

Abbots Road Report — reference cross-check

For each numbered reference below: the full source citation, followed by the exact sentence(s) in the briefing that cite it (page number shown). Use it to check each claim against its source. Internal working draft — not for publication.

1 Three Rivers District Council — *Local Plan 2026–2042 Part II: Site Allocations (Pre-Submission)*, Jul 2026

<https://cdn.threerivers.gov.uk/files/2026/07/b16be670-8cd4-11f1-8f54-137cf77fa2ac-Part%20II%20Local%20Plan%20-%20Final.pdf>

- "58.5 ha (≈82 football pitches) of green-belt land allocated for the 900-home H9 site alone; a second site (H37) holds the other 400 homes. Not all of H9 is built on — it includes mitigation green space, a school and a medical centre." ¹ p. 2
- "No secondary school in Abbots Langley — every nearby one is oversubscribed, selective or faith-based, and the plan builds none." ^{1,5} p. 2
- "GPs full the council's own evidence says GP surgeries in every settlement are already at or over capacity — and the plan secures no NHS funding for a new one." ^{1,6} p. 2
- "What is the green belt? It is protected countryside that you normally cannot build on. The plan now calls this land "grey belt" — a newer label for green-belt land the government says can be built on. But the council's own environment check says the opposite: this is "green belt land and is not considered to be grey belt" . So the council contradicts itself." ^{1,17} p. 4
- "The scheme list: H9 / CFS26a (900 homes), H37 / CFS26c (400), the Bedmond Road data centre (96 MW, approved), Woodside Road (192, approved), Bedmond (66), Notley Farm (93), and a new Lidl at Hunton Bridge (approved). Site capacities per the July 2026 Part II allocation." ^{1,13,20} p. 4
- "Traffic is forecast to grow 15.6% by 2031 . The council's January 2026 draft admitted that higher growth would bring "severe residual impacts" on rural roads that could not be fixed. The developer's answer is a list of contributions, not delivered capacity ." ^{1,18,34} p. 6
- "Rail. Kings Langley sits on the West Coast line into Euston with only a half-hourly service , and already handles 507,000 passengers a year (2024/25, up 12.8% on the year before). The council's own infrastructure plan records "capacity problems and overcrowding at peak hours" on London-bound rail and forecasts several Hertfordshire lines over capacity by 2031 — yet the plan's answer is "contributions to improvements at Kings Langley Railway Station" and a park-and-ride: contributions, not extra rail capacity." ^{20,43,1,6} p. 6
- "Mitigation for the site is a mobility hub , bus re-routing, crossings, a park-and-ride near Kings Langley station and bus-priority contributions. These are payments and aspirations — none of them adds a lane, a bypass or a bridge before homes are occupied." ¹ p. 6
- "The plan promises a two-classes-a-year primary school on the estate — but no secondary school for Abbots Langley, whose nearest secondaries are oversubscribed and often selective or faith-based." ¹ p. 7
- "No secondary has spare places. Future Academies Watford , the non-selective comprehensive in Garston, is no exception — 320 applications for 210 places in 2026, with results well below the Hertfordshire and national averages . Yet the plan still allocates no secondary school for Abbots Langley, sending its funding to a new school at Carpenders Park, further away." ^{1,5,51,52} p. 7
- "The long-promised Woodside Road primary (ED3) has still not commenced , and the nearest new secondary is several miles away at Carpenders Park." ¹ p. 7
- "The council's own evidence says GP surgeries in all settlements are at or over capacity — and the plan secures only a "medical centre (or provide locally)", with no secured NHS funding ." ^{1,6} p. 8
- "The precedent. Even the far smaller Woodside scheme (192 homes) produced no secured health contribution ; for the 900-home H9 site the plan's only health provision is an un-funded "medical centre (or provide locally)" . The NHS "is likely to seek" contributions at several sites, and for H37 (400 homes) the plan states it "will be expected to financially contribute to the new Kings Langley Medical Centre (provided by site H9)" — but none of this is a secured, funded contribution." ^{1,20} p. 8
- "On the site: ancient woodland (Long Wood and Round Wood), a Local Wildlife Site and protected trees; medium-high landscape sensitivity ; about 14% at moderate-high groundwater flood risk , with below-ground drainage not allowed; and a historic landfill at Ovaltine Farm ." ¹ p. 9
- "Nobody has added it up. Each scheme is judged on its own — no single test looks at water, sewage, the A4251/A41, the bridges, healthcare or the schools together." ^{1,18,62} p. 10
- "The money doesn't add up either. The plan itself concedes there "remains an infrastructure funding gap" — no pool or pitches funded, GPs full, policing £1,990,394 unsecured, the hospital not before 2038, and the roads paid for with contributions, not capacity." ^{18,1,6,11,20} p. 10

2 Save Our Fields — *Abbots Road impact study — calculations (water-demand workings)*, Sep 2026

internal working draft — data/calculations.md

- "Hosepipe ban You are already under a hosepipe ban — announced on 10 July 2026 and brought forward with immediate effect, with the statutory restrictions enforced from 17 July — and the 1,300 homes plus the data centre next door would add the water use of several thousand people (about 6,000–10,000) on top." ^{2,3,4} p. 2
- "What it would add. The 1,300 homes and the 96 MW data centre would draw roughly 0.9–1.5 million litres a day — about 6,000–10,000 people's worth of water — on a district already under a ban (our estimate)." ² p. 5
- "The result. The 1,300 homes add roughly 3,120 more residents (our estimate) — children who would compete for the same already-full schools." ² p. 7

3 Affinity Water — *Temporary ban on water use — Central region (statutory TUB notice)*, 17 Jul 2026

<https://affinitywater.co.uk/docs/hosepipe/legal-notice-july-2026.pdf>

- "Hosepipe ban You are already under a hosepipe ban — announced on 10 July 2026 and brought forward with immediate effect, with the statutory restrictions enforced from 17 July — and the 1,300 homes plus the data centre next door would add the water use of several thousand people (about 6,000–10,000) on top." ^{2,3,4} p. 2

4 Affinity Water — *NEWS: Hosepipe Ban Update, July 2026, 10 Jul 2026*

<https://www.affinitywater.co.uk/corporate/news/hosepipe-ban-july-2026>

- "Hosepipe ban You are already under a hosepipe ban — announced on 10 July 2026 and brought forward with immediate effect, with the statutory restrictions enforced from 17 July — and the 1,300 homes plus the data centre next door would add the water use of several thousand people (about 6,000–10,000) on top." ^{2,3,4} p. 2
- "Affinity Water's own figures: demand up about 20% ; the region received just 1% of its long-term average July rainfall ; Grafham reservoir is below average; and, as of September 2026, the company warns it may have to "stop or limit how much we take" before the year ends." ^{4,27,28} p. 5

5 Watford Observer — *Watford-area's most oversubscribed schools for 2026 revealed (HCC data)*, 3 Mar 2026

<https://www.watfordobserver.co.uk/news/25900904.watford-areas-oversubscribed-schools-2026-revealed/>

- "No secondary school in Abbots Langley — every nearby one is oversubscribed, selective or faith-based, and the plan builds none." ^{1,5} p. 2
- "Parmiter's admits 216 pupils a year . In 2026 it drew 1,416 applications — about 6.6 to 1 — is partly selective, and offered places only to children living within about 900 metres ." ^{5,47} p. 7
- "St Michael's (a Catholic school) had 512 applications for 180 places in 2026." ⁵ p. 7
- "No secondary has spare places. Future Academies Watford , the non-selective comprehensive in Garston, is no exception — 320 applications for 210 places in 2026, with results well below the Hertfordshire and national averages . Yet the plan still allocates no secondary school for Abbots Langley, sending its funding to a new school at Carpenders Park, further away." ^{1,5,51,52} p. 7
- "It isn't just Abbots Langley: Queens' School drew 1,581 applications for 270 places and Rickmansworth 1,526 for 240 in 2026 — secondaries across the area are oversubscribed." ⁵ p. 7

6 Three Rivers District Council — *Infrastructure Delivery Plan (IDP)*, Jul 2026

<https://cdn.threerivers.gov.uk/files/2026/03/8cd8eeeo-22dd-11f1-a284-6912e0119bde-Infrastructure%20Delivery%20Plan.pdf>

- "GPs full the council's own evidence says GP surgeries in every settlement are already at or over capacity — and the plan secures no NHS funding for a new one." ^{1,6} p. 2
- "Rail. Kings Langley sits on the West Coast line into Euston with only a half-hourly service , and already handles 507,000 passengers a year (2024/25, up 12.8% on the year before). The council's own infrastructure plan records "capacity problems and overcrowding at peak hours" on London-bound rail and forecasts several Hertfordshire lines over capacity by 2031 — yet the plan's answer is "contributions to improvements at Kings Langley Railway Station" and a park-and-ride: contributions, not extra rail capacity." ^{20,43,1,6} p. 6
- "The council's own evidence says GP surgeries in all settlements are at or over capacity — and the plan secures only a "medical centre (or provide locally)", with no secured NHS funding ." ^{1,6} p. 8
- "GPs. The council's own evidence says GP surgeries across all settlements are "operating either over capacity or are very close to reaching capacity" , and Abbots Langley has three GP practices ." ^{6,40} p. 8
- "Sport & leisure. The council's own plan says Abbots Langley "does not have adequate access" to a swimming pool , with football, cricket and 3G pitch shortfalls and no funded site ." ⁶ p. 8
- "Policing. Abbots Langley has a "small community" police station , the force has no capital funding , and the plan identifies £1,990,394 of policing infrastructure cost — not secured ." ⁶ p. 8
- "The money doesn't add up either. The plan itself concedes there "remains an infrastructure funding gap" — no pool or pitches funded, GPs full, policing £1,990,394 unsecured, the hospital not before 2038, and the roads paid for with contributions, not capacity." ^{18,1,6,11,20} p. 10

7 GOV.UK (Defra/EA/Natural England) — *Chalk stream strategy launched to protect 'England's rainforests'*, 15 Oct 2021

<https://www.gov.uk/government/news/chalk-stream-strategy-launched-to-protect-englands-rainforests>

- "85% of the world's chalk streams are in England — yet in a 2014 assessment only 23% were in good health, and the River Gade, which these fields drain into, is rated 'poor'!" ^{7,8,9} p. 2
- "Chalk streams are among the rarest river habitats on Earth: around 85% of the world's are in England , and Hertfordshire holds roughly 10% of England's ~220 chalk streams . Yet in WWF's 2014 national assessment only about 23% were at "Good" status, with about a third Poor or Bad ." ^{7,8,57} p. 9

8 WWF — *The State of England's Chalk Streams*, 2014

https://assets.wwf.org.uk/downloads/wwf_chalkstreamreport_final_lr.pdf

- "85% of the world's chalk streams are in England — yet in a 2014 assessment only 23% were in good health, and the River Gade, which these fields drain into, is rated 'poor'!" ^{7,8,9} p. 2
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9 GOV.UK (EA) — *River Gade returns to its natural course through Gadebridge Park*, 28 May 2025

<https://www.gov.uk/government/news/river-gade-returns-to-its-natural-course-through-gadebridge-park>

- "85% of the world's chalk streams are in England — yet in a 2014 assessment only 23% were in good health, and the River Gade, which these fields drain into, is rated 'poor'!" ^{7,8,9} p. 2
- "The River Gade is rated "poor". A 2021 fish survey described it as "near desolate" ; after restoration, 14 trout were recorded in 2025 — proof it can recover, and a reason to protect it." ^{9,58} p. 9

10 West Hertfordshire Teaching Hospitals NHS Trust — *Watford General Hospital redevelopment (New Hospital Programme), 2026*

<https://www.westhertshospitals.nhs.uk/our-hospitals/investing-in-our-hospitals/watford>

- "2038 the earliest the rebuilt Watford General hospital is expected to open." ^{10,11} p. 2
- "Hospital. The nearest general hospital, Watford General , is not expected to open its rebuilt facility before 2038 , with construction due to begin 2032–34 — and there are no strategic health facilities within Three Rivers District ." ^{10,11,40} p. 8

11 BBC News — *Watford General Hospital rebuild 'will not open before 2038' (NAO review), 27 Jan 2026*

<https://www.bbc.com/news/articles/cje14ppgzk3o>

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- "Hospital. The nearest general hospital, Watford General , is not expected to open its rebuilt facility before 2038 , with construction due to begin 2032–34 — and there are no strategic health facilities within Three Rivers District ." ^{10,11,40} p. 8
- "The money doesn't add up either. The plan itself concedes there "remains an infrastructure funding gap" — no pool or pitches funded, GPs full, policing £1,990,394 unsecured, the hospital not before 2038, and the roads paid for with contributions, not capacity." ^{18,1,6,11,20} p. 10

12 Environment Agency / Thames Water (EDM data); floodmapper digest — *Storm overflow event duration monitoring (EDM) — Maple Lodge STW, 2026*

<https://www.data.gov.uk/dataset/19f6064d-7356-466f-844e-d20ea10ae9fd/event-duration-monitoring-storm-overflows-annual-returns>

- "80 days' worth of storm-sewage spill time into the River Colne in 2024 — 1,916 hours across 124 separate spills (not 80 separate days)." ¹² p. 2
- "Sewage works already overflow. Maple Lodge — serving around 500,000 people and taking up to 300,000 m³ a day (that is 300 million litres) — spilled storm sewage into the River Colne for 1,916 hours across 124 spills in 2024 , and is in an upgrade worth more than £265m (contract value up to £280m)." ^{12,29,30,31} p. 5

13 MHCLG / Planning Inspectorate — *Recovered appeal decision: land off Bedmond Road, Abbots Langley (ref 3346061), application 23/1068/OUT, 12 May 2025*

<https://www.gov.uk/government/publications/recovered-appeal-land-off-bedmond-road-abbots-langley-ref-3346061-12-may-2025>

- "96 MW the approved data centre next door — about 100,000 homes' worth of electricity on the conventional comparison (≈1,000 homes per MW), and up to ~300,000 if it ran flat-out all year — and no water-use figure for it has been published." ^{13,14,15} p. 2
- "The scheme list: H9 / CFS26a (900 homes), H37 / CFS26c (400), the Bedmond Road data centre (96 MW, approved), Woodside Road (192, approved), Bedmond (66), Notley Farm (93), and a new Lidl at Hunton Bridge (approved). Site capacities per the July 2026 Part II allocation." ^{1,13,20} p. 4
- "The named gap. The applicant has not published the data centre's water demand — yet the plan tells the housing developer to allow for it. Nationally, 84% of proposed data centres are in areas projected to be water-stressed by 2040 — many already seriously stressed ; Water UK puts peak demand at 7 million litres a day per gigawatt ." ^{13,32,33} p. 5
- "Already accepted harm. The data centre next door was approved despite the Secretary of State finding significant landscape and visual harm, and giving great weight to "less than substantial" harm to the Tithe Barn and Mansion House Farmhouse." ¹³ p. 9

14 House of Commons Library — *Data centres: planning policy, sustainability, and resilience (CBP-10315), 27 May 2026*

<https://commonslibrary.parliament.uk/research-briefings/cbp-10315/>

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15 Big Issue — *London's data centres use 750,000 homes' worth of electricity — and demand is surging, 15 Jun 2026*

<https://www.bigissue.com/news/housing/london-data-centres-climate-housing/>

- "96 MW the approved data centre next door — about 100,000 homes' worth of electricity on the conventional comparison ($\approx 1,000$ homes per MW), and up to $\sim 300,000$ if it ran flat-out all year — and no water-use figure for it has been published." ^{13,14,15} p. 2

16 Three Rivers District Council — *Local Plan Sub-Committee minutes, item LPSC37/23 Local Plan: Regulation 19 Recommended Sites, 25 Nov 2025*

<https://moderngov.threerivers.gov.uk/mgAi.aspx?ID=9283>

- "This is not one planning application — it is the draft Local Plan, the council's blueprint for where homes go. And the council's own review says these particular fields should stay green." ¹⁶ p. 4
- "The verdict was "Fundamentally Important". The council's Green Belt Review gave this land its highest "keep it green" rating and found that building on it would harm the green belt in three ways. The site was rejected by the council in 2023 — as its own sub-committee minutes record — then the government ordered it back into the plan in 2026." ¹⁶ p. 4
- "4. If you can, note that the cluster has never been assessed together, and that the council's own review calls the land "Fundamentally Important"." ¹⁶ p. 10

17 Three Rivers District Council — *Sustainability Appraisal (Pre-Submission), Jul 2026*

<https://haveyoursay.threerivers.gov.uk/50859/widgets/155362/documents/109298>

- "What is the green belt? It is protected countryside that you normally cannot build on. The plan now calls this land "grey belt" — a newer label for green-belt land the government says can be built on. But the council's own environment check says the opposite: this is "green belt land and is not considered to be grey belt". So the council contradicts itself." ^{1,17} p. 4
- "The same check records that building here "would have adverse effects on biodiversity" and would mean the loss of agricultural land." ¹⁷ p. 4
- "And its own numbers don't add up. The plan's main policy says it provides for 9,253 homes against the 12,032 the government's formula says are needed — about 77% — and it cannot demonstrate a five-year housing-land supply (its own Sustainability Appraisal says so), while its Woodside committee report recorded just a 1.7-year supply. The council's own environmental and health assessments separately say provision is 10,465 homes — about 87%. The plan does not explain the difference between 9,253 and 10,465 (they appear to rest on different definitions), but on either figure it falls short of the 12,032 the council accepted it needs." ^{17,18,19,20,21} p. 4

18 Three Rivers District Council — *Local Plan 2026–2042 Part I: Policies (Pre-Submission)*, Jul 2026

<https://cdn.threerivers.gov.uk/files/2026/07/d35b2530-8cd3-11f1-8f54-137cf77fa2ac-Part%20I%20Local%20Plan%20-%20Final.pdf>

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- "The plan's water policy relies on demand management and a 110 litres-per-person-per-day standard, plus a phasing rule that could delay occupation rather than secure the water first. It adds 1,300 homes and a 96 MW data centre to this catchment in the middle of an observed drought." ¹⁸ p. 5
- "Traffic is forecast to grow 15.6% by 2031 . The council's January 2026 draft admitted that higher growth would bring "severe residual impacts" on rural roads that could not be fixed. The developer's answer is a list of contributions, not delivered capacity ." ^{1,18,34} p. 6
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19 Three Rivers District Council — *Habitats Regulations Assessment (Pre-Submission)*, Jul 2026

<https://haveyoursay.threerivers.gov.uk/50859/widgets/155362/documents/109299>

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20 Three Rivers District Council — *Planning Committee report: 25/0896/FUL Woodside Road, 192 dwellings, 2026*

<https://moderngov.threerivers.gov.uk/documents/s15890/250896FUL+Construction+of+192+no+of+dwellings+Use+Class+C3+public+open+space+lands+caping+new+vehicular+access+and+pe.pdf>

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- "The precedent. At the far smaller Woodside Road scheme (192 homes), Thames Water told the council it could not serve the homes without a condition delaying them until the sewage works were ready." ²⁰ p. 5
- "Roads. The Woodside Road report records objections that Chequers Lane is "too narrow for two-way traffic" , and warns that construction lorries would use Woodside Road and Chequers Lane as a cut-through." ²⁰ p. 6
- "Rail. Kings Langley sits on the West Coast line into Euston with only a half-hourly service , and already handles 507,000 passengers a year (2024/25, up 12.8% on the year before). The council's own infrastructure plan records "capacity problems and overcrowding at peak hours" on London-bound rail and forecasts several Hertfordshire lines over capacity by 2031 — yet the plan's answer is "contributions to improvements at Kings Langley Railway Station" and a park-and-ride: contributions, not extra rail capacity." ^{20,43,1,6} p. 6
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21 Three Rivers District Council — *Integrated Health and Equalities Impact Assessment (Pre-Submission), Jul 2026*

<https://cdn.threerivers.gov.uk/files/2026/07/123b66f0-8cb8-11f1-b0f3-0b1442690764-Integrated%20Health%20and%20Equalities%20Impact%20Assessment.pdf>

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22 Environment Agency — *Water stressed areas — final classification, 2021*

<https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

- "The district sits on a chalk aquifer — the underground sponge that holds our water supply — and is officially classed as an area of serious water stress . The Environment Agency can no longer grant licences to take more water from most rivers and groundwater." ^{22,23} p. 5

23 Environment Agency — *Colne catchment abstraction licensing strategy, 2026*

<https://www.gov.uk/government/publications/colne-catchment-abstraction-licensing-strategy>

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24 Environment Agency — *Hertfordshire and North London water situation: July 2026 summary*, 12 Aug 2026

<https://www.gov.uk/government/publications/water-situation-local-area-reports/hertfordshire-and-north-london-water-situation-july-2026-summary>

- "The drought is live. The Environment Agency moved Hertfordshire and North London into regional drought on 29 July 2026 , after the area's driest July since records began in 1871 . Groundwater levels continued declining at all the region's indicator sites. Reports still show 10 areas in drought, as of early September 2026 ." ^{24,25,26} p. 5

25 Environment Agency — *Dry weather and drought in England: 24 to 30 July 2026, 31 Jul 2026*

<https://www.gov.uk/government/publications/dry-weather-and-drought-in-england-2026-summary-reports/dry-weather-and-drought-in-england-24-to-30-july-2026>

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26 Environment Agency — *Dry weather and drought in England: 28 August to 3 September 2026, 4 Sep 2026*

<https://www.gov.uk/government/publications/dry-weather-and-drought-in-england-2026-summary-reports/dry-weather-and-drought-in-england-28-august-to-3-september-2026>

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27 Affinity Water — *Hosepipe restrictions in our Central & East regions, Sep 2026*

<https://www.affinitywater.co.uk/hosepipeban>

- "Affinity Water's own figures: demand up about 20% ; the region received just 1% of its long-term average July rainfall ; Grafham reservoir is below average; and, as of September 2026, the company warns it may have to "stop or limit how much we take" before the year ends." ^{4,27,28} p. 5

28 Affinity Water — *Our water resources position, Sep 2026*

<https://www.affinitywater.co.uk/our-water-resources>

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29 MHCLG / Planning Inspectorate — *Maple Lodge STW — IED containment options report*, Oct 2023

https://assets.publishing.service.gov.uk/media/67c9b9dcd0fba2f1334cf341/CD2-A5_-_Maple_Lodge_STW___Containment_Options_Report__dated_October_2023.pdf

- "Sewage works already overflow. Maple Lodge — serving around 500,000 people and taking up to 300,000 m³ a day (that is 300 million litres) — spilled storm sewage into the River Colne for 1,916 hours across 124 spills in 2024 , and is in an upgrade worth more than £265m (contract value up to £280m)." ^{12,29,30,31} p. 5

30 Construction Intelligence — *Kier wins lead role on £265m Maple Lodge sewage treatment works upgrade*, 7 Aug 2026

<https://www.constructionintelligence.co.uk/civils/kier-wins-lead-role-on-265m-maple-lodge-sewage-treatment-works-upgrade/>

- "Sewage works already overflow. Maple Lodge — serving around 500,000 people and taking up to 300,000 m³ a day (that is 300 million litres) — spilled storm sewage into the River Colne for 1,916 hours across 124 spills in 2024 , and is in an upgrade worth more than £265m (contract value up to £280m)." ^{12,29,30,31} p. 5

31 Find a Tender (UK Government) — *K298 Maple Lodge STW Quality AMP 7 New Permit — contract award (Kier Infrastructure)*, Mar 2026

<https://www.find-tender.service.gov.uk/Notice/014471-2026>

- "Sewage works already overflow. Maple Lodge — serving around 500,000 people and taking up to 300,000 m³ a day (that is 300 million litres) — spilled storm sewage into the River Colne for 1,916 hours across 124 spills in 2024 , and is in an upgrade worth more than £265m (contract value up to £280m)." ^{12,29,30,31} p. 5

32 Global Action Plan — *Not a drop to drink: how Britain's AI data centre surge threatens water security*, Apr 2026

https://www.globalactionplan.org.uk/files/not_a_drop_to_drink_-_april_2026.pdf

- "The named gap. The applicant has not published the data centre's water demand — yet the plan tells the housing developer to allow for it. Nationally, 84% of proposed data centres are in areas projected to be water-stressed by 2040 — many already seriously stressed ; Water UK puts peak demand at 7 million litres a day per gigawatt ." ^{13,32,33} p. 5

33 UK Parliament (written evidence DCU0037) — *Evidence on data centre water use, 2026*

<https://committees.parliament.uk/writtenevidence/164766/html/>

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34 Three Rivers District Council — *Local Plan 2026–2041 Regulation 19 Part I: Final Draft (15 Jan 2026, pre-intervention)*, 15 Jan 2026

<https://moderngov.threerivers.gov.uk/documents/s16775/Appendix%201%20-%20Part%20I%20Final%20Draft%2015.01.26.pdf>

- "Traffic is forecast to grow 15.6% by 2031 . The council's January 2026 draft admitted that higher growth would bring "severe residual impacts" on rural roads that could not be fixed. The developer's answer is a list of contributions, not delivered capacity ." ^{1,18,34} p. 6

35 Three Rivers District Council / WSP — *Transport Assessment (Local Plan evidence base)*, 24 Jul 2026

https://cdn.threerivers.gov.uk/files/2026/07/ce2e18a0-8cb6-11f1-8f54-137cf77fa2ac-Three%20Rivers%20District%20Council%20Local%20Plan%20-%20Transport%20Assessment%20-%20Final_24.07.2026.pdf

- "Junctions. The council's own transport assessment records "significant queues on the A41 Watford Road ... and moderate queues on the M25 ... in both the AM and PM peak hours" ." ³⁵ p. 6

36 Three Rivers District Council — *New parking bays have been installed in Abbots Langley (School Mead)*, 16 Jan 2025

<https://www.threerivers.gov.uk/news/new-parking-bays-school-mead-abbots-langley>

- "Parking. The centre's parking is small and free — Causeway House (105 spaces) and School Mead (about 20–24) — and the council's own masterplan says parking "fall[s] under capacity" , with 2-hour limits forced to keep spaces turning over." ^{36,37,38,39} p. 6

37 Three Rivers District Council — *School Mead, Abbots Langley Off-Street Parking Consultation / Order*, 27 Feb 2026

<https://haveyoursay.threerivers.gov.uk/school-mead-off-street>

- "Parking. The centre's parking is small and free — Causeway House (105 spaces) and School Mead (about 20–24) — and the council's own masterplan says parking "fall[s] under capacity" , with 2-hour limits forced to keep spaces turning over." ^{36,37,38,39} p. 6

38 AECOM / Abbots Langley Neighbourhood Plan — *Abbots Langley Village Centre Masterplan (Appendix H), 2022*

<https://moderngov.threerivers.gov.uk/documents/s13447/Appendix%205.pdf>

- "Parking. The centre's parking is small and free — Causeway House (105 spaces) and School Mead (about 20–24) — and the council's own masterplan says parking "fall[s] under capacity" , with 2-hour limits forced to keep spaces turning over." ^{36,37,38,39} p. 6

39 Three Rivers District Council — *Directory of public car parks, Feb 2023*

[https://cdn.threerivers.gov.uk/files/2023/02/0de5b2b0-b2b7-11ed-9d90-99db481320b1-trdc-car-park-directory-v1%20\(1\).pdf](https://cdn.threerivers.gov.uk/files/2023/02/0de5b2b0-b2b7-11ed-9d90-99db481320b1-trdc-car-park-directory-v1%20(1).pdf)

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40 Abbots Langley Parish Council — *Abbots Langley Neighbourhood Plan (adopted; referendum version) and 2026 flier, 2026*

<https://moderngov.threerivers.gov.uk/documents/s18277/Appendix%201%20-%20Abbots%20Langley%20Neighbourhood%20Development%20Plan.pdf>

- "Bridges. Two narrow railway bridges bottleneck the Gallows Hill–Station Road route; the parish's neighbourhood plan counts five narrow bridges under the West Coast main line and says fixing the roads may need "2,000+ homes" to pay for it. One is a listed 1837 skew bridge by Robert Stephenson ." ^{40,41,42} p. 6
- "GPs. The council's own evidence says GP surgeries across all settlements are "operating either over capacity or are very close to reaching capacity" , and Abbots Langley has three GP practices ." ^{6,40} p. 8
- "Hospital. The nearest general hospital, Watford General , is not expected to open its rebuilt facility before 2038 , with construction due to begin 2032–34 — and there are no strategic health facilities within Three Rivers District ." ^{10,11,40} p. 8

41 Watford Observer — *'Insane' cycle route between Abbots and Kings Langley blasted, 25 Jul 2025*

<https://www.watfordobserver.co.uk/news/25339561.insane-cycle-route-abbots-kings-langley-blasted/>

- "Bridges. Two narrow railway bridges bottleneck the Gallows Hill–Station Road route; the parish's neighbourhood plan counts five narrow bridges under the West Coast main line and says fixing the roads may need "2,000+ homes" to pay for it. One is a listed 1837 skew bridge by Robert Stephenson ." ^{40,41,42} p. 6

42 Historic England — *Bridge carrying railway over north end of road, Railway Terrace (List 1100891), 1985*

<https://historicengland.org.uk/listing/the-list/list-entry/1100891>

- "Bridges. Two narrow railway bridges bottleneck the Gallows Hill–Station Road route; the parish's neighbourhood plan counts five narrow bridges under the West Coast main line and says fixing the roads may need "2,000+ homes" to pay for it. One is a listed 1837 skew bridge by Robert Stephenson ." ^{40,41,42} p. 6

43 Office of Rail and Road (ORR) — *Estimates of station usage: April 2024 to March 2025 — Kings Langley, 4 Dec 2025*

<https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>

- "Rail. Kings Langley sits on the West Coast line into Euston with only a half-hourly service , and already handles 507,000 passengers a year (2024/25, up 12.8% on the year before). The council's own infrastructure plan records "capacity problems and overcrowding at peak hours" on London-bound rail and forecasts several Hertfordshire lines over capacity by 2031 — yet the plan's answer is "contributions to improvements at Kings Langley Railway Station" and a park-and-ride: contributions, not extra rail capacity." ^{20,43,1,6} p. 6

44 Three Rivers District Council — *Planning Committee report: 22/1764/FUL World of Water / Lidl, A41 Hunton Bridge, 22 Feb 2024*

<https://moderngov.threerivers.gov.uk/documents/s7022/221764FUL+-+Demolition+of+existing+building+and+erection+of+retail+food+store+Use+Class+Ea+w.pdf>

- "Lidl & works. A new Lidl is approved at Hunton Bridge on the A41/M25 J20 corridor (1,457 sqm), but its required junction works had still not started by mid-2026. Network Rail works on Station Road, Kings Langley run from 22 November 2026 to 11 May 2027 ." ^{44,45,46} p. 6

45 Watford Observer — *Lidl Hunton Bridge store no longer set to open this summer, 7 Jul 2026*

<https://www.watfordobserver.co.uk/news/26258335.lidl-hunton-bridge-store-no-longer-set-open-summer/>

- "Lidl & works. A new Lidl is approved at Hunton Bridge on the A41/M25 J20 corridor (1,457 sqm), but its required junction works had still not started by mid-2026. Network Rail works on Station Road, Kings Langley run from 22 November 2026 to 11 May 2027 ." ^{44,45,46} p. 6

46 streetguide.co.uk (National Street Gazetteer / Network Rail permit) — *Roadworks at Station Road, Kings Langley, 22 Nov 2026-11 May 2027, 25 Aug 2026*

<https://streetguide.co.uk/roadworks/event/england/KL343LEC1-20-74-221126-01>

- "Lidl & works. A new Lidl is approved at Hunton Bridge on the A41/M25 J20 corridor (1,457 sqm), but its required junction works had still not started by mid-2026. Network Rail works on Station Road, Kings Langley run from 22 November 2026 to 11 May 2027 ." ^{44,45,46} p. 6

47 Parmiter's School — *Admissions — Secondary Transfer to Year 7 / Cut-off scores and distances, 2026*

<https://www.parmiters.herts.sch.uk/page/?pid=60&title=Secondary+Transfer+to+Year+7>

- "Parmiter's admits 216 pupils a year . In 2026 it drew 1,416 applications — about 6.6 to 1 — is partly selective, and offered places only to children living within about 900 metres ." ^{5,47} p. 7
- "Distance is a minority route in. Only a minority of Parmiter's places go by distance — the main proximity criterion covers 22 of 216 , and any "remaining places" are also filled by proximity. Most go instead to siblings, the academic test, music, children of staff or children named in an EHC plan. Local children may enter the test or music routes, but they compete for those places." ⁴⁷ p. 7

48 Kings Langley School — *Admission arrangements 2026/27, 2026*

https://www.kls.herts.sch.uk/assets/Kings-Langley-School-Admission-Arrangements-2026_27-v3.pdf

- "Kings Langley School — the nearest non-selective, non-faith secondary — is already about 97% full and drew 625 applications for 186 places in 2026 (about 3.4 to 1), admitting by priority area and distance , so living in Abbots Langley is no guarantee of a place." ^{48,49,50} p. 7

49 DfE (Get Information about Schools) — *Kings Langley School (URN 139036) — establishment record, 16 Sep 2026*

<https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/139036>

- "Kings Langley School — the nearest non-selective, non-faith secondary — is already about 97% full and drew 625 applications for 186 places in 2026 (about 3.4 to 1), admitting by priority area and distance , so living in Abbots Langley is no guarantee of a place." ^{48,49,50} p. 7

50 Hertfordshire County Council — *Schools directory — Kings Langley School (school code 902), 23 Feb 2026*

<https://www.hertfordshire.gov.uk/services/schools-and-education/schools-directory/school.aspx?schoolcode=902>

- "Kings Langley School — the nearest non-selective, non-faith secondary — is already about 97% full and drew 625 applications for 186 places in 2026 (about 3.4 to 1), admitting by priority area and distance , so living in Abbots Langley is no guarantee of a place." ^{48,49,50} p. 7

51 DfE (Get Information about Schools) — *Future Academies Watford (URN 135876) — establishment record, 3 Sep 2026*

<https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/135876>

- “No secondary has spare places. Future Academies Watford , the non-selective comprehensive in Garston, is no exception — 320 applications for 210 places in 2026, with results well below the Hertfordshire and national averages . Yet the plan still allocates no secondary school for Abbots Langley, sending its funding to a new school at Carpenders Park, further away.” ^{1,5,51,52} p. 7

52 DfE (Compare School and College Performance) — *Future Academies Watford — Key Stage 4 performance (2025), Apr 2026*

<https://www.compare-school-performance.service.gov.uk/school/135876/future-academies-watford/secondary>

- “No secondary has spare places. Future Academies Watford , the non-selective comprehensive in Garston, is no exception — 320 applications for 210 places in 2026, with results well below the Hertfordshire and national averages . Yet the plan still allocates no secondary school for Abbots Langley, sending its funding to a new school at Carpenders Park, further away.” ^{1,5,51,52} p. 7

53 Hertfordshire County Council — *Home to school transport policy, 2026*

<https://www.hertfordshire.gov.uk/services/schools-and-education/school-admissions/home-to-school-transport/home-to-school-transport.aspx>

- “Getting there is hard. There is no free home-to-school transport to faith or selective schools, and the only school buses from Abbots Langley run to Kings Langley (the KL4) and through to St Clement Danes (the 852) — no service to Parmiter's or St Michael's .” ^{53,54} p. 7

54 Intalink (Hertfordshire County Council) — *School services list, 2026*

<https://www.intalink.org.uk/school-services>

- “Getting there is hard. There is no free home-to-school transport to faith or selective schools, and the only school buses from Abbots Langley run to Kings Langley (the KL4) and through to St Clement Danes (the 852) — no service to Parmiter's or St Michael's .” ^{53,54} p. 7

55 Department for Education — *Primary and secondary school applications and offers 2026-27, 29 Jun 2026*

<https://explore-education-statistics.service.gov.uk/find-statistics/primary-and-secondary-school-applications-and-offers/2026-27>

- “Hertfordshire offers first-choice places to 78% of pupils, against 83.6% nationally — so a child here is more likely to miss their first choice.” ^{55,56} p. 7

56 Hertfordshire County Council — *Secondary school places announced for 2026 (press release), Mar 2026*

<https://www.hertfordshire.gov.uk/about-the-council/news/press-releases/secondary-school-places-announced-for-2026.aspx>

- “Hertfordshire offers first-choice places to 78% of pupils, against 83.6% nationally — so a child here is more likely to miss their first choice.” ^{55,56} p. 7

57 Herts & Middlesex Wildlife Trust — *Chalk streams / indicator species, 2025*

<https://www.hertswildlifetrust.org.uk/blog/chalk-streams>

- “Chalk streams are among the rarest river habitats on Earth: around 85% of the world's are in England , and Hertfordshire holds roughly 10% of England's ~220 chalk streams . Yet in WWF's 2014 national assessment only about 23% were at "Good" status, with about a third Poor or Bad .” ^{7,8,57} p. 9

58 Colne Catchment Action Network — *Channel restoration, Gadebridge Park (fish survey 2025), 2025*

<https://colnecan.org.uk/index.php/the-action-plans/rivers-gade-and-bulbourne/rivers-gade-and-bulbourne-projects/302-channel-restoration-gadebridge-park>

- "The River Gade is rated "poor". A 2021 fish survey described it as "near desolate" ; after restoration, 14 trout were recorded in 2025 — proof it can recover, and a reason to protect it." ^{9,58} p.9

59 Historic England — *The Tithe Barn about 20m NE of Parsonage Farm (List 1100908), 1977*

<https://historicengland.org.uk/listing/the-list/list-entry/1100908>

- "Heritage. The Grade II* Tithe Barn (15th-century; the local history society calls it "around 600 years old") — the parish's oldest secular building (the Grade I St Lawrence's Church is older) — sits beside the fields, once part of the Ovaltine Model Farm (about 450 acres)." ^{59,60,61} p.9

60 Three Rivers Museum Trust — *Ovaltine (A Wander & Sons, Kings Langley), 2026*

<https://trmt.org.uk/local-history/our-businesses/ovaltine>

- "Heritage. The Grade II* Tithe Barn (15th-century; the local history society calls it "around 600 years old") — the parish's oldest secular building (the Grade I St Lawrence's Church is older) — sits beside the fields, once part of the Ovaltine Model Farm (about 450 acres)." ^{59,60,61} p.9

61 Abbots Langley Local History Society / My News Mag — *Ovaltine Model Farm / history walk, 2020*

<https://www.allhs.org.uk/programme/SelfGuidedWalk01.pdf>

- "Heritage. The Grade II* Tithe Barn (15th-century; the local history society calls it "around 600 years old") — the parish's oldest secular building (the Grade I St Lawrence's Church is older) — sits beside the fields, once part of the Ovaltine Model Farm (about 450 acres)." ^{59,60,61} p.9

62 Three Rivers District Council — *Statement of Representations Procedure, Jul 2026*

<https://haveyoursay.threerivers.gov.uk/50859/widgets/155362/documents/109300>

- "Nobody has added it up. Each scheme is judged on its own — no single test looks at water, sewage, the A4251/A41, the bridges, healthcare or the schools together." ^{1,18,62} p.10
- "Under national planning rules a plan must be positively prepared, justified, effective and consistent with national policy . In our submission, allocating a site the council says should stay in the green belt, without a cumulative assessment and without funding the infrastructure, fails those tests." ^{62,63} p.10
- "The draft Local Plan is out for its final consultation — the deadline is 11:59pm on Friday 25 September 2026 ." ⁶² p.10

63 Three Rivers District Council / Have Your Say — *Local Plan Regulation 19 Consultation page (soundness & legal compliance; deadline), 2026*

<https://haveyoursay.threerivers.gov.uk/local-plan-regulation-19-consultation>

- "Under national planning rules a plan must be positively prepared, justified, effective and consistent with national policy . In our submission, allocating a site the council says should stay in the green belt, without a cumulative assessment and without funding the infrastructure, fails those tests." ^{62,63} p.10
- "1. Find it. Search "Three Rivers Local Plan Regulation 19" and follow the council's consultation page." ⁶³ p.10