

Policy Development of the Neighbourhood Plan for Abbots Langley

1 Overview and key issues to address

- a. Strategic Sites in the Parish
- b. Demands and Constraints
- c. Green Belt Land, Open Spaces and Natural Environment/trees and hedgerows/ green boundaries to development/biodiversity.
- d. New Housing requirements – Type, heights and numbers
- e. Land to improve public facilities associated with Healthcare and Social Care.
- f. Education Facilities serving the Parish
- g. Community Facilities
- h. Economic Development and vitality of the key local centres
- i. Safeguarding land for industrial and commercial uses
- j. Transport, Communications and Wayfinding
- k. Streetscape, networks and public spaces
- l. Other topics on Land Use, Burial Grounds, etc.
- m. Local energy generation

2 General Policies

- a. Protecting the Green Belt, Natural Environment, Open spaces, Leisure facilities and Allotments
- b. Air quality and healthy communities
- c. Meeting local housing needs
- d. Providing local school places
- e. Maintaining the vitality of key local centres
- f. Community Halls and local initiatives, clubs, societies, events etc.
- g. Built environment policies and local infrastructure
- h. Getting Around
 - i. Public transport – bus, taxis and rail
 - ii. School drop offs and pick-ups

- iii. Street design
- iv. Safe Cycle networks
- v. Safe Pedestrian network
- vi. Station Parking
- vii. On and Off-Street parking
- viii. EV Charging
- ix. Car/bicycle share clubs

3 Community Focused Policies

- These can be specific to particular communities.
- 14 distinct communities have been identified in the Abbots Langley Parish.
- Set up community groups led by their local Parish representatives to put forward their local suggestions and policies.

4 Projects, sites and implementation programmes for specific communities

a. Specific Projects to deliver policies

- i. Health Facilities in the Community – meeting local demand
- ii. Mental Health Care for all – from age 0 to 100 years old. Following the legacy of Mental Care in Abbots Langley.
- iii. Conservation of buildings in central Abbots Langley village.
- iv. Community led Housing Projects on specific sites linked with Land Owner Cooperation.
- v. Sustainable projects to maintain the environment in the parish
- vi. Promoting sustainable travel – Walking and cycle networks. Network for electric bicycles, scooters, mobility vehicles, etc. Vehicle Charging Strategy. etc.
- vii. Grand Union Canal corridor. Cycle/walk corridor. Tourist and local leisure potential.
- viii. Village Centre plans for Abbots Langley and Bedmond.

Evidence for policies received from Public Comments via the Abbots Langley Commonplace site. See: <https://abbotslangley.commonplace.is/timeline>

General Policies

- a. Strategic Sites in the Parish**
- b. Demands and Constraints**
- c. Green Belt Land, Open Spaces and Natural Environment/trees and hedgerows/ green boundaries to development/biodiversity.**

Ref 7- Open space

Really happy that some open space latterly aka "horse field" has been saved, especially in view of the massive amount of built development that has taken place to the south of the civic parish. This has been helpful to retaining the physical identity of the village. Also, these days, public open space is kept safer than green belt. Please try to minimise further tarmacking of this 'natural' space.

Ref 11- Green Belt

Only when we have taken the last bit of soil will we realise that we can't live by bricks and mortar alone
The green belt ensures that there is open space, a divide between different villages and towns, that they don't become an urban sprawl and merge into one, lose their own identity. They are usually agricultural lands providing us a food source. Once the green belt is allowed to be eroded (with or without the promise of a new school!!) then the open spaces are gone to us forever (they don't reappear... it may become a brown field site, but very rarely...) and importantly the eco-systems within them are destroyed and whether we think about it or not, we are part of that ecological balance.

As a village we have a responsibility and our role to play in the bigger picture to keep open spaces for nature to flourish, work in harmony and provide an ecological balance (even if we are within the M25)

Ref 12 Widening the road

This will mean more of the hedging will be removed and too much of this local environment is being ruined.

Two more options would be either traffic lights or making the road one-way. That way none of the very old hedging would need to be removed.

Ref 13- Open fields and parks around Abbots Langley

We've had relentless housing development in this area for decades. There must be no more. It's vital we retain what is left of open, green spaces and fields in the area in order to retain its semi-rural feel and pleasant environment.

Ref 14 - Tanners Wood

What happened to the initiative that was taken several years ago to improve the wood? apart from a couple of signs and some swings for children, the place is neglected (overgrown with bramble).

Ref 20 - Grounds maintenance

Upkeep of the grounds in Abbots Langley is very poor, large areas of grounds around Abbots Langley are overgrown. Would like to know what the grounds staff do other than driving around in their vehicles.

Ref 27 - Protect and Enhance Abbots Langley's networked habitats

Consider how to protect and enhance Abbots Langley's existing networked habitats. Abbots Langley can be a home and host for wildlife and the enhancement of biodiversity. Neighbourhood Plan policies could give protection to the connected network of habitats provided by the various fields and green spaces, including back gardens, which form an outer 'circle' around Abbots Langley village behind its residential centre, and ensuring that as far as possible that it remains uninterrupted and is not cut off. Policies could also involve proactive action such as incorporation of wildlife crossing structures. There may be other opportunities to improve this habitat connectivity and help support nature (on which ultimately all human life depends). This connectivity is particularly important in Abbots Langley as the civic parish is bounded on two sides by the M25. What was taken for granted in the past cannot be so in future, e.g. hedgehogs are predicted to be extinct in Hertfordshire within the next 20 years. What was once common, will no longer exist. We didn't used to have to think or act about such things but now we need to. Climate change and habitat loss are putting species at risk including pollinators and pest controllers. Arable farming and growing-your-own are features of our neighbourhood which would be impacted. There is now an opportunity for initiatives like the Neighbourhood Plan to recognise and establish ways to address these issues.

Ref 28 - New developments and the provision of natural elements

There could be more stipulation to encourage new developments (including both built development and development of new recreational space) to do more for the natural environment. The 'natural bits' /open spaces of new developments are often miniscule in size and the quality or quantity or appropriateness of any vegetation planted is often woeful. Landscaping and related enhancements are often poor quality, sterile environments, with limited diversity of plant species. And yet if they are done well, these aspects could help to support the network of existing habitats and biodiversity in the neighbourhood and

help compensate for the impact of built development. There doesn't seem to be much expectation to incorporate these elements, or if so, there is little in the way of specifications and standards stipulated. Such specifications could for example, require the planting of native plant species or the need for the natural bits to have the function and capacity to enable biodiversity, or there could be a requirement for developers to revisit and make good if planting fails to thrive. This seems to be a lost opportunity at the moment. Land development and the promotion of ecology do not have to be mutually exclusive.

Ref 41 - Churchyard

The churchyard is looked after, and it has a good variety of wildlife.

Ref 43 - Manor House Sports Ground

Parish council do a fabulous job maintaining this area especially the morning litter picking man. If this was developed further it would mean even more kids congregating to make mischief. There would be even more rubbish as it's always worse during school holidays. There used to be a toilet open near the swings years ago but it had to be closed due to vandalism so I can see a pattern emerging here.

Ref 44 – Improve the Skate Park

Ref 46 - The farmland between Abbots Langley and Tom's Lane which is bisected by the M25

This green open space is important as a local amenity as well as being farmland. It is used all year round by many local walkers, cyclists and horse riders. The network of footpaths provides cross country links from Abbots Langley village to Kings Langley station, Kings Langley, Hemel Hempstead, Bedmond etc. It is also a haven for wildlife.

Ref 50 - Policies that support biodiversity

Support biodiversity in the civic parish in whatever way we can: Seek out opportunities for nature to thrive where it can. One land-use/development example might be to protect the existence of grass verges as mini-habitats for wildlife. Every little helps! For example, perhaps the Neighbourhood Plan could specify that concreting over verges, reducing their size, should be avoided etc. Unmown verges can become populated by plants that support bees and other insects, if they are allowed to. This is one example, but there may be other specific ways in which biodiversity can be supported through stated approaches to land use/development in the Neighbourhood Plan. Climate change and habitat loss are pushing species in the UK to the brink of extinction, and pollinators and natural pest controllers are most at risk. They need our help! Many people in Abbots Langley grow their own food in gardens and allotments. Arable farming is also present in the neighbourhood. We cannot separate the quality and sustainability of our lives from the quality and sustainability of our environment and the Neighbourhood Plan should do all that it can to improve the current parlous situation. Abbots Langley civic parish has a role to play in supporting biodiversity and nature as much as anywhere else does in the British Isles. Abbots Langley doesn't have to be a specially or nationally recognised/designated area or site to have such an approach. We don't have to wait for national initiatives or expect politicians or others' to take then lead. Sometimes action needs to come from the grass roots up (no pun intended). We can take steps in our local area to make

our contribution, look after our own doorstep', lead by example, and be more eco-friendly, sustainable and resilient for ourselves. Including a stated intent or set of principles to support biodiversity in the Neighbourhood Plan could help to inform or shape some of its policies.

Ref 56 – It is nice to see the Jubilee Garden being so well looked after

Clean, welcoming, well maintained, inspiring

Ref 70 - Bare Patches Plant more trees

There are a lot of 'bare' patches of grass; verges and other small pieces of open land dotted all around residential parts of the neighbourhood, many of them public or parish spaces. These are all potential opportunities to plant more trees in Abbots Langley, and this could be included as a policy in the Neighbourhood Plan. Trees provide a home and food for all kinds of nature and help to support the health and well-being of a local community and its quality of life. They help to keep environmental pollution in check. They give us oxygen to breathe in and they absorb carbon dioxide. Abbots Langley also has the air pollution impact of the M25 to contend with. Abbots Langley civic parish can have a role to play in supporting biodiversity and nature at local level, and trees can help to achieve that. There are many kinds of hardy native species of different shapes, sizes and features that could help to enhance the well-being our neighbourhood and also its appearance. Take a mental 'walk' around the local area and imagine all the trees that are currently there, not being there. How would it look or feel without them? What would be the environmental impact? We cannot separate the quality of our lives from the quality of our environment and the Neighbourhood Plan should do all that it can to improve the situation.

Ref 75 - Open spaces

The village is surrounded by glorious open spaces in the form of farm and park land which is easily accessed by an extensive, well maintained network of public footpaths. We need to ensure that none of this is lost to development as it would adversely impact the feel of the area.

Ref 86 - Tanners Wood

Thank goodness for this fantastic green lung and beautiful aspect of Abbots Langley. Can this be protected and supported by the Neighbourhood Plan please. There is quite a bit of encroachment of the built environment around the edges of the wood. My preference would be to retain the natural feel of this area as far as possible. There is local interest in volunteering for management activities in the wood to support its health and sustainability but this has never been taken advantage of.

Ref 87 - New developments and provision of natural elements New developments and provision of natural elements: There could be more stipulation to encourage new developments (including both built development and development of new recreational space) to do more for the natural environment. The 'natural bits' /open spaces of new developments are often miniscule in size and the quality or quantity or appropriateness of any vegetation planted is often woeful. Landscaping and related enhancements are often poor quality, sterile environments, with limited diversity of plant species. And yet if they are done well,

these aspects could help to support the network of existing habitats and biodiversity in the neighbourhood and help compensate for the impact of built development. There doesn't seem to be much expectation to incorporate these elements, or if so, there is little in the way of specifications and standards stipulated. Such specifications could for example, require the planting of native plant species or the need for the 'natural' bits to have the function and capacity to enable biodiversity, or there could be a requirement for developers to revisit and make good if planting fails to thrive. This seems to be a lost opportunity at the moment. Land development and the promotion of ecology do not have to be mutually exclusive.

Ref 89 - Recognise the value of soil

To help promote biodiversity (and enable all living things to live!), the importance of soil should not be overlooked. Soil takes centuries to form and is a precious resource, but we take it for granted and think nothing of concreting/tarmacking over the top of it and destroying its benefits. Soil contains many life-forms, including micro-organisms essential to support all higher forms of life, animal and vegetable. These also have a role to play in human health. Where there is soil, micro-organisms and all kinds of plants can grow, which then support insects and other wildlife. The neighbourhood plan should acknowledge this role and commit to giving consideration in planning to natural terra firma and avoiding its unnecessary destruction. One example of this is the bus stop by Breakspear School. The buses using this route only carry single decker buses with single doors and yet the new paved area is twice the length it needs to be, so the verge has been reduced with associated environmental impact (as well as wasting time, money, building material, and the environmental impact of building activity). This may seem like a small example, but without there being a principle or framework in place that acknowledges the importance of the natural resource of soil, takes account of it and avoids its destruction where possible (which land-use/development policies could stipulate) there will be hundreds of examples like this over time, which all build up to a much greater impact.

Ref 90 - Allotments

Ensure protection of all existing allotments as part of the Neighbourhood Plan - let's not go the way of Watford where they are to be lost forever. An essential resource to be retained for the future!

Ref 93 - Green spaces

Can we please consider the green spaces we have because they are going down rapidly making Abbots Langley look like a built up town and not a Village

Ref 105 - Leavesden Country Park

I love the developments in this park over the past few years. It looks smart and there's lots to do there.

Ref 106 - The site of the old waste dump on Old Mill Road

The land on which the old dump stood where there is now a neglected privately owned Lorry park looks dreadful. It is right next to the canal

and was green belt till the council used it as a waste site then sold it. Imagine if we bought it back and turned it into a canal side natural area where people could walk and sit and watch the canal. Imagine trees and grass and wild flowers and a bench or two. How wonderful that would be.

Ref 119 -The park in Abbots village

The park is a lovely space to just go for a meander, go sledging when it snows, or take children to play. It'd be better if all of the play facilities were in the same general area.

Ref 123 - Maintenance great

Really appreciate the work that is done to keep it looking great around here. Regularly mowed, well maintained. Pleasure to be here.

Ref 132 - The supposed park on Langley Lane/South Way

When is this park going to be finished? As I understand it, it was a condition of the planning permission for the developments in Leavesden that this park was provided. It's been 'nearly finished' for a long time.

Ref 141 - Primrose Hill playing fields

The pathway through the playing fields are looking very neglected with stinging nettles etc and in winter muddy puddles stop us using the path near the road entrance. The trees and bushes alongside on Primrose Hill also need to be maintained as they are starting to obstruct the pavement.

Ref 142 - Manor House Grounds

Multipurpose floodlit sports would be great for local kids. As long as it is staffed to lock up etc.

It could be hired out to keep the maintenance costs down. Also, opening the clubhouse during the day to create a cafe/coffee shop. There are no facilities at the moment (that the council are willing to let the community use - locked toilets), considering the park is in constant use (especially in summer).

Ref 143 - Recreation facilities

A well-maintained park area and the open tennis court and 5-a-side pitches are a fabulous offering. More like this.

Ref 146 - The cricket oval

I like to see the cricket oval being used by so many groups of people and the trees around the edge of the green space as I return to the village from work in the evenings.

d. Conservation of key buildings

Ref 8 - Protection of significant buildings in High Street, Abbots Langley

Protect buildings of spiritual, historic and cultural significance in Abbots Langley High Street: St Lawrence church is nearly a thousand years old, and yet a telecommunications company has been allowed to locate a green telecoms box on the street right in front of it. Was this really the only place that it could go?! There need to be policies in place to prevent this kind of absurdly inappropriate development in the High Street.

Ref 23 - St Lawrence Church

A beautiful spot to find peace

Ref 25 - Jubilee Garden

The village deserves more areas like this; open up space to show off more of the same.

Ref 29 - Protect buildings of historic and cultural significance in Abbots Langley High Street

Protect buildings of historic and cultural significance in Abbots Langley High Street: Many of these buildings particularly the parade of shops between Henderson Hall and the Abbots House have been unsympathetically altered which has degraded them somewhat, but they are an important part of the historical and cultural fabric of the village centre and should be given greater significance and protection in future. These buildings are part of our local identity and should be recognised as such. Their current condition should not be used as an excuse to allow further inappropriate development or degradation of them in future. Ditto the buildings opposite St Lawrence's churchyard.

Ref 30 -Take account of what is locally significant

The neighbourhood plan should recognise the local significance of things. Too often, planning decisions are taken in the light of a national standard measure, which taken out of the national context, can lead to insensitive and inappropriate decision-making. One example of this is where buildings have historic or cultural or architectural or technical/scientific significance in the locale e.g. the BRE buildings in Trowley Rise. They may not register highly in the national consciousness or have superiority over the nation's high-profile historic buildings, but they can rate very highly and compare very favourably in the minds of local people. Another example might be: open land in Abbots Langley that would not be rated as a protected area e.g. being classified, say, as a Special Protected Area, but yet may, within the neighbourhood be the most optimal spot for nature to thrive. That local significance could be given consideration: what it means to the community and what it means in the context of the neighbourhood.

Ref 88 - Historic buildings

These buildings are an important part of the historical and cultural fabric of the village centre and should be given significance and protection in the Neighbourhood Plan. These buildings are part of our local identity, history and culture, and should be recognised as such

e. Built-environment and New Housing requirements – Type, heights and numbers

Ref 10 - The Height of Buildings

Reduce the height of new buildings: The height of new buildings should be compatible with the majority of buildings in the neighbourhood. Keep buildings low rise i.e. 1, 2, or 3 stories max. Where new buildings have been greater three stories: e.g. School Mead parade, the white office block on Aerodrome Way and the new flats off Aerodrome Way, they have had an unpleasant impact on the neighbourhood. These buildings are out of step with, and unsympathetic to, the rest of the area. The rest of the built environment of the neighbourhood is on a much more human scale. These large buildings are visually intrusive because their scale is overbearing and dominates their surroundings. They send a message to the community that 'anything goes' and 'it doesn't matter, it's only Abbots Langley'. The impacts of such buildings are worsened when they are not set back and standing in their own grounds, but abut roads, or are adjacent to public spaces, etc. None of the buildings mentioned have any special architectural merit or wider community significance and yet they are now a dominant feature of their neighbourhood. The Neighbourhood Plan should draw a line under such development and prevent more of the same.

Ref 48 - Balance between homes and amenities/facilities

Homes versus all other types of development: We have more residential accommodations than you can shake a stick at but inadequate school places, health centres, recreational/open space, etc. for the people that live in them. The Neighbourhood Plan should prioritise land use or development which provides essential amenities over that which provides yet still more homes that just amplify the problem.

Ref 67 - Require built development to be more environmentally friendly.

The current impression is that developers just have to add a solar panel to a roof, and it's a case of 'box ticked' with nothing more demanded. But there is lots more that could be expected and could be done. There doesn't seem to be much expectation or demand to incorporate more of these elements, e.g. green roofs, use of recycled or environmentally-friendly materials in building, water conservation and recycling. Such policies would make the Neighbourhood Plan more future focused and sustainable.

Ref – 68 Surface Water Flooding.

Abbots Langley experiences surface water flooding. Given its geology, and with the impact of climate change this problem is likely to only get worse in future. Consideration needs to be given with future development to whether built drainage provision is adequate. Related to this issue is that many new properties are built with hard-standing only for cars at the front and no garden. Historically front gardens have provided a means in residential areas for rainwater to be absorbed and drain away. The trend is now for existing front gardens to be paved for car parking. In some areas it is becoming a requirement for houses to have a permeable surface rather than hard standing. This innovation may be needed in Abbots Langley. The alternative may be the introduction of additional grass verges where there is room on the street, or the requirement for them if new roads are being built from scratch. The Neighbourhood Plan should consider whether there is a need for these sort of stipulations to be included as policies.

Ref 73 – Housing development

The population of Abbots Langley has ‘doubled’ in just a few years. We have done more than enough to help the country's housing needs and it is time for the development to stop. People in Abbots want to retain the semi rural village atmosphere, which is on the point of being lost. **So, no more houses here.**

Ref 80 - Housing development

New houses being built (no problem with that we need houses) however the huge disruption being caused by them constantly during school times by road restrictions. They appear to have no concern or urgency in getting this work done to any speed. Also have forced children walking to school to use the road as a footpath highly dangerous

Ref 82 - Over development of dwellings placing huge stress on existing infrastructure that is already in poor shape.

Not sure how many of the 1000's of parishioners will use this very poor method of communicating information about the NP. Also, how were the 12 people on the lead group for the parish selected or elected?

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Ref 94 - Development in Abbots Langley

Before agreeing to more development in Abbots Langley, can the infrastructure such as schools, GPs, roads etc. be put in place first.

Ref 111 - Parish Council buildings could have eco features like solar panels**Ref 155 - South Way new build**

The council agreed planning permission for the new build on the understanding that space be made available for a new school, after a large number of houses were built they changed their minds and decided that Leavesden Green school should become a double intake. As parking is already a nightmare at drop-off and collection time due to increase number of children from out of the immediate area and parking restrictions, doubling the intake will double the parking / traffic problems that already exist. And what have the housing developers done with the space they allocated for this new school they promised?? More houses for more families no doubt...

Ref 171 - Variety of Housing Required

Wherever the site allocation for new housing is placed, there needs to be a range of houses with 1-5 bedrooms. We need houses with fewer bedrooms for first time buyers and downsizers and we need the larger bedroom houses for expanding families, those working from home, families housing multi-generations (an increasing trend).

f. Protection of the living environment

Ref 9 -The Impact of the M25

Give true recognition to, and take account of, the M25's negative impact: Abbots Langley civic parish plays host, on behalf of the wider locality, and the nation, to the M25, an orbital motorway. We sit in the top left-hand 'corner' of its compass, so that the motorway doesn't just cut through the neighbourhood, it surrounds it on two sides. This is unusual and much more than most communities that are affected by motorways have to put up with. Furthermore, additional lanes have recently been added to the M25, to enable extra capacity and increase the speed of traffic. The bridge over the railway is constantly under repair and so Abbots Langley is also currently hosting a motorway works depot. The M25 motorway has had an enormous negative impact on the neighbourhood, and yet despite this, the offset provided to counteract this impact has amounted to little more than the offer of some double glazing for a small minority of residents. Constant noise, reduced air quality, amenity loss, negative visual impact, and loss of natural environment all take their toll on the lives and well-being of the neighbourhood. This means that a Neighbourhood Plan should take account of the impact of the M25 in its land development and land use decisions. Any impact from future planning proposals that could increase noise, reduce air quality, increase amenity loss, increase negative visual impact, and increase loss of the natural environment needs to be examined on that basis, to take account of the fact that it would be adding to what is a huge burden on the community. This has never been properly recognised, which is unfair and a serious omission. We should be entitled to get some concession back for our role as host and this would redress the balance in the most relevant, impactful, and targeted way.

Ref 22- M25 Noise

I am aware of the M25 traffic constant noise. Why can't it be tackled with either high barriers or when re-surfacing using quieter surfacing. I believe this is done South of the M4/M3. This affects all areas, probably half or more of Abbots Langley.

Ref 59 - Further partnerships with local businesses

Encourage further support and partnerships with local businesses to promote low carbon transition within the neighbourhood.

Ref – 69 Mitigation for the impacts of the M25.

The noise generated by the M25 in particular is constant and has a negative impact on the well-being of the community. It is present at all hours of the day and audible inside homes even at the greatest distance from the road. If it is possible and safe to increase tree planting on land in Abbots Langley civic parish alongside the M25 route to absorb some of the noise (and air pollution) from the traffic, then that would be a positive step. In addition, the minimisation or prevention of building development adjacent to the M25 corridor could be part of the Neighbourhood plan, since this would help to stop the noise worsening. The more hard surfaces that are added, the more the impact of the noise is heightened. Conversely, the presence of earth and vegetation as 'soft' surfaces help to absorb the noise. Land use/development could incorporate the need to retain or provide sufficient noise-absorbing soft surfaces and pollution and noise-absorbing vegetation.

Ref 97 - Noise and pollution from motorway

Liaison with central government and local landowners at the boundary with the motorway to provide a buffer to air and noise pollution from the road.

Ref 102 - Manor House Sports Events - litter

There always seems to be lots of litter left after team events, could the home teams spend some time to clean up after their matches. I'm sure this would encourage locals to respect the facilities that they have instead of trashing them!

Ref 109 - Dog dirt A bin here may encourage people to deal effectively with dog dirt and could be collected at the same time as `Roman `Gardens?

Ref 110 - Vandals? Beautiful countryside scarred by graffiti and litter from thoughtless people. Also, have seen evidence of fly tipping in past

Ref 112 - Litter

I just moved to Abbots from Central London. This area is lovely, but I am shocked by the amount of litter everywhere - namely the forest area behind the cricket fields and most of the footpaths. My son and I are taking big bags to fill with rubbish when we go for walks. Maybe animals are pulling it out of the bins at night?! If so, then new animal-safe bins would be a good idea.

Ref 134 - Our sustainability

We as a community are heavily reliant on fossil fuels which are putting carbon dioxide into our environment and causing global warming which is already having a devastating effect on our planet and making it less livable for humans. We are also not good at recognising we share the planet with many life forms. There are sentient beings lie us that need space to be and we push them out by the way we cut our grass, fence our gardens, use pesticides and drive cars. We could do so much more, and this would have the added bonus of creating a more pleasant life.

Ref 138 - General appearance

Rubbish an eyesore often.

Ref 139 - Flower and tree planting

We love living in Bedmond and love the village feel, we hope to live here for many years to come. A lot of flower planting was carried out in the village last year and it was wonderful to see everything come out in bloom this year. Keep up the flower planting!! A new tree is needed at the roundabout on Toms Lane as it was damaged and removed but never replaced leaving a big gap.

Ref 147 - Use of pesticides

Across our parish pesticides are being used by the various councils. The public don't know what is being used where. These products damaged wildlife either directly or indirectly by removing their food sources. They are risky for humans and our pets. Children's specially those still unborn are more affected. At the very least we need to know what is being used where so we can avoid treated areas. ideally we would ban their use altogether.

Ref 150 - Well maintained playgrounds

Very pleasing

Ref 160 – Trees

Trees help us by taking in carbon dioxide and releasing the oxygen we need to breathe. They also take up water and help reduce flooding risks. They reduce temperatures in the areas where they are planted. They provide food and shelter for wildlife and they can provide shade for humans making it possible for all of us whether we have money or not to get free things to eat. Please can we plant many more trees. Among their number please can we include fruit trees, Apple, pear, cherry, plum, damson, greengage, mulberry etc and nut trees, walnut, hazelnut, chestnut etc. Many more people have wood burners now so can we also make it clear that people can take fallen branches etc. and use them on their wood burners. This will keep the ground clear and keep maintenance costs down.

Ref 164 - Rubbish an eyesore

Rubbish along here really disappoints me on my country walks. Such a shame.

g. Land to improve public facilities associated with Healthcare and Social Care.

h. Education Facilities serving the Parish

Ref 5 - Number of new homes being built and no promised primary school

Too much new housing in the parish and not enough primary school places already.

Ref 47 - Expand education and play space:

Consider redeveloping this site (removal and relocation of Margaret House and administrative buildings to elsewhere), to include both built development and remediated open space to allow expansion of Abbots Langley School. This could include both indoor learning facilities and outside space for play, exercise and learning.

Ref 65 - Education for a growing village

I am concerned about the availability of senior school places for children within the village. With a number of local children already being allocated Hemel Hempstead Schools with future development this will only get worse. My concern is that Abbots Langley will technically become a no-mans land for school places.

Ref 114 - Langleybury Secondary School

As I understand it Langleybury used to be the secondary school for the Abbots children, now our children are allocated schools in a pot luck system. As three of the main secondary schools are within a half mile radius of each other (Francis Combe, St Michaels and Parmiters) and the next closest are Kings Langley and Longdean, all five of which are out of Catchment criteria for Abbots, maybe you could consider a new Secondary school for the Village? As you keep building houses to encourage people to move into the area, it may be prudent to accommodate the needs of their families as well?

Ref 131 - Need for Education Infrastructure

Abbots Langley Parish area is already short of places for reception aged children. Additional development places this lack of resource under more strain. Abbots Langley needs another school built and it need its high schools extended immediately.

Ref 144 – Lack of reception places

We need more primary schools & reception classes to keep up with demand. The fact that local children are missing out reception places in the village is disgusting. If there is continued development, then schools need to be built as well.

Ref 170 - Lack of school places There needs to be more forward thinking on providing new school places - both at primary and secondary levels as the local population grows. It is all well and good saying we need more primary school places (which we do) but 8 or so years down the line, that will be the same for secondary school aged children. Any money received from developers as part of their planning commitments should be ring-fenced for the local area that the development occurs in.

i. Community Facilities

Ref 6 - Pubs in Abbots Langley

Pubs are a vital community resource/amenity and should be given support and protection by the Neighbourhood Plan if possible.

Ref 36 – Henderson Hall

It is good to see the Henderson Hub coming to life

Ref 37 - Lack of public toilets in the park

Compared with other villages nearby it is shameful that we are unable to provide public toilets for our children. How can we expect them to exercise if we do not provide such facilities?

Ref 40 - Facilities for the older person**Ref 53 Lack of water fountains**

Water is the healthiest drink there is. To encourage drinking water and reduce the litter from cans and bottles please may we have water fountains near all play areas and in the village centre. It will help save us residents money too.

Ref 63 - Community Events like Tough Ten, the switching on of the Christmas lights, the Fireworks. The Carnival, the Christmas Eve services at St Lawrence Church

All these events are well organised and bring the community together. They are part of what makes Abbots Langley a great place to live

Ref 66 – Pubs

Abbots Langley has already lost two pubs in the recent past - protect these community assets and make sure the rest don't go the same way.

Ref 83 – Henderson Hub

Great for community spirit and events

Ref 96 - Lack of public toilet in the High Street

It is unclear where the community toilet is currently situated and it should be made very clear and kept up to date. How is the current arrangement supposed to welcome visitors?

Ref 113 - Community Market

Could the car park outside the shops be closed now and again to host a high quality community market? This would be a great location.

Ref 115 - Canal

Not enough facilities. Neglected opportunity.

Ref 117 -Facilities and Accessibility along Canal

The Canal is a fantastic asset but neglected and underutilised. The facilities along the Canal are lacking, it would be nice to see more cafes and pubs along the path that we could enjoy on a long walk exploring the area. We get a lot of boat traffic, but we could capture more tourist time

and money spend in the area if the brownfield sites along the Canal were wisely developed. I certainly wouldn't want the stretches of green developed, and flooding issues would need to be considered.

Access points are littered, and some access points and paths are not pram/wheelchair friendly.

Ref 122 - The old HCC waste depot and the land opposite it on the Grand Union Canal

The depot vacated years ago, and this prime site just sits there unused. The site on the other bank of the canal just sells Christmas trees for a few weeks a year. It would be great to see some leisure development to enhance the canal.

Ref 130 - The canal is fantastic facility

The canal is a fantastic facility, it's clean & welcoming place to go for a walk. It would be nice to have a good cafe nearby though

Ref 167 - Park facilities

It would be good to see The expansion of the popular Parkour facilities for older children in this park.

<http://www.threerivers.gov.uk/egcl-page/parkour>

j. Economic Development and vitality of the key local centres

Ref 18 - Partner with local business to promote the village

The neighbourhood is blessed with at least three inspiring multi-national companies (Warner Bros, Imagination Technologies and RES); we should be fostering relationships to promote partnerships with these to benefit the community as a whole.

Jobs, schools, placements, supply of goods and services to name but a few.

Ref 42 – Simon East - the local butcher

Great to have our own butcher in Abbots. They always remember us and we don't go every week.

Ref 45 – Signage

A consistent signage across all shops would look very smart.

Ref 49 - The Neighbourhood Plan giving support to the village centre

Support the village centre: The Neighbourhood Plan should take account of the need to support our village centres and the local businesses that exist and keep it vibrant. The community greatly benefits from its existence. Therefore, the Neighbourhood Plan's policies should be such that it can counteract

land development or land use that might threaten this and also take positive action to support it. Policies for land development or use that protects parking provision /access to the village centre could be included.

Ref 55 – The village centre

Good range of shops, able to fulfill most needs. The general area is kept clean, tidy & looks welcoming.

Ref 62 - Budgets

I am really impressed by Budgens - the staff are always welcoming and there is an excellent range.

People who complain about the shops seem to forget about this when they complain about the shops.

Ref 71 - Tourist area

With the arrival of Warner Bros Studio Tour this is bringing increased traffic and tourists in to the area. With this in mind we could do 2 things.

We can either define, encourage and promote Abbots Langley as an attractive place to visit, as an add-on to their magical experience, hopefully developing, retaining and ensuring it is clean, tidy, pretty to look, interesting to wander around, has a bit of character about the village or we could do nothing about it and allow ourselves to become a featureless, over-run, over-built urban development (and there isn't any appeal in that!).

Ref 78 - Empty bank shopfront

Bank shop front is empty and has been for some time; work with the vendor to encourage a wider variety of local facilities to use this space for something new ie not another new curry house or estate agency.

Ref 91 – Local shops

Abbots Langley is fortunate to have a variety of local shops owned by independent shop-owners rather than large supermarket chains (who can restrict or funnel our choices according to what they think we should buy-keep them to retail parks rather than on the corner of our high-street).

It is important to define local shops as part of our landscape because this means the village has a degree of self-sufficiency: we have local spending, local employment and local income that stays in the village. In turn, our local events are generally supported with offers of raffle prizes or larger sums of money.

I have heard villagers comment on our local shops too because it means being able to pop out and get something, are not dependent on going into Watford for one or two items. It also means having a knowledgeable person to ask questions about some products e.g. a new oven or an item before buying or that we can ask the shop-owner to get something specific in, if its not currently in the shop, e.g. a thermostatic valve. Our local shopping adds to the footfall in the village, provides faces that we can recognise and chat to; ensures that our village has a focal point and a heartbeat. I believe the council should have a policy to promote local shop ownership, discourage or not allow chains and ensure there is variety in the village

Ref 100 – High Street

There is a good range of shops with friendly people.

Other facilities are there too, the library, GPs' surgery, chemists and dentist.

There are opportunities to meet people, for example, at the Henderson hall and St Lawrence Church.

Ref 101 - Dry cleaners

Really convenient to have dry cleaners locally. Good value if you get four items done at once.

Ref 116 - Lack of Restaurants

Couldn't agree more with the other comment regarding a lack of diversity for restaurants in the high street. Crying out for more of a cafe culture.

With respect to the proprietors, there are far too many Indian Restaurants/takeaways and this lack of range is disappointing. Italian, Wine Bars, Deli (Dalling & Co. in Kings has a great approach) etc. all needed to improve the village centre.

Ref 118 - Craft Tub

I'm not quite sure what use the Craft Tub shop has permission for - I thought it was supposed to be craft supplies and activities. But it seems to have been increasingly encroaching on neighbouring stores eg selling flowers, when Over the Moon was already established doing that. It's now started selling milkshakes and other snacks, when Delilicious was already established doing that. I thought that permissions were granted when a shop is set up allowing them to offer particular goods and services. I'd be interested to know whether Craft Tub has permission for all of these things.

Ref 126 - Shops and Abbots Langley High Street

I think we need to gain some control back over the shops and shop fronts in the high-street, that reflect the want/needs of the residence, but also, the environment and location that they are in.

(1) As you come down from the top-end of the village and pass-out through the bottom of the high-street, the shops are an eye-soar, not in keeping with the feel of the village as a whole (which are subject to conservation controls I might add).

Why is there an apparent lack of planning control for the shops in the high-street, who gets to decide that they can make a shop front in whatever style they want in a [supposedly] conserved area?

(2) As previous comments, the high-street was a diverse and balanced place. But over the last 10yrs, as people have retired, closed or left, their space has been filled with a repetitive theme of shops - the second bakery the latest on the list to join the hairdressers, pharmacies, estate agents and restaurants that now make up 85% of the total retail footprint - who is safeguarding the integrity of high-street diversity?

(3) As these new shops come in, there seems to be a dog-eat-dog attitude to what you can sell or how you can compete with the person next door – a craft shop that sells flowers, coffee and ice-cream, a cafe that sells what can only be described as furniture - what next butchers selling TVs?

Where is the one community retail spirit - this seems to have been lost.

I'm not sure who's in charge or controls the high-street overall, but it would seem prudent to have someone in the community that ensured that high-street was preserved as a relevant, thriving, social enterprise.

Ref 128 - Bedmond

Grew up here. Have a lot of respect for the area. Great volunteer groups to join and beautiful scenery

Ref 129 – High Street

I love living here, its such a beautiful peaceful place and everyone I meet is lovely. Its a shame that there aren't more eating facilities. We end up driving to Radlett to eat at the Italian or Turkish there. What we need is more variety - we have 4 Indian restaurants on the high street - too many for this village. Suggestions would be an Italian, Sourdough Pizza Place, Turkish etc. We also could do with some caf  style places such as Fred and Gingers in KL and a deli / wine bar like Dalings & Co.

Ref 133 - The restaurants in Abbots Langley High Street

There's a lot of curry houses in Abbots. I'd like to see more variety of cuisines.

Ref 145 - Diversity of shops on the High Street

There are many fantastic shops on the High Street. However, it still lacks diversity and I'd like to see an Italian restaurant, a wine bar and a cafe like Fred and Ginger's (located in Kings Langley)

Ref 152 - It would be great to see Fair Trade products in the High Street

Ref 156 – Bedmond

Bedmond village needs improving. The shops tend to be the regarded as the centre of the village but we need more variety of shops and better controlled parking rather than the congestion that often occurs. The village needs a make over - better signage and more planting to make it feel more looked after.

Ref 157 – Kings Langley Railway Station

The train station is an important aspect of life in Kings and Abbots not just for daily commuters and is likely to become increasingly utilised in years to come as London expands. This 'no mans land' between Kings and Abbots feels very isolated with next to no services provided. Improved shops like a newsagent that are within walking distance of the station would be a welcome improvement. The large offices etc. in this area house hundreds of people yet services are very limited.

Ref 169- Facilities on Abbots Langley High Street

Whilst I appreciate nothing can be done about who shop owners sell their premises on to, surely something can be done about the number of bakers and chemists there are in one high street. Not to mention Indian restaurants and take aways (At the last count 4) There are far more outlets to choose from in Kings Langley and I think it a shame that we have nothing inherently English about the restaurants on our high street. We have certainly not maintained our English Village status in this regard. We love living here and would never consider moving. However, it would be nice to see an English restaurant or somewhere we could take our grandchildren to for afternoon/cream teas

Ref 165 -The high street feels very low end-

more fresh food offering or something like Fred and Ginger from Kings Langley.
Even some nice green space to make it look nicer.

k. Safeguarding land for industrial and commercial uses**l. Transport, Communications and Wayfinding****Road Safety****Ref 15 - Toms Lane Railway Bridge**

Drivers need controlling when going through the bridge, it's dangerous for pedestrians and sometimes other drivers. They push down the hill and cause a queue out onto the main road, when they should wait up the hill a bit until there's room.

Ref 19- Hamilton Road Speeding cars

Cars speed down this road despite a 20-mile hour speed limit - better signage and road markings would help

Ref 58 - Junction of Trowley Rise and Tibbs Hill

Trowley Rise junction with Tibbs Hill can be dangerous due to volume of traffic using the road as a cut through. May benefit from further calming or a roundabout to slow people down.

Ref 79 Speeding - Can I please remind people this is not in fact a race track but is instead a normal road with speed restrictions.

In addition, if you have a motorbike/moped or other noisy speed machine please go to said race track and stop annoying the rest of us! Grrr rant over!

Ref 95 - Speeding on Toms Lane

Averaging speed cameras are the only sensible way of preventing speeding.

Ref 124 - Hard to cross the road at peak times

Could a pedestrian crossing be introduced perhaps? Would also benefit the ongoing problem of reducing traffic speed in off peak times

Ref 136 - The bus stop on Bedmond High Street, Watford direction

The bus stop is in a dangerous position, just before the zebra crossing and roundabout at top of Toms Lane. For residents in Old Place Gardens it is a nightmare to get in or out, especially if a bus has stopped there. The bus stop is neglected and often littered. The bin provided is often used by some anti-social individuals for household rubbish, including bags of used nappies which encourages vermin and insects. I have campaigned for some years for a re-siting of this bus stop, either nearer the church where it used to be or nearer the Bell pub on the other side of the roundabout.

Ref 137 - Pedestrian issue

This is a very dangerous road for pedestrians. Think it needs review especially as there is no path

Ref 151 – Difficult dangerous junction - WD4 8LG

I find this junction very awkward as a driver. Sightlines not good and maybe a roundabout would be safer?

Ref 153 – Speeding

The cars are driving way too fast, namely on Tibbs Hill and College Rd and also within the close that I live.

There needs to be more awareness raised - children are frequently crossing the roads here and playing in the side streets.

Another official pedestrian crossing, signage, speed bumps....all worth consideration.

Ref 168 – Junction of Tibbs Hill Road, College Road, Langley Lane

Very dangerous for pedestrians at busy times and crossing is too far away

Parking**Ref 16 Better Access to the Doctors is required- Vinehouse Surgery**

There is hardly any parking at the doctors and it is difficult to gain access from the two main car parks. A zebra or other road crossing provided

on the curve should be provided as this allows the best views. Access to the car park and Grange may have to be altered but it would be the same as for the Henderson Hall crossing.

Ref 17 - Parking on Old Mill Road

Dangerous and a sign of bad planning with the new housing development in Hunton Bridge

Ref 24 - Parish Council car park

The parish council have recently paid for a barrier and new tarmac for a car park that is empty in the evening, could it be available through a permit system for overnight or weekend parking. It is a waste of a useful resource (space) in an area that is congested for car parking.

Ref 26 - Car Park in Abbots Langley Village off the High Street

A necessary asset to the village to encourage shoppers and visitors to the High Street and its surrounding area. Without it I believe the village high street would flounder.

Ref 34 – Parking in residential streets

The area is blighted with people parking on pavements as there is not enough thought gone into this. It is a general problem and not just where have placed the pin. Please can planning consider where people are allowed to park when deciding to construct houses in the smallest of spaces and remember most families have at least 2 cars.

Ref 38 - Parking on narrow back roads

Parking is an issue on older Victorian street in the village with cars and even vans or trucks blocking the pavements to the detriment of pedestrians. Consider adding marked bays to optimise available space and make walking in the area more pleasant for those disabled or with children or push chairs.

Ref 54 - The new children's play area.

I think it is essential to have the new play area (Horses Field) as so many new properties are going up. My problem is the parking. It has become very dangerous for the children as cars are often parked in the summer on the pavement rising children's lives. I am annoyed this was pointed out before, but it was disregarded. This is the problem no-one ever listens

Ref 57 - Parking by Breakspeare School employees!

Give Breakspeare school employees exemption stickers for Manor House car park so they don't park in surrounding side streets. Now quite dangerous trying to pull out of Breakspeare into Popes Road as the view of traffic blocked.

Ref 72 – Parking in High Elms Lane.

The parking for the schools and for football games at the weekend has been highly dangerous for many years now. The parking should be restricted to the Crematorium side of the lane and prohibited the other side so there can be no double parking.

A barrier of some sort would make sure that cars parked horizontally and not vertically which blocks the pavement so walkers have to negotiate fast-moving traffic in the road. There needs to be a crossing at the end of the path from Boundary Way to allow students of the schools to cross safely.

Ref 76 - It is great to have free parking in the village

Ref 85 - Grass verges and parking

This whole area is a mud bank during Autumn, Winter and Spring. The road isn't wide enough for people to park 4 wheels on the road and the driveways (handily) are used which minimise the ability to park near to driveways or opposite in order not to restrict vehicles manoeuvring safely. Widen the roads.

Ref 99 - The Abbots Langley Car Park

It's great that we still have free parking at our local high street. One of the great benefits of coming here is that you can park easily and without charge. This keeps local shops alive and shouldn't change.

Ref 103 - Parking on Abbots Road

Why do people park their cars on the junction of Abbots Road? This inconsiderate parking is turning a part of the road into a one-way street. We have a school nearby, and it is on a bus route, so why do people park so poorly?? I suppose it's 'i pay my road tax i can park anywhere i want'!.....but its illegal!! Can we please put yellow lines on this very busy junction??

Ref 108 - The space under the M25 viaduct

Is parking allowed under a motorway viaduct? If so, could the station have an extended car park, encouraging more rail travel and taking cars off the road?

Ref 127 – Kings Langley Station

The area outside the station at peak times is chaos and dangerous. It is also very disconnected from Abbots Langley. On demand shared taxi service at peak times would be useful.

Ref 158 - Parking at the Railway Station

The parking needs to be developed into a proper 2-3 story parking facility. Its inadequate now and will only become more stretched as more housing development occurs.

Ref 159 – Kings Langley Train Station

Car parking is very expensive and car park is poorly maintained. Local buses don't match up very well with peak services to London in the morning.

Ref 162 - Unused pocket of land off Link Road

I understand the police enforce the yellow line that separates this land from the road Why? The space could be marked out into a few car parking spaces with a time restriction, which would allow towpath walkers to park and deter commuters.

Modes of transport**Ref 33 - Car Club**

Surely its time we had a car club here. I would like to see a car club which uses electric cars and with charging points in the village it could really help get pollution down. How about a charging point in the village car park and outside Manor House too.

Ref 35 – Bus services

Although there are a number of bus routes that serve Watford and Hemel Hempstead, it would be great if we could have a bus route to St Alban's.

Ref 39 - Promote use of electric vehicles

Partner local companies to provide and promote clean, green electric vehicles through provision of charging stations for either local or visiting traffic.

Ref 60 - Transport links and access

There is a good bus service during the day on the number 318 and 8 to Watford.

The service to Kings Langley station is less good as the bus often leaves for the village before the trains from London arrive.

The train service to Euston is generally reliable but the car park is often full.

I like to walk but I would prefer not to feel threatened by cyclists on the pavements. There is often a conflict on narrow pavements.

Cars park all over the pavements; it is often necessary to step out on to the road to get past them.

Ref 84 - Bus Stops

More information needed about the bus routes through the village and the options available - on the High Street and using other routes.

Ref 98 – Green Transport

Promote use of clean electric vehicles through provision of charging stations within the village. This large space along with other parking

areas could also be regularly used to host 'pop-up' events for dining or regular markets for local suppliers.

m.Streetscape, networks and public spaces

Ref 120 – Transport

There are too many cars travelling to fast in our area. We have fairly good public transport but we need to do more.

More cycle routes

Have a **20mph speed limit** for cars on all residential roads

Start a **car club** so fewer people need to own cars

Have better **cycle parking facilities** outside all the shops

Have **more benches** on walking routes so people, can stil down and rest. It would encourage the older and less fit to walk more

Pedestrianise the village so people are encouraged to treat it as a safe social area and to cycle there

Have a **boris bike type scheme** with bikes at the station and in the village and other shops. And play areas and the park.

Clearly mark all paths that are **short walking or cycling cuts**.

Have solar powered lighting so people feel safe to use them in the dark.

Create more of these off road routes.

Have a **car fee day each month** when cars are left at home and peop,e walk or cycle

Put **maps of the bus routes taken by busies at every bus stop**.

Encourage the village shops to band together and **do home delivery** - so you can do your shopping in the village on foot and have it turn up at home later without you needing to carry it.

Access and parking on High Elms Lane is extremely bad. School traffic blocks the road, as parents wait to collect their children.

These cars mostly illegally parked prevent the flow of traffic, and more importantly the access to the crematorium for funerals and families attending them. There is a good underpass beneath the A405, a drop off/waiting area could be build the other side of the road to remove this issue.

The depot vacated years ago, and this prime site just sits there unused. The site on the other bank of the canal just sells Christmas trees for a few weeks a year. It would be great to see some **leisure development to enhance the canal**.

Really appreciate the work that is done to keep it looking great around here. Regularly mowed, well maintained. Pleasure to be here

Could a pedestrian crossing be introduced perhaps? Would also benefit the ongoing problem of reducing traffic speed in off peak times

Pedestrian Network

Ref 21 - Tibbs Hill Footpath

Footpath leading up Tibbs Hill overgrown pavement is has overhanging bushes and trees.

Ref 52 - Country Park access via football field & East Lane

The existing informal steps accessing the football field and park at this point needs improving as it is currently steep and dangerous

Ref 61 - Pavements

Pavement and grass verge in terrible condition **Road Network**

Ref 64 – The Plan

The money spent on the plan would have been better spent on improving the uneven pavements and holes in roads

Ref 74 - Horses' field

Should have traffic free link both to Leavesden Park and the closed Southway Depot land

Ref 81 - Pavement on the right hand side leading out of village

Pavement is in very poor state of repair

Ref 125 - There is no pedestrian walkway on this part of Toms Lane- this makes it very dangerous.

Ref 166 - New playground at South Way

It would have been good to be able to access this playground and field area from the top of Furtherfield.

Cycle network

Ref 92 – Bike racks

Please may we have bike racks near all play areas and near the shops so we have somewhere safe to lock our bikes. No good having cycle paths

if you can't park your bike safely.

HGV restricted use of narrow roads

Ref 31 Ref 51 - Chequers Lane

Just beyond its junction with High Elms Lane up to the junction with the A405, Chequers Lane is totally 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.

To widen Chequers Lane would be cost prohibitive, and to make Chequers Lane one way would probably not be acceptable to its residents. But a similar, low-cost effect could be accomplished by the following:

No change would be required to the traffic management of vehicles entering Chequers Lane from the A405, other than ensuring that the signing, restricting its use by HGVs is more prominent. Access to Chequers Lane from its junction with East Lane should be additionally signed as a 'No Through Road' (allowing resident's access only). 'No Entry' signs should then be installed, about 25m before the junction with the A405, restricting access on to the dual carriageway.

Just before the positioning of these 'No Entry' signs in Chequers Lane, there is enough space, and the road is wide enough, for a turning area to be designated to allow any vehicles ignoring the previous 'No Through Road' signs and had subsequently found their way blocked by these signs to return the way they had come.

To sum up, what is basically being proposed, is that just the 50m or so, of Chequers Lane, west of its junction with the A405 should be designated one way in a NW direction. This would at a stroke, eliminate the problem of HGVs using it as a shortcut, and solve the jams caused by the increased amount of two-way traffic using this route.

Ref 104 - Road and pavement near railway bridge

It is very narrow here for pedestrians, bikes, cars, the vegetation is often overgrown. Maybe cyclists should be encouraged to use Abbots Road instead of continuing on to Gallows Hill Road?

Ref 107 - Chequers Lane

Chequers Lane is not wide enough for two vehicles to pass easily along the road. In the past this wasn't a problem as these were mainly access road, however with 90 new houses being built on Woodside Road there will be more traffic. Widening them would help this issue.

Ref 121 - High Elms Lane

Access and parking on High Elms Lane is extremely bad. School traffic blocks the road, as parents wait to collect their children. These cars (mostly illegally parked) prevent the flow of traffic, and more importantly the access to the crematorium for funerals and families attending them.

There is a good underpass beneath the A405, a drop off/waiting area could be built the other side of the road to remove this issue.

Ref 161 – High Elms Lane.

High Elms Lane is not wide enough for two vehicles to pass by each other safely. In the past the road was used for access only really, However with 90 new homes being built on Woodside Road there will be more traffic which means more congestion on the road, widening the road would help to ease this.

n. Other topics on Land Use, Burial Grounds, etc.**Ref 135 - West Herts Crematorium**

Grant the Crematorium more land to allow them to expand their memorial gardens. Since opening the Crematorium has become very busy and memorial areas are stretched and congested. Expanding into the school playing fields behind would allow more space as the years progress.

Ref 148 - Burial Ground

The Village has no designated burial ground for residents not that both St. Lawrence's and St. Paul's graveyards are full.

Residents have to go to Woodcock Hill to be buried in a residential plot. Is there land that could be used for a burial ground within the Parish?

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o. Local energy generation

End