



DACORUM DRAFT LOCAL PLAN—OVER TO YOU

The draft plan has been published and villagers must comment to save our green belt

As villagers will recall, the original consultation on housing growth included 4 large village sites, namely land at Shendish, Hill Farm (Love Lane), Wayside Farm and Rectory Farm, potentially doubling the housing stock in the village if all the options were pursued to the fullest extent.

Following a vigorous campaign by Kings Langley and District Residents Association (KL&DRA) and local people, the latest consultation on the Local Plan includes just Rectory Farm with 145 dwellings. This is a partial victory for Kings Langley and common sense, *but the KL&DRA remain opposed on principle to all Green Belt development.*

The KL&DRA supports the 4 objectives of the Local Plan including the provision of good quality affordable homes. However, Covid-19 has taught us that development should not be at the expense of our open spaces.

Kings Langley and the surrounding area has already accommodated a significant amount of development (approximately 3,500 dwellings) since the last Local Plan (2002). Rather than housing, KL&DRA would wish to see the undeveloped land at Rectory Farm identified as a strategic open space for recreational use with the creation of a green wildlife corridor along the canal and River Gade.

“We urge everyone to respond to the consultation opposing further building on Rectory Farm,” explains KL&DRA Chair Gary Ansell. “We know others will be responding to the consultation suggesting villages like Kings Langley take a bigger proportion of the housing numbers, and it is vital that there is another big response from villagers to ensure this doesn’t happen.”

He added “Andrew Williams, Leader of Dacorum Borough Council, has acknowledged they are being forced to put forward levels of Green Belt de-



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Satellite view of the green fields at Rectory Farm, much of which will be lost if the development goes ahead

velopment that are too high. He wants everyone to object to the proposals for housing to strengthen the Council’s push back against the Government’s targets”.

Overleaf, we provide guidance on the best arguments to use and how to make your submission to the Local Plan consultation regarding Kings Langley’s Rectory Farm site. The closing date for responses is 7th February 2021.

IMPORTANT INFORMATION FOR SUBMITTING YOUR RESPONSE

The Council are requesting that comments are submitted electronically using the Council's online consultation portal: <https://consult.dacorum.gov.uk/kse/event/35755>

Alternatively, they have provided a comments form based on a set of 9 questions which can also be submitted:

- by email to: responses@dacorum.gov.uk; or
- By post addressed to: Strategic Planning, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN

The KL&DRA has provided a reduced version of this form containing just Question 5 which relates to specific comments about sites (see attached). Comments objecting to the inclusion of Rectory Farm in the Local Plan can be made against this question.

If you wish to make comments to other consultation questions, the full version of the form is available to download from www.dacorum.gov.uk/localplan

Please note any comments made via the 'leave a message' function within the virtual exhibition will not be considered as official responses to the consultation and will not be made public.

SUGGESTED CONTENT TO INCLUDE IN YOUR RESPONSE

The KL&DRA have reviewed the Inspector's comments from the last Local Plan and believe the reasons for removing Rectory Farm from that plan still stand up today. Based on the five purposes of the Green Belt included in the National Planning Policy Framework (NPPF), these are very good arguments to use. In addition, concerns about traffic, road safety, school capacities, etc, can also be included. Please try and put the content into your own words. This will help make every submission more personal.

Dacorum consultation form – Question 5: Site Ref.: Growth Area KL02: Land at Rectory Farm

I am writing to express my objection to the proposed development on the Green Belt land at Rectory Farm. There are five purposes of the Green Belt but only one has to be met to justify this designation. These five purposes include:

'Preventing neighbouring towns merging into one another.' Rectory Farm was proposed for development in the last Local Plan consultation. On that occasion the Planning Inspector found "Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development **but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.**" He added: "I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh the harm to the Green Belt."

In terms of the need 'to check the unrestricted sprawl of large built up areas' On the last occasion the Planning Inspector said: "Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. In my view, therefore, **it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt.** I am also concerned that development of the land **would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.**"

Turning to 'to assist in safeguarding the countryside from encroachment' reference is made of the site's poor quality/lack of visibility, **but the site is private land neglected for 30 years because the owners have wanted to develop the site.** At present there's no public access and limited traffic movement; 200 houses and associated traffic will be visible and audible from every direction.

Finally, a 4th Green Belt purpose is ‘to preserve the setting and special character of historic towns,’ Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory. **This 1 site would increase the size of our historic village by nearly 10%.**

Other objections include the following material planning considerations;

Traffic - There are already daily traffic delays on the Hempstead Road as it acts as a ‘funnel’ for villages and towns to the north, south and west, looking to access the M25 and routes into London. This will be seriously exacerbated by traffic turning onto the site without a designated turning lane at the planned T junction or traffic trying to get off the site with 5 other access points and a bus stop nearby, together with a layby on the west side and parking on the east side of the A4251 immediately to the south of the proposed junction.

Highway safety - Accidents are a regular feature of this part of the A4251 where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is already planned. No changes are planned to the 40mph designation.

OTHER NEWS: MOTO MOTORWAY SERVICE AREA (MSA) AT JUNCTION

This threat to our local green belt which additionally has the potential to cause traffic chaos and major disruption for our village has not gone away. MOTO is still pursuing the proposal for an MSA on the A41 just to the south of Junction 20 on Green Belt land. MOTO is working to adjust its plans in response to concerns raised by the two Highway Authorities. If these adjustments are acceptable, they will submit an amended set of documents for further public consultation.

When the time comes and where necessary, the KL&DRA will engage professional assistance in fighting this application.

WHY WE NEED YOUR SUPPORT BY DONATING TO OUR FIGHTING FUNDS

Fighting the previous Dacorum Local Plan incurred costs of around £10,000. For the current Local Plan, we have already spent over £7,000 in 2017-8 on legal and planning advice to respond to the initial DBC consultation and in this past year, £1,200 on legal advice on the initial submission for 55 houses on part of Rectory Farm.

We anticipate considerably more expenditure as we respond to this current stage of the DBC Local Plan and fight to get Rectory Farm green field land preserved as such.

In addition we have the MOTO development to fight and next year, the publication of Three Rivers District Council’s Local Plan could force more development onto Kings Langley itself, or our surrounding green belt.

We estimate we will need a fighting fund of approximately £25,000 to engage professional help. We currently have less than half that amount. So if you are able to contribute to our fighting fund, please do so using the information provided over-leaf.

KL&DRA 100 CLUB

The KL&DRA 100 Club helps to keep funds coming in to pay for ongoing expenses such as website charges and internet costs, membership of relevant organisations eg CPRE and approved expenses.

Members pay £5 per month for each number by standing order and can have as many numbers as they wish. The total amount received each month is split 50/50 between the Association and the prize fund from which 5 prizes will be drawn. The more members we get, the bigger the prize fund and contribution to the Association.

If you would like to support the Association this way please email residents@greenbeltmatters.com with how many numbers you would like and we will send you the membership form and payment details.



KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

PLEASE SUPPORT US

Our village is facing the prospect of not being a village for much longer. The protection offered by the green belt that surrounds us and defines the size, character and setting of our historic village is being threatened not only by additional housing but also by potential development such as the MOTO Motorway Service Area at J20 of the M25, a stones throw from our doorstep. Your Residents Association monitors such developments and uses our expertise gained over many years to fight proposals that threaten to overwhelm Kings Langley. To do this successfully we have to sometimes engage professional consultants and legal representation which is very expensive, so we urgently need your help in supporting us. Please donate what you can.

Donations can be made by cheque payable to '**KL&DRA**' or by bank transfer:

Name: Kings Langley & District Residents Association

Sort Code: 20-39-07

Account Number: 10394165

PayPal donations can be sent via our website. You can also find out more about KL&DRA: **On our website:** www.greenbeltmatters.com

By emailing: residents@greenbeltmatters.com

On our Facebook page: www.greenbeltmatters.com

You can drop off correspondence, and donations at: Kings Langley Parish Office, Charter Court, Vicarage Lane, Kings Langley WD4 9HR.

ARE YOU OR DO YOU KNOW A NON-COMPUTER USER?

If so please don't feel that as a non-computer user you can't contribute or be part of anything the KL&DRA is doing. You can contact Ann Martin by post to, or by leaving a note at, the Kings Langley Parish Office (address as above). Ann will then contact you and ensure that you are up to date with everything that is happening and she will help you when it comes to commenting on various planning applications as they come up.

We would urge anyone who knows, hears or reads about any proposed housing developments in and around Kings Langley to pass the information on to the KL&DRA. There are several developments or proposed developments being put forward separately from Dacorum Borough Council's Local Plan consultation all of which have the potential to lessen the demand for large scale development in Kings Langley.