

OUR PROPOSAL FOR REDEVELOPMENT ON PART OF  
**RECTORY FARM, KINGS LANGLEY**

SEPTEMBER 2019



**WELCOME TO  
THE LATEST  
INFORMATION EVENT**

Angle Property (Angle), a Buckinghamshire based development company who deliver high quality schemes in London and the South East, recently secured planning permission to construct 55 new homes on the previously developed land at Rectory Farm.



The site has, for many years, contained a number of industrial and storage units comprising approximately 50,000 sq ft with associated yards and roadways. In recent years, this unsightly development has fallen into a state of disrepair, with a number of buildings recently destroyed by fire.

Since securing planning permission on the site, Angle has reviewed their plans and believe there is a more appropriate scheme better suited to the site which better integrates the scheme with the community and secures significant community benefits in the short term.

Angle has therefore organised a second public event to allow residents to learn about the latest ideas, meet the team and leave feedback. Members of the team are on hand to answer any questions you might have. You can let Angle know your thoughts by completing one of the feedback forms and dropping it into the ballot box provided. Alternatively, you can call the information line on 0800 319 6187.



## THE CONSENTED SCHEME

In 2019, Angle secured planning permission to construct 55 new homes on the previously developed land at Rectory Farm.

Angle fully understood the importance of ensuring that the compact, quality development related well to existing local properties. Prior to the submission of the planning application, a public consultation event was undertaken at the local community centre.

The consented scheme provides a high quality development featuring 55 new homes in a mix of 2, 3 and 4 bedroom, predominantly family houses and some apartments. The majority of the new homes were 2 and 3 bedroom houses and all properties were standard 2 - 2.5 storey dwellings. The scheme included a mix of housing tenures including open market and 35% affordable homes (a policy compliant level). No other community benefits formed part of the proposals and the remainder of the site would remain private.



The sole access point to the development was via Gade Valley Close and included sufficient parking relative to council standards. No further community benefits were proposed.



# THE PROPOSED SCHEME

It became clear during the previous application process that certain changes could be made which would improve the development and deliver benefits to the local community.

Angle developed the new proposed plans to deal sensitively with the local existing properties, which better integrates the scheme with the community and secures the significant benefits to the local community. The new proposed scheme, pictured below, would replace the consented scheme and includes:



70 New Homes



Care Home / Extra Care Apartments



Play Areas



Public Open Space



- 70 new 1, 2, 3 and 4 bedroom homes, 91% of which will be 1, 2 and 3 bedroom starter and family homes;
- In excess of policy, 40% Affordable Homes;
- C2 plot, for Care Home / Extra Care Apartments;
- A brand new primary access to the site via a proposed junction on Hempstead Road and further highways improvements to Hempstead Road;
- Closure of access via Gade Valley Close to vehicular traffic (with emergency only vehicle access). Pedestrian and cycle access retained;
- A proposed network of pedestrian and cycle path links throughout site;
- Permanent relocation of the Kings Langley Community Benefits Society (KLCBS) allotments via a spur track towards the northern part of the site;
- A generous policy compliant parking provision of 132 spaces, reflecting 1.9 spaces per dwelling;
- Enhancement of existing site ecology and canal side improvements;
- Extensive public open space and canal-side walks secured by legal agreement;
- Formation of a series of play spaces to cater for all ages and promote a sustainable environment within dedicated public open space;
- Proposed 2-2.5 storey development of traditional design, working with the site gradient to reduce visual impact (see below);
- Protection of existing TPO's and landscape features integrated into the developed scheme.

Proposed Indicative Site Section



# HIGHWAY & ACCESS IMPROVEMENTS

One of the most significant benefits of the new plans will be access improvements, which will have a minimal impact on existing highways.

A new proposed junction, Puffin crossing (traffic light controlled) and highway improvements to Hempstead Road are planned and pictured below. A review of the Transport Assessment Report was undertaken to consider the impact of the new proposed plans.

Overall the improvements include:

- A proposed new junction on Hempstead Road, forming the primary access point, these plans have been supported in principle by Hertfordshire County Council following a pre-app meeting;
- Additional highway improvements to Hempstead Road, including:
  1. New traffic calming island/crossing;
  2. Ghost lane for cars turning right into the site;
  3. Puffin crossing by Rectory Lane junction;
- Existing Gade Valley Close access to be closed to vehicles (except for emergency access);
- Both pedestrian and cycle access (along Gade Valley Close) to be retained via a natural street link into the site from the adjoining residential area;
- A network of foot and cycle ways/paths to be provided throughout the site;
- Landscaped DDA (Disability Discrimination Act 2005) compliant new road leading down into scheme.



# PUBLIC OPEN SPACE, COMMUNITY USE & CANAL SIDE IMPROVEMENTS

As the site currently has no official public access, the new proposals seek to provide public open space for all in a variety of forms, as well as canal side improvements.

A large community area has been dedicated, for new areas of play towards the eastern part of the site for both residents and visitors. The proposals include a series of play areas providing equipment for children of different ages, along with integrated fitness apparatus. Examples are pictured below.

These improvements will be secured by a legal S106 agreement.

The new proposals also propose an array of natural amenity facilities and equipment along the pedestrian footways. This encourages play, creating a greater sense of community and well-being.

The new proposals also enhance and improve the existing canal side and introduce a canal side path and activity linking residents with a connection from north to south following the canal's natural form.



● Younger children's play equipment



● Older children's play equipment



● Integrated fitness apparatus



Proposed Indicative Sketch - Canal Side

# JUSTIFICATION FOR GREEN BELT DEVELOPMENT



40% Affordable Homes



Care Home / Extra Care Apartments



Play Areas



Public Open Space

Angle appreciates the site is currently Green Belt.

Angle believes this new scheme, which is an infill between the Hempstead Road and the consented 55 unit scheme, is appropriate given the Green Belt status, for the following reasons:

- A substantial part of the site already has consent for 55 units;
- Consequently, the proposed enlargement has limited impact on the Green Belt;
- Any harm to the openness of the Green Belt is offset by Very Special Circumstances, which include:
  1. Helping to meet housing need;
  2. 40% or 28 Affordable Housing, units (in excess of policy);
  3. C2 Care Home / Extra Care Apartments - identified need and creating employment;
  4. Allotments permanently relocated;
  5. Public open space and play equipment;
  6. Canal side improvements;
  7. Highway improvements and pedestrian access;
  8. Ecology and landscaped improvements;
  9. Mitigation to reduce surface water flooding.



# MASTER PLANNING FOR THE EMERGING LOCAL PLAN

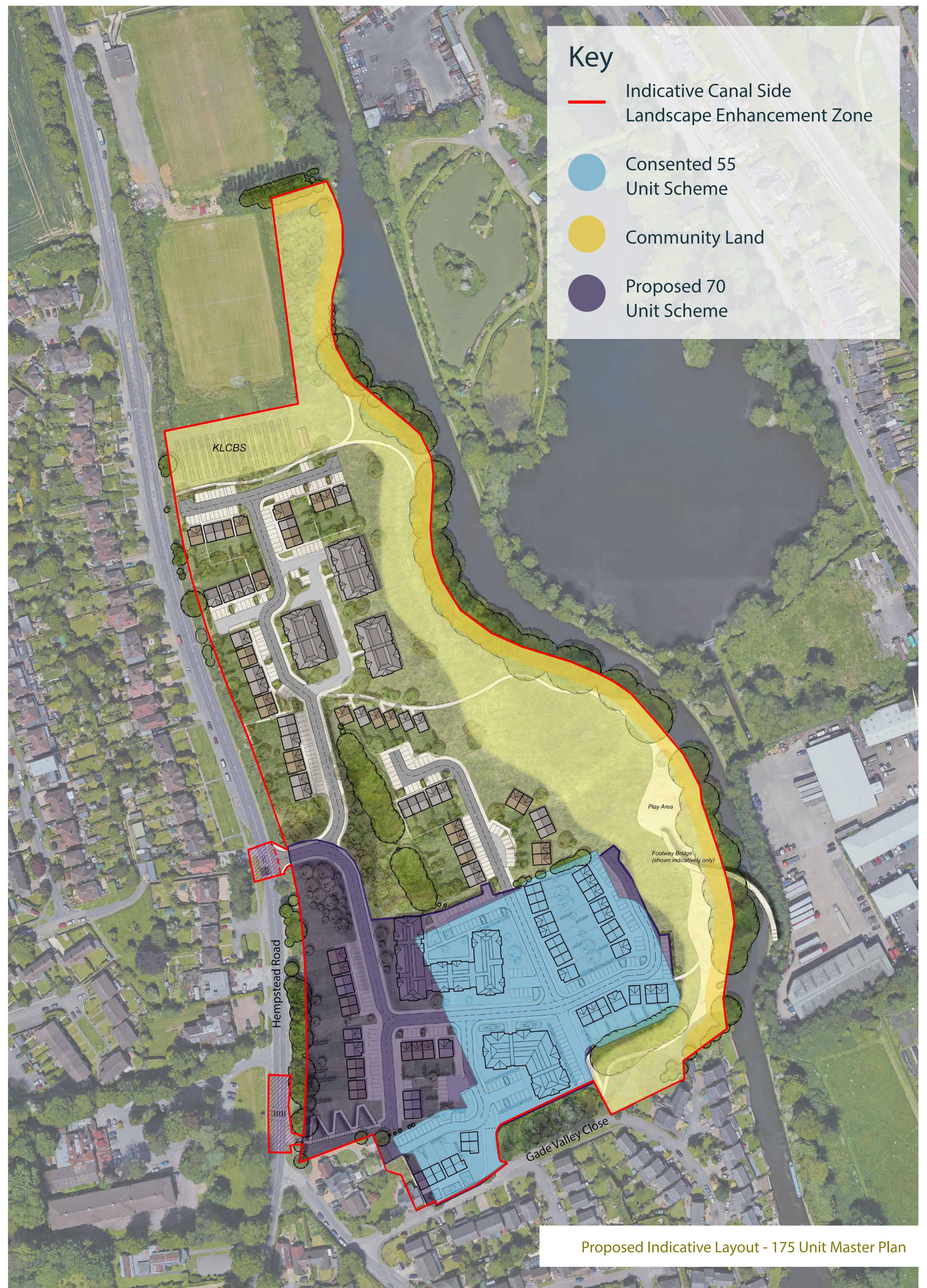
Angle has promoted the whole site for residential development as part of Dacorum's Local Plan consultation process. If the site as a whole is needed to meet local housing needs, it will be removed from the Green Belt. Angle would then look to progress a future planning application.

In this scenario, the masterplan for the entire site shown below has been prepared as a natural extension to the existing scheme.

The masterplan scheme for the whole site will provide approximately 175 residential homes, plus the C2 block. It will be laid out to relate to the existing settlement, and consented houses on the site.

If the scheme subject of this consultation is approved, the principal attributes detailed on the previous board (such as the new road junction from Hempstead Road) will have already been provided on the site.

Other benefits will also be investigated, such as the potential for a pedestrian bridge connecting the site to the canal side tow-path. The bridge, shown indicatively only, would be subject to Canal and Rivers Trust approval.



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## FEEDBACK & NEXT STEPS

Thank you for taking the time to attend the public information event for the new proposals to develop the former Rectory Farm site. We hope you found it useful and would be grateful if you would take the time to submit a feedback form and tell us what you think.

### Proposed Benefits

**Closure of Existing Gade Valley Close Entrance**

**Enhanced Cycle & Footpaths**

**Indicative Example of Informal Play Space/Areas**

**Indicative Canal Side Improvements**

**Indicative Canal Side Mooring**

**Accessible Open Space**

**Gade Valley Close**

**New Path Connecting to Hempstead Road**

**Hempstead Road**

**Indicative Sketch - House Typology Appropriate to Site**

**Highways Improvements to Hempstead Road**

**Relocation of KLCBS**

Following today's exhibition, we will review all feedback received and, where possible and appropriate, incorporate this into the proposals as they progress.

All of the written feedback we receive from this event will be included in a Statement of Community Engagement that will be submitted to the council as part of the planning application.

Should you have any further questions or comments, or if you would like to discuss the plans with the team following this exhibition, you are welcome to contact us using the details below.

Freephone: 0800 319 6187  
Email: [info@rectoryfarm-consult.co.uk](mailto:info@rectoryfarm-consult.co.uk)

# THANK YOU