



KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

KINGS LANGLEY GREEN BELT UPDATE

JULY 2022

CONTACT US:

Website: www.greenbeltmatters.com

Email: residents@greenbeltmatters.com Facebook: www.facebook.com/greenbeltmatters

CALA HOMES APPLY TO BUILD 135 NEW HOMES IN KINGS LANGLEY

Cala Homes has submitted a planning application for 135 additional new homes on Green Belt land at Rectory Farm. 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.

THE CUMULATIVE EFFECT OF NEW DEVELOPMENT IN KINGS LANGLEY

When Dacorum Borough Council published its draft Local Plan for 2020-2038 in November 2020 it included two categories for new housing development in Kings Langley:

- Known Commitments, i.e. planning permission granted (includes Rectory Farm /Miller Homes, 55 homes) 71 homes
- Windfall, i.e. sites, as yet undefined, for which applications might be submitted and approved during the Local Plan period: 48 homes

Total: 119 homes

We have been monitoring what has been happening in reality in Kings Langley. To mid-March 2022, the number of homes for which Planning Applications have been submitted or approved is **131**. In other words, just two years into a **NINETEEN year period**, the number of homes proposed by Dacorum has already been **exceeded**. Of these, 65 are on Green Belt.

Add to the above the Cala Homes application for 135 homes on the remainder of Rectory Farm (Green Belt) and the proposed redevelopment of Network House (opposite Moores Motorcycles), another 134 new homes and you can see Kings Langley is taking far more new homes than is reasonable.

And what of Kings Langley in Three Rivers? The local authority has yet to publish a draft Local Plan despite being under an obligation to do so for the 2020-2038 period. Homes applied for, approved or completed since January 2020 is 136. We also know that Three Rivers has designated almost all commercial land on Home Park Link Road, Station Road, and Primrose Hill through to the Nash Mills bridge, as brownfield,

thus waiving the white flag to further residential development at the expense of local employment. Plus, Three Rivers has given a strong indication that it will designate Numbers Farm (Green Belt) for 890 new homes, putting further immediate pressure on our village.

Although Dacorum is preparing a revised Local Plan, Kings Langley is already under the developers' cosh. However, almost nowhere (apart from new school facilities at Numbers Farm) is there mention from the developers, Dacorum, Three Rivers or Herts County Council of compensating improvements and additions to our infrastructure – schools, doctors, transport, highways, etc., nor safeguarding of our Green Belt despite Government statements to the contrary. What we can see however is that we are at immediate risk of Kings Langley, Apsley and Hemel Hempstead becoming a continuous and single built entity.

We are not against all development in the village, however, the loss of a large green space like Rectory Farm can never be replaced and will have a detrimental effect on the character and setting of our historic village.

The KL&DRA will be objecting to the Cala Homes application on the basis of there being no exceptional circumstances to remove the site from the Green Belt.

To find out more about the Rectory Farm application, go to the Dacorum Planning portal by using the following link: <https://tinyurl.com/RectoryFarmGreenBelt> - click on the documents tab to view the attachments associated with the application. The key document to read is the Planning Statement which provides the overall information about the proposed development.

Continued overleaf

THE EXTENT OF POSSIBLE DEVELOPMENT IN AND AROUND KINGS LANGLEY

The map opposite shows the overall cumulative effect of various development sites that the KL&DRA are aware of in the Kings Langley area. This exceeds significantly the number of new homes included for Kings Langley in Dacorum Borough Council's original Local Plan draft. Despite Cala's inducements of some community space, a café (we already have three!) and a green corridor alongside the canal, no really needed additional infrastructure is proposed such as new school places and additional healthcare provision.

BROWNFIELD SITES

The Government has stated that building new homes should be prioritised using Brownfield sites. Every Borough and District Council is obliged by law to keep and maintain a Brownfield Register. Dacorum Borough Council have one and the latest version contains no sites in Kings Langley at all.

In the previous 'draft' Local Plan, 274 homes were proposed for Kings Langley to 2038. So far there have been 55 on the brownfield area at Rectory Farm and 10 on land at Coniston Road. There is an application to build 26 dwellings on the Chiswell Pools site, a further 10 houses on the Green Belt site adjacent to the Texaco Garage, a further 134 dwellings expected on the Network House site and 135 on Green Belt at Rectory Farm—a **total of 306 homes proposed by 2023!** This is all **BEFORE** the next draft Dacorum Local Plan has been published. There are brownfield sites in the village e.g. ACS Langley Hall at Waterside and the Telephone Exchange.

The Residents Association's policy is not to object to all planning applications, as we recognise the need for new housing. However, brownfield sites, social housing, shared ownership and first time buyers should be prioritised for local people. When applications come forward we do question their design, layout and impact. We object on principle to building on our precious Green Belt. There was a 99% vote against building on Green Belt in the Village Poll in 2017 and this was replicated in the Neighbourhood Plan Survey in 2020.

The question we are therefore asking is, "If new developments should be prioritised on brownfield sites and there are other brownfield sites capable of delivering more dwellings, why are applications to build on our Green Belt being considered?" This is why we will object to the Cala Homes proposals for Rectory Farm and encourage residents to support this view in order to protect our Green Belt.

AFFORDABLE HOUSING: WHAT IT ACTUALLY MEANS

"Affordable housing" is only available to people on the council housing register. The term reflects a national definition within the National Planning Policy Framework (NPPF) and as such does not reflect genuine affordability within areas of high property value such as Kings Langley.

To use the Miller Homes development on Rectory Farm as an example: of the 55 homes, 35% are affordable: 14 flats will be provided at an **Affordable Rent** level (up to 80% of the market rental value in this area) with 5 dwellings being provided on **Shared Ownership** conditions (purchased by the tenant for between 25% and 75% of the equitable interest in

the unit with rent being charged on the remaining equity share at no higher than 2.75%). All these homes will be owned and managed by Watford Community Housing Association. In terms of purchase price Miller sold 2-bed houses for £500k and 3-bed houses for £600k.

Therefore, it is likely that properties at Rectory Farm will be out of the reach of most of our young people.

The Cala Application includes 40% affordable: 54 dwellings of which 75% will be provided at an Affordable Rent and 25% provided on Shared Ownership conditions.

HOW TO RESPOND TO THE CALA PLANNING APPLICATION

To view the application documents, go to the Dacorum Planning Portal as detailed on Page 1 of this newsletter. The application reference is 22/01836/MFA.

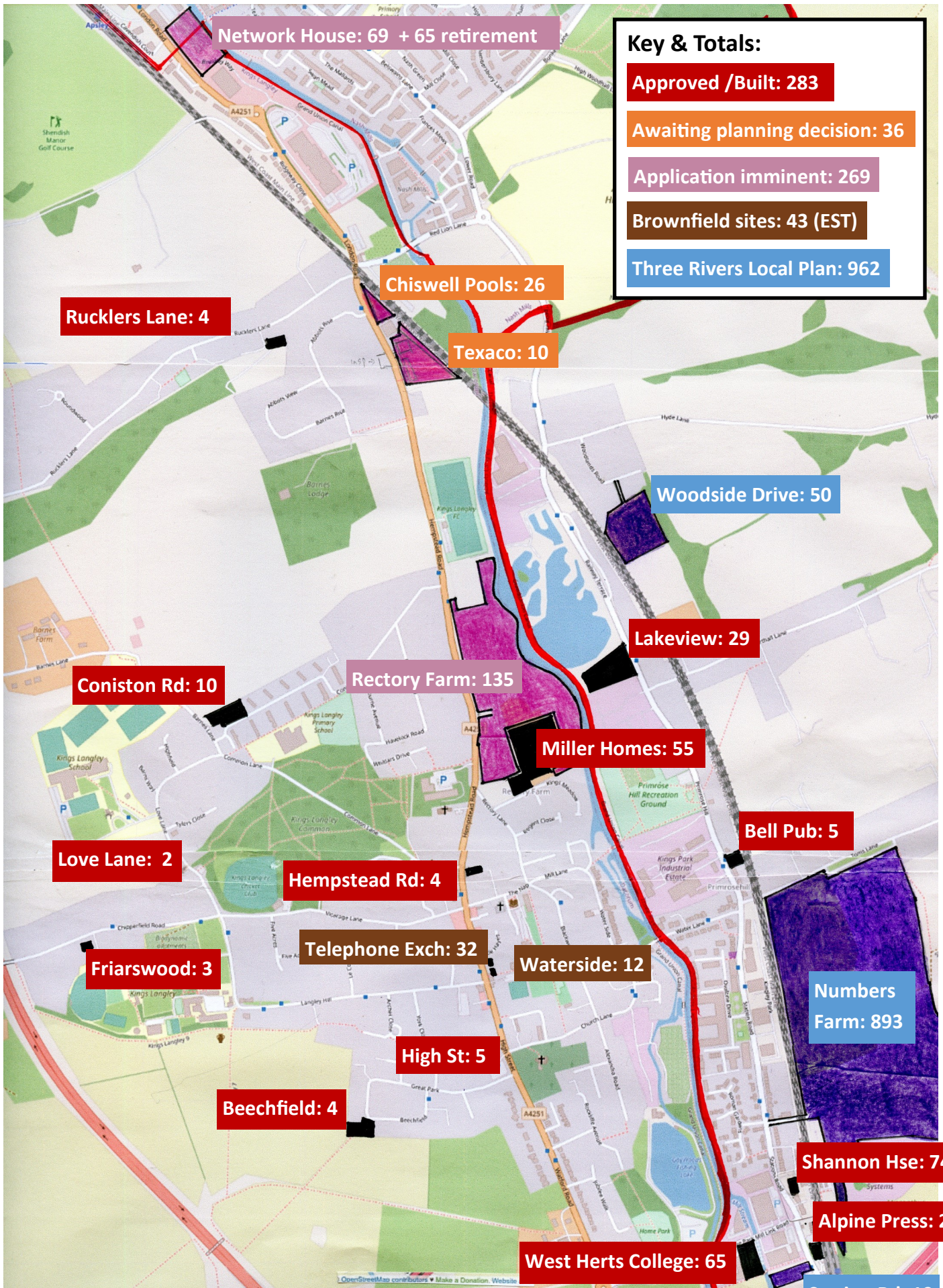
If you wish to comment on the development and the loss of Kings Langley's Green Belt, it is imperative that you **respond individually** by registering and uploading your comments to the portal via the Online or Web Comments - Make a Comment tab. Responses can also be emailed to planning@dacorum.gov.uk.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

The KL&DRA will be publishing guidance on the planning grounds to help villagers formulate meaningful responses. Please 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.

MAP SHOWING POTENTIAL NEW DEVELOPMENT IN AND AROUND KINGS LANGLEY





KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

PLEASE SUPPORT US

Our village is 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 not only by additional housing but also by potential development such as the MOTO Motorway Service Area at J20 of the M25, a stone's 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.


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

By emailing: residents@greenbeltmatters.com

 **Facebook:** @greenbeltmatters

 **Twitter:** @greenbeltmatter

 **Instagram:** @greenbeltmatters

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.