





# Opportunities

NORTH  
EAST KGV

**The site is less than 5 hectares in size and is well contained.** South Drive and Cuffley Primary School to the North of the site, as well as the railway line and Northaw Road East, together act as strong boundaries that help to visually enclose the site.

The mature hedge and trees lining the Hertfordshire Way footpath provide a **robust southern edge** to the proposed development.

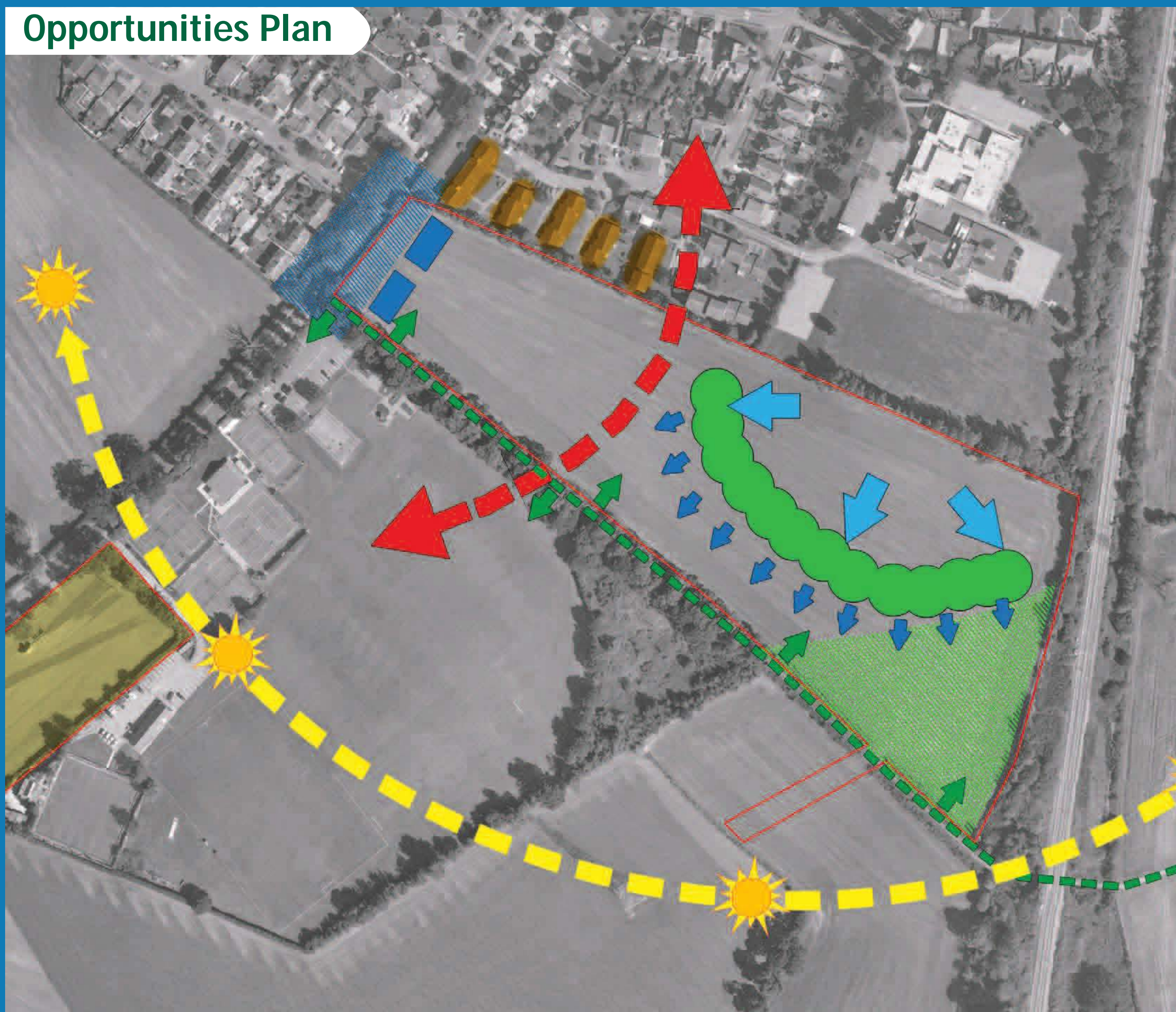


The site is in a **sustainable location** being approximately 700 metres from the centre of the village and all the local facilities on Station Road. Cuffley Primary School, bus stops and local footpaths are also on the sites' doorstep.

Footpaths through the development will **link the village with the KGV Playing Fields** and also provide a safer and more convenient route between the KGV car park and the Primary School, allowing parents to walk their children safely through the development to school.

**Development at this location would provide a logical extension to Cuffley.**

## Opportunities Plan



## Opportunities

- ✓ To create a southern gateway to Cuffley
- ✓ Improve connections to facilities at KGV
- ✓ Enhance the Hertfordshire Way footpath
- ✓ Potential for south facing plots
- ✓ Opportunity for large area of open space in south east corner
- ✓ Good access to the village and local amenities

	Gateway to Cuffley		Introduce "screen" Buffer Planting
	Connections		Sun Path
	Enhance Footpath		Neighbouring Buildings
	Views		Potential for extra sports facilities
	Open Space		
	South Facing		



# Housing Need

There is an acute nation wide housing shortage and local authorities are required to provide more sites for new homes.

## WHBC Local Plan

WelwynHatfieldBoroughCouncil’s (WHBC) emerging Local Plan has identified that 12,500 new homes are needed in the Borough between 2011-2031 in order to the meet the needs of future generations.

In order to help deliver these new homes, the Council’s Emerging Draft Local Plan identifies the site (Cuf6) as a ‘more favourable’ site for the development of 110 new homes, comprising a range of house types, sizes and tenures.

Lands Improvement are carrying out their own technical work which indicates that the site could accommodate approximately 120 new homes.



## Neighbourhood Plan

Your Parish Council are producing a Neighbourhood Plan to promote a future vision for Cuffley.

Lands Improvement are engaging with your local neighbourhood plan team who are producing a development brief for this site that will then form part of the Northaw and Cuffley Neighbourhood Plan.

We are committed to working positively and pro-actively throughout this process with the local community.



# Design Workshops

NORTH  
EAST KGV

On the 18th and 19th March Lands Improvement hosted two design workshops and site tours for a limited number of key local stakeholders.

The workshops were the first of a series of community engagement events Lands Improvement will be hosting. They helped to shape our initial proposals on display today.

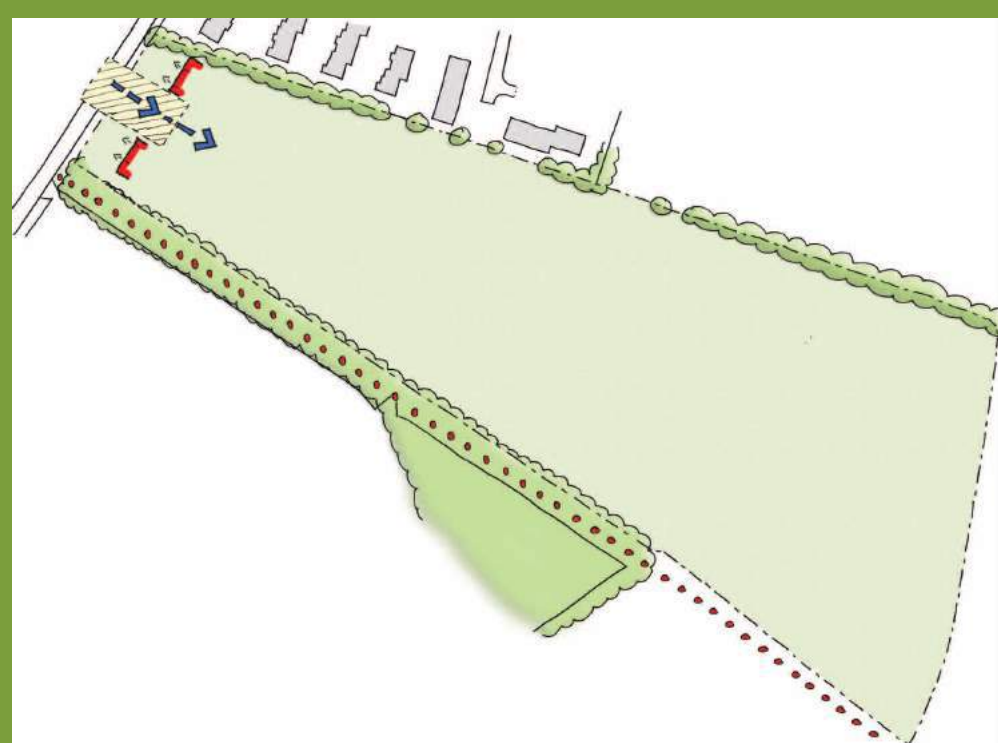


## We asked what they would like to see

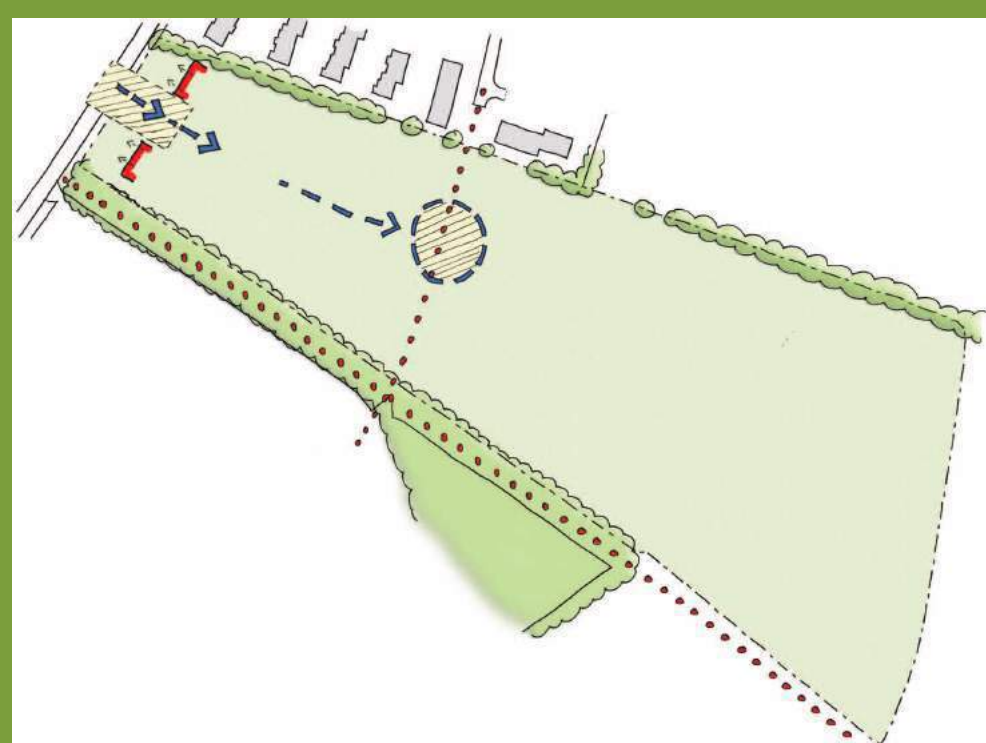
- ✓ Diverse range of styles and architecture
- ✓ Houses on individual plots
- ✓ A mix of houses
- ✓ Bungalows and Ground floor apartments
- ✓ Wide roads and buildings set back with driveways and gardens
- ✓ Low density housing
- ✓ Development which supports the character of Cuffley
- ✓ Strong landscape character
- ✓ Improvements to KGV facilities

## Masterplan Evolution

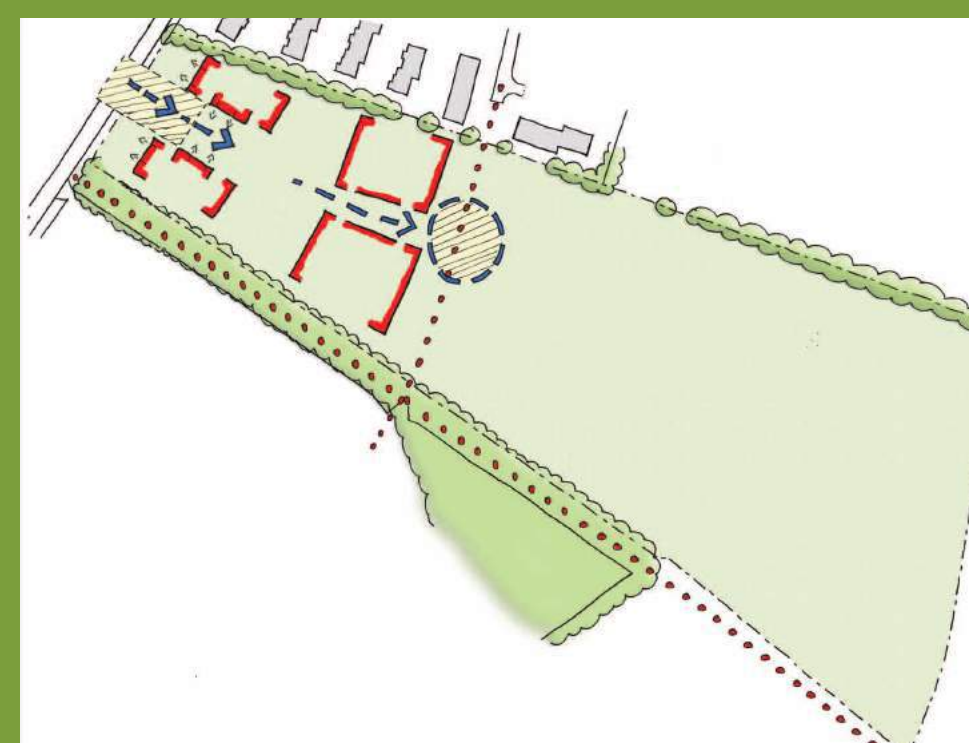
Reflecting on the feedback received from the initial design workshops and our analysis of the sites opportunities and constraints, the layout of the site has started to evolve:



1. Entry area allowing new access into site



2. Desire Lines across site create Central Junction



3. Replicate Urban Form of Existing Settlement



4. Soft Edge to Rural Fringe of Development



5. Street Pattern aligns with Contours of Land



6. Visual and Usable Links with Public Open Space



### KEY:

- VEHICULAR ACCESS
- PEDESTRIAN/CYCLE ACCESS
- KEY ROUTE
- FOCAL BUILDING

- KEY SPACE
- GREEN BUFFER
- GREEN SPACE
- ATTENUATION BASIN / POND

7. Concept Masterplan, showing development parcels

We would welcome your comments on the draft masterplan