



KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION

KINGS LANGLEY GREEN BELT UPDATE

NOVEMBER 2019

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

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

GREEN BELT TO BE COVERED IN HOUSING AT RECTORY FARM

Dacorum Borough Council likely to maximise development on Rectory Farm



Outline planning permission has been granted for 55 houses on the brownfield element of Rectory Farm, but Angle Property is currently in negotiations with planners at Dacorum to build a total of 70 new 1, 2, 3 and 4 bedroom homes, 91% of which will be 1, 2 and 3 bedroom starter and family homes, plus another care home and a new access road onto the Hempstead Road.

Our concern is this would be a 'gateway' development for a much larger housing development which would add a further 105 houses according to Angle's own recent consultation event. It would mean the bulk of the Green Belt site would disappear under housing, which is quite ironic as Angle publicised a smaller development in Surrey where they have offered 70% of the site to the local council under a covenant to safeguard undeveloped Green Belt land from future development because "their development was shaped by feedback from local residents."

Kings Langley held a parish poll on the topic of Green Belt development and 99% of those who took part were opposed to it; this wasn't nimbysm but a recognition by local residents that large housing numbers were unrealistic in the village.



The Residents Association would like to see the bulk of the site given as a rural trust for the community; we see no need for an enormous housing estate.

MOTORWAY SERVICE AREAS (MSAs)

In terms of the MOTO application for an MSA at Junction 20, Three Rivers are awaiting the outcome of discussion between Highways England and Hertfordshire Highways on traffic management. New documents submitted show management of construction traffic and timetables. For reasons that are not entirely clear, MOTO have decided to also provide a 22- page response to the 1400 objections to their proposals. This can be found on the Three Rivers website, but can be summarised as “Ours is the best option for everyone and anyone who objected has got it wrong.”

Any construction would take approximately 30

months with most traffic movements during the first 6-9 months as the site is terraced. There would be 100 heavy vehicle movements per day.

The planning application for an MSA for Extra between junctions 16 and 17 of the M25 has been submitted to Chiltern and South Bucks Council. They are waiting for additional information and do not expect a decision until early 2020. Whilst it is possible both MSAs will be given the go-ahead, the Association would argue only one MSA is required on this stretch of the M25 and are hopeful that the Extra site will be given preference because traffic will not leave the motorway.

DACORUM BOROUGH COUNCIL'S LOCAL PLAN UPDATE

Dacorum have issued a revised timetable for their Local Plan;

- ◆ Pre-Submission Plan for public Consultation - **May - June 2020**
- ◆ Submission of Plan to the Government - **November 2020**
- ◆ Public Examination of the Plan - **January -April 2021**
- ◆ Planning Inspectors report Issued - **November 2021**
- ◆ Adoption of the plan - **February 2022**

Dacorum have carried out a survey of the Green Belt identified for potential development and concluded that most of it meets the Government's criteria for Green Belt designation. However, there are a few areas which Dacorum argue do not meet all of the criteria and so could have their Green Belt designation removed. However, not all of the five Green Belt criteria need to be met in order to remain Green Belt. *It is surprising the planners do not appear to be aware of this.*

Dacorum recognise they need to consider how sustainable new developments would be. For example, how could they be accessed, could they provide the necessary infrastructure needed to support the development and how would they affect the character of the town or village? For example, could a developer build 200 houses (around a 10% increase in the size of the village) and meet these criteria?

GREEN? BROWN? WHAT TYPES OF LAND ARE WE TALKING ABOUT?

Green Belt: The Green Belt serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict / other urban land.

Greenfield: Greenfield refers to land that has not been built on before. It has a wider meaning than Green Belt but is often used to cover both.

Brownfield: Brownfield land is any previously developed land that is not currently in use or needed, e.g. land previously used for industrial or commercial purposes.

HELP SAVE OUR TREES!

The Association has been looking at making sure some of our wonderful old trees can be protected from future development by seeking Tree Preservation Order (TPO) status from Dacorum Borough Council. Clearly those sites threatened by the current local plan proposals will be given priority – those on Rectory Farm are already TPO'd – but there are undoubtedly others that may need protection.

With this in mind, the Association has created an email: saveourtrees@greenbeltmatters.com in order residents can bring such trees to our attention. If you want to bring a tree or trees to our attention, then you need to provide the map reference (drop a pin on Google Maps and copy the reference). It would also be helpful to explain why the tree or trees are important, e.g. a local landmark, near an historic landmark.

LETTER TO SIR MIKE PENNING MP

The Association is concerned that Dacorum is in danger of being 'squeezed' by Watford and Three Rivers who claim they can only meet 40-60% of the Government's annual housing targets for their boroughs; both Councils have chosen to challenge these targets, For example, Three Rivers have said they can build no more than 4,000 houses over the next 16 years. Given Dacorum's last published annual housing need figure was 756, but the Government target for Dacorum is 1025, it feels like the Borough will try to meet a target for houses it doesn't need and 4 times the number Three Rivers plan to build.

But there's more. If Dacorum fail to meet their house building target they could be penalised for *housebuilders'* failures to build enough homes by being forced to release more Green Belt land for development. The more they miss the housing target the more land they could be forced to

release for development. Consequently, there is no incentive for developers to meet house building targets – the higher the target, the more likely councils are to miss them by a margin and the more Green Belt will have to be made available by councils for more development. The lower the target, the more likely it is to be achieved.

Consequently, the Association has asked Sir Mike to seek a meeting with the Housing Minister on behalf of Dacorum, so that the housing need figure can be discussed. Sir Mike has written, but clearly the general election has intervened. A meeting would appear to be a golden opportunity to influence and potentially reduce both the impact on the Green Belt in Dacorum and upon an environmentally and historically important area like Kings Langley, from unsustainable over-development.

WE NEED YOUR HELP!

The next stage of the Local Plan process for both Three Rivers and Dacorum Borough Councils is rapidly approaching and we need volunteers to help protect our village from unwanted and unnecessary development.

If you have experience of current planning and planning law, IT, social media, website development and management etc., or if you'd just like to get involved, please email us at:

residents@greenbeltmatters.com



FUNDRAISING

The KL&DRA is looking to raise funds ahead of the next stages of Dacorum's and Three Rivers' Local Plans. The expert planning consultants we employed last time cost around £10,000 just for the Dacorum plan so we expect to have to raise in excess of £20,000 if we are to respond with the same level of professional expertise.

To continue to fight the current proposals for large scale housing development in 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
- ◆ **By emailing:** residents@greenbeltmatters.com
- ◆ **On our Facebook page:** www.greenbeltmatters.com

You can drop off correspondence, application forms and donations at:

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.

As a fund-raising activity KL&DRA has a 100 Club which provides a regular income 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 Association and the prize fund from which five prizes will be drawn. The amount of each prize is a percentage of the total received ranging from 25% for the first prize to 3% for the fifth. The current number of subscribers is 46, generating a monthly first prize of £57.50. We need more subscribers! Come and join us!

If you would like to support the Association in 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.