



*Edmund de Langley  
&  
Isabella de Castilla*

# KINGS LANGLEY PARISH COUNCIL

Charter Court, Vicarage Lane, Kings Langley, Herts, WD4 9HR

Clerk to the Council: Caroline Owen    Office Hours: Mon-Fri 9.30am–12.30pm

Telephone: 01923 261828

Email: [klpc@kingslangley-pc.gov.uk](mailto:klpc@kingslangley-pc.gov.uk)

---

## **Response to TRDC Additional Sites Consultation**

Before responding formally to the consultation, Kings Langley Parish Council feels it necessary to respond to the suggestion by a senior Three Rivers councillor that this is just a technical consultation. This is not the case. Similarly, the suggestion that as a Local Planning Authority you're not allowed to develop the Green Belt unless it's the only way you can deliver your numbers. Also, not true. Michael Gove has written 3 months ago confirming:

- greater protection for the Green Belt with changes to the NPPF
- emphasis on brownfield first in order to protect greenfield development.
- the abolition of top-down housing figures acknowledging that they are "unrealistic"
- greater involvement of local communities in planning and especially local plans
- more control of the Inspectorate stopping developers obtaining permission through appeals against local opposition and in forcing local authorities to sacrifice Green Belt in Local Plans
- strengthening neighbourhood plans
- stopping land banking by introducing financial penalties for not building out when they have planning permission

Given the stance being taken by Three Rivers and the changing emphasis of Government policy, the timing and identification of Green Belt sites when housing numbers should be coming down in Three Rivers but are going up and planning policy has changed to offer more Green Belt protection but is being wilfully ignored, now seems especially perverse. Three Rivers is not challenging housing numbers but grossly exceeding them.

*Serving our local community*

[www.kingslangley-pc.gov.uk](http://www.kingslangley-pc.gov.uk)



*Edmund de Langley  
&  
Isabella de Castilla*

# KINGS LANGLEY PARISH COUNCIL

Charter Court, Vicarage Lane, Kings Langley, Herts, WD4 9HR

Clerk to the Council: Caroline Owen    Office Hours: Mon-Fri 9.30am–12.30pm

Telephone: 01923 261828

Email: [klpc@kingslangley-pc.gov.uk](mailto:klpc@kingslangley-pc.gov.uk)

---

## **Site CFS26e Kings Langley Estate South**

This site is not suitable for development as it is agricultural Green Belt land at a time when the country is looking to ensure food security. Including this site would also be contrary to the purposes of the Green Belt. These include:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another.
- (c) to assist in safeguarding the countryside from encroachment.
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by recycling of derelict and other urban land.

### **To prevent neighbouring towns merging into one another**

There is a particular inevitability about coalescence between Abbots Langley and Kings Langley given the two large parcels of Green Belt being put forward for development either side of the M25; this land between is very important in protecting the landscape and character of the two villages and Watford. This site, together with the site at Numbers Farm, would remove that open space entirely.

### **To assist in safeguarding the countryside from encroachment**

This site, together with Numbers Farm is part of a large area of agricultural land along the Gade Valley which would be obliterated by this development and its sister site. Sites along the floor of the valley on this side of the canal have already been developed for housing and these sites would simply extend housing further into the countryside.

*Serving our local community*

[www.kingslangley-pc.gov.uk](http://www.kingslangley-pc.gov.uk)



*Edmund de Langley  
&  
Isabella de Castilla*

# KINGS LANGLEY PARISH COUNCIL

Charter Court, Vicarage Lane, Kings Langley, Herts, WD4 9HR

Clerk to the Council: Caroline Owen    Office Hours: Mon-Fri 9.30am–12.30pm

Telephone: 01923 261828

Email: [klpc@kingslangley-pc.gov.uk](mailto:klpc@kingslangley-pc.gov.uk)

---

## **To check the unrestricted sprawl of large built-up areas;**

In the earlier consultation Three Rivers District Council had already proposed three other potential housing sites at Kings Langley – Numbers Farm (893 dwellings), Woodlands Road (62 dwellings), and the Flower House (19 dwellings). This additional site will simply urbanise this entire area, essentially on the basis of its proximity to the railway station.

There is no effective bus service, and no provision of infrastructure for any of the 4 sites other than a school. No additional shops or medical services, no additional trains or buses – the train service is already at capacity at peak times.

The document states that allocation of this large site would support additional infrastructure provision but additional to what is currently no infrastructure provision. In any event this is by no means certain.

## **Pollution**

The new housing would be in an area of high pollution adjacent to the M25, with access and exit would be very limited due to the constraints imposed by the M25, the railway line and the existing narrow local road infrastructure. Every vehicle on the M25 and every vehicle travelling to and from the development will be producing engine pollution which in turn creates the following levels of pollutants:

	Starting	Restarting	Idling
Hydrocarbons (THC) (mgs)	191	44	8
Nitrogen oxide (NO) (mgs)	228	6	0.3
Carbon dioxide (CO) (mgs)	2970	1253	3.2

A recent 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.

In terms of light pollution, whilst there is a distinct sky glow from J20, the M25 and, to a lesser extent, the A41, the requirement for safe levels of lighting would extend the lit

*Serving our local community*

[www.kingslangley-pc.gov.uk](http://www.kingslangley-pc.gov.uk)



*Edmund de Langley*  
&  
*Isabella de Castilla*

# KINGS LANGLEY PARISH COUNCIL

Charter Court, Vicarage Lane, Kings Langley, Herts, WD4 9HR

Clerk to the Council: Caroline Owen    Office Hours: Mon-Fri 9.30am–12.30pm

Telephone: 01923 261828

Email: [klpc@kingslangley-pc.gov.uk](mailto:klpc@kingslangley-pc.gov.uk)

---

corridor of the M25 into open countryside for a significant distance to the south, east and west. This would in my view erode night time tranquillity and extend the urbanising influence of the M25 corridor.

## **Traffic**

The lack of serious, well-informed assessments of traffic for this site makes the entire proposal unviable. This enormous site is in a semi-rural location and will require additional parking for more and more cars both for the households but also for visitors.

Notwithstanding the 'peak hour' on the nearby M25, A41 and A4251 stretches from 6.30am to 9.30am in the morning and 3.30pm to 6.30pm in the evening, the traffic during those times is frequently at a standstill on all approaches. The Local Plans being developed by both Three Rivers and Dacorum, will have a significant impact on the arterial roads and local 'feeder' roads.

## **Alternatives**

The National Planning Policy Framework (NPPF) says to change Green Belt boundaries, you must show all other reasonable options have been considered. There doesn't appear to have been any genuine consideration of other sites further afield in the Borough, including arguably other Green Belt sites, where topography is more advantageous and less prominent.

In addition, other places have far superior services and infrastructure which are already available such as Rickmansworth and Chorleywood which have underground train stations and more frequent services, better bus services, medical services, schools and shops. Rickmansworth also has a mainline station.

The location of this site and the 3 others are furthest from transport, medical and other services **in Three Rivers**, so it is difficult to see on what basis these sites are being put forward in preference to others. There is no likelihood of such provision being available in Kings Langley for these sites for the very reasons these sites are so unsuitable for housing.

***Kings Langley Parish Council***

*Serving our local community*

[www.kingslangley-pc.gov.uk](http://www.kingslangley-pc.gov.uk)