

Rectory Farm: Cala Homes apply to build 135 new homes on Green Belt in Kings Langley

Cala Homes has submitted a planning application for 135 additional new homes on Green Belt land at Rectory Farm. It is in addition to the 55 homes currently under construction by Miller Homes.

Despite the community inducements offered, this, along with other developments, far exceed the reasonable amount of new homes that our village can absorb. Our roads, schools and health facilities are already stretched and Cala's proposals will make this much worse. Read on to find out how you can comment on the application.

How to respond to the Cala Planning Application

To view the application documents, go to the [Dacorum Planning Portal](#). The application reference is 22/01836/MFA.

If you wish to comment on the development and the loss of Kings Langley's Green Belt, it is imperative that you respond individually by registering and uploading your comments to the portal via the Online or Web Comments - Make a Comment tab. Responses can also be emailed to planning@dacorum.gov.uk. Include your name, address and the planning reference when responding by email.

In respect of the Green belt status of Rectory Farm, you can quote The National Planning Policy Framework (NPPF), which states that the Green belt serves 5 purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;

- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The NPPF also states that there must be fully evidenced and justified exceptional circumstances for removing a site from the Green Belt.

The Green Belt at Rectory Farm does help in preventing unrestricted sprawl in the village by preventing Kings Langley merging into Nash Mills. We have an historic village whose special character does need preservation, not expansion and there are still derelict sites in the village (such as the telephone exchange) which should be developed before any green belt land is considered for development.

You can also quote material planning considerations, such as

- Overlooking/ loss of privacy
- Loss of light or overshadowing
- Parking, highway safety and traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Disabled access
- Nature conservation
- Previous planning decisions.

However, avoid quoting non- material planning considerations, for example:

- Loss of view
- Negative effect on the value of properties
- Land ownership or restrictive covenants
- Applicant's personal circumstances (unless exceptional such as relating to a physical disability)
- Business competition
- Matters controlled under building regulations or other non-planning legislation eg structural stability, fire escapes, disturbance from construction activity.

Check our website www.greenbeltmatters.com and our Facebook page Green Belt Matters for regular updates. We have been informed by the Planning Officer that comments will be accepted up until the end of July 2022. It is important that as many

individual resident comments as possible are made so that DBC Planning takes notice of the strength of feeling in our village.