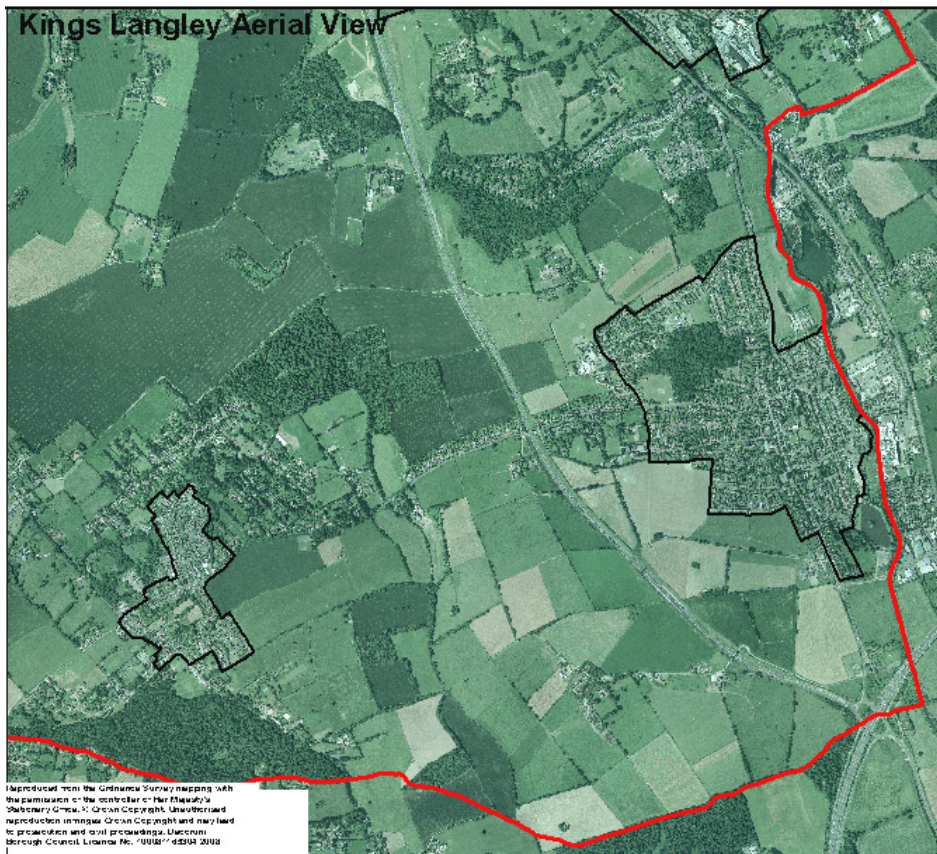


# Kings Langley Place Workshop Report



**October 2008**

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## **The Workshop**

There was an initial presentation setting the context, which was followed by 2 group sessions covering the topics 'Your People' and 'Your Place'. Each of these group sessions covered a range of questions. In order that all of the questions were discussed within an allotted time the participants were split into 3 groups answering relevant topics. The first group session was split as follows: Group 1 covered Questions 1 and 2; Group 2 covered Questions 3, 4 and 5; and Group 3 covered Questions 6, 7 and 8. The second session was split into a similar format: Group 1 answered Questions 1, 2 and 3; Group 2 answered Questions 4, 5 and 6; and Group 3 answered Questions 7 and 8.

Answers that were given by the workshop participants can be found underneath the questions for each of the group sessions below. The # highlights an important issue.

The comments given for the top five priorities for Kings Langley are identified under 'Visioning Priorities'.

Any other additional comments made during the event or listed on the 'Park It' can be found under 'Other Comments'.

A list of attendees can be found at the end of this feedback report.

## Group Session 1 - *Your People*

1. (a) What problems do you think your town has with crime or anti-social behaviour?
- (b) How could these problems be reduced?

### Answers

(a)

- Scooter riding along the towpath #
- Teenagers congregating at the Common/Green Park which leads to vandalism, graffiti and anti-social behaviour
- Large numbers of school children are intimidating
- Most people feel fairly safe #
- Work with an anti-social behaviour officer is important
- Levels of crime are low/static #
- Vandalism of cars in car park

(b)

- Improve youth facilities (not always appropriate)
- Encourage schools to get young people to participate in more sports
- Partnership working
  - schools/police
  - community support officers #
- Kings Langley Sports actively encourage young people in sports
- Underage drinking (stricter control)
- Introduce CCTV (car park, High Street, Green Park) # (No. 1)
- Develop Telephone Exchange site for resi which would improve the area and its safety
- More investment in youth clubs
- Better consultation with young people
- Church youth co-ordinator/liaison
- More visible policing/community police officer #
- Restrict access onto towpath for motor bikes #

2. Is there a shortage of any key facilities and/or services in the village? If so, what are these and where?

### Answers

- Banks required #
- More parking around The Nap/north end of High Street #
- Retain Post Office #
- Free cash point #
- Retain High Street shops
- Reduce business rates to encourage High Street shops #

- Delivery vehicles for Flower Shop poor
- Bus service to Abbots Langley is insufficient
- No NHS dentists
- Haverfield Surgery – improve parking
- Road maintenance poor #
- Cycle parking

3. What problems do local businesses and services face in your town / village?  
How can they be tackled?

#### Answers

- Poor public transport #
- The station is outside of Kings Langley
- Need for a mini-bus service to get into Kings Langley
- Parking is a problem for locals, the car park at the doctors surgery get full very quickly #
- Parking rules should be enforced #
- Kings Langley is hilly so people are less inclined to walk
- There's only 1 supermarket in Kings Langley
- Locals would like to be loyal to local shops but it's very easy to get to Sainsbury
- Elderly people's dwellings are in poor locations
- Motorcycle parking is not needed at community centre – takes up 2 parking spaces – same for recycling bins.

4. Do you think pedestrian linkages to and from the village, open space and local facilities need to be improved?

#### Answers

- Towpath in Kings Langley is in poor condition – it is a pedestrian only route, but is difficult for the elderly to use #
- Overhanging hedge in Blackwell Road (and lamp post)
- All paths should be well lit at night #
- Vegetation makes it darker at night #
- Lack of signage: visitors would not know how to get to parks and open spaces.
- Woodland at the Common is not very accessible but is important to keep as is local beauty – a short trail through the wood would increase its accessibility
- Need more amenity areas (although some people thought there were enough)
- Residents of Kings Langley would not cross over to Primrose Hill

5. What key features do you think should be enhanced or retained within your

village / town?

### Answers

- Allotments
- Making more use of Canal
- Wildlife trail on areas on the Common
- Protect historic buildings #
- Wayside Farm
- Hill Farm
- Choice of shopping
- Bank needed
- Need to keep post office #
- Need to keep local school (growth area) #
- Hill farm may be a problem to the school
- Need to preserve Kings Langley Station #

6. Are the needs of children and young people met? If not, how can we better accommodate their needs?

### Answers

- The youth club might not be what the kids want
- Lack of sports facilities – lack of public tennis courts
- Schools provide some shared space
- Encourage angling on the canal
- Children's centre – under 5s only
- Emphasis at the community centre is currently only for older people
- Kids hang around shops etc #
- Need an informal space for them to gather – eg a juice bar? – needs to be open in the evenings
- Canoe centre
- The canal is on the border of TRDC and DBC – don't miss it out #
- Difference between organised facilities and informal – kids don't always need organised activities #
- Need to focus activities at key times of year – i.e. school holidays
- Dual use hall considered by Parish Council (at school) about 10 years ago #
- Towpath – not good for access (pushchairs etc) – IWA are a pressure group concerned with access.

7. How can your village help us respond to the issues of climate change?

### Answers

- RES – located near village (at Old Ovaltine Farm) #
- Sells electricity to grid
- Good exemplar projects
- Has an educational role
- Jubilee Close

- solar panels
- good double glazing and insulation
- New development needs to include all of the above #
- Need an integrated strategy, rather than looking at it on a house by house basis
- Canal path improvement will encourage cycling but it is no good just improving small stretches #
- Secure cycle parking would also encourage cycling
- Encourage walking to station
- Bus fares are expensive for short journeys compared to long journeys
- Could provide free bus travel to kids (or other incentives) but who would pay?
- Downturn in economy will encourage us to be more energy efficient, although this may only be short term
- Must educate people – but can't be a nanny state #
- Energy efficient compliances etc.

8. What key features do you think should be enhanced or retained within your village / town?

### Answers

- Open space #
- Historic look of High Street #
- Shopfronts need to be in keeping with character
- Views
- Railings – unique to Kings Langley #
- Primary School – survey showed 90 species of plants (native) in grounds
- Canal is an important wildlife link
- Signage needs to be maintained. There is too much in some places and not enough in others (i.e. footpath links) #

## Group Session 2 - Your Place

1. Do you think it is important to encourage people, and in particular young people, to stay in your town / village?

### Answers

- Yes #
- Young people are diverse group with different needs
- Important for young people to stay as they contribute to village life #
- Need for balanced population #
- Survive or die
- Low availability of affordable housing
- Encourage young people to participate in village life

2. (a) If **NO**, what are your reasons?
- (b) If **YES**, How much of this population growth should the town / village accommodate?

### Answers

(a) x

(b)

- Yes, but limited growth #
- Balance needs of all groups
- Requires stability, but balance growth
- New development should be sympathetic to the village and its character #
- Capacity in primary schools must be considered
- Right facilities for young people should be provided to encourage them such as cheap bus/mini bus service
- Limited growth – need to maintain village character #
- Affordable housing (but not blocks of flats) #
- Must be distinctive
- Avoid coalescence #
- Don't sacrifice all local employment (i.e. Sunderland's Yard) [balance] #
- Encourage home-working

3. Which of the housing sites shown on the map provided do you think are the best sites for new housing and why?

### Answers

KL/H8 - too large  
- but smaller parcel could be rounded off



KL/H8a – potential for affordable housing site. However, previously been highly protected because of Green Belt Land.

KL H4 – concerns as sympathetic to waterways. Also may lead to merging of Kings Langley with Nash Mills.

The group also wrote some comments on a map which are included at the end of this section. A map similar to that the groups annotated is shown in Figure 1, with the potential housing sites discussed by the groups outlined in red.

4. Do you think there is a particular need for any specific types of accommodation within the town / village?

**Answers**

- 1-2 bed starter homes (private and housing association)
- Affordable housing should be for local young people (Local Ties)
- Sheltered accommodation within the village (must be of a reasonable size – the units within Willow Edge are too small)

5. What changes would you make in your village to make it a more attractive place to live?

**Answers**

- Regular maintenance eg. Grass cutting, Church Yard – War memorial and railings and most open spaces within Kings Langley
- Improve traffic within Kings Langley High Street – down grade from A road
  - Road humps with restrictions
  - Surface of the roads
- Poor state of the verge (By football ground)
- Planting trees
- More plants/hanging baskets
- Improve Home Park Link roundabout
- Improve parking by college
- Welcome feature to Kings Langley
- Semi pedestrianise with cobbles on street (similar to Berko)
- Quaintness
- Define Boundary

6. Which of the housing sites shown on the map provided do you think are the best sites for new housing and why?

**Answers**

KLH8 – West side and south east side – access to M25 rest of Farmland to be preserved.

KLH1 – Yes – does away with industrial area access. Potential site for affordable housing for local people.

KLH4 – south has good access – keep football club. Southern and northern ends only. (Should be a parking area rather than housing).

KLH10 – Affordable housing for young people. Very close to motorway – noisy. Historic constraints.

KLH5 – Been developed already, no more housing!!

The group also wrote some comments on a map which are included at the end of this section. A map similar to that the groups annotated is shown in Figure 1, with the potential housing sites discussed by the groups outlined in red.

7. The High Street has an important role to play in meeting the needs of the local community. It is important that the High Street not only continues to meet current needs but is able to respond to future requirements. There may be a need for additional shops and restaurants. On that note:
- (a) How could your High Street/village centre be improved over the next 20 years?
  - (b) How can these improvements be achieved?
  - (c) Is there currently a local need for a supermarket in Kings Langley, and if not, do you think there will be in the future?

## Answers

### (a) and (b)

- The main problems are high levels of traffic # and heavy lorries driving fast # through village – caused by sat nav. Local people can't even cross the road at times, there is congestion. Need deterrents such as cameras #.
- 1 hour parking isn't a problem
- Delivery vehicles and dust carts double parking are problems #
- Lorries have to drive through the village in order to service it
- Shops often open and then close shortly afterwards
- There are no banks – Abbots Langley has 2 banks and other good shops
- There is concern about the post office potentially closing
- Over-signing vs under-signing leads to confusion
- The lighting is ok
- Do not want a supermarket

### (c)

- Do not want a supermarket #
- It is important to retain the village shops in order to keep the village thriving #

8. Which of the housing sites shown on the map provided do you think are the best

sites for new housing and why?

### **Answers**

Rectory Farm – No industrial site

Rear of Watford Road site – could it be capable of more development? (is about the maximum scale we'd aim for)

Do not want much development, and didn't want to comment on any sites without more info/site visit so have drawn up some criteria for assessing sites:

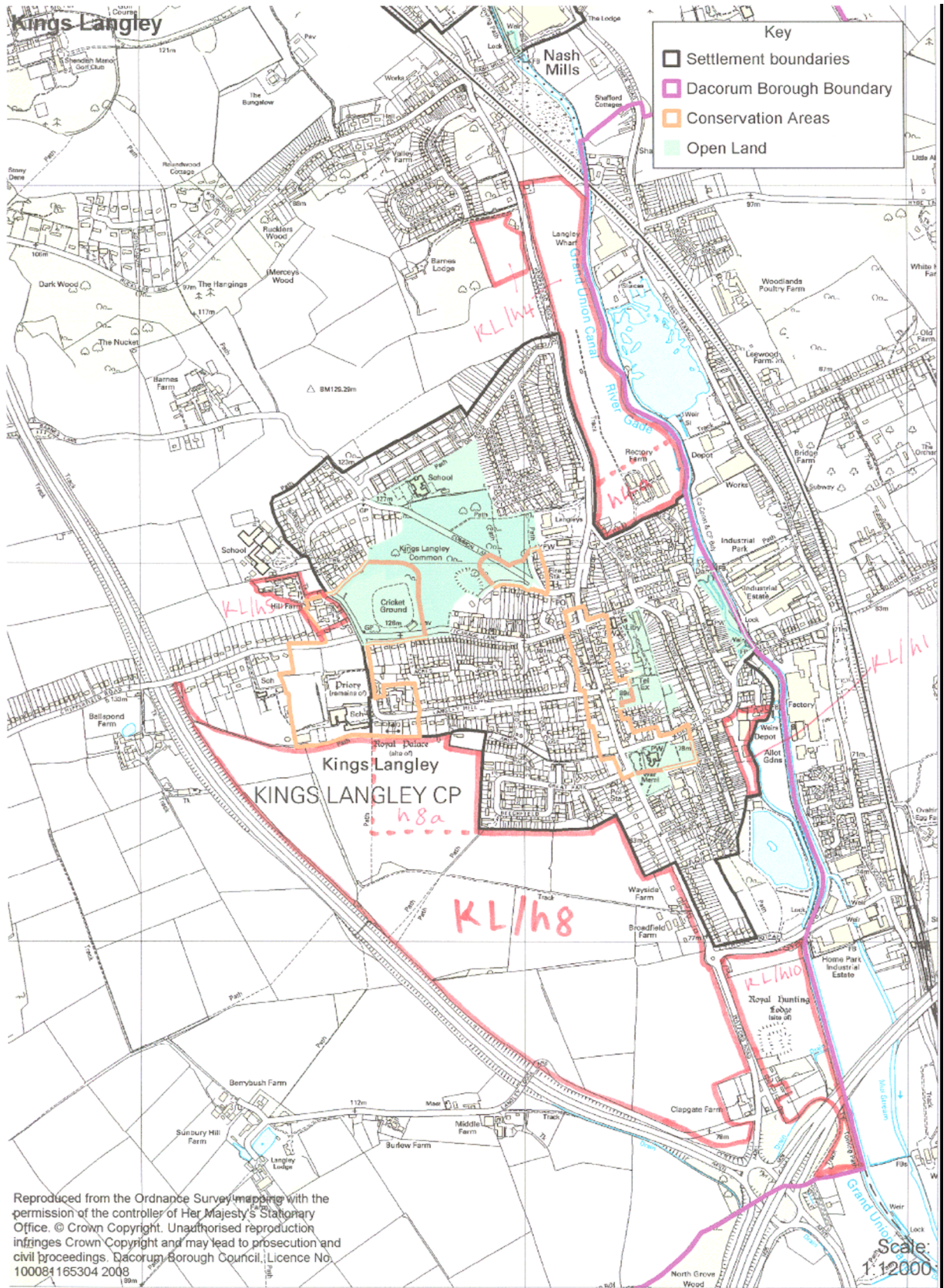
- Keep village compact #
- Don't join with Hemel #
- Smaller sites better than all in one lump #
- Want the minimum number of houses possible #
- Infill can be less bad – provided it is well designed
- Build smaller units for young families #
- Smaller houses are needed – especially affordable housing #

### **Best sites for new housing**

Although each group made comments about which of the housing sites they preferred, some people preferred to annotate the maps provided with the potential housing sites marked on. A summary of comments from all groups written on the maps is given below:

- KL/h1 (Sunderlands Yard) could be an acceptable site for a development of affordable housing.
- KL/h4 represents an important gap between Hemel Hempstead and Kings Langley and should remain undeveloped, although it may be acceptable to develop a small area towards the south of the site (shown as h4a on the map in Figure 1). There was a desire to keep the football ground (which is within site KL/h4), and the green space next to the canal. KL/h4 was also considered important as it is an area where the canal is open on both sides.
- KL/h8 is too large for all of it to be developed, a small portion of it, marked as h8a on the map in Figure 1, could be developed for affordable housing.
- KL/h10 was noted as a site of historic interest, and M25 (running through the southern end of it) as an important green belt boundary.

Figure 1 shows a map similar to that which the group annotated, it has the potential housing sites they discussed outlined in red, and a few sites they marked out shown by dashed red lines.



**Figure1**

## **Visioning Priorities**

### **Priority 1**

- Retention and preservation of the character of the village
- Maintain open spaces
- Keep Kings Langley compact
- Overall traffic issues as raised by group sessions
- Public transport perpendicular to valley (St Albans & Chesham)
- Keep Rectory Farm industrial – use other industrial sites for housing
- Possible extension of hotel and car park may be needed for extra jobs
- High Street Traffic calming and improvements
- Undertake accurate assessment of housing type taking into account numbers, tenure and services to support them
- Extend The Nap car park to grass area at rear of community centre
- Protect and keep Kings Langley as a village
- Traffic problems must be resolved
- Keep Kings Langley a village
- Prevent coalescence (north and south)
- Environmental improvements – brighten up verges entering village with planting and trees
- Improve High Street traffic; i.e. Lorries to be diverted onto A41 bypass, also control speed of traffic with cameras
- Not too much housing development
- Preservation of “village” – not town
- Ensure any changes are in keeping with the current nature of the village; i.e. no higher than a traditional house – no 3 or 4 storey and above
- Restrict traffic through village especially with restriction to exclude heavy lorries

### **Priority 2**

- Smaller sites – not large estates (for housing development)
- Watch the ‘Villager’ newspaper for info
- Make the most of the towpath for cycling and walking
- Need more parking and more enforcement of parking restrictions
- High Street traffic calming and stop heavy lorries driving through
- Develop a clear sustainability strategy which considers education and practical exemplars
- Reduce traffic within village
- Provide somewhere for kids to go
- Retention of shops including banks/post office
- Stop heavy lorries driving through the High Street
- Protect Green Belt, but allow redevelopment of existing buildings in the Green Belt to same volume
- Canal access and towpath improvement
- No supermarket but need a bank
- Move forward attractiveness issues
- Improve facilities for teenagers to prevent vandalism
- Avoid coalescence with neighbouring Hemel and Watford even if it means

using land towards Chipperfield. Although it may not be sustainable, people do live there and manage now.

- Provision of homes for elderly
- Keep the attraction of living in the village stable and desirable
- Affordable housing

### **Priority 3**

- Keep Kings Langley compact
- Traffic calming in the High Street
- Traffic calming measures in the High Street
- Keep employment in the village
- Keep a well maintained village
- Public transport
- Address appearance of High Street and traffic calming measures
- Replace PCSO ASAP
- Affordable/starter homes for local people
- Sympathetic housing development
- Have small areas for housing development
- PCSOs/CCTV to deter anti-social behaviour
- Retain village character (through design and limited growth so it does not become a town)
- 2-3 bedroom houses only for families. To be built on small estates of 15-20 houses.
- Increased support for local shops and local businesses
- Keep Kings Langley image
- Maintain enough employment land for lower skilled/manual work
- Maintenance of roads
- Better use of school facilities

### **Priority 4**

- Control traffic speed
- Affordable housing for local young people
- Take appropriate measure to keep businesses and shops viable
- Improvements to pedestrian/cycle routes to open space (disabled/prams)
- Enhance towpath
- Retain the village – don't join with Hemel or Watford
- Keep Kings Langley compact with housing
- Keep enough variety of shops in High Street for 'critical mass'
- Retain and maintain open spaces and Green Belt
- Ensure sites of ecological/historical value are protected
- Stop building large houses – small affordable only
- Look after local businesses
- Encouragement of young people to live in village
- Small private housing for young families
- Provide affordable housing
- More policing of teenagers
- Reduce traffic



- Maintenance of Churchyard and war memorial
- Calm traffic through the centre by pushing most onto the by-pass

#### **Priority 5**

- More help removing litter and cutting back overgrown vegetation
- Provision of attractive and desirable housing for young and old
- New development to be dense and sympathetic
- Development of affordable housing
- Joint use sports facilities
- Provide affordable housing
- Improve facilities for kids
- No more large houses
- Use partnerships and planning gain to help/force partners to solve their problems
- Tow path is one of village's areas of interest – stop motorbikes etc
- Maintain footpaths by cutting back vegetation
- Traffic control

## Analysis of priorities

**Table 1**

Issue	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Score
Traffic calming	5x5	3x4	3x3	3x2	1x1	<b>53</b>
Keep village compact / avoid coalescence	2x5	1x4	1x3	2x2	-	<b>21</b>
Help local shops/businesses	-	1x4	3x3	3x2	-	<b>19</b>
Keep KL as a village (i.e. not a town)	3x5	-	1x3	-	-	<b>18</b>
Affordable housing	-	1x4	1x3	3x2	2x1	<b>15</b>
Retain Village character	1x5	-	3x3	-	-	<b>14</b>
Canal/Towpath	-	2x4	-	1x2	1x1	<b>11</b>
Environmental improvements	1x5	1x4	-	1x2	-	<b>11</b>
Small sites for new housing rather than large estates	-	1x4	2x3	-	-	<b>10</b>
More police/PCSO presence/install CCTV	-	2x4	-	1x2	-	<b>10</b>
Parking (either more provision or better enforcement)	1x5	1x4	-	-	-	<b>9</b>
Ensure new development is in keeping with existing character	1x5	-	1x3	-	1x1	<b>9</b>
Improve facilities for young people	-	2x4	-	-	1x1	<b>9</b>
Public transport	1x5	-	1x3	-	-	<b>8</b>
Maintain open spaces	1x5	-	-	1x2	-	<b>7</b>
Not too much housing	1x5	-	-	-	-	<b>5</b>
Keep Rectory Farm industrial	1x5	-	-	-	-	<b>5</b>
Hotel may need extending to provide extra jobs	1x5	-	-	-	-	<b>5</b>
Carry out assessment of housing type needed and type of services to support them	1x5	-	-	-	-	<b>5</b>
Maintain village as desirable place to live	-	1x4	-	-	1x1	<b>5</b>
Make better use of school facilities	-	1x4	-	-	1x1	<b>5</b>
Enhance footpaths (cut back vegetation)	-	-	-	1x2	2x1	<b>4</b>
Watch the 'Villager' newspaper for information	-	1x4	-	-	-	<b>4</b>
Protect Green Belt	-	1x4	-	-	-	<b>4</b>
Provision of homes for the elderly	-	1x4	-	-	-	<b>4</b>
Maintenance of Roads	-	1x4	-	-	-	<b>4</b>
Encourage young people to live in the village	-	-	-	2x2	-	<b>4</b>
Protect sites of ecological/historic value	-	-	-	1x2	-	<b>2</b>
No more large houses	-	-	-	-	1x1	<b>1</b>
Use of partnerships/planning gain to help solve problems	-	-	-	-	1x1	<b>1</b>

\*Total score is calculated by giving an issue points for each time it was mentioned on a priority board. 5 points are given for each time it appeared on Priority board 1, 4 points for each time it was on Priority board 2, 3 points for each time it was on Priority board 3, 2 points for each time it was on Priority board 4 and 1 point for each time it was on Priority board 5.



Table 1 groups and orders the key priorities according to what was written on the Priority boards. The number of times an issue was raised on each priority board is shown in the table above and each issue is then given a total score.

The categories in the table are a representation of what was raised on the priority boards, for example the 'traffic calming' category incorporates all responses relating to traffic concerns, e.g. heavy traffic, lorries in the High Street, and traffic congestion.

The table shows that traffic calming through the village is seen as the top priority, followed by the desire to avoid the coalescence of Kings Langley with any surrounding settlements. Other aims considered important helping local shops/businesses, keeping Kings Langley as a village, rather than allowing it to become a town, retention of the village's character, and the provision of affordable housing.

## Other Comments

- Schools - possible expansion
  - access to all 3 schools via same roads
- Infrastructure – if we're having so much extra housing – particularly schools
- How will peak oil affect the viability of the community? Does Dacorum have a plan?
- From consultation with families – some parks are not in a good state of repair and are tired
- Station footpath is secluded and overgrown by hedges – don't feel safe
- Busy roads – difficult to cross, especially junction of Vicarage Lane and the High Street, especially for pushchairs
- Delivery Lorries, especially to the Rose and Crown park on pavement – blocking the way
- Mews style development of housing would suit Kings Langley.
- More should be made of the Church memorial – it should be made visible on the way into the village.
- Strong feeling against the linking of Kings Langley with Hemel Hempstead or Watford.
- Sit KL/H8 is far too big for all of it to be developed, but it would be ok if some smaller areas along the edge were developed.
- Sunderland Yard suffers from heavy traffic, and associated dirt and dust. There were concerns about the loss of employment land associated with developing Sunderland Yard for residential uses, although it was suggested that if it did come forward Rectory Farm could be used for a small amount of employment uses as it has better access than Sunderland Yard.
- The High Street should be managed as a whole.
- Although there was a desire to provide affordable housing, it was felt that it should be targeted at key workers.
- Strong desire to keep the football ground.
- Meadowbank was cited as a good example of affordable housing.

## List of Attendees

Mr Danny Bonnett	Inbuilt & Renewable Energy Systems
Ms Sarah Royse	Inbuilt & Renewable Energy Systems
Mr Ken Satterthwaite	Inland Waterways Association
Mrs Sheila Satterthwaite	Inland Waterways Association
Mrs Ann Johnson	Kings Langley Residents Association
Reverend Gill Hulme	Kings Langley Methodist Church
Mrs Tri Sleat	All Saints Church
Cllr Mike Morton	Abbots Langley Parish Council
Cllr Ivy Young	Abbots Langley Parish Council
Mrs Shelley Hannaway	Willow Edge (Housing Assoc) (DBC elderly services)
Cllr Alan Anderson	Borough Councillor for KL Ward
Cllr Bob McLean	Borough Councillor for KL Ward
Cllr Donald Abbott	Kings Langley Parish Council
Ms Angela Welsh	Three Villages Children's Centre
Mr David Windsor	Kings Langley Community Association
Ms J Barton	Kings Langley Community Association
Mr Paul Dunham	Kings Langley Parish Council
Mrs C Green	
Ms Sue Swain	Hertfordshire Property (HCC)
Ms Sheila Abbott	Good Neighbours Association
Ms Mira Masters	Good Neighbours Association
Mr Stephen Clarke	Good Neighbours Association
Ms Hayley Martin	Premier Inn
Miss Joanna Bowyer	Three Rivers District Council
Mrs Briony Curtain	DBC (development Control)
Miss Elizabeth Savage	DBC
Mr James Moir	DBC (conservation and design)