

KINGS LANGLEY & DISTRICT RESIDENTS ASSOCIATION



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RECTORY FARM PLANNING APPLICATION: 89 HOUSES HAVE YOUR SAY!

KL&DRA calls on residents to write to Dacorum and object to the proposed **GREEN BELT** development at Rectory Farm which could lead to an estate of up to 190 houses (an increase of nearly 10% in the size of the village)

Last year Angle Property obtained planning permission to build 55 houses on the brownfield part (the existing built area) of Rectory Farm. Angle have now submitted a second application that increases the built area **by 60%** and brings the total to **89 new homes**. The extra 34 homes are on the **GREEN BELT!**

At a Parish Council meeting on Tuesday 18th February, despite impassioned arguments from the KL&DRA, local residents and some of the Parish Councillors, it was decided by a majority of 3 to 2 **not** to object to the application but just to note it. It's now up to residents to write and object to this application.

The planning application reference is: **20/00205/MFA** and the closing date for comments online or by letter or email is **Tuesday 3 March**.

Send letters to: Simon Dunn-Lwin, Case Officer, Planning Dept, DBC, The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Or alternatively email him at: simon.dunn-lwin@dacorum.gov.uk.

Ensure you include your name and address with your submission.

For ideas of what to include in your objection, please see overleaf

Following are some suggested points you may wish to use:

- High density development for 89 housing units (34 on Green Belt) at the southern end of site.
- The development on the Green Belt will further erode the gap between villages.
- The application is a 'gateway' for a further development of around 100 houses on the Green Belt.
- The application argues housing is needed to meet targets: DBC has exceeded government targets by 38% for the last 3 years.
- No change in 40mph speed limit on the section of Hempstead Road adjacent to the site.
- Transport assessment suggests there will be a negligible impact on local roads. For those who know the area, this is nonsense.
- No dedicated parking spaces for villagers who wish to use the proposed community land.
- Community land is in the flood plain.
- CPRE has identified brownfield sites for 2,239 houses in Dacorum. This development is not needed.

If we lose our **GREEN BELT**, we lose the boundaries that define the character and setting of our historic village and which separate us from other settlements such as Apsley and Abbots Langley.

To continue to fight the current proposals for large scale housing development in Kings Langley, we need your support. Donations can be made by cheque payable to '**KL&DRA**' or by bank transfer to Kings Langley & District Residents Association; Sort code 20-39-07; Account number 10394165.

Paypal donations can be made via: www.greenbeltmatters.com

You can also join our 100 club for a chance to win a monthly prize. More details at: www.greenbeltmatters.com