



## AGENDA ITEM – JANUARY 2022 CONSULTATION REVIEWS

A working group meeting was held on Tuesday 4th January. Attendees were Alan Briggs, Michele Berkeley and Nicola Cobb. Jan Maddern sent her apologies. The purpose of the working group was to discuss two current consultations:

- South West Herts Joint Strategic Plan (Statement of Community Engagement)
- Kings Langley Neighbourhood Plan

This report provides a summary of the points we would like to make on behalf of Nash Mills Parish Council.

### South West Herts Joint Strategic Plan (JSP)

<https://www.swhertsplan.com>

This stage of the consultation for the South West Herts JSP was to review the Statement of Community Involvement (SCI). This document sets out the broad approach that will be taken to engage at different stages of the plan. Engagement and consultation on the plan itself will come later in 2022.

The working group did not have any specific comments on the document itself and were pleased to note that “town councils and parishes” are listed on page 8 as an example of groups that will be engaged with during the JSP preparation process.

#### **We would like to pose the following general comments/questions related to the process and website:**

- How will this plan and associated consultations align with others such as Dacorum’s Local Plan, Hemel Garden Communities, etc?
- We found the website confusing to navigate when trying to find the relevant areas/documents to comment on. For example, in the FAQs under How can I have my say on the plan, it says “Go to [The South West Herts Vision](#) page to have your say”. However, the current consultation on the SCI is not linked here and the previous engagement / consultation is no longer available.
- A side note for information - Vision page (<https://www.swhertsplan.com/sw-herts-vision>) the Lifecycle diagram shows the Draft Vision available for review in January 2021 (should be 2022).

## Kings Langley Neighbourhood Plan 2020 - 2038

<http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning/kings-langley-neighbourhood-plan>

Kings Langley has been assigned 'neighbourhood' status by Dacorum Borough Council. This consultation was to review the Neighbourhood Plan and associated documents for potential impact on Nash Mills.

**We would like to pose the following comments/questions related to these specific documents:**

### [Kings Langley Walking and Cycling Network Proposals](#)

We noted on this documents that many of the walking and cycling routes discussed are shared between Kings Langley and Nash Mills and we would be delighted to proactively collaborate with Kings Langley Parish Council to enhance these areas, such as tow paths, for year round use.

- **Page 16:** Nash Mills Bridleway - The areas shown on this page are wholly within the parish of Nash Mills.
- **Page 18:** Bridge from Nash Mills Wharf – a shared resource between Kings Langley and Nash Mills
- **Page 18:** B154 Doolittle – this bridge is outside Kings Langley and Nash Mills. However, it's worth noting that this bridge can be very slippery when frosty or icy for both cyclists and pedestrians.
- **Page 25, paragraph 4.3:** Part of the towpath (behind Nash Mills Village Hall) sits within Nash Mills but we'd like to reiterate our willingness to work together as stated above.
- **Page 33:** The location for a proposed Toucan crossing is at the boundary of Kings Langley and Nash Mills. It would be useful to work together on a solution that works for residents of both parishes.
- **Not addressed in this document:** The footpath on London Road running alongside Westside (towards Apsley) has not been mentioned in this document but is a very narrow path with large hedges that impede the use of the footpath.

### [Kings Langley Public Realm Strategy](#)

The changes suggested on this document to slow traffic through Kings Langley and give priority to pedestrians will potentially push traffic to other roads, such as narrow back roads of Kings Langley or via Primrose Hill and through Nash Mills. The latter is already a busy route with its own pinch-points, flooding and parking issues. We'd like to see a full analysis of the impact that proposed changes could have on traffic flow between the M25 and Hemel Hempstead.

### [Local Green Spaces Review](#)

We were concerned to note that the Red Lion Lane Allotments are not currently already protected as statutory allotments. So, it's good to see that the Neighbourhood Plan identifies them as having community value and in need of protection by designating the site as a Local Green Space.

We also share the concern that, despite the importance attached to Green Belt in the National Planning Policy Framework, Dacorum's emerging local plan sets out a need to allocate land for development which could put local Green Belt at risk.

### [Design Guidance and Code](#)

We note that there is little mention of design options for higher rise properties (beyond two storey) which may benefit younger generations and allow for affordable housing. This seems in contradiction with the acknowledged concern that houses in Kings Langley are less affordable and could be out-ricing first time buyers and younger families.

### [Kings Langley Neighbourhood Plan](#)

- **Page 32:** Nash Mills Wharf – We don't feel this is necessarily a fair example of a badly planned development in relation to green space. The photos appears to show the same block from two different angles. If the photographer turned 90 degrees, they would be faced with a view towards Nash House with the park and greenery in front of it. Other blocks in the estate have more greenery round them or the canal alongside and some have gardens built into the middle of the block (not visible from the paths). A better example might be the other end of Kings Langley where offices have been repurposed into flats.
- **Page 57:** The boat trip and canoe club mentioned on this page are not based at Nash Mills (the parish), although they are part of Nash Mills Recreation Centre, based on Nash Mills Lane so this perhaps needs to be more specific.
- **Page 81:** We'd like to see Nash Mills included in the following statement "Maintaining a dialogue with neighbouring authorities – in particular Three Rivers District Council and Abbots Langley Parish Council, who are also preparing a neighbourhood plan."
- **Page 83:** Canal towpath (Home Park to Red Lion Lane) – note that the last part of this tow path, from Red Lion Lane to just short of the railway bridge, is within Nash Mills.
- **Page 83:** Double kerbing is mentioned to protect grass verges. We believe this would require additional measures to avoid large four wheel drive vehicles from mounting the kerbs.
- **Not addressed:** We note that there is no mention of potential major developments away from the village centre (e.g. potential future use of Shendish land) where new community facilities may need to be incorporated into the design.
- Some proposed plans mentioned across the documents are not within Kings Langley but instead stretch into the surrounding areas of Nash Mills, Apsley and Abbots Langley. What are the plans for working with local councils in those areas to achieve specific goals linked to those areas?