



KINGS LANGLEY GREEN BELT UPDATE

JUNE 2021

CONTACT US:

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1,000 NEW HOMES AND A PRIMARY SCHOOL FOR KINGS LANGLEY

Three Rivers (TRDC) draft Local Plan proposes development, all on Green Belt land, which will massively increase Kings Langley. *We urge all villagers to please read this newsletter and comment* in order to protect the character of our village and save our precious Green Belt

The power of comments from residents was recently proven when the weight of objections to the Dacorum (DBC) Local Plan resulted in it being withdrawn for a total rethink. In DBC's plan, Green Belt development at Rectory Farm was included to provide 145 dwellings.

Now TRDC's draft Local Plan has been published for public consultation and it includes nearly **7 times that number in Kings Langley**. Over 90% of the sites in TRDC's Local Plan are on Green Belt and no additional highways infrastructure is planned to cope with the nearly **30% increase in housing in this area**.

KL&DRA know that the government targets for our area are grossly overstated because they are based on statistics determined in 2014. These numbers do not take account of the effects of Brexit, nor the Pandemic. Nearly 10% of TRDC's proposed housing is being pushed onto Kings Langley. This will lead to unnecessary loss of our surrounding countryside.

This newsletter provides details on how to comment on the plan in order to tell TRDC that Kings Langley cannot accept this level of development.

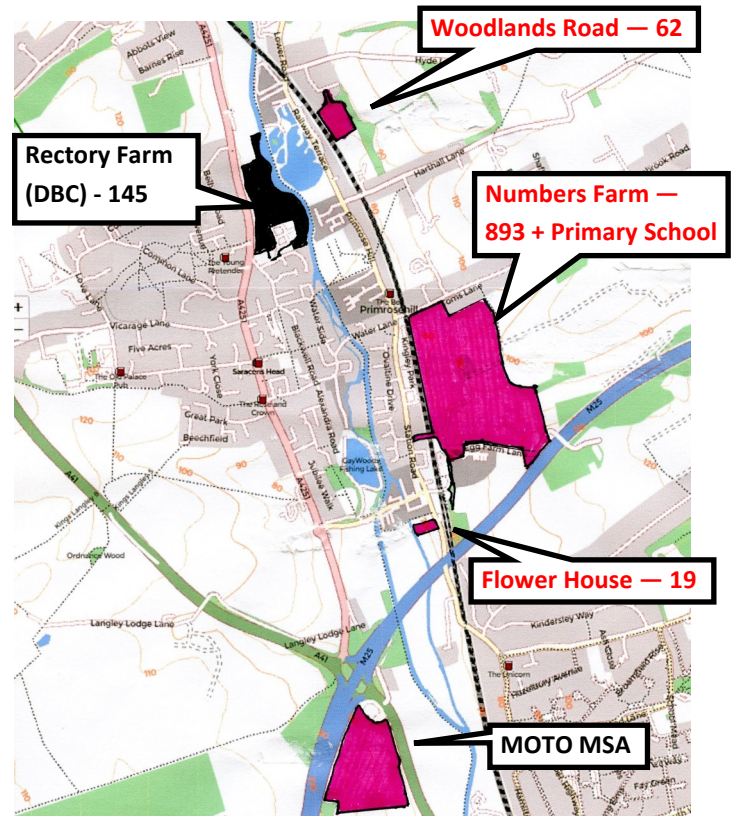
The Sites:

The map (above right) shows the Kings Langley sites included in the plan plus the MOTO MSA:

CFS26c: Numbers Farm: agricultural land
Capacity: **893 homes + primary school**

PSCFS23: Woodlands Road (off Hyde Lane): former chicken processing site Capacity: **62 homes**

ACFS8b: Flower House (opposite Kings Langley Station) Capacity: **19 homes**



KL&DRA view on the housing numbers

The TRDC plan put forward 10,700 dwellings for the plan period 2021-36. We calculate local need is actually 3-4,000 dwellings over that period and we are campaigning for TRDC to:

1. Conduct a thorough brownfield review to see what can be built on previously developed land while protecting employment sites
2. Provide an accurate assessment of local housing need
3. Push back on the government explaining why constraints such as the Green Belt mean the full target cannot be delivered

SUGGESTED CONTENT TO INCLUDE IN YOUR RESPONSE

CFS26c West of Kings Langley Estate (Numbers Farm) – 893 dwellings plus primary school

- The TRDC site assessment acknowledged this land is in agricultural use and the damage to the Green Belt would be high; it also includes public rights of way through the site.
- The location includes a Local Wildlife Site (LWS), which is an area of substantive nature conservation value which make an important contribution to local ecology.
- The houses and primary school would be subject to continuous noise, light and air pollution from the M25; a study in The Lancet found 19% of childhood asthma cases were caused by traffic and the effects were particularly harmful upon primary school age children.
- The only access is from Egg Farm Lane which is a single-track farm road; widening this road would mean widening the railway bridge. Any new alternative access via Toms Lane would face the same problem.
- The TRDC assessment takes no account of the significant level of development that has recently taken place, and is still taking place, along the canal 'corridor' between Hyde Lane and Abbots Road, already placing unreasonable burdens on local infrastructure and services.
- Finally, the National Planning Policy Framework (NPPF) says the overall aim of Green Belt policy 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.

PSCFS23 Former Chicken Processing Plant, Woodlands Road – 62 dwellings

- HCC Highways have already stated that achieving suitable access to the site would be challenging as access is via a narrow, private road leading to Hyde Lane which is a narrow, public road.
- HCC state there are no alternatives to the use of private cars to and from the site, with 'minimal' public transport. This is contrary to the HCC policies on getting people out of cars.
- TRDC accept the railway line runs very close to the west of the site, leading to considerable noise and vibrations 24/7 for future householders.
- There is a high risk of surface water flooding at the centre of the site.
- The TRDC assessment takes no account of the significant level of development that has recently taken place, and is still taking place, along the canal 'corridor' between Hyde Lane and Abbots Road, already placing unreasonable burdens on local infrastructure and services.

ACFS8b Flower House, 2-3 Station Road – 19 dwellings

- A previous planning application on this site (19/0618/RSP) has already been refused by the Planning Inspector due to the harm to the Green Belt and because any development would lead to an unacceptable increase in light, air and noise pollution for neighbouring properties.
- The site is in a flood zone; there is also a risk of groundwater flooding.
- The location includes a Local Wildlife Site (LWS), which is an area of substantive nature conservation value which makes an important contribution to local ecology.
- The location includes public rights of way through the site.
- The houses would be subject to continuous noise, light and air pollution from the M25 viaduct which is almost directly above the site.
- The proximity to the railway station and an increasingly congested road, if other preferred sites are pursued, e.g. CFS26c, will exacerbate existing infrastructure problems and demands on over-stretched services.

HOW TO RESPOND

TRDC's preferred way for you to respond is through their online consultation portal. The consultation portal can be found at: <https://www.threerivers.gov.uk/egcl-page/new-local-plan> where you can access Parts 1 & 2 of the consultation.

Part 1: Preferred Policy Options - [Preferred Policy Options Consultation](#)

Part 2: Sites for Potential Allocation - [Sites for Potential Allocation Consultation](#)

Alternatively, you can respond to the Local Plan Consultation by email to:

localplanconsult@threerivers.gov.uk or by writing to:

Economic & Sustainable Development, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL.

Please ensure you include your name and postal address when leaving your comments

The closing date for comments is 5pm on 23rd July 2021

Now is the time to comment. Don't leave it too late. There won't be a second chance to stop this overdevelopment. Don't leave it to others to comment because every comment makes a difference to the outcome of these proposals. If you don't want to see huge housing developments, trees being ripped up again and Green Belt lost forever around our village, please comment on the TRDC draft Local Plan.

AND IN OTHER NEWS.....

A planning inspector has allowed an appeal for up to 100 homes on an unallocated green belt site near St Albans, after concluding that the "very substantial weight" afforded to the provision of market and affordable housing in an area with "acute" need and delivery shortages, outweighed harm to the Green Belt. Planning inspector Christa Masters concluded that the provision of housing, in the context of a "bleak" lack of housing supply in the councils covered by the application, was enough to demonstrate the necessary "very special circumstances" which are needed to justify speculative applications on Green Belt land.

The decision relates to a site in Colney Heath, which straddles St Albans and Welwyn Hatfield local authorities. Both councils have out-of-date local plans and cannot demonstrate the five-year supply of land the government requires in national planning policy. The policy states that development on the Green Belt is in most cases inappropriate, and can only be justified by demonstrating "very special circumstances", where harm to the green belt is "clearly outweighed" by other factors.

However, the St Albans local plan dates back to 1994 and is one of the oldest in the country, while Welwyn Hatfield's dates from 2005. Neither council could demonstrate more than a three-year supply of land for new homes. (**Dacorum's last Local Plan was adopted 2004.**) This led the inspector to conclude that the provision of 45 market-sale homes and 45 affordable homes both attracted "very substantial" weight in favour of the scheme. She also said the provision of 10 homes for self-build attracted "substantial weight" in favour of the scheme. She ruled that "these factors, when considered collectively, demonstrate that very special circumstances do exist".

KL&DRA 100+ CLUB WE URGENTLY NEED TO RAISE FUNDS

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 e.g. 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 KL&DRA 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 KL&DRA.

If you would like to support the KL&DRA 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 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.