



**KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION**

**Website:** [www.greenbeltmatters.com](http://www.greenbeltmatters.com)

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# IT'S TIME FOR THE FINAL BATTLE TO SAVE KINGS LANGLEY'S GREEN BELT AT RECTORY FARM

Dacorum refused planning permission for 135 new dwellings on green fields and now Angle / Cala Homes have appealed.



If this area of designated Green Belt is lost to development, then a dangerous precedent will be set that puts all of the green fields around our village at risk from future development.

## We need to fight to protect our village!

### The story so far...

Angle Property purchased Rectory Farm and put forward various schemes, with only the scheme for 55 homes getting planning permission in 2018. The KL&DRA did not object to this application as it was situated on the brownfield part of the site. This site was sold to Miller Homes.

At this time the whole site was in the Dacorum draft Local Plan as having potential for 200 homes. In May 2021 the plan was withdrawn pending more studies on the capacity and availability of brownfield sites in the borough.

In June 2022, Angle, along with Cala Homes, submitted the current application for 135 dwellings, including 3 blocks of 3-4 storey flats, a number of community buildings and facilities, some of which replace similar facilities removed from the Miller site, and a canal side park the size of 5 football pitches, but partly on the flood plain.

*Continued overleaf*

## Latest developments...

Dacorum's new Local Plan to 2040 was published in October 2023, with Rectory Farm being removed from the plan and most new development concentrated around Hemel Hempstead. This included 1500+ dwellings along a development 'corridor' on the A4251, through Apsley and Boxmoor as far as Hemel Hempstead Railway Station. This will have a significant impact on traffic and pollution levels in Kings Langley, from vehicles heading for the M25 and London. There was a conscious decision to remove Green Belt sites across Dacorum in favour of brownfield alternatives.



In removing Rectory Farm from the draft plan, Dacorum stated this approach is consistent with the size, character, and the limited practical development opportunities available in Kings Langley. Its removal reduced impacts on the village, particularly in relation to congestion, school waiting lists, and the potential burden on local GP surgeries.

In October 2023, Dacorum refused the application for 135 homes previously submitted in June 2022, the primary reason being "The proposed development would constitute inappropriate development and would result in spatial harm to the openness of the Green Belt."

## Our objections are...

### Contravention of the purposes of the Green Belt

This site is wholly within the Green Belt and provides a vital gap separating Kings Langley from Apsley and Nash Mills. This was confirmed by the last Planning Inspector to consider development at Rectory Farm, stating it 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.** 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"* adding *"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... I can find no requirement for the release of this amount of land in order to meet housing needs that would arise during the Plan period."*

## Contravention of the Kings Langley Neighbourhood Plan

Recently, Kings Langley has adopted a Neighbourhood Plan which “creates a planning document that guides and shapes development” and for this village, emphasises the need for 1-2 bedroom dwellings of no more than two storeys. The developers’ proposals are predominantly 4-5 bedrooms, of which there is an over-abundance, plus 3-4 storey flats: two blocks at the north end (one rising higher than the lamp posts on Hempstead Road) and one adjacent to the Miller Homes development. **These provide no genuine opportunity for first-time buyers or for those people wanting to downsize.**

## Precedent

If the appeal is successful for this Green Belt development, planning applications could be submitted for the other 3 development sites previously proposed in the village: land at Shendish Manor (900 dwellings), Hill Farm off Love Lane (300 dwellings) and Wayside Farm (1000 dwellings). **A precedent will have been set to allow Green Belt development, endorsing the merger of the village with neighbouring settlements.**

## Kings Langley is already taking significant numbers of new homes

Current applications and developments in progress, in and around our village include: 135 one/two bedroom flats (including retirement apartments) on the border with Apsley; 65 flats on the former West Herts College site; 74 flats at Shannon House and 23 flats on the Alpine Press site, both on Station Road. **This makes almost 300 dwellings, with no improved or additional infrastructure such as public transport, schools, GP surgeries, etc.**

Lots of children in Kings Langley cannot get into our schools. Due to the way the catchment areas fall, children living in the Three Rivers side of the village struggle to get places. **Last year there were 176 applications for 60 places for the primary school and for the senior school there were 695 applications for 186 places.**

## What you can do...

Comments already made on the application will be carried forward, but if you missed commenting before, or you wish to add anything, you have until **12 February** to enter these on the Planning Inspectorate website ([bit.ly/RectoryFarm1](https://bit.ly/RectoryFarm1)) and click on Make representation.

**To effectively fight the appeal, the KL&DRA are expecting to incur up to £20,000 in consultant and legal fees for representation at the Public Inquiry starting on 9th April.**

**Please help us by making a donation via the QR code, or you can donate by cheque or bank transfer using the details overleaf.**

**Thank you for your support.**





KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

## PLEASE SUPPORT US

Our village is constantly facing the prospect of not being a village for much longer. The Green Belt that surrounds us and defines the size, character and setting of our historic village is being threatened by additional housing developments with no additional infrastructure or services included with it. 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.


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 where you can also find out more about KL&DRA: **Website:** [www.greenbeltmatters.com](http://www.greenbeltmatters.com)

**By emailing:** [residents@greenbeltmatters.com](mailto:residents@greenbeltmatters.com)

 **Facebook:**      @greenbeltmatters

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**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 kept 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.