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**KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION**

**Annual General Meeting – Chairman’s Report – April 2020 (for the period April 2019 to March 2020)**

Due to the coronavirus pandemic, the Association decided to cancel the 2020 Annual General Meeting which would have taken place in April and instead provide updates by way of this report along with the Association’s Financial Report.

At our AGM on 26th April 2019 we welcomed as guest speaker, Richard Knox-Johnson, Chair of the London Green Belt Council, who gave us an extremely interesting and informative presentation on ways we can use to protect our green belt. We have used this information and guidance along with that from the CPRE to shape our arguments with our local councils and local MPs to push back against the unrealistic housing targets being thrust upon us by the Government. Throughout the year we have written to local Councillors and MPs to get them to focus on brownfield sites and not allow development on our local green belt. This fight very much continues through 2020 in advance of the publication of the Dacorum Borough Council (DBC) and Three Rivers District Council’s (TRDC) Local Plans.

***DBC & TRDC Local Plans:*** Much of this last year has been spent on monitoring the progress of our two local council’s Local Plans which have progressed slowly and resulted in no further stages being published for public comment. We will continue to closely monitor progress and ensure villagers are kept informed and are advised when they can comment on the plans.

The KL&DRA has also monitored and commented on planning applications:

***Rectory Farm:*** Angle Property applied for planning permission to extend the already consented application for 55 homes on the brownfield area of the site into the green field, green belt area of the farm adding a further 24 homes. The KL&DRA opposed this development as it would constitute the first step in the erosion of Kings Langley’s local green belt boundary. The Association publicised this and encouraged local residents to send in their comments on the application.

We met with Angle Property on more than one occasion to discuss the future of the site. There is still a real threat that DBC will put the whole of the site in their emerging Local Plan which would wipe out most of the green field area of the farm and result in up to 200 homes being built. The KL&DRA are very much opposed to this scenario as a large chunk of Kings Langley’s green belt would be removed and this would likely set a precedent for other green belt sites around the village to be put forward for development as well.

**Moto Motorway Services Area (MSA) at J20:** An outline planning application for the MSA (to include an amenity building, 80 bedroom lodge, drive-thru coffee unit, fuel filling station with retail shop, associated car, coach, motorcycle, caravan, HGV and abnormal load parking, alterations to the A41 including construction of a new roundabout and vehicular access and works to the local highway network and at Junction 20 of the M25 motorway. Also, provision of landscaping, signage, infrastructure and ancillary works), was made by Moto and validated by TRDC in April 2020. The KL&DRA closely monitored the application and provide regular updates via newsletters and local press articles in order to keep villagers informed of progress. The planning process has been long and drawn out due to statutory consultees requesting further detailed information from Moto. This process continues as does the KL&DRA’s monitoring. NB: This is not the only MSA proposal locally for the M25. There are at least two other proposals, both better placed as they are in-line (directly accessible from the motorway) and not off-line (ie via the A41) like the Moto application. When the time comes, the KL&DRA will object to this development which threatens not only Kings Langley’s green belt but also is expecting to massively increase traffic and travel time on the local roads in the vicinity of Junction 20.

***Car Park, Station Road:*** The KL&DRA supported local residents in objecting to the unauthorised development by Pure Bricks Ltd of green belt land behind The Flower House at Station Road, Kings Langley. The local residents mounted a sterling fight to protect the land and get TRDC to enforce re-instatement of the land to its former condition. This fight is ongoing and we will continue to support the protection and re-instatement of this site.

***Keeping Kings Langley villagers informed:*** In order to maintain awareness throughout the year, we upped our social media presence thanks to the assistance of Lisa Moore at Moore Social Media. Our Facebook page has increased its reach and we look forward to moving onto Twitter and Instagram.

Thanks also go to Committee member David Zerny for producing and generating regular email updates to our subscribers.

Our website [www.greenbeltmatters.com](http://www.greenbeltmatters.com) was continually updated throughout the year.

Throughout the following months we will continue to inform our subscribers via email and Facebook and via newsletters and local news media, Kings Langley villagers about the threats to our village due to the unrealistic housing targets the government has set for our local councils.

***Liaison with other Residents Associations:*** Throughout the year, the KL&DRA met regularly with a number of Residents Associations in the TRDC area. As Kings Langley is split between DBC and TRDC, the KL&DRA considers it important to be in close contact with other Associations that can help influence TRDC’s decisions. Accordingly we regularly discuss how we can apply our collective influence on Three Rivers Councillors and MPs and benefit from the wide knowledge and expertise of the group.

***I would like to thank:*** the following people for all their hard work during the year:

Our Secretary Ann Johnson.

Our Treasurer, Eric Martin.

Our Communications sub group, Annie Martin, Eric Martin, Mark Rogers, Lisa Moore and Ann Johnson for pulling our communications strategy together and particularly to Annie who also looks after getting information to our non-computer users.

Also in the area of communications a big thank you to Jeremy Wilkins who has provided us with free printing of our newsletters.

Those newsletters wouldn’t get anywhere without Val Lee and her dedicated team of distributors so a big thank you to Val and her team

Thanks also to Cheryl Hall on KLM for re-posting and sharing and all that clever stuff that helps get our messages out to a wider audience.

Thank you also to our Parish Council liaisons, Alan Johnson & Mark Rogers

And also thanks to our Committee - our old members and newer ones – for all their help with ideas, expertise, researching and generally sharing the load – Cheryl Hall, John Ingleby, Vall Lee, Annie Martin, Stewart Mitchell, Lawrence Parnell, Chris Pichon, Charlie Wray and David Zerny

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