

24. Kings Langley Place Strategy

How have we got to this point?

Your consultation responses have told us that you support the underlying approach to the Kings Langley Place Strategy. Concerns have been expressed about the level of development that could come forward and the effect on local schools. We are therefore suggesting that small-scale development within the village boundary will be sufficient, taking account of the level of development proposed in Three Rivers.

Context

- 24.1. 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 will remain a vibrant compact village, delivering a high quality of life for local residents and businesses. Its natural, historic and built heritage will be conserved, particularly in the context of its setting in the Gade Valley, the Grand Union Canal and village centre. Limited growth will help support vitality of the village. Development will be sympathetic to local character and will be used to secure more affordable and sustainable housing. The local centre will remain the heart of the village and continue to deliver a range of local shops, services and facilities. Support will be given to local businesses, schools and community facilities, and important wildlife and biodiversity resources will be protected.

Local Objectives:

- Provide around 100 (Options 1 and 2) 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

- 24.2. 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 approximately 100 dwellings. New housing will be expected to provide an appropriate mix of housing types and deliver a significant level of affordable housing.
- 24.3. 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.
- 24.4. 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.
- 24.5. 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.
- 24.6. The majority of the employment land in the village is in the Three Rivers part of Kings Langley and comprises six estates. They are considered to be of good to average quality and are used for a mixture of warehousing, offices and light industrial units. They provide an important source of local job opportunities and add to the vibrancy of the village.

Question 25

Do you support the approach to 'Kings Langley Place Strategy' set out in Section 24?

Yes/No

If **not**, please state the paragraph(s) you disagree with, giving your reasons:

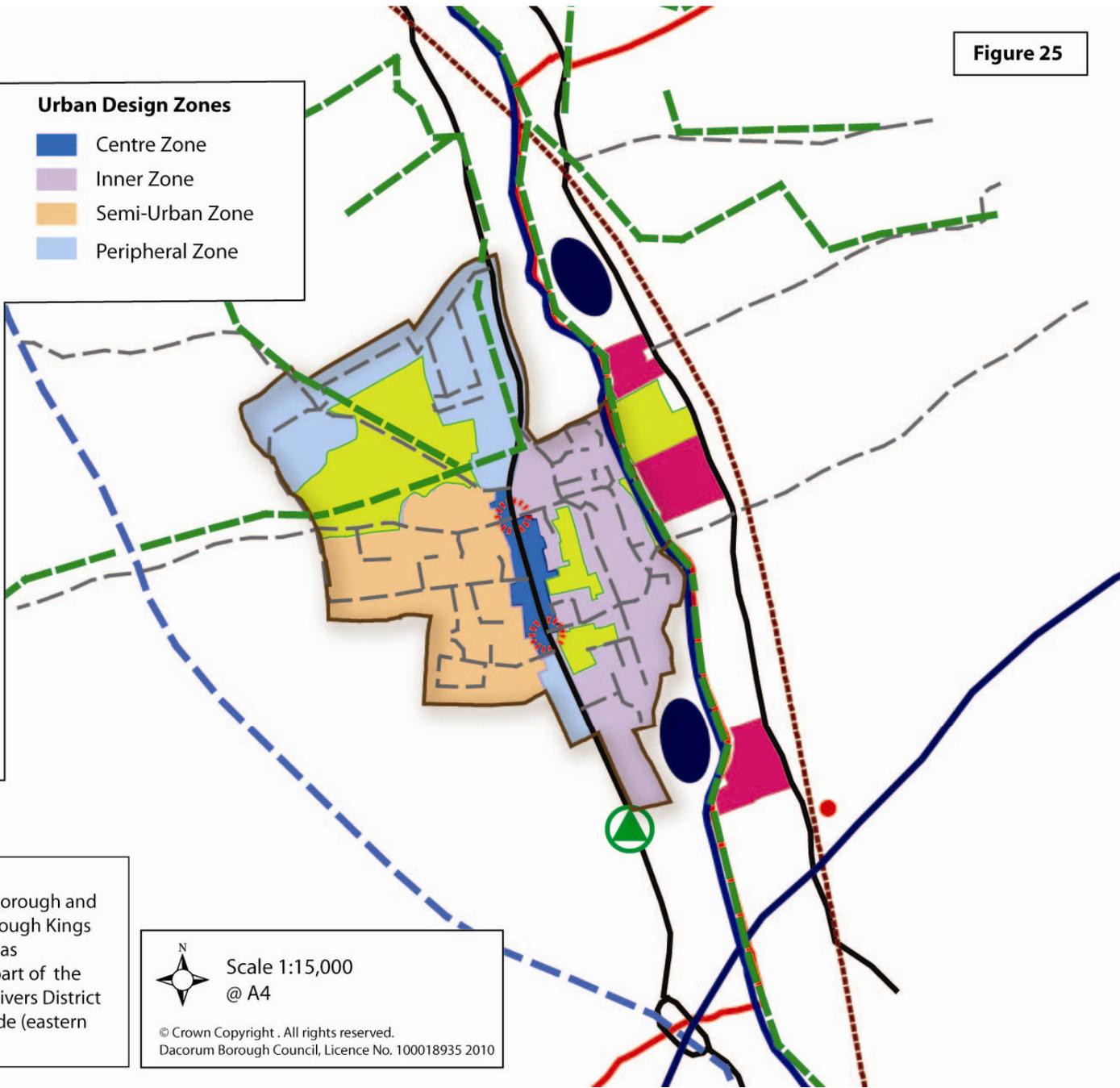
Please also specify the changes you think should be made:

Figure 25

Kings Langley Vision Diagram

- KEY**
- Dacorum / Three Rivers Borough Boundary
 - Kings Langley settlement boundary
 - Open Land
 - Primary vehicular route
 - Secondary vehicular route
 - River Gade and Lakes
 - Green Gateway
 - Movement Gateway
 - Railway Line
 - Railway Station
 - M25
 - A41
 - Grand Union Canal
 - Employment Land (Three Rivers)
 - Wildlife Corridors

- Urban Design Zones**
- Centre Zone
 - Inner Zone
 - Semi-Urban Zone
 - Peripheral Zone



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

© Crown Copyright . All rights reserved.
 Dacorum Borough Council, Licence No. 100018935 2010