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Mr I Kemp
Programme Officer
49 All Saints Place
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B61 0AX

9th November 2012

My Ref: 11/066/015
Representor ID 498273

Dear Mr Kemp

**RE: DACORUM CORE STRATEGY
INFORMAL CONSULTATION ON QUERIES EMERGING FROM HEARINGS**

Further to the above, I wish to make the following comments in relation to issue 13: Kings Langley, Question 13A: Employment / Residential Plan.

The map provided by the Council shows that the part of the village proposed for new homes is within the Three Rivers District and currently allocated for employment purposes. Therefore, there is no guarantee that housing would come forward on this site, as it is currently in employment use. Furthermore, the site is outside of the control of Dacorum Borough Council, such that the Council cannot rely on this site to provide new homes in Kings Langley.

In addition to the above, it is evident from the map that part of the site is within the floodzone. This is contrary to Government guidance in the NPPF that advises that new development should be directed away from areas of high flood risk.

In the above circumstances, it is considered that the Council cannot rely upon this site to deliver new homes in Kings Langley. As discussed at the hearing session, there are other more suitable sites available within Dacorum's part of the village that represent a better location for housing.

I trust the above points will be taken into consideration. Please do not hesitate to contact me if you have any queries.

Yours sincerely

P.f David Lane

c.c. Mr A Barker

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