



KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

KINGS LANGLEY GREEN BELT UPDATE

FEBRUARY 2023

Website: www.greenbeltmatters.com Email: residents@greenbeltmatters.com

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TRDC LOCAL PLAN CONSULTATION PROPOSES A FURTHER 380 NEW HOMES ON KINGS LANGLEY'S DOORSTEP - HAVE YOUR SAY!

WE URGE ALL RESIDENTS TO READ THIS NEWSLETTER AND COMMENT



Site reference CSF26e - Kings Langley Estate South - 380 more dwellings proposed on agricultural Green Belt

Three Rivers District Council (TRDC) has already allocated three Green Belt sites in Kings Langley for potential development: Numbers Farm (a massive 893 dwellings on agricultural Green Belt), Woodlands Road (62 dwellings on brownfield in the Green Belt) and The Flower House opposite Kings Langley Station (19 dwellings, green field in the Green Belt).

TRDC have now put out a second consultation which includes an additional huge site, on agricultural Green Belt, just the other side of the M25, sandwiched between Kings Langley and Abbots Langley (380 dwellings) - see the redlined area in the picture above. This brings the total potential new dwellings in, or on the edge of, our village to 1,354.

The KL&DRA believe the development of the agricultural and greenfield sites is unacceptable and will be to the severe detriment of Kings Langley village and its current residents.

Read on to find out more and see how you can comment on the latest consultation.

WHY THIS DEVELOPMENT IS BAD FOR KINGS LANGLEY AND HOW TO RESPOND

Here are some reasons why TRDC proposing housing on this new site is bad for Kings Langley and Abbots Langley alike:

- Development of the Kings Langley Estate South site, along with the Numbers Farm site, would remove all the green space that separates and helps define Kings Langley and Abbots Langley;
- It would take away valuable agricultural land in the Green Belt, disregarding a brownfield first approach;
- The National Planning Policy Framework (NPPF) says the overall aim of the Green Belt is to prevent urban sprawl and provide openness and permanence. This site on the sloping, eastern side of the Gade Valley would be a highly visible eyesore for miles around;
- It would position new housing in an area of high pollution being adjacent to the M25;
- Access would be very limited due to the constraints imposed by the M25, the railway line and the existing narrow local road infrastructure;
- It would add potentially more than 3,000 new residents and 2,000 more vehicles, with no additional road infrastructure or additional community and health services provided by TRDC (or DBC);
- TRDC doesn't even need to develop these sites as latest statistics prove that local housing need is much less than the number that TRDC are working to in their Local Plan.

Kings Langley already suffers from stretched services, high levels of traffic and has already taken its share of additional development, by expanding by more than 20% over the last 10 years.

Our village cannot take anymore!

If you want to keep our village a village and prevent the massive development proposed by TRDC in their Local Plan, then you need to respond to the Consultation and explain why you think Site ref. CSF26e: Kings Langley Estate South should not be included as a site for development. You can use the reasons above and/or add any other reasons you can think of.

The more individual responses TRDC receive, the more they will take notice of residents' views.

You can respond by email to: localplanconsult@threerivers.gov.uk

or by post to: Planning Policy, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL

Please ensure you include your full name and address with your comments and send your comments to arrive by 5pm on Friday 10th March 2023.



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