



## **Summary of general information and objections**

### **DBC Local Plan Consultation**

#### **Deadline for comments - Midnight 13<sup>th</sup> December 2017**

If **everyone** submits their comments, then our views cannot be ignored by the Planners.

This information will give you some background for when you respond to the DBC Local Plan Consultation. Please feel free to refer to any of this information in your own objections **BUT it is important that you use your own words, experiences and examples.**

#### **Arguments AGAINST building on the Green Belt in Kings Langley**

*Quote from the Chancellor Philip Hammond, Autumn Budget 2017, 22.11.17*

***"Making best use of our urban land, and continuing the strong protection of our green belt."***

#### **Introduction**

##### **Aim and purposes of Green Belt**

2.1 The National Planning Policy Framework (NPPF) states that "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence." (NPPF paragraph 79)

2.2 The NPPF defines five purposes of Green Belt as follows:

1. To check the unrestricted sprawl of large built-up areas
2. To prevent neighbouring towns merging into one another
3. To assist in safeguarding the countryside from encroachment
4. To preserve the setting and special character of historic towns
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

##### **Dacorum Borough Council (DBC) local development plan proposals include**

- Shendish Manor Estate - 900 houses + Primary school (site ref HH-h3)
- Wayside Farm – Offices and up to 2000 houses (site ref KL-h3)
- Hill Farm – 280 houses (site ref KL-h1)
- Rectory Farm – up to 200 houses (site ref KL-h2)

Green Belt land provides the "lungs" around Kings Langley village. It could be argued that the proposals from DBC for housing to be built on these four Green Belt sites breaches all of the five green belt safeguards.



### **Loss of valuable farmland**

- Once built on, the land is lost forever.
- The decision to include working farmland in the Planning review could remove agricultural opportunities for future generations.
- The farms circling Kings Langley add to its character as an historic village, dating back centuries.
- Submitting to urban sprawl defeats the whole objective of Green Belt protection. The erosion of Green Belt land surrounding it would mean it may lose its village heritage and identity.
- The Green Belt helps preserve the characteristics of Kings Langley village.

### **Brown Field Sites**

- Development should concentrate on regenerating brown field sites, but there are no brown field proposals from Dacorum BC. These have to be developed first before any Green Belt sites are considered.
- We don't know which sites already have planning consent but have still to be built on.
- What confidence or guarantee do we have that ensures all available brown field sites are included and developed before Green Belt land is sacrificed? These options have to be exhausted first under current National Planning Policy.
- There are still unoccupied offices and land on the Maylands estate (Diamond Point for instance) and at Leavesden. The recent Housing Association developments have changed the character of Maylands Avenue and there are significant development plots available here including the People Building site which has existing permission for further office building which has not been built due to lack of demand. Could these sites be used for housing development?

### **Other local development plans**

- The Dacorum Local Plan takes no account of proposed developments in Three Rivers where there has been significant housing development.
- It also ignores the "Two Waters Masterplan" which plans to develop a number of sites around the Apsley end of Hemel.
- There is a real possibility that if this encroachment continues we could be left with an urban sprawl from Watford to Hemel Hempstead.

### **Local infrastructure issues**

- Transport links at the south of Dacorum are **already** overloaded at peak hours. This means **any** further new building will add to existing congestion, and further reduce the attractiveness of the Borough. This in turn negatively affects housing forecasts.
- Recent increases in the population of Abbots Langley, the next village to Kings Langley who share our railway station with have created additional pressures on the transport links at M25 Junction 19 & 20, and on the rail link to Euston.
- Major road congestion on all roads in both directions towards the M25 and into Apsley and Hemel.
- On trains, there is standing room only at peak hours from Kings Langley to Euston, due to the large numbers of passengers boarding at stations between Tring and Apsley.
- Railway car parks overflowing onto main road especially at Hemel and full at Kings Langley even after being almost doubled in size quite recently.



- The Nap surgery has had a significant increase in new patient registrations during 2016. This sharp increase has put the surgery under intense pressure already.
- Flood issues at Rectory Farm, Hill Farm, Shendish and Wayside. (See flood survey done by McCarthy and Stone for Proposed homes at bottom of Common Lane).
- Water table is being reduced considerably in our area.
- Sewers not designed for so many people and could overflow.
- Emergency services struggle to get through traffic.
- Desperate need for new hospital after Hemel closed most depts.
- Watford hospital is old, next to football ground and difficult to access.
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### **How can you object?**

You can object in 3 different ways, but it is important you put your objections in your own words. Please don't copy and paste, or just send in this or other papers laying out objections.

**NB** DBC have offered 9 options. **1A** is the lowest number of houses spread across the 3 main towns, Hemel, Berkhamsted and Tring. You may want to object to the fact that they have included the Shendish proposal as part of the South Hemel development plan. Also that on the key site options for consideration in Hemel, Kings Langley sites are included.

**Advice from the Dacorum Borough Council is that you must register your objections to the development plans by midnight on 13<sup>th</sup> December .**

1. **On-Line** at <https://dacorum-consult.objective.co.uk/portal/planning/lp/io/io>. Please be aware that there are a total of 46 questions. You don't have to answer all of the questions. Only the ones you want to answer.
2. **By Email** at : [Strategic.Planning@dacorum.gov.uk](mailto:Strategic.Planning@dacorum.gov.uk) **(ensure you put your name and address on any correspondence)**
3. **By Post** : Strategic Planning and Regeneration, Dacorum Borough Council, The Forum, Hemel Hempstead, Herts HP1 1DN.

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