



KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

KINGS LANGLEY GREEN BELT UPDATE

NOVEMBER 2018

CONTACT US: Website: <https://www.greenbeltmatters.com>

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

THE ASSAULT ON THE EXISTENCE OF KINGS LANGLEY AS A VILLAGE

The future of the village of Kings Langley has never been under greater threat than it is now

Three Rivers District Council has just published a consultation document on their Local Plan which, once finalised, will address the needs for housing and employment, specifically the target of building over 600 new homes every year for the next 15 years. None of the sites have been agreed or indeed discussed by Councillors, it is simply a list of the sites that have been put forward for consideration.

Unsurprisingly there are several sites of interest

to villagers in Kings Langley along the Station Road 'corridor,' e.g. Harthall Lane, Toms Lane, Egg Farm Lane, Station Road itself and either side of the M25. There are additional sites at Hunton Bridge and Langleybury. If all these locations were developed, and we do not anticipate that they will be, it would amount to more than 5,500 dwellings. These would be in addition to the 4 sites identified by Dacorum Borough Council within the village's parish boundaries.

The sites of particular interest to Kings Langley (there are almost 100 others) are:

SITE REF	ADDRESS	Location	Indicative Dwelling Capacity
CFS26a	Kings Langley Estate, Abbots Langley	Land south of M25 between Station Rd/Bedmond Rd	1175 - 1755
CFS26b	The Langley Estate, Abbots Langley	Land north of M25 (as above)	1915 - 2870
CFS1	114-118 Toms Lane, Abbots Langley	Currently vacant land	10-20
CFS2	Land at Three Acres Toms Lane		25-35
CFS7	Land South of Toms Lane, North of Abbots Langley		55-85
CFS25	Four Winds off Toms Lane		30-40
ACFS 9a	Land off Toms Lane		20-30
ACFS 9c	Egg Farm Lane		10-20
PCS 34 & 52	Hilltop Rd, (off Toms Lane) 2 sites		12-17
OSPF 21	The Timber Yard, 65 Toms Lane		6-12
CFS28	Gypsy Lane, Hunton Bridge		230-310
CFS76	Rear of 45 Harthall Lane		140-215
CFS23	Land south of Langleybury Lane		120-180
CFS55	West of Station Road, Kings Langley		Offices
CFS71	Rear of Kings Head, Hunton Bridge		30-40
ACFS8b	Flower House, Station Road,		10-15
PCS36	Land opp. Alpine Press, Station Rd		1-2
		Total Indicative Dwellings	3789 - 5646

This is a list of sites, not options, and will go to the publication stage in June/July 2019 with a short-list of the preferred sites. Three Rivers District Council are seeking responses on specific sites identifying positives or problems, e.g. some developments will potentially see Kings Langley being merged with Hemel Hempstead, Abbots Langley or Watford, and all the traffic from these developments will funnel through Kings Langley to access motorways and trunk roads. Demand for education, health and transport services will all fall upon our village.

Everyone has an opportunity to comment on the sites. To assist with this, KL&DRA are providing post-cards to make sending comments to Three Rivers easy. Responses can also be emailed (see right).

The Three Rivers document can be found at: <https://www.threerivers.gov.uk/egcl-page/new-local-plan>

Hard copies are available in libraries and a copy is held by Kings Langley Parish Council and Ann Martin (see page 4 for contact details).

Responses to this consultation can be submitted by email to: trldf@threerivers.gov.uk

or by post to: Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL **by 5pm on 7 December 2018.**

The document also includes the 2 sites for proposed motorway services at Junction 17 (CFS36) and Junction 20 (CFS24).

PROPOSED MOTO SERVICES COMPLEX AT JUNCTION 20 OF THE M25

You will have seen that MOTO service station operators have put forward a proposal to build a service station at Junction 20 of the M25. The plans include 1,000 parking spaces, a 100-bed hotel and a retail park. The proposed site is on the Green Belt on the south west side of the A41 between junction 20 and Langleybury Church. It would be accessed by a new roundabout between these two locations. The plans are expected to be submitted to Three Rivers District Council in 2019 (before the next

stage of their Local Plan); this does not prevent anyone commenting on this planning application once it is submitted. Like other proposed sites it should not be considered in isolation. In addition to the 4 Green Belt sites being considered for housing and business development in the village, there is also a proposal for a large Transport Hub in the village near the railway station which will almost certainly be built on another Green Belt site.



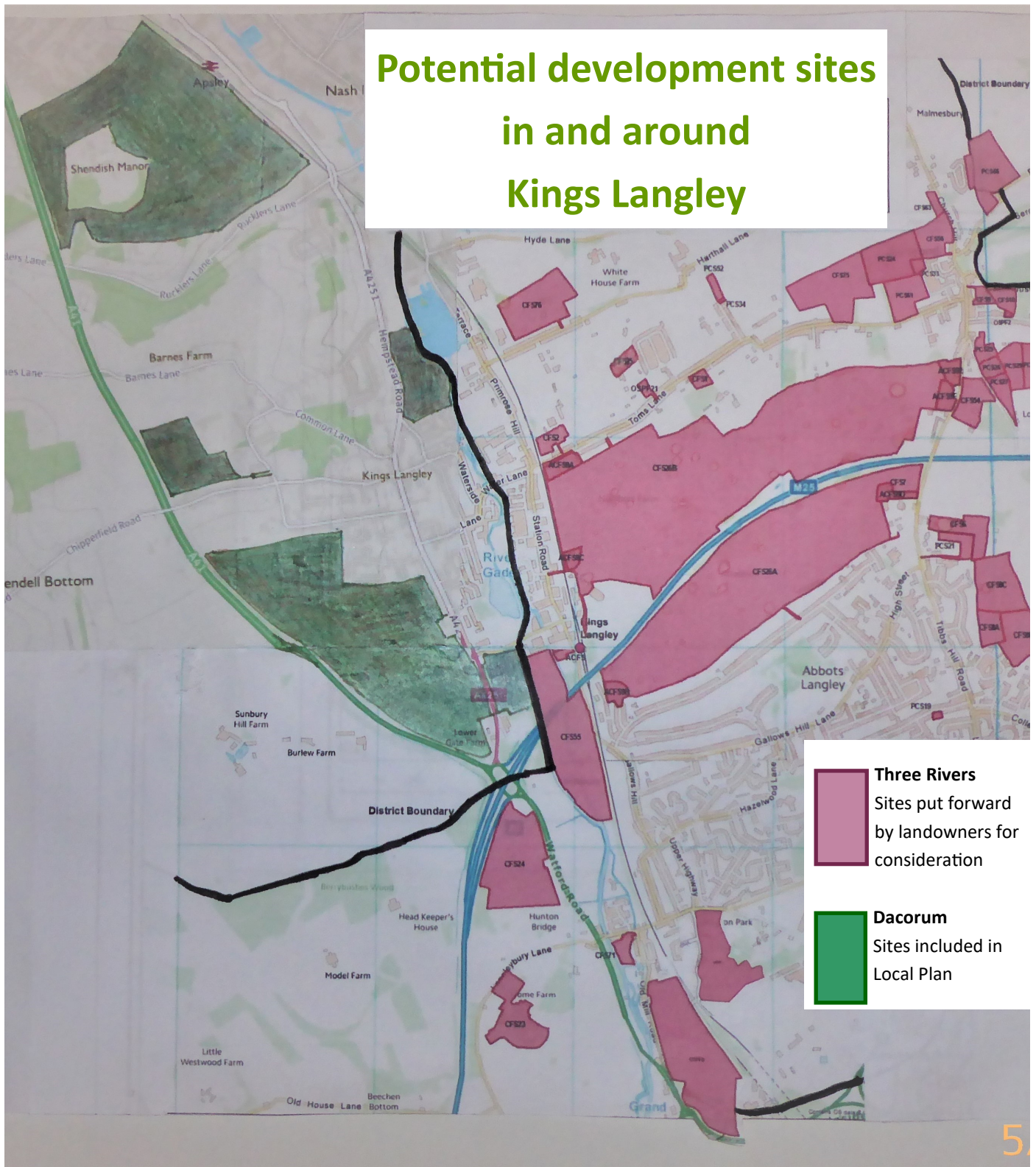
POSSIBLE DEVELOPMENT SITES

The KL&DRA have put together the map below to illustrate the extent of the possible threat to Kings Langley. Not all sites will go ahead but any in our area that do has the potential to affect the character of our village. You can see we are being surrounded so much so that Kings Langley may not remain a village for much longer. On top of that the increases in traffic these developments would cause will add to the problems we already face with our overstretched infrastructure and services.

KINGS LANGLEY NEW PARISH PLAN

The Kings Langley Parish Council is working on a Parish Plan that will reflect the vision of how local residents see the future direction for the village.

In January, questionnaires will be sent to each household (also available online) asking what is important to you, so it is essential that as many residents as possible complete the questionnaire in order to give the plan credibility and help prioritise the most important issues affecting our village.





KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

THE FIGHT GOES ON

To continue to fight the current proposals for large scale housing and other developments affecting Kings Langley, we need you to donate; 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

(including our response to the Local Plan consultation which was paid for by public donations).

By emailing: residents@greenbeltmatters.com

On our Facebook page: www.greenbeltmatters.com

You can drop off correspondence, application forms and donations at the Kings Langley Parish Office, Charter Court, Vicarage Lane, Kings Langley WD4 9HR. Non-computer users can contact Ann Martin c/o this address for information about KL&DRA.

We would urge anyone who knows, hears or reads about any proposed housing developments in and around Kings Langley to pass the information to the Association. There are already several developments or proposed developments being put forward separately from Dacorum Borough Council's current planning consultation process, all of which have the potential to lessen the demand for large scale house building in Kings Langley.