941. The site closed in the mid 1990s and over time the land became a film studio which is now Warner Bros. Studio Tours, Leavesden. This striking green space came into the ownership of Three Rivers District Council in 2011. It was part of the development for the former Aerodrome site, which included new housing, play areas, community amenities and commercial properties.</p>
<p><b>Local in character?</b></p>	<p>Yes</p>


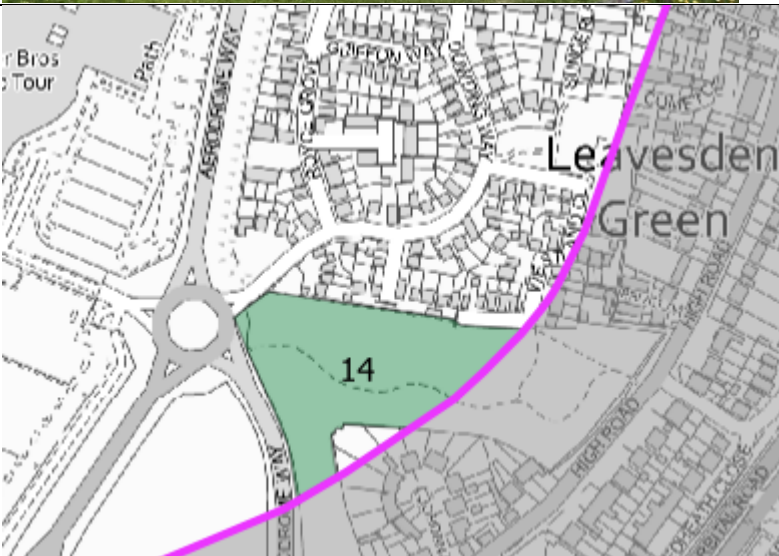


**LGS13: Leavesden Country Park**



<b>Address and location</b>	1 College Rd, Abbots Langley WD5 0NX
<b>Ownership details</b>	TRDC
<b>Description and purpose/ current use</b>	<p>Officially opened in 2019, Leavesden Country Park covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children’s play area and an outdoor gym for adults.</p> <p>Leavesden Country Park is located off College Road in Abbots Langley.</p> <p>A successful National Lottery Heritage Fund bid has seen a number of improvements to the park. Visit the <a href="#">website</a> below to find out more.</p>
<b>Any designations</b>	Country Park, Green Belt, TRDC Open Space
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The Park runs through the village of Abbots Langley and is very accessible to residents. It is extremely well-used.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<p><b>Recreation:</b> As described above, the park has numerous formal recreational facilities and also enables access to the countryside from the nearby residential areas for informal recreation. There is a sculpture trail, outdoor gym, BMX track, playgrounds, woodland and parkland. It is a much-valued space. There is a café in the park.</p> <p><b>Wildlife:</b> The park effectively provides a ‘green finger’ running through the otherwise urban area. It provides a range of habitats (woodland, grassland etc.) for many species. The south side comprises of about 50 acres of typical English</p>

	<p>parkland along with a variety of apple trees, a pergola and the largest Monkey Puzzle tree in Hertfordshire.</p> <p><b>Historic:</b> The park is formed on the grounds originally belonging to the Leavesden Asylum and St. Pancras Orphanage. The asylum and the orphanage were both constructed in 1868 and continued in various forms until 1995. Two of the original hospital buildings can still be seen from the north side of the park, which consists of two children’s play areas, three football pitches, an adult outdoor gym, a BMX track and over 20 acres of woodland area.</p>
<p><b>Local in character?</b></p>	<p>Yes. Although the site is fairly large, it runs through the community and is accessible from many locations.</p>
<p><b>Photo and map</b></p>	 <p>The image consists of two parts. The top part is a photograph showing a lush green park area with a large tree on the right and a path leading through the grass. The bottom part is a map of the Leavesden area, with the park area highlighted in green and labeled '13'. The map shows various streets, buildings, and landmarks such as Silver Birch Cottage, Leavesden Country Park, Recreation Ground, and Woodside. A pink line on the map indicates a boundary or specific area within the park.</p>


**LGS14: Leavesden High Road / Aerodrome Way/ Halifax Close/ Westfield Close cluster**

<b>Address and location</b>	Located along Aerodrome Way
<b>Ownership details</b>	Warner Bros.
<b>Description and purpose/ current use</b>	A large, grassed area included in the original design of the housing here.
<b>Any designations</b>	No
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The space is part of the overall design of the housing here. It is fully accessible with footpaths across it.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<b>Recreation:</b> A large, maintained grassy area with footpaths and other facilities, including a playground and benches. It is used by local residents for informal recreation.
<b>Local in character?</b>	Yes
<b>Photo</b>	
<b>Location map</b>	

**LGS15: South Way Playing Fields**

<b>Address and location</b>	South Way, Abbots Langley, WD5 0JL
<b>Ownership details</b>	TRDC
<b>Description and purpose/ current use</b>	Formal recreation ground with grass and artificial grass pitches for mini, junior and adult football.
<b>Any designations</b>	Within the Green Belt and open space in the Local Plan.
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	The space is located opposite a residential area and is used by local sports clubs.
<b>Demonstrably Special? Select one or more reasons and give details</b>	<b>Recreation:</b> The space is a much-used recreational resource, notably for football. It is home to Evergreen Football Club.
<b>Local in character?</b>	Yes
<b>Photo</b>	
<b>Location map</b>	

**LGS16: Langleybury cricket ground**

<b>Address and location</b>	Langleybury Lane, WD4 8RJ
<b>Ownership details</b>	Herts CC and leased by ALPC
<b>Description and purpose/ current use</b>	This is a well-used cricket club.
<b>Any designations</b>	Within the Green Belt.
<b>Site allocations in Local Plan</b>	No
<b>Planning permissions?</b>	No
<b>Access &amp; proximity including how close to the community it serves</b>	A village cricket club located in the west of the parish.
<b>Demonstrably Special? Select one or more reasons and give details.</b>	<b>Recreation:</b> Junior and adult teams of all abilities play at the club. Aside from the cricket, Langleybury club hosts regular social events, including barbecues, quiz nights and fundraisers. The cricket club is affiliated to the England and Wales Cricket Board (ECB), the Hertfordshire County Cricket Association, and the Club Cricket Conference. <b>Historic:</b> The cricket club has been playing here for over 175 years.
<b>Local in character?</b>	Yes
<b>Photo</b>	
<b>Location map</b>	