

# Abbots Langley Parish Council



## Parish Council's Response to Three Rivers District Council's Local Development Framework

### Core Strategy Further Preferred Options

January 2010

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## Abbots Langley Parish Council

### Parish Council's Response to Three Rivers District Council's Local Development Framework - Core Strategy Further Preferred Options - January 2010

Detailed below is Abbots Langley Parish Council's response to the Three Rivers District Council's Local Development Framework - Core Strategy Further Preferred Options consultation. Individual members may submit responses in their own right on the Further Preferred Options, or specific parts thereof, as they are entitled to do.

The Parish Council is also encouraging residents, businesses and community groups to respond to the consultation.

This response was considered and resolved at the Parish Council's meeting held on 11<sup>th</sup> January 2010, to which the press and public were invited and as such this should be recorded as the response of the Parish Council, rather than that of its individual members.

This response should also be read in conjunction with the Parish Council's response to the original consultation document submitted in March 2009, which is enclosed herewith as appendix A.

#### Introduction

1. The Parish Council is pleased to see that in accordance with its request in the March 2009 consultation response, that the following three proposed housing sites within the Parish have been removed from consideration:-

- Woodside Road, Abbots Langley
- Mens Club, Trowley Rise, Abbots Langley
- Land At Love Lane Reservoir, Abbots Langley

2. The Parish Council notes with considerable concern that the Government, through a revision of the timescale for the provision of housing supply from 2021 to 2026, has increased the target set through its East of England Plan, to 5085 dwellings to be created within the Three Rivers District Council Area. The Parish Council note with concern that although the proportion of these dwellings to be built in the civic Parish of Abbots Langley remains at 52%, this requires an additional 325 dwelling being built in Abbots Langley over and above those proposed in the March 2009 consultation. This Council is deeply concerned that our local MP has not opposed, in particular, the housing targets for this area.

It considers with great concern that the infrastructural support required for such extensive housing build has not been fully taken into account and regrets that Three Rivers has been imposed with a target of 5,085 new dwellings.

In particular the Parish Council is extremely concerned at the County Council's own figures which show a shortage of one form of entry for primary school pupils in the Abbots Langley area by 2013 and fourteen forms of entry for secondary pupils in the Watford and Three Rivers area within the next decade.

It notes that Three Rivers is required by law to identify these sites in its LDF and that these, subject to public consultation, are considered the "least worst" options.

3. This council believes that the way the current LDF is written places an unacceptable burden on the Abbots Langley Civil Parish area. It does not take into account the additional building that has taken place in the last 15 years, that has generated in excess of 5,000 new units.
4. It is concerned that the Housing Selection Sites criteria has given an undue weighting to sites close to current urban locations, placing a disproportionate burden on Abbots Langley.
5. The Parish Council recognises that some of the sites identified are acceptable as "least worst" options. In the Parish Council's detailed comments we call upon Three Rivers Council to reject the housing sites that this Parish Council opposes and in particular to include in the LDF the need to provide for and protect the Green Belt wedges that separate the core of Abbots Langley and Bedmond (from each

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other) and from Watford to the south, Hemel Hempstead to the north and St Albans to the East.

6. The Parish Council is concerned about loss of industry and business sites generally in the parish. The Council feel it is important to provide mixed use with a balance of employment sites directly related to new housing sites to reduce the need to travel. The Parish Council is concerned that a number of employment sites are being re-designated for housing, which exacerbates the loss of local employment opportunities.
7. Should as a result of this consultation any proposals from land owners or developers for any new sites not already detailed come forward, this Council would expect further consultation with it and the public by Three Rivers Council.

The Parish Council urges all Abbots Langley Parish residents to take part in the consultation and to support the Parish's views over the individual issues. The Clerk to the Council will be making this document available through the Council Offices, website and notices in the parish area.

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Detailed Comments

Ref./Page No.	Issue	Proposal / Comment
p.13	<p>Housing Supply to 2026</p> <p>The Plan proposes 2289 new homes, split across the district:-</p> <ul style="list-style-type: none"> <li>• Watford Rural      495    22% (+170)</li> <li>• Croxley Green      262    11% (+140)</li> <li>• Chorleywood        10    ½% (nil)</li> <li>• Sarratt                10    ½% (nil)</li> <li>• Unparished areas   307    13% (-11)</li> <li>• Abbots Langley    1205   52% (+325)</li> </ul> <p>Number in parenthesis ( ) denotes increase (+) or decrease (-) from March 2009 consultation to the further options consultation - January 2010.</p> <p>The Parish Council questions the criteria by which sites are identified.</p> <p>It would seem that the criteria is basically determined by already having housing and therefore infra structure in the area. Consequently any new housing will always gravitate towards existing housing; thus putting greater pressures on already stretched areas and enabling other areas to avoid having to take any new housing.</p>	<p>We oppose this as being unfair distribution and request that the District Council review this to apportion new house building more equitably across the whole district.</p>

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Ref./Page No.	Issue	Proposal / Comment
p.16	Fairways Farm and Penfold Golf Course, A405, Garston	<p>The Parish Council opposes the use of this site for housing on the following grounds and requests it is removed from the list:-</p> <ul style="list-style-type: none"> <li>• Loss of green open space and golf course - sports and leisure facilities need to be retained.</li> <li>• Critical location to maintain the openness of the Green Belt.</li> <li>• Development will result in the merging of Garston/Watford and Bricket Wood/St Albans (exacerbated by proposed development of farmland at Waterdell, Bricket Wood extending into St Albans district).</li> <li>• Edge of settlement development with concerns about access, traffic, employment, infrastructure, and services.</li> <li>• Sandwiched between M1 motorway and A405 will have noise and air quality issues.</li> <li>• Proximity to Waterdale waste transfer station and recycling centre where those living on Bucknalls Lane already notice smell and noise. Waterdale is a proposed preferred site in Hertfordshire Minerals and Waste Development Framework Waste Development Plan Documents.</li> </ul>

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Ref./Page No.	Issue	Proposal / Comment
p.21 - Appendix 1	Headline results of Core Strategy Preferred Options consultation March 2009	<p>The results of this survey are flawed as they rely on residents supporting sites not in their immediate area and therefore promote the concept of 'Not In My Backyard'. As a result virtually all sites receive support. Housing site allocation should not be undertaken on the basis of people not wanting housing built in their area and forcing it to be built elsewhere. The district needs and deserves a more mature and scientific approach to the allocation of sites across the whole district.</p> <p>A consequence of this approach is that residents are being encouraged to 'vote' for sites not in their immediate area, which will distort any future consultation results.</p>
p.29 - Revised Preferred Options Sites	Leavesden Aerodrome, Abbots Langley (Revised)	<p>The Parish Council opposes increasing the size of the site and would prefer that currently unoccupied offices be converted to dwellings or mixed use to achieve the required increase.</p> <p>The Parish Council refers the District Council to its comments relating to this site in the March consultation (see Appendix 1 below) and feels these comments are still pertinent to this revised proposal.</p>
p31. - Revised Preferred Options Sites	Langleybury House / School. Langleybury (Revised)	<p>The Parish Council welcome this revision as it accords with our comments in the March 2009 consultation.</p> <p>The Parish Council would however repeat its comment that any development here should be part of a comprehensive plan to ensure high quality residential development that also secures Section 106 monies for use in the immediate vicinity to address the lack of amenities.</p>
p.32 - New Housing Sites	Adjacent 65 Toms Lane, Kings Langley	<p>Accept as this will tidy up an existing self-contained Brownfield site, albeit in the green belt.</p>
p.32 - New Housing Sites	Mansion House Farm Equestrian Centre, Bedmond Road, Abbots Langley	<p>The Parish Council object to the inclusion of a relatively isolated site in the Green Belt where boundary may be difficult to defend.</p> <p>The Parish Council is concerned at the possible loss of equestrian facility and likely requirement for replacement farm or equestrian buildings on the agricultural land.</p> <p>The Parish Council requests that this site is excluded from the final list.</p>

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Ref./Page No.	Issue	Proposal / Comment
p.32 - New Housing Sites	Land at Waterdell, Bricket Wood	<p>The Parish Council notes this is a relatively isolated site, although whole site extends into St Albans district (on which there has been no public consultation yet).</p> <p>The Parish Council consider this site is a critical location to maintain the openness of the Green Belt and will result in the merging of Garston/Watford and Bricket Wood/St Albans (exacerbated by proposed housing on Fairways Farm/Penfold Golf Course, Garston).</p> <p>The Parish Council is concerned at the loss of valuable green open farmland and significant change to the character of the area.</p> <p>The location is beside M1 motorway and will be subject to noise and air quality issues. The Parish Council also has concerns about access, traffic, employment, services and infrastructure.</p> <p>The proximity to Waterdale waste transfer station and recycling centre where those living in the vicinity already notice smell and noise. Waterdale is a proposed preferred site in Hertfordshire Minerals and Waste Development Framework Waste Development Plan Documents.</p> <p>The Parish Council requests that this site is excluded from the final list and that the District Council inform St Albans District Council that it does not support housing in this location.</p>
p.33 - New Housing Sites	Hill Farm Industrial Estate, Hill Farm Avenue, Leavesden	Accept site as already brownfield subject to the housing being of no more than a similar density to the neighbouring area.
p.36	Housing Site Selection Criteria	<p>The Parish Council notes the criteria for site selection.</p> <p>The Parish Council comments on the category 'Impact on Green Belt' and 'Contribution to Green Belt objectives' that these criteria should be exercised equitably across the whole district.</p> <p>Abbots Langley is already being asked to take on a wholly disproportionate amount of new housing, principally to ensure that Green Belt objectives are sustained in other parts of the district. The Parish Council would request that no incursions into the Green Belt should be permitted in Abbots Langley Parish, where, all things being equal, another area of the district could accommodate new housing by an incursion into the Green Belt in that area.</p>

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Ref./Page No.	Issue	Proposal / Comment
p.45	Other sites submitted to the Council but not taken forward.	The Parish Council notes that a number of other sites were submitted within the Parish of Abbots Langley and supports the District Council's decision not to take these sites forward.

[ Appendix A ]

# Abbots Langley Parish Council



## Parish Council's Response to Three Rivers District Council's Local Development Framework

March 2009

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Response to Three Rivers District Council Local Development Framework - March 2009

Detailed below is Abbots Langley Parish Council's response to the Three Rivers District Council's Local Development Framework consultation. Individual members may submit responses in their own right to the LDF, or specific parts thereof, as they are entitled to do.

The Parish Council is also encouraging residents, businesses and community groups to respond to the consultation.

This response was considered and resolved at the Parish Council's meeting held on 9<sup>th</sup> March 2009, to which the press and public were invited and as such this should be recorded as the response of the Parish Council, rather than that of its individual members.

**Introduction**

1. The Parish Council notes with concern that the Government, through its East of England Plan, has required Hertfordshire local authorities to identify sites for an additional 85,000 dwellings and has set a target of 68,000 jobs by 2021. This Council is deeply concerned that our local MP has not opposed, in particular, the housing targets for this area.

It considers with great concern that the infrastructural support required for such extensive housing build has not been fully taken into account and regrets that Three Rivers has been imposed with a target of 4,000 new dwellings and some 2378 new jobs. It notes that Three Rivers is required by law to identify these sites in its LDF and that these, subject to public consultation, are considered the "least worst" options.

2. This council believes that the way the current LDF is written places an unacceptable burden on the Abbots Langley Civil Parish area. It does not take into account the additional building that has taken place in the last 15 years, that has generated in excess of 5,000 new units. It is particularly concerned that of the identified new sites the Civil Parish of Abbots Langley is expected to take 52% of the housing development and that some of these sites will have a clear impact on the Green Belt and should be rejected.

It is concerned that the Housing Selection Sites criteria has given an undue weighting to sites close to current urban locations, placing a disproportionate burden on Abbots Langley.

It is surprised to find that the principal town of the district, Rickmansworth, has no larger housing sites included, whereas Abbots Langley as the largest village area is expected to accommodate significant extra development, but has few additional improved services identified to support this in PSP2 (Place Shaping Policy.)

3. The Parish Council recognises that some of the sites identified are acceptable as "least worst" options. In the Parish Council's detailed comments we call upon Three Rivers Council to reject the housing sites that this Parish Council opposes and in particular to include in the LDF the need to provide for and protect the Green Belt wedges that separate the core of Abbots Langley and Bedmond (from each other) and from Watford to the south, Hemel Hempstead to the north and St Albans to the East.
4. The council is concerned that the additional 12,000 dwellings required in Dacorum Borough Council's area, to which the parish adjoins, is likely to create an urban extension of Hemel Hempstead and that this could place an additional burden on the infrastructural services in this parish area of which no account has been taken.

The Council is further concerned that of the sites identified the County Council did not see fit to object to the inclusion of any of them on traffic or highways grounds, despite the likely additional congestion that could be created.

In addition no objections were raised by the County Council to the changes that would be required to existing narrow rural lanes to accommodate the additional traffic; this particularly applies in the case of the Woodside Road site.

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5. The Parish Council firmly supports the approach taken by Three Rivers Council over its opposition to the imposition of 15 additional gypsy and travellers pitches (one new site), imposed by the East of England Regional Assembly and welcomes the continued opposition of Three Rivers Council to the sites the consultant proposed in the Abbots Langley Parish.
6. Should as a result of this consultation any proposals from land owners or developers for any new sites not already detailed come forward, this Council would expect further consultation with it and the public by Three Rivers Council.

The Parish Council urges all Abbots Langley Parish residents to take part in the consultation and to support the Parish's views over the individual issues. The Clerk to the Council will be making this document available through the Council Offices, website and notices in the parish area.

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Detailed Comments

Ref./Page No.	Issue	Proposal / Comment
PSP2 - p.34-35	Preferred Policy Approach - Abbots Langley	<p>Remove proposed Woodside Road development.</p> <p>Include following under provision of, and access to, services and facilities to meet future demands</p> <ul style="list-style-type: none"> <li>• Improvements to bus services linking Abbots Langley to Watford/Watford Junction/ Health Campus and Hemel Hempstead.</li> <li>• Traffic improvements to C76 route.</li> <li>• Improvement of cycling and Parking facilities at Kings Langley Station.</li> <li>• Enhancement of existing play and open spaces including where applicable parking provision.</li> </ul>
PSP4- p.37-38	Preferred Policy Approach- Bedmond	<ul style="list-style-type: none"> <li>• As above plus traffic management scheme for Toms Lane.</li> </ul>
7.36 - p.47	Strategic Market Housing Assessment predicts population to rise by 1200 people, so why do we need to build 1688 new homes and also households will rise by 2,900. These figures taken together do not correlate.	How many houses do we actually need if population is only likely to rise by 1200?
Chapter 7 - p.39	<p>Housing Targets</p> <p>The Plan proposes 1688 new homes, split across the district:-</p> <ul style="list-style-type: none"> <li>• Watford Rural      375    22%</li> <li>• Croxley Green      135    8%</li> <li>• Chorleywood        10    ½%</li> <li>• Sarratt                10    ½%</li> <li>• Unparished areas   278   16%</li> <li>• Abbots Langley     880   52%</li> </ul> <p>The Parish Council questions the criteria by which sites are identified.</p> <p>It would seem that the criteria is basically determined by already having housing and therefore infra structure in the area. Consequently any new housing will always gravitate towards existing housing; thus putting greater pressures on already stretched areas and enabling other areas to avoid having to take any new housing.</p>	We oppose this as being unfair distribution and request that the District Council review this to apportion new house building more equitably across the whole district.

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Ref./Page No.	Issue	Proposal / Comment
Chapter 7 - p.39	<p>We note that a number of the small sites in the Parish are in private ownership. Notably:-</p> <ul style="list-style-type: none"> <li>• Former Kings head PH</li> <li>• Working Men’s Club</li> <li>• Breakspeare Public House</li> </ul> <p>At a time of credit crunch; there is concern that this could blight those premises and businesses</p>	<p>The Parish Council requests the District Council enter into urgent discussions with the owners of these premises to ascertain whether they will release these sites for house building and if they won’t, immediately remove them from the list. Note: The Working Men’s Club has already informed TRDC that it is not an available site and therefore the Parish Council supports its removal from the list.</p>
CP3 - p.48	<p>Parish welcomes the housing density of 30 dwellings per hectare</p>	<p>Reject any ‘higher’ density for the larger sites, which will predominantly be in Abbots Langley and therefore will place a disproportionate amount of high density housing in this Parish and will create a Parish of high density housing estates.</p>

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Site Specific Consideration and Comments

Page	Site	Comment
p.144	Leavesden Aerodrome	<p>Accept as this has already received outline permission as a Brownfield site subject to the Green Belt wedges to the north namely the “horse field” and the Furtherfield Sites becoming public open space and that ensuring the Green belt here prevents the urban link of Abbots Langley with Watford.</p> <p>Would urge that any development here would be principally accessed via Aerodrome Way, provide for improved bus access to Watford and Abbots Langley and measures taken to protect the neighbouring employment land at Leavesden Studios</p> <p>Would ask that the Council investigate that within the lifetime of the plan that the current unoccupied offices be converted to dwellings or mixed use, ie: the regional Police HQ, negating any green belt usage in the parish.</p>
p.145	Woodside Road	<p>Rejected by PC as a totally unacceptable incursion into the Green belt that would place further pressure on neighbouring green belt for urbanisation of the area between Orchard Avenue and High Elms Lane.</p> <p>This site in any event has very limited access to public transport and primary education. It currently acts as a vital Green lung to the east of Leavesden/ Watford.</p>
p.148	Kings Langley Employment Area	<p>The Parish Council would support high quality development in this area, resolving the current conflict between industrial and housing. This would be subject to securing further traffic and environmental improvements along the C 76 and enabling the upgrade of existing public amenities (in particular Primrose Hill) as part of any agreed developments.</p> <p>The plan should address “small plot developments”; these should be avoided in particular in this area which is already a very mixed and randomly developed part of the parish. Consideration should be given to preparing a planning brief for the area.</p> <p>Members have indicated that HGV traffic in this area is a major problem and would need to be addressed as part of the plan.</p>

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Page	Site	Comment
p.145	Former Kings Head Public House - High Street	Parish Council request withdrawal from list unless site owner indicates that they may be prepared to release land.
p.145	Working Men's Club - Trowley Rise	Parish Council request withdrawal from list as site owner indicates they are not prepared to release land.
p.151	Gade View Gardens	Noted - already being developed.
p.152	Breakspeare Public - School Mead	Parish Council request withdrawal from list unless site owner indicates that they may be prepared to release land.
p.156	Love Lane	Parish Council reject the site as a totally unacceptable incursion into Green Belt. It has potential to create further adjacent development sites in future, that would place further pressure on neighbouring green belt.
p.156	Leavesden Pumping Station	Reluctant acceptance as this is a Brownfield site already developed, although it is in Green Belt. Could be developed earlier than the timeframe given but would require improvements as part of any planning permissions to protect the neighbouring Leavesden Hospital Cemetery and improvements to the access road.
p.157	Bluebell Drive	Reluctant acceptance as although this site is in Green Belt, development it is on a former tip site and this would logically 'square off' existing development. This could be brought forward for development earlier.
p.157	South Toms Lane	Reject as incursion into Green Belt. However would reluctantly accept as a last resort if its inclusion enabled the council to protect the Green belt to the south from any further development (Numbers Farm) by squaring of the current road.
p.157	Three Acres, Toms Lane	Accept as this will tidy up an existing self contained Brownfield site, albeit in the green belt, subject to resolving what is a constrained access.

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Page	Site	Comment
p.159	Langleybury House	<p>Accept site. The Parish Council would question whether the site could be expanded to Brownfield area to north-west of proposed area thus accommodating more units again reducing pressure on virgin Green belt elsewhere in the Parish.</p> <p>Any development here should be part of a comprehensive plan to ensure high quality residential development that also secures Section 106 monies for use in the immediate vicinity to address the lack of amenities.</p>
p.159	Furtherfield Depot	<p>Accept site as already brownfield subject to the housing being of no more than a similar density to the neighbouring Furtherfield area. (Equivalent to 30 dwellings/hectare)</p>

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Other Comments on LDF

Ref./Page No.	Issue	Proposal / Comment
7.66 - p.53	Gypsy and Traveller sites	<p>The Parish Council supports TRDC's rejection of the Scott Wilson Report on Gypsy and Traveller sites</p> <p>The council believes that the allocation of G&amp;T sites should be based on need and the ALPC / TRDC area is not an area where migratory workers and travellers are normally employed. We recommend that sites should be allocated where they will be needed by their occupiers, not on an even regional distribution. It supports the rejection of suggested sites in the Abbots Langley Parish as inappropriate and without need or merit.</p>
CP6 - p.58	Employment opportunities.	The Parish Council supports the proposals to encourage employment opportunities.
CP7 - p.63	Town centre and shopping	Parish welcomes the town centre and shopping objectives and in particular A1 usage in the primary frontage.
7.118- p.66	M25 Widening/ Integrated Demand Management	<p>Whilst accepting with regret the decision has already been made on the former, this Parish voices its concerns that Integrated Demand Management effectively restricting access to the M25 at junctions 21 or 19 could have a commensurate detrimental effect on local routes through the Parish and therefore expects full engagement over those issues with the Highways Agency and the County Council before decisions are taken.</p>

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Ref./Page No.	Issue	Proposal / Comment
CP8 - p.69 to p.72	Transport	<p>Parish welcomes the transport proposal, but would also like to see the following:-</p> <ol style="list-style-type: none"> <li>1. Retention and support of the Abbots Langley Flyer 318 route.</li> <li>2. Improved bus services between the existing and proposed estates, including hopper type services and the between village centres and stations (Watford Junction &amp; Kings Langley) including buses running to the station at commuter travel times.</li> <li>3. Improved facilities for safe parking of cycles in the village centre; local parks; outlying shopping centres (Bedmond and Katherine Place) and the station - including lockable cycle boxes.</li> <li>4. Parish welcomes the desire to improve station parking; but that facility needs to be affordable to encourage people to use trains rather than their cars.</li> <li>5. Create a zone bounded by C76 &amp; C77; Hyde Lane and South Way - inclusive; (M25 excepted) in which larger HGV's are banned - in order to discourage through HGV (rat running) traffic. Although is accepted HGV access would be required during working days.</li> <li>6. Consideration should be given to the introduction of 20mph limits to assist in safety and traffic flows.</li> </ol>
CP9 - p.76	Preferred Policy Approach for Infrastructure and Planning	<p>The preferred policy approach for infrastructure and planning are too vague.</p> <p>To support the growth across the district we need:-</p> <ul style="list-style-type: none"> <li>• More schools - both JMI and secondary + college places</li> <li>• More health services; GPs; clinics; social and care services</li> <li>• Community facilities and activities especially for young people and older people.</li> <li>• Water resources</li> <li>• Maternity provision and improved services for the youngest and most vulnerable members of our community. Provision for home births and small local birthing centres.</li> </ul>

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Ref./Page No.	Issue	Proposal / Comment
DC1 - p.82 & DC4, 5 & 6	Preferred Policy Approach - Green Belt-	<p>The preferred approach should be to “Only allow development on virgin Green Belt as a last resort”</p> <p>The Parish Council strongly supports the retention of the Green Belt where it provides a strategic role to prevent urban sprawl and maintain openness, in particular:</p> <ul style="list-style-type: none"> <li>• Green space between Abbots Langley and Watford</li> <li>• Green space between Abbots Langley and Hemel Hempstead.</li> <li>• Green space between Abbots Langley and Bedmond Village</li> </ul> <p>Abbots Langley must remain a separately identified community, not part of “Greater Watford” or “Greater Hemel Hempstead”.</p> <p>Some members were passionate that the Green Belt be retained and protected for health reasons.</p>

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Ref./Page No.	Issue	Proposal / Comment
Para 8.48 - p.92	Open space, sport and recreation.	<p>The Parish Council is disappointed that this section does not reflect the work of the Parish Council as the principal provider of open space, sport and recreation facilities in the area. Specific reference should be made to:-</p> <ul style="list-style-type: none"> <li>• Henderson Hall - the NE of the district principal arts venue</li> <li>• (new) Hillside Hall - potential as a venue for community events and classes</li> <li>• Bedmond Hall - potential as a venue for community events and classes</li> <li>• Open space and parkland - including play areas, which need upgrading, modernising and making relevant to a diverse age range.</li> <li>• Allotments, where demand currently exceeds provision. These will become increasingly relevant as in years to come residents will want to grow more of their own food.</li> </ul> <p>The Parish Council would wish to discuss with TRDC an integrated leisure, open space and recreation plan for the Parish.</p> <p>The Parish Council would expect the policies to include enhancement of existing facilities for public use whilst not necessary the provision of duplicate new ones during the life time of the plan</p> <p>Consideration should also be given to the provision of new amenity space. Whilst members appreciate the 10% amenity space rule on new developments, this should avoid small relatively useless pockets of land that have little amenity value. Current amenity provision should be taken into consideration, as should safe walking and cycle access.</p>
DC2- p86	Preferred Policy Approach - Biodiversity, Tree, Woodland.	<p>This policy ends to be more embracing including the provision of biodiversity of open spaces such as the Hunton Bridge roundabout, large tracks of verges and parts of Leavesden Country Park becoming a wildlife site.</p> <p>The policies do not currently cover the need to protect road side hedge rows from erosion and the appropriate replanting and maintenance.</p> <p>As technology develops, consideration should be given to methane extraction methods, to enable sites where methane is currently being vented being made available for development or for public open space.</p>

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Ref./Page No.	Issue	Proposal / Comment
DC7 & 8 - p.101	Preferred Policy Approach design of development	<p>The Parish Council strongly welcomes the “<b>Design of Development</b>” approach and the residential design and layout.</p> <p>The parish wishes to retain the diversity of design styles and the semi rural aspect of Abbots Langley. We would like to see estates being developed with a range of house building styles; rather than a high proportion of standard designs.</p> <p>Consideration needs to be given to the size of garages so they can fit an averaged sized family car, to reduce street parking, also the size of gardens must be appropriate to allow residents to grow some of their own food.</p>
DC10, 11 & 12 p.108-p.115	Preferred Policy Approach- Emissions and Energy; Renewables and Waste	<p>The Parish Council welcomes TRDCs proposals in this area; however we would wish to enter into a further dialogue with the District Council to develop a joint Greening agenda for the Parish.</p>

## Abbots Langley Parish Council

The following addendum to the Parish Council's response was submitted on 3<sup>rd</sup> April 2009, following the Annual Parish Meeting.

The submission of these additional comments was agreed with Three River's District Council, due to the timing of the Annual Parish Meeting.

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Abbots Langley Parish Council submitted a comprehensive response to the LDF by email on 18<sup>th</sup> March 2009. Last night the Parish Council held its Annual Parish Meeting, where residents get to discuss topics of their choice with Councillors. There were 42 members of the public present. The LDF was the "hot topic".

As previously agreed, following are the comments that came out of the meeting. Many of the comments made were in line with the Parish Council's original response, so they have not been repeated.

- Residents were concerned about the possibility of development on the Bluebell Drive (BP27) site, particularly given the problems with methane on the site.
- Traffic problems in the Roman Gardens and Primrose Hill corridor, need for a comprehensive development plan for this area, which avoids lots of small disconnected developments and addresses the traffic issues.
- What provisions is there for water supply to these developments? Some areas of the Parish have been suffering from water pressure problems.
- There was concern about high density development and a call for densities of less than 30 units per hectare.
- Building around the Love Lane reservoir (AB35) will preclude any future expansion of this facility, this maybe not of immediate concern, but could be very relevant in the future.
- Schools and open spaces are vital. Not just school extensions, proper purpose built modern facilities. Also, large tracts of open spaces for play and adventure, not just the relatively useless small children's play areas on many new developments.

The single most common thread in all of the issues raised was "Why Abbots Langley"? Whilst there was a realisation that sites such as Leavesden Aerodrome, with the recent development and new roads, may represent a practical solution. Many of the other developments in the Parish did not. There was a strong feeling from most of the meeting participants that areas such as Chorleywood and Sarratt had virtually no new development proposed in their area and this placed an unacceptable burden on the Abbots Langley civil parish.

The meeting was wholly behind the position taken by the Parish Council in its response to the LDF, it is difficult in written form to convey the real anxiety felt by residents at the effect the developments could have on the area and the disproportionate effect of the emphasis on the Abbots Langley area, these were not just NIMBY comments, they were reasoned arguments that had been carefully considered.

There was unanimous support for the Parish's view that the plan failed to address adequately the lack of infrastructural support to accommodate these and neighbouring developments.