

23. Kings Langley Place Strategy

Context

23.1. Kings Langley is a relatively large village, with a population of around 4,900, set in the attractive Upper Gade Valley and on the southern edge of the Chiltern Hills. The village is linear in character with the Grand Union Canal, River Gade and west coast mainline railway line running along the valley floor. Kings Langley is well connected to Hemel Hempstead, Watford and London via the A41 and M25. The village benefits from a good amount of open space, such as the Common. The historic core of the village, which contains many listed buildings, is the focus of the busy High Street which provides for most day to day needs. The majority of the village's employment land is located across the borough boundary in Three Rivers District.

The Vision

Kings Langley remains a vibrant compact village, delivering a high quality of life for local residents and businesses. Its natural, historic and built heritage have been conserved, particularly in the context of its setting in the Gade Valley, the Grand Union Canal and village centre. Limited growth has helped support vitality of the village. Development is sympathetic to local character and has helped to secure more affordable and sustainable housing. The local centre remains the heart of the village and continues to deliver a range of local shops, services and facilities. Support has been given to local businesses, schools and community facilities, and important wildlife and biodiversity resources protected.

Local Objectives:

- Provide around 110 new homes between 2006 and 2031.
- Support improvement of the secondary school's facilities.
- Maintain and enhance the role and character of the Grand Union Canal.

Delivering the Vision





















- 23.2. The sensitive location and compact nature of Kings Langley, together with the housing development planned in the Three Rivers part of the village limit both the opportunities and need for additional housing on the Dacorum side of the village. New housing will only take place within the boundaries of the village, which can accommodate around 110 dwellings. New housing will be expected to provide an appropriate mix of housing types and deliver a significant level of affordable housing.
- 23.3. New development will be consistent with the distinctive character of the village and will respect the conservation areas and the key views across the Gade Valley and along the Canal. Open space and designated Open Land, particularly the river and

canal corridor, will be protected and enhanced because of their contribution to the character of the village, for outdoor recreation, and as a biodiversity resource. The canal towpath also acts as an important movement corridor for pedestrians and cyclists.


- 23.4. The local shopping and service role of the village centre will be maintained. Developments that promote the vitality and vibrancy of the local centre will be encouraged and a minimum level of shops uses safeguarded.
- 23.5. Sunderlands Yard plays an important role in providing local employment space, particularly yard space, which is in short supply. However, as it is located in a residential area, its redevelopment for housing or mixed use will be considered, provided existing uses are satisfactorily accommodated or relocated.
- 23.6. The majority of the employment land in the village is in the Three Rivers part of Kings Langley and comprises five estates. They are considered to be of good to average quality and are used for a mixture of warehousing, offices and light industrial units. While Three Rivers District Council plan the release of some of this land for housing, the remainder will provide an important source of local job opportunities and add to the vibrancy of the village.

Figure 25

Kings Langley Vision Diagram

KEY		Urban Design Zones	
	Dacorum / Three Rivers Borough Boundary		Centre Zone
	Kings Langley settlement boundary		Inner Zone
	Open Land		Semi-Urban Zone
	Primary vehicular route		Peripheral Zone
	Secondary vehicular route		
	River Gade and Lakes		
	Green Gateway		
	Movement Gateway		
	Railway Line		
	Railway Station		
	M25		
	A41		
	Grand Union Canal		
	Employment Land (Three Rivers)		
	Urban Wildlife Corridor		
	Strategic Wildlife Corridor		

Kings Langley: Cross Boundary Village
 The borough boundary between Dacorum Borough and Three Rivers District runs along the canal through Kings Langley village. Dacorum Borough Council has responsibility for planning for the Dacorum part of the village (western side of canal), whilst Three Rivers District Council has responsibility for that on their side (eastern side of canal).

 Scale 1:15,000 @ A4

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