

LAND TO THE NORTH EAST OF KGV PLAYING FIELDS, CUFFFLEY

Design & Access Statement - June 2015

KGV-DAS-2015-001



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An architectural rendering of a residential development. The scene shows a cluster of houses with brown roofs and tan walls, interspersed with numerous green trees. The perspective is from an elevated angle, looking down at the buildings and streets. The overall style is clean and illustrative.

NORTH EAST KGV

1.0

INTRODUCTION

The Design and Access Statement has been prepared by Omega Partnership Limited (OPL) on behalf of Lands Improvement (LIH) in support of an Outline Planning Application up to 121 dwellings on land East of Northaw Road, Cuffley. The purpose of the Statement is to explain the design principles and concepts that have informed the current proposals for this site and to demonstrate that the scheme:

- represents a well considered proposal, incorporating high quality design principles to respect the character and appearance of the surrounding area;
- makes good use of the site without resulting in harm to the character of the area and amenities of occupiers of neighbouring residents;
- makes appropriate provision for inclusive design and access.

The Design and Access Statement should be read in conjunction with the Planning Statement and other detailed technical reports and plans submitted in support of the application.

The description of development is set out on the application form as follows:

“Residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing fields. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of the development platforms”.

The proposed development is described in detail in this Design and Access Statement. The relevant matters for the purposes of this statement are:

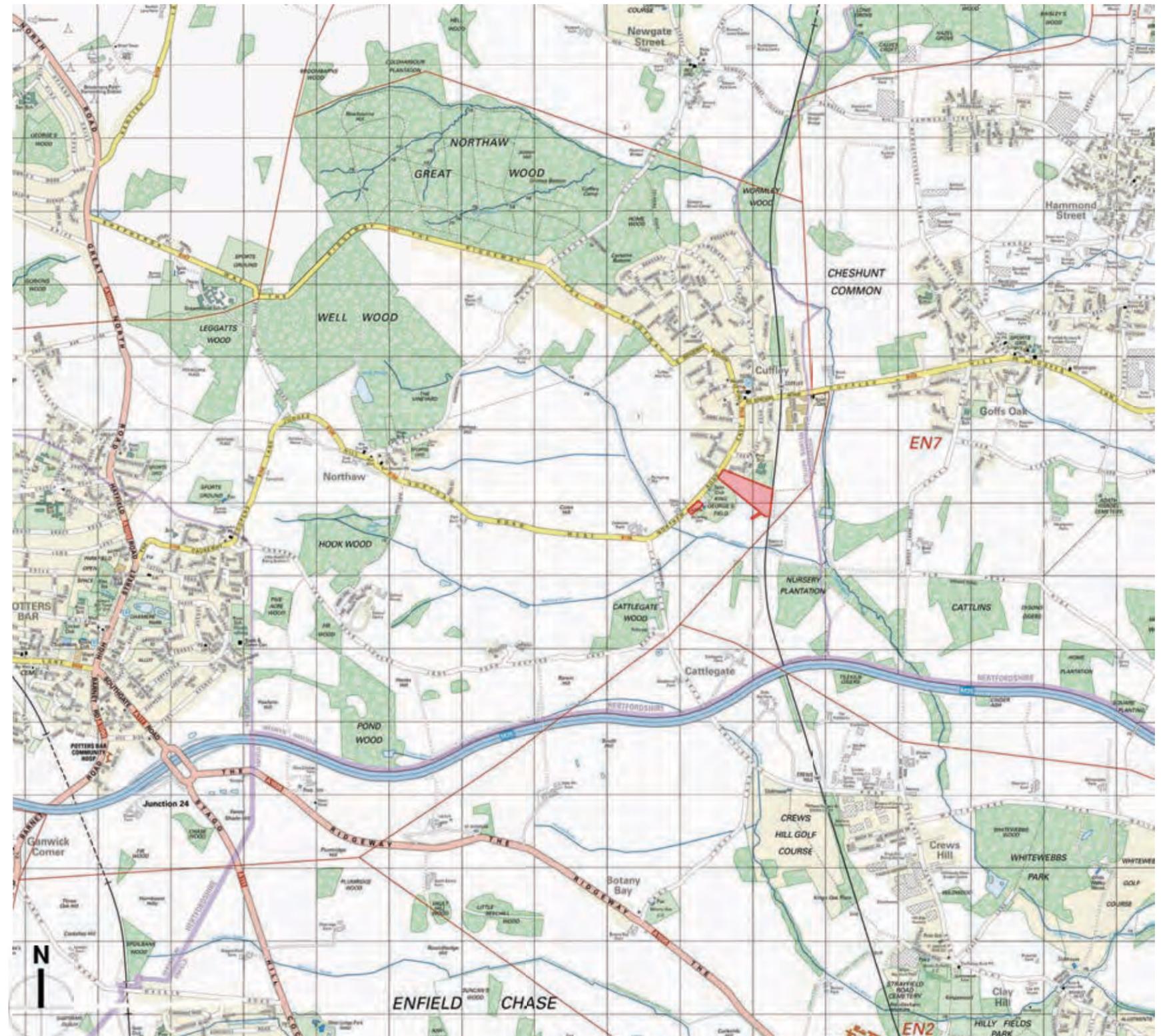
- The development will provide up to 121 new homes (on Site ‘A’), of which there will be affordable dwellings. These will comprise a range of house types, sizes and tenures in order to provide a wide choice of homes, able to accommodate a variety of household types and thereby creating a mixed and inclusive community.
- The density of the development responds to the existing character of Cuffley whilst making efficient use of the Site and providing a mix of housing.
- The scale of the new homes will be two and 2½ storey, which reflects the building heights in the surrounding area.
- The development will retain and protect the mature trees and hedges wherever possible and appropriate, whilst also introducing new planting which will mitigate any loss and be managed for the benefit of wildlife and the visual amenity of the area.

- The development will be served by a new vehicular and pedestrian access from Northaw Road East. This will provide a safe means of vehicular and pedestrian access to the new dwellings.
- A pedestrian link will also be provided through the development between the existing car park to King George V Playing Fields and South Drive. This will provide a safer and more convenient route between the car park and Cuffley Primary School than currently exists allowing parents to walk their children safely through the development to school.
- The development also includes the change of use of an area of agricultural land to playing fields on land detached from, but close to, the Principal Site (titled Site ‘B’) to the south of the Tennis Club, although within the ownership of the Applicant, is closely associated with the playing field’s facilities.
- The development will provide financial contributions towards local infrastructure and services, where justified and necessary.
- Through the development, new permissive routes will be created within the recreation ground and the arable field to the south of the site, to allow improved pedestrian links to the wider footpath network and create new routes for local dog walkers.

The proposed development will therefore create a proportional and sustainable addition to Cuffley, contributing towards the housing needs of the area, as well as contributing towards improvements to the services and facilities within the village for the benefit of existing and new residents.

The site is located on the southern edge of Cuffley and is accessed from the B156 Northaw Road East. It is currently an open field with slopes crossing the site, and is bounded by residential dwellings to the north and north-west.

Cuffley primary school is adjacent to the north-east corner of the site, and the train line serving Cuffley runs along the eastern boundary. Aligning the southern boundary is the Hertfordshire Way public footpath and beyond this the King George V playing fields and sports pitches which include Cuffley's Football Club, Tennis Club and Bowls Club.



1. Sensitive development of green field site on edge of existing settlement



3. Improve permeability between Cuffley and playing fields to south of site



5. Ensure visual impact of new development is minimised



2. Soften edge of settlement boundary

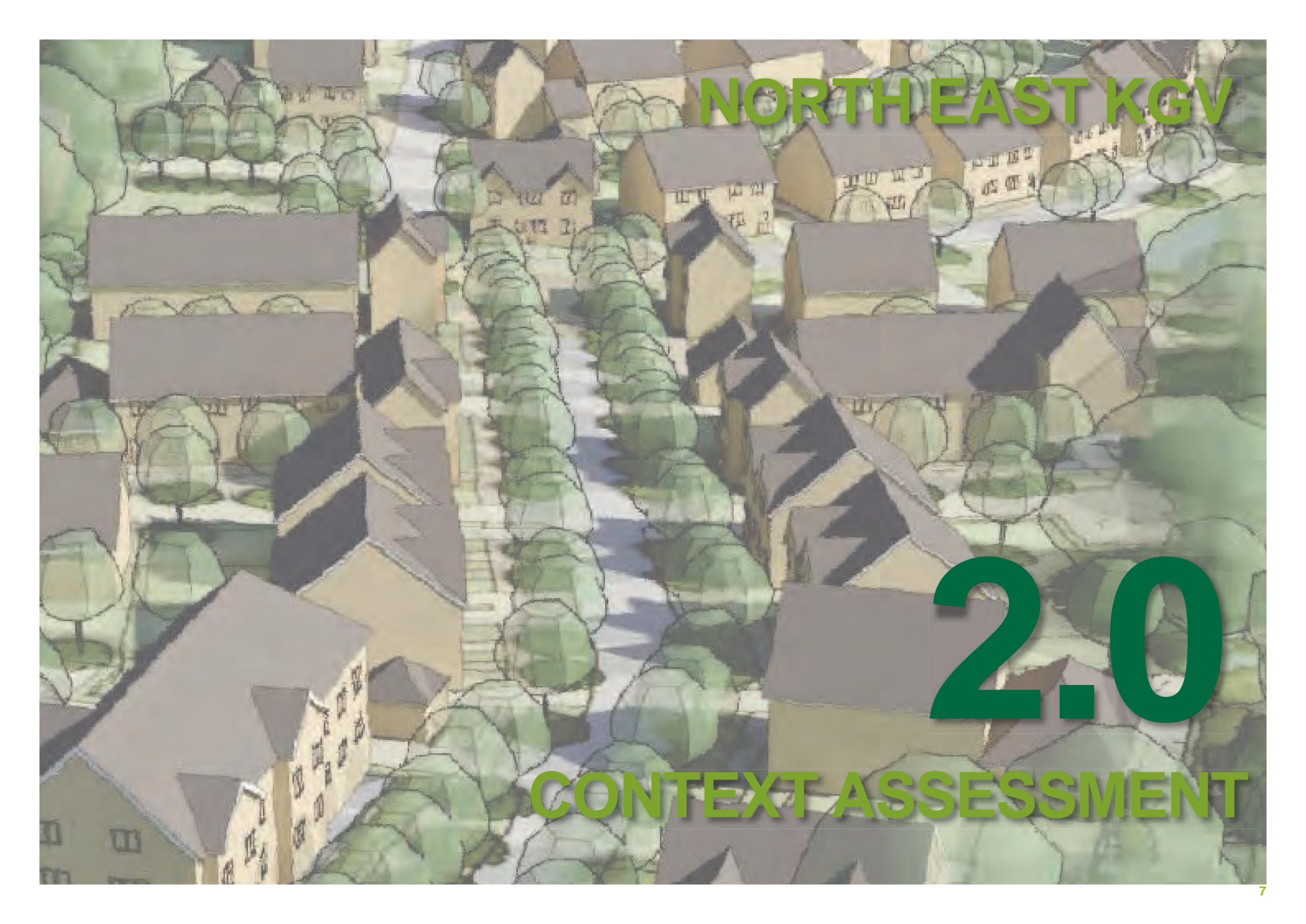


4. Provides spaces that can be used by existing residents of Cuffley



6. Creation of new 'gateway' to Cuffley from the south



An aerial architectural rendering of a residential development. The scene shows a grid of streets with houses on either side. The houses have brown roofs and light-colored walls. There are numerous green trees scattered throughout the development, some in rows and some individually. The overall style is a clean, illustrative architectural drawing.

NORTH EAST KGV

2.0

CONTEXT ASSESSMENT

NATIONAL PLANNING POLICY

The National Planning Policy Framework (the 'Framework'), published in 2012, contains the Government's planning policies for England and how these are to be applied. The Framework is a significant material consideration in determining this application.

Proposals that accord with the development plan should be approved without delay. However, where the plan is absent, silent or relevant policies are out of date, decision takers should grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework or specific policies, such as Green Belt, indicate development should be restricted (paragraph 14).

Due weight may be given to relevant policies in existing plans according to their degree of consistency with the Framework (paragraph 215). Some weight may also be given in decision making to emerging plans dependent on the stage of preparation, the extent of unresolved objections to relevant policies and the degree of consistency between those policies and the policies in the Framework (paragraph 216).

DEVELOPMENT PLAN FOR WELWYN HATFIELD

Planning law, as contained in Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the purposes of the proposal solely consists of the saved policies of the Welwyn Hatfield District Plan, which was adopted in 2005 and covered the

period up to 2011. The weight to be afforded to the saved policies must have regard to their consistency with the Framework (paragraph 215).

The application Site is located within the Green Belt as defined on the adopted Proposals Map and to which Policy GBSP1 refers. Although Cuffley and its built up area is one of the largest settlements within the Borough to be excluded from the Green Belt (Policy GBSP2 refers), all the land surrounding the village, including the Site the subject of this application, is within the Green Belt.

EMERGING LOCAL PLAN

Welwyn Hatfield Borough Council is currently preparing a new Local Plan which will include strategic and detailed planning policies, as well as showing all new housing and employment land.

It is understood that the pre-submission Local Plan will be published for consultation purposes towards the end of 2015 and examination following in 2016.

Numerous technical studies have been prepared to support the emerging Local Plan, one of which is the stage 2 Green Belt Review which identifies the application site as 'more favourable' for development.

Details of the adopted Local Plan policies relevant in the determination of this planning application are set out within the accompanying Planning Statement. The Planning Statement also addresses other material considerations including the case justifying that 'very special circumstances' exist in this particular instance, the policies contained within the Framework and the emerging Local Plan.



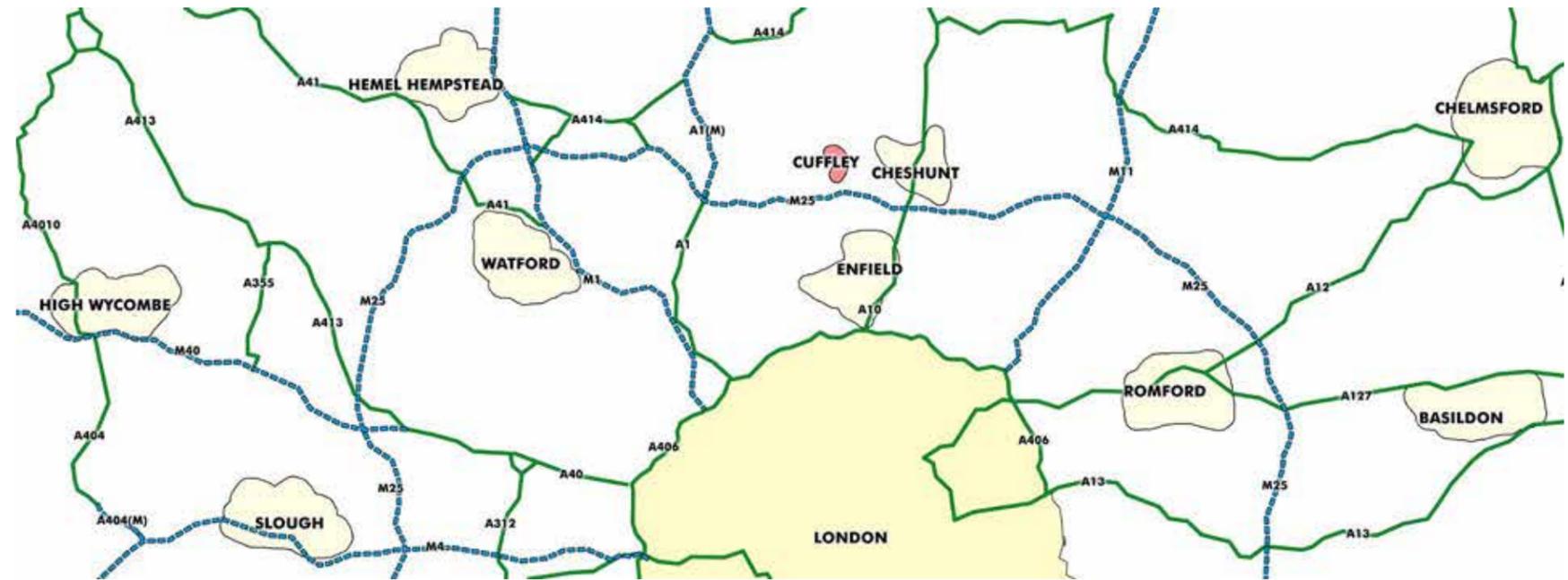
Cuffley is located in the south-east of Hertfordshire between the towns of Cheshunt and Potters Bar. It is located directly due north of London and sits 1-2 miles north of the M25 orbital motorway, equidistant between junctions 24 & 25. Cuffley is served by mainline trains providing direct access to Kings Cross station in London and northwards to Hertford and Letchworth Garden City.

Cuffley has a population of just over 4,000 people. A major impact on the growth of the village was the opening of the railway station in 1910; prior to this the 1851 population census showed just 80 people living in Cuffley.

Notable events in the history of Cuffley include September 1916 when a German airship was shot down and crashed in Cuffley; a memorial on East Ridgeway commemorates this incident and a model of the airship is kept in the village hall. The local football team is nicknamed 'The Zeps' after this event.

In 1940, Tolmers Scout Camp was opened in the Tolmers Park Estate to the north of Cuffley, which today hosts thousands of young people from across the UK and Europe each year.

Cuffley Primary School, located adjacent to the north-east corner of the application site, has occupied its present building since 1938, and provides education for approximately 460 pupils.



Cuffley Library & Surgery



East Ridgeway Memorial



Station Road



St Andrews Church

The application site is well placed for access to Cuffley Primary School, Community Sports Facilities and the Local Shops.

Shops, Health care and other amenities are located around Station Road, 0.7 miles to the north of the site. Access to there facilities will be via either Northaw Road East or on foot / cycle via the new pedestrian access into the site from South Drive, which then provides direct access along Theobalds Road.

Amenity	Type		Distance (miles)
Shops	1. Convenience Store	Wacketts and Son Newsagents	0.7
	2. Supermarket	Co Operative Supermarket	0.6
	3. Bank	Barclays Bank	0.6
	4. Post Office	Hallmark	0.6
Healthcare	5. Doctors	Village Surgery	0.6
	6. Dentist	Cuffley Village Dental Practice	0.7
Education	7. School	Cuffley Primary School	0.3
	8. Nursery	Cuffley Pre School	0.1
Sports Facilities and Open Space	9. Football	Cuffley Football Club	0.1
	10. Bowls	Northaw + Cuffley Bowls Club	0.1
	11. Tennis	Northaw + Cuffley Tennis Club	0.1
	12. Park	King George Playing Fields	0.1
Place of Worship	13. Church	St Andrews Church	0.7
	14. Church	Life Church	0.7
Community Facilities	15. Library	Cuffley Library	0.6
	16. Village Hall	Cuffley Village Hall	0.6



EXISTING SITUATION

- Site lies on the southern edge of Cuffley, a ridgeline village.
- Located within the Green Belt
- Local Definitive Rights of Way: Hertfordshire Way and Chain Walk
- Site is bordered by urban settlement to the north and west (including a retirement development and school), by a railway line and native scrub planting to the east and by a dense line of native vegetation to the south that lines the Hertfordshire Way. South of this lies a sports facility (King George V playing fields), and an agricultural field. Further south the Northaw Brook forms the southern edge of Cuffley.
- Landform: Land falls away from the western edge of the Site where it adjoins Northaw Road. The land then rises to a high point adjacent to the school, situated beyond the north-west boundary of the Site. From the spur land falls away within the Site to the south and east. The south east corner forms the lowest lying area of the Site.
- Existing trees, hedgerows and scrub include: Ash, Field Maple, Oak, Hawthorn, Poplar, Whitebeam, Hazel, Goat Willow, Blackthorn, Hawthorn, Lime, Rose, Plum.
- Visibility: Site is generally well contained by the Site's existing boundary vegetation. The vegetation screens or filters views to Site from the existing landscape.
- Main visual receptors: High ground to the south of the Site; dwellings and routes immediately adjacent to the Site.



LANDSCAPE PROPOSALS

The proposed scheme seeks to retain the majority of the existing landscape features and to build upon the existing landscape structure along the Site boundaries, the proposed internal landscape would include native trees and shrub planting, located to visually contain the Site and to minimise the impacts of the proposed development on surrounding landscape character. A green pedestrian link would be introduced to link the school to the site and the car park within the recreation ground.

HDA were commissioned by LIH to produce a Landscape and Visual Assessment of the proposals at North-east KGV. The findings are summarised below:

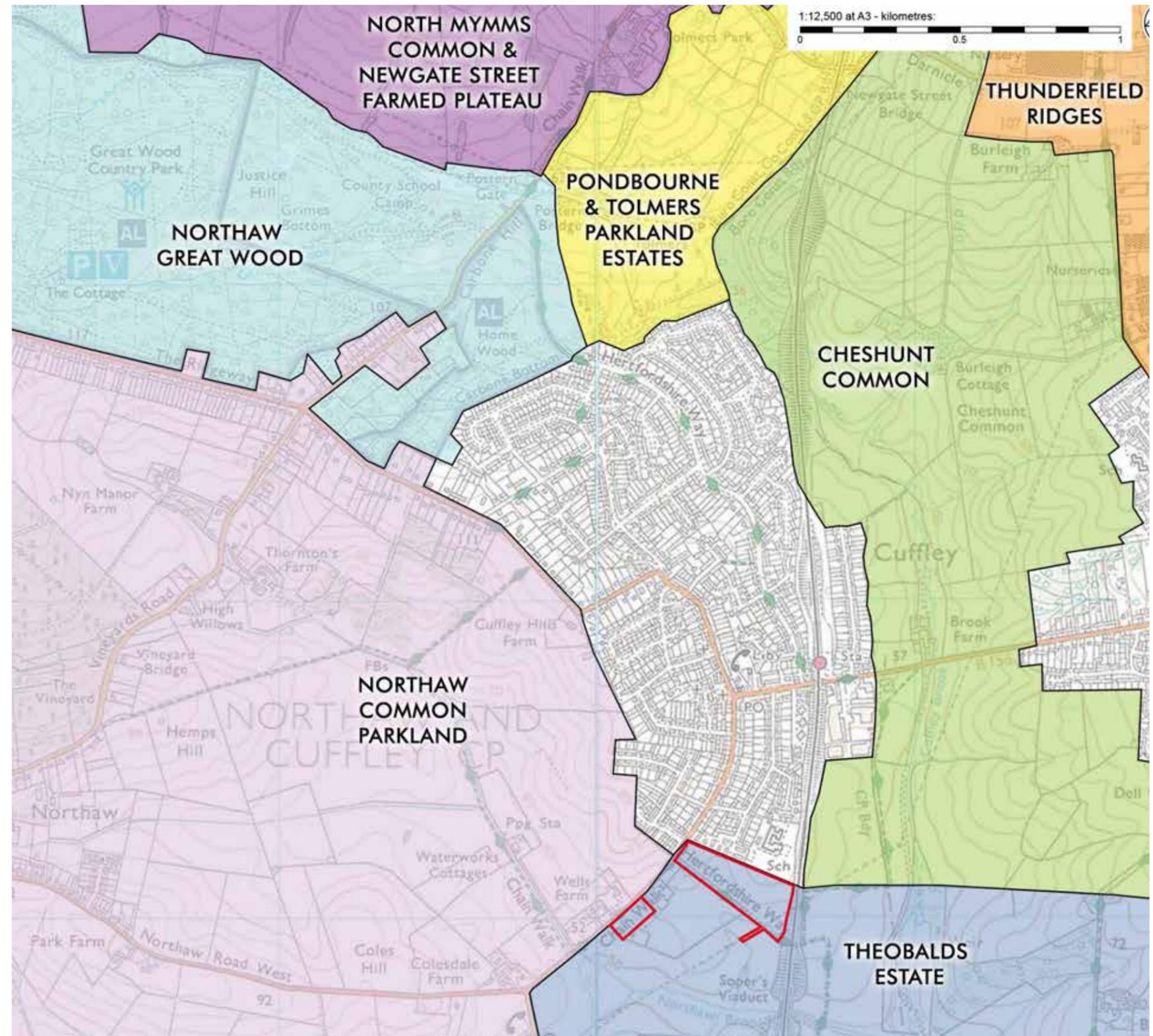
- The majority of existing vegetation would be retained, managed and enhanced. Vegetation would have to be removed to provide a Site access and associated visibility splays.
- As part of the proposals arable land would be lost but there would be a net increase in landscape features with the establishment of: ponds and marginal planting; areas of scrub planting; native shrub planting; areas of rough, meadow and amenity grassland; tree planting (native woodland groups and formal street trees); new native hedgerow.
- Sustainable Urban Drainage Systems: New ponds, which will also help increase the diversity of habitats on the site.

LANDSCAPE IMPACTS - CHARACTER

- Site character is rural with urban influence afforded to it by the adjoining built development and road.
- With development, Site character would be changed. However, development would have negligible impact on the surrounding landscape character as the Site has a high degree of visual containment.

LANDSCAPE IMPACTS - VISUAL

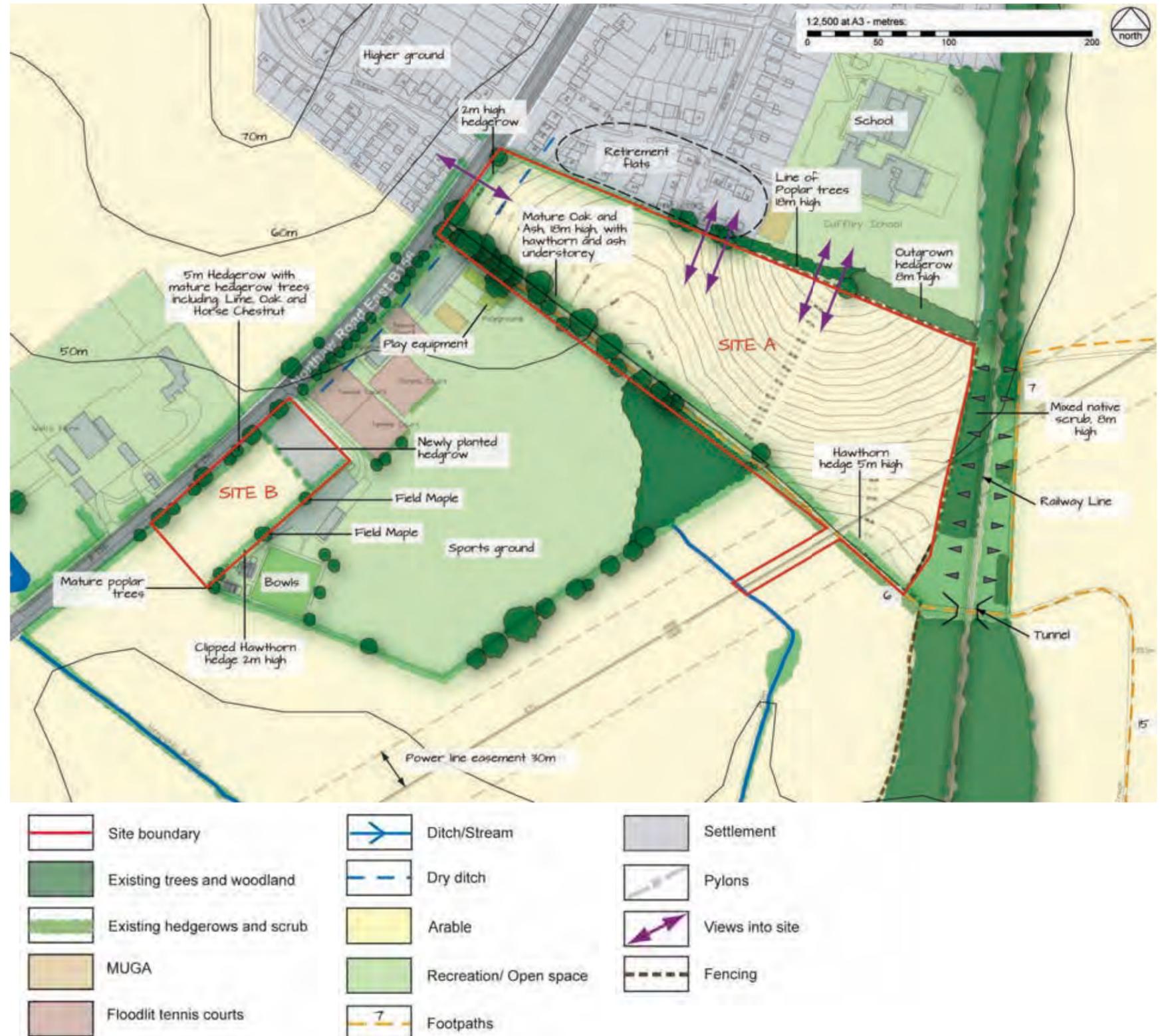
- The Site is well contained and there are few visual receptors.
- There would be no views to the proposed development from the surrounding villages of Goffs Oak and Northaw and from the majority of Cuffley itself.
- Proposed development would be visible from Northaw Road East, where it adjoins the proposed Site entrance and from a number of dwellings within the retirement development to the north eastern boundary of the Site. It would also be visible through gaps in vegetation adjacent to the Hertfordshire Way that runs along the southern edge of the Site.
- Proposed development would be visible from a short section of railway line running along the eastern edge of the Site.
- Proposed tree and scrub planting would enhance screening of the Site and filter view of the proposed development. Key screening vegetation would be located in the area of public open space to the south east corner, proposed tree planting along the eastern edge of the Site and the arcs of large trees to be planted on the rising ground of the spur within the Site.
- Overall visual impact would be minimal.



GREEN BELT

The following potential impacts upon the Green Belt have been identified through a Green Belt Study and Landscape Assessment carried out by Hankinson Duckett Associates on behalf of LIH. These reports have considered National and local planning policy, existing character assessments and the combined 'Green Belt Review Purposes Assessment' produced for Dacorum Borough Council, St Albans City and District Council, and Welwyn Hatfield Borough Council.

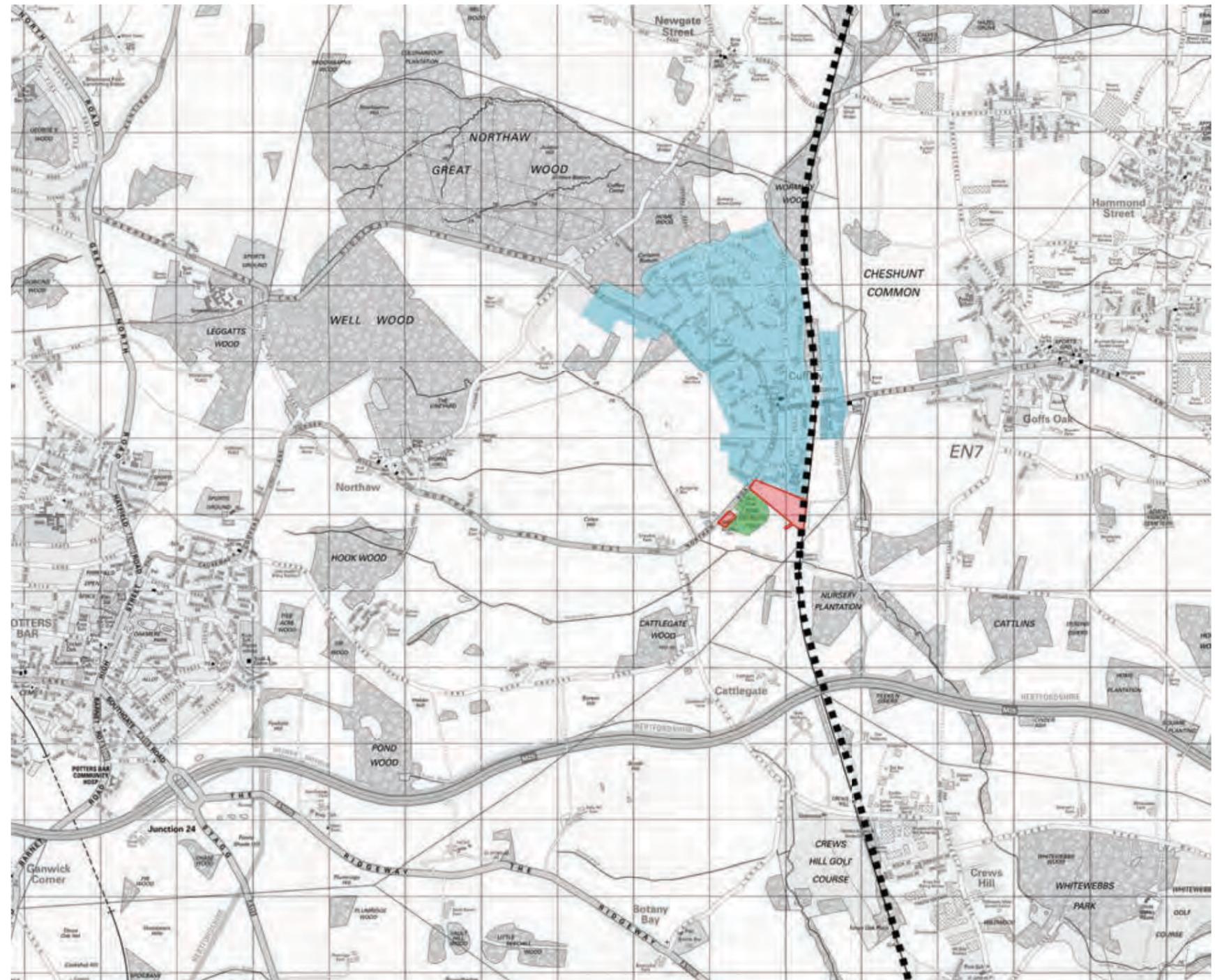
- There is insufficient derelict and urban land available within the District in order to provide sufficient sites for new housing.
- Development of the Site would be consistent with the existing settlement pattern of Cuffley. It would form a logical extension.
- Due to visual containment of the Site development would not affect the character and openness of the wider landscape.
- Reinforcement of existing vegetation and planting within the Site would enhance the screening of any new development.
- The densely vegetated Hertfordshire Way provides a clearly defined southern limit to development. It forms an effective new edge of settlement and would act as a robust new Green Belt boundary. This would control the extent of development and prevent urban sprawl.
- The Site is well contained, lies adjacent to the existing settlement edge and has a strong southern boundary; encroachment into the countryside would be very limited.



The overhead aerial view of Cuffley shows very clearly how the village has spread over time north and south away from the train station on an axis aligning with the railway line. A small part of the settlement has spread onto the eastern side of the railway around the station but the rest of Cuffley is retained on the western side of the line. The application Site is also on the western side of the line, aligning the southern edge of the settlement boundary. There is also development on the north west of the Site which ensures there is settlement aligning 50% of the Site boundary.

It is considered that the inclusion of this Site in the settlement boundary of Cuffley does not affect the urban grain of the village and is in keeping with the existing parameters. By developing this Site the settlement boundary to the south west corner of Cuffley extends back to the edge of the railway line, and the settlement is increased to the south, in keeping with the growth of Cuffley. There is also local example for this growth type as demonstrated by Cheshunt, where the town has grown on a north-south axis aligning a railway line on its eastern edge.

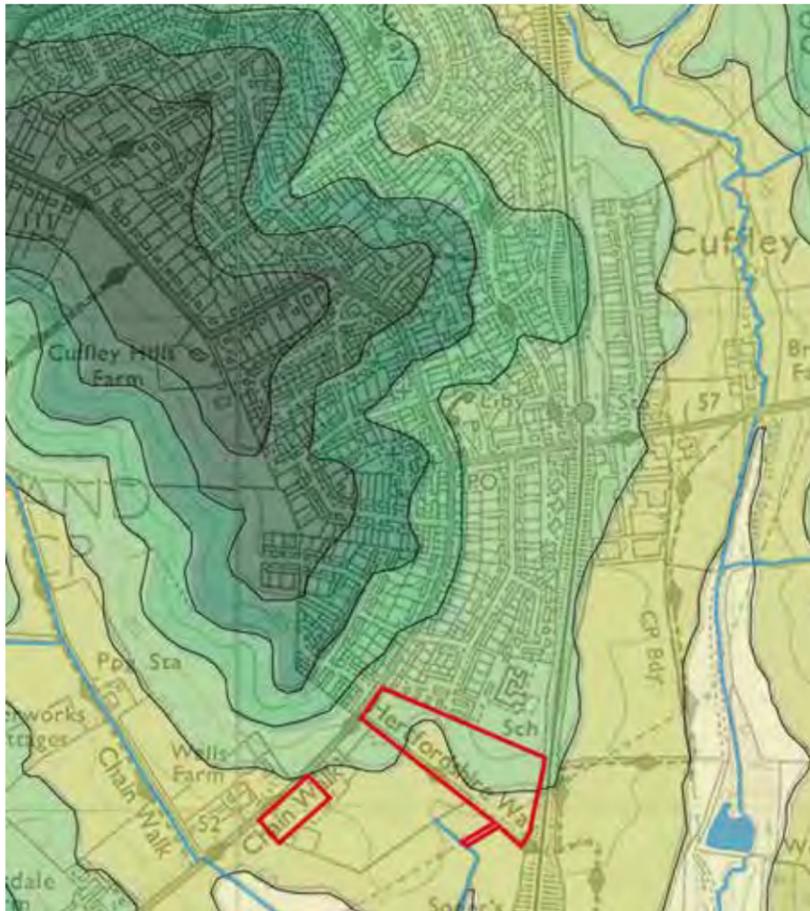
The development of this site would also ensure connection between the residents and the community sports facilities to the south that at present are separated from the village.



- Cuffley Settlement Spread
- Community Facilities used by Cuffley Residents
- Railway

Cuffley is located on the eastern side of a ridge extending from the north, which therefore means that much of the village is located on a hill dropping to its eastern and southern sides. As such, when approaching Cuffley from Cheshunt and Goffs Oak to the east, the settlement can be viewed extending up the hill with roofs and upper floors of houses visible between trees and other planting.

The Site is located at a relatively low point in relation to the rest of the village, which therefore means that the visibility of a potential development from the south may blend in with the settlement behind, and equally its visibility from within the village looking south would be minimised because of the low level of the site.



With the exception of buildings on Northaw Road East, most of the dwellings in the immediate vicinity of the Site have been built within the last 30-40 years. As such, the buildings are varied in style which lack cohesiveness between them and key architectural details to draw inspiration from are limited. Shallow pitched roofs are common, with the most used material seemingly various types and shades of render.



Northaw Road East



South Drive



Colesdale



Northaw Road East



South Drive



Theobald's Road

Extending the architectural analysis further away from the site and into Cuffley provides better clues to the historic character of the village. Buildings along Station Road and within the residential areas around Plough Hill and Tolmers Road provide good examples of housing from which inspiration can be sought. Analysis has also been conducted on buildings on the edge of Northaw, an area also in close proximity to the site.



Tolmers Avenue



Tolmers Road



Hill Rise



Plough Hill



Northaw Road West, Northaw



Northaw Road West, Northaw

An architectural rendering of a residential development. The scene shows a cluster of houses with brown roofs and tan walls, interspersed with numerous green trees. The perspective is from an elevated angle, looking down on the buildings and streets. The overall style is a clean, illustrative architectural drawing.

NORTH EAST KGV

3.0

SITE APPRAISAL

The application Site is located off Northaw Road East on the southern edge of Cuffley and has an overall area of approx. 5.5Ha, split as 4.89ha for Site A, and 0.63ha for Site B.

Site A is orientated on a north-west to south-east axis with an overall width of approx. 62m at the north-west end and approx. 163m at the south-east end. The length of the site is circa 385m measured at its mid-point.

The ground levels drop roughly 8m from Northaw Road East into the middle of the site. From this point the ground levels rise 10m from the southern edge up to a high point on the northern edge of the site adjacent to Cuffley School.

Site B is orientated on a south west to north east axis with a width of approx 59m and a length of approx 132m, with a fall in ground level of approx 4.5m from its northern to southern corners



1





2



5



8



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7



10



The Hertfordshire Way Public Footpath passes along the southern edge of the Site



The footpath passes through a brick tunnel under the railway adjacent to the south-east corner of the Site



There is a bus stop outside the site on Northhaw Road East



View of northern boundary with South Drive from outside of the Site

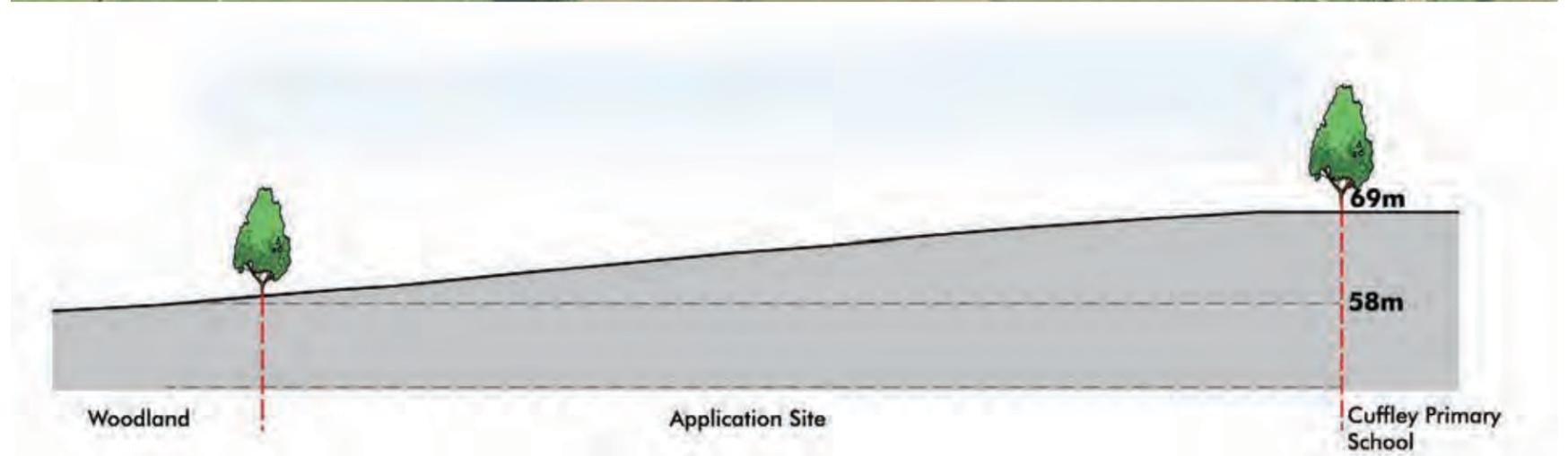


A children's playground is located in King George V playing fields adjacent to the western corner of the Site



The King George V playing fields and sports clubs are located immediately to the south-west of the Site

The ground levels drop roughly 8m from Northaw Road East into the middle of the site. From this point the ground rises circa 10m from the southern edge up to a high point on the northern edge of the site adjacent to Cuffley School. The contours between these 2 points fold around the rear half of the site to form a 'hill' with its base at the southern edge and peak at northern edge.

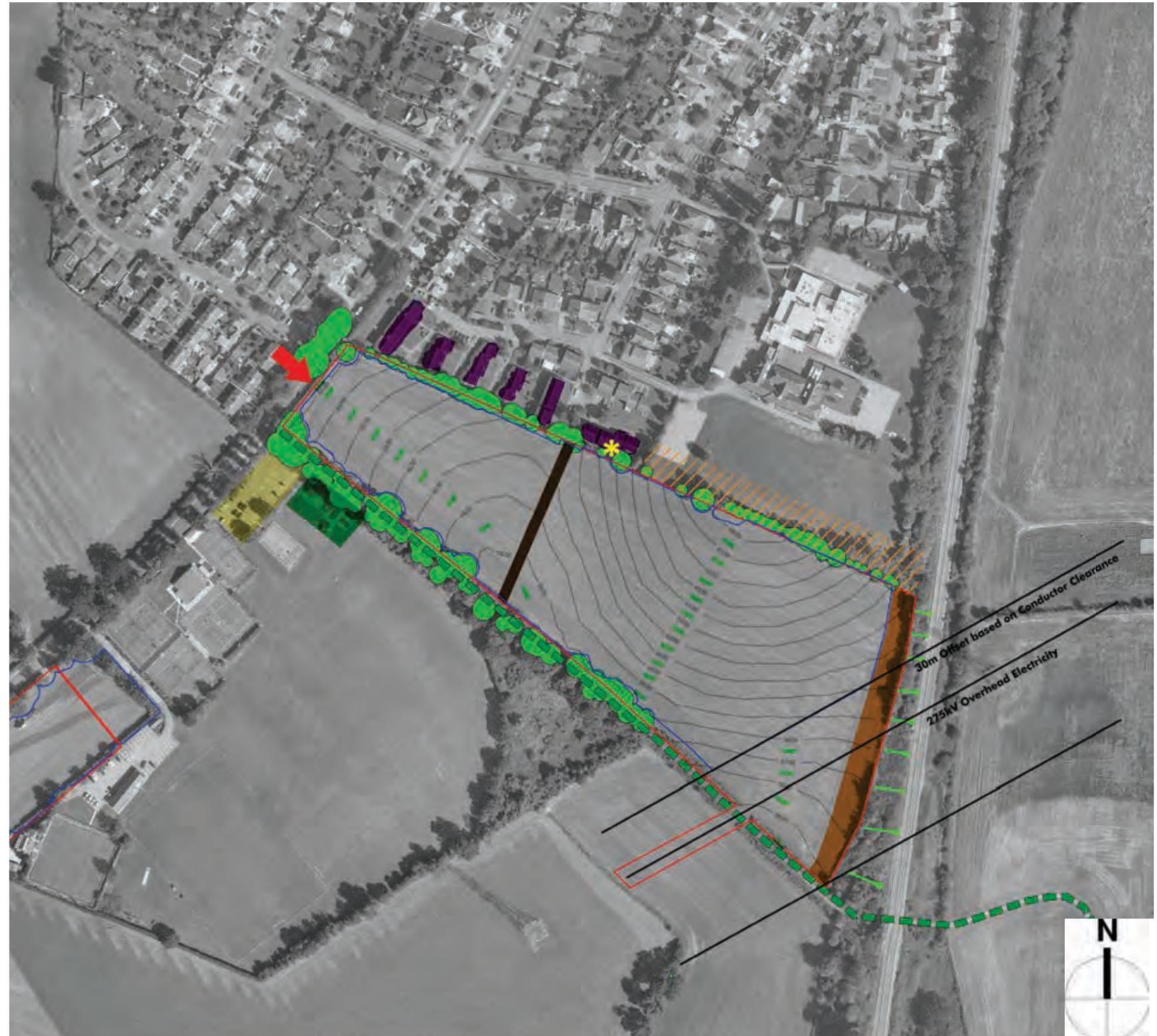


SECTION A-A THROUGH SITE

Physical constraints that have an impact on the site include:

- Limited frontage to main road
- Sensitive neighbour with Cuffley Primary School
- One residential neighbouring building to north with some overlooking – privacy must be protected
- Gradients across site
- Overhead power lines restrict developable area
- Noise source generated by railway line
- Public footpath aligning southern boundary
- Trees along southern boundary

-  Site Boundary
-  Developable Boundary
-  Existing HV Overhead Electric Cables
-  Existing Public Footpath
-  25m Noise Buffer
-  Adjacent residential dwellings
-  Children's Playground
-  Car Park
-  Foul Sewer
-  Contour Lines
-  Existing Trees
-  Existing Bank
-  Overlooking from neighbouring building
-  Sensitive Boundary
-  Site Access



Potential opportunities that could influence the layout of new development on the site include:

- Opportunity to create southern gateway to Cuffley
- Improve local connections to community facilities to south
- Enhance public footpath with increased permeability into site and the wider countryside
- Potential for good views towards the south and south-east
- Opportunity to introduce green buffer planting to screen new development
- Constraints on south-east corner create opportunity for large area of open space
- Gradient of land creates potential for south facing dwellings
- Better access to the Primary School
- Wider links to the Countryside
- Opportunity to align the development with front walls of neighbouring buildings
- Potential to enhance sports facilities by use of field adjacent to football pavilion.



An architectural rendering of a residential development. The scene shows a cluster of houses with brown roofs and light-colored walls, interspersed with numerous green trees. The perspective is from an elevated angle, looking down at the buildings and streets. The overall style is a clean, illustrative architectural drawing.

NORTH EAST KGV

4.0

DESIGN EVOLUTION

Key design principles that could inform the concept for a development layout were as follows:

- **Placemaking** – designed to promote a sense of arrival, not just to the development but also to Cuffley, and also key spaces within the development.
- **Permeability** – providing safe and well overlooked routes across the site. Introduction of north-south green corridor connecting South Drive and King George V playing fields.
- **Legibility** – Clear understanding of movement around the site, with emphasis on key routes and focal buildings to enhance way finding.
- **Landscaping** - a sensitive development on a rural edge that responds to the setting and ensures open space and landscaping are key.



The landscape framework plan sets out an overall concept for establishment of a green infrastructure to the landscape led masterplan at Northaw Road, Cuffley.

Key to the framework are the proposed East-West and North-South green links that not only allow for effective and safe circulation within the Site but also for good connectivity to the existing movement routes, including the definitive rights of way that immediately border the Site. Movement routes within the proposed development effectively connect areas of public open space, of which there are four:

1. A small overlooked green at the Site entrance, providing an attractive arrival point to the Site;
2. A north-south green corridor, opening out in places to accommodate extensive shrub and tree planting, a green and a SUDS basin;
3. A central pocket park overlooked by dwellings on all sides. This would be relatively formal in character and incorporate large canopied arcs of trees;
4. A large area of informal open space to the lower lying ground at the south east corner of the Site. This would incorporate a high degree of native planting, a SUDS basin and informal paths linking to the footpaths that run into the wider rural landscape. It would include a matrix of habitat types and provide a substantial area of open space for play and leisurely recreation.

Different character areas would be established across the Site, adding interest and variety to the setting of buildings and aiding with legibility throughout the Site. For example the main access into the Site and the central pocket park would have more formal character. The former would have a single species of avenue tree set into grass verges, providing a strong and bold design and highlighting the

route as a key movement route. The pocket park would include a limited number of tree species set out on regular formal arcs. The layout would have a degree of symmetry and be bordered by larger scale buildings, incorporating apartments. Looser, more naturalistic flowing design would be seen within the open spaces incorporating SUDS basins. Here a higher proportion of native species would be planted and new habitats created to compliment and buffer existing habitat and wildlife features.

Key to the proposals is the retention and protection of existing landscape assets, such as the existing trees and hedgerows to the Site boundary. Incorporation of additional open space and planting would assist in buffering and reinforcing these corridors.

In development of the framework plan careful consideration has been given to the location of open space and screen planting. For example arcs of planting have been proposed on the rising ground to the centre north of the Site. These arcs would create layers of screen planting that would filter views to development from the landscape to the south and east. Substantial new planting has been proposed for the south east corner of the Site and to the eastern boundary, again to enhance screening of the development.



KEY

-  Red Line Boundary
-  Proposed Development (See Plan 2051.16/10A)
-  Indicative new planting along northern edge of Northhaw Brook (Tree and scrub planting)
-  Existing Definitive Rights of Way (Including Hertfordshire Way and Chain Walk)
-  Proposed permissive paths

Local knowledge will produce better informed decisions, whilst giving such decisions greater legitimacy by embedding them in the community. Understanding what a community needs and taking on board any concerns they may have, will ultimately help provide a well planned and appropriately thought out proposal.

The consultation process undertaken has included engagement in the Neighbourhood Plan process, stakeholder meetings, design workshops, site tours, feedback events, public exhibitions and individual meetings. The events were well attended by the local community.

Overall the response to the proposals has been positive. The proposals on display at the initial two day Masterplan Exhibition in May received a good level of support and a significant majority of the respondents feedback believed that land to the North East of KGV was an appropriate location for new homes.

At the final Exhibition in June, the Project Team displayed a revised version of the Masterplan reflecting the feedback received to date. We received 81 comments cards from this exhibition and the 3 main subjects raised were traffic, schools and infrastructure. 13 of the respondents expressly stated that they 'support', 'have no issue with', do 'not object' or thought it was 'reasonable' or 'preferable'.

The feedback received demonstrates those who engaged with us are supportive of the proposals for the development. Local stakeholders and residents have been actively engaged in the development of the masterplan for the site,

and their opinions and views have shaped the final planning application.

We have successfully engaged with a wide range of local stakeholders including, local sports clubs, faith groups, school Governors, local residents, Councillors and businesses. The number of events held, along with the project website, freephone and email has ensured that there was considerable opportunities available for those who wished to engage in the consultation process.

The consultation process undertaken has met and surpassed the aspirations of the Localism Act, the NPPF and WHBC's own Statement of Community Involvement with regards to ensuring the local community plays a key role in the creation of new development proposals which will impact on the communities in which they live.

Further detail on the Community Engagement undertaken is set out within the Statement of Community Involvement which forms part of the Submitted Planning Application.



Welcome

Thank you for taking the time to visit our first Public Exhibition.
The purpose of today's display is to share our initial proposals for a high quality residential development on land to the North East of the King George V Playing Fields, and for you to ask us any questions you may have and to comment on our plans.

Your feedback is appreciated and will help influence our plans for the development as they evolve. We will be returning to Cuffley Hall for another public exhibition on June 10th from 1pm to 4pm.

WHO WE ARE
Lands Improvement specialise in the planning, promotion and delivery of development projects throughout the UK. Lands Improvement's focus is on delivering well designed, community led, sustainable development that creates pleasant living environments that are valued by both new and existing residents.

Lands Improvement is supported by a team of experts who are on hand today to answer your questions.

Opportunities

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 Northway Road East, together act as strong boundaries that help to visually enclose the site.

The mature hedge and trees along the Hermitshire Way footpath provide a robust southern edge for 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 bus stops are also on the site's boundary.

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 Playing Fields 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

- To create a western gateway to Cuffley
- Improve connections to facilities in KGV
- Enhance the Hermitshire Way footpath
- Potential for south-facing plots
- Opportunity for large areas of open space in south west corner
- Good access to the village and local amenities

Housing Need

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

WELWYN HATFIELD
Local Plan has identified that 12,500 new homes are needed in the Borough between 2015-2031 in order to meet the needs of future generations.

In order to meet this need, the Council's Housing and Local Plan identifies the need to plan for a 'sustainable' site for the development of 100 new homes, including a range of house types, sizes and tenures.

Lands Improvement are pleased to be part of the local authority's efforts to meet the need for new homes.

Neighbourhood Plan
New Parish Council are producing a Neighbourhood Plan to provide a future vision for Cuffley.

Lands Improvement are engaging with your local Neighbourhood Plan team who are producing a 'development lens' for the site that will show how the site fits into the wider and Cuffley Neighbourhood Plan.

We are committed to working positively and proactively throughout this process with the local community.

Design Workshops

On the 18th and 19th March Lands Improvement hosted two design workshops and the day was 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 are individual plots
- A mix of houses
- Brickwork and ground floor apartments
- Wide roads and buildings set back with driveways and garages
- Low density housing
- Development which supports the character of Cuffley
- Strong local open character
- Improvements to KGV facilities

Masterplan Evolution
Following on from the feedback shared from the initial design workshop and the analysis of the site's opportunities and constraints, the layout for the site has evolved to become:

We would welcome your comments on the draft masterplan

Landscape

Landscape is particularly important consideration in this location.

1. Boundary Treatment
Structural planting will help to integrate the proposals with the wider landscape. Hedges and low trees will be installed along the northern boundary to enhance screening and help protect the gateway of existing residents.

2. Gateway Avenue
A strong avenue of trees with good even form is proposed along the access.

3. Central 'Pocket' Park
A more local open space is proposed in the middle half of the site that will be overlooked by dwellings.

4. North South Green Corridor
This green corridor will open out in places to accommodate extensive shrub and tree planting, a drainage pond and informal paths linking to the Hermitshire Way and wider area at bridgeage.

5. Public Park
A large area of informal open space will be situated in the south west corner of the site. This would incorporate a high degree of mature planting, a drainage pond and informal paths linking to the Hermitshire Way and wider area at bridgeage. It would include various habitats and provide a substantial area of open space for play and leisure activities.

Illustrative Masterplan

The draft masterplan illustrates the proposed development layout, including the location of the site, the layout of the roads, the location of the playing fields, and the location of the public park.

The design and layout of the central residential area has been designed to be sustainable and to provide a high quality living environment.

The draft masterplan illustrates the proposed development layout, including the location of the site, the layout of the roads, the location of the playing fields, and the location of the public park.

Affordable Housing 30% of the new homes will be affordable housing.

Boundary Treatment Hedges and low trees will be installed along the northern boundary to enhance screening and help protect the gateway of existing residents.

Public Park A large area of informal open space will be situated in the south west corner of the site. This would incorporate a high degree of mature planting, a drainage pond and informal paths linking to the Hermitshire Way and wider area at bridgeage. It would include various habitats and provide a substantial area of open space for play and leisure activities.

Access & Movement

The site is in a sustainable location and is ideally located to promote walking and cycling.

The village and services on Station Road are a 2-3 minutes walk from the centre of the site. Cuffley train station is a 10-12 minutes walk from the centre of the site.

Bus stops are also located on both sides of Northway Road East and are within 2-4 minutes walk from the centre of the site.

All the sport and leisure facilities on the KGV Playing Fields, as well as Cuffley Primary School and the Hermitshire Way footpath, are adjacent to the site and will be easily accessible.

Local Services - (i) will make appropriate financial contributions towards local facilities and services. This contribution will be made to the access of Cuffley village.

Show and Improved Footpaths - (i) will work to provide a network of new improved paths around the site of the KGV Playing Fields. Improvements will also be made to the Hermitshire Way. The possibility of a foot path, or an all weather path, around the edge of KGV is also being considered.

Relocation - (i) are working with Hermitshire County Council to ensure there are enough school places for children from this development.

Junction and Station Road Improvements - (i) will help deliver ways to improve traffic flows, this might include changes to either the Station Road junction, Cattlegate Junction and Station Road itself.

Affordable Housing - 30% of the new homes will be affordable dwellings in line with the Borough Council's requirements.

We are interested to hear your views.

Community Benefits

You can help shape our contributions to the local community. We want to hear your views.

Lands Improvement are currently exploring the following with local stakeholders and the Parish Council:

Improving KGV Facilities - Lands Improvement (Li) are looking to make a financial contribution to improve the existing facilities. Our ongoing discussions with the club have identified a number of possible improvements including, amongst others: more sports pitches, better range of playing surfaces, improvements to the access arrangements, individual clubhouses and the existing play ground.

Extending KGV Playing Fields - (i) are looking to provide 1.6 acres of land at their existing site to the site at additional recreational land, using pressure on existing pitches.

Local Services - (i) will make appropriate financial contributions towards local facilities and services. This contribution will be made to the access of Cuffley village.

Next Steps

Thank you for attending today's event

We hope you have found the day informative, we will be reflecting on your comments and drawing up more detailed plans for the site.

We are keen to continue to engage with the local community on our plans. Lands Improvement would like to invite you to join them at a second public exhibition on:

18th June from 1pm until 4pm at Cuffley Hall

We are committed to working with the local community to deliver a high quality scheme.

Next Steps

1. Public Exhibition
2. Consultation Feedback
3. Scheme Refinement
4. Submission of planning application
5. Council led Consultation
6. Decision

WE WANT TO HEAR YOUR VIEWS
Please take the time to fill in a feedback form and post it in the postbox provided, or send it back here using the following contact details.

RSK-HSU-KGAR
North East KGV Consultation
29 New Bond Street
London
W11 2EL

www.northeastkgv.co.uk 0800 233 1794 (toll-free) consultation@northeastkgv.co.uk



- Development blocks proposed of a size to reflect the existing built form in this area. Existing movement patterns respected and enhanced to allow for a continuous and safe use of the playing fields south of the site.
- The development layout reflects the setting of the school building by recessing behind a landscaped area, with existing trees and hedgerows retained and enhanced wherever possible and appropriate.
- Pre-application comments were received from Welwyn Hatfield Council on this layout which raised concerns regarding the scattered pattern of development, and reliance on rear parking courts.
- Suggestions made for perimeter blocks with active frontage and a simplified circulation route.
- Small square adjacent to South Drive should be enhanced to provide an appropriate gateway into the site and usable public space.
- Retention of perimeter trees and planting applauded, together with the provision of public open space and pedestrians links.

- A revised layout for the site seeks to address comments from the Council on the previous layout.
- In particular striving to achieve a more legible layout that adequately responded to the local settlement pattern.
- Built pattern proposed to western half relating to existing buildings and street pattern directly to the north.
- Focal buildings around the site entrance and at key locations in the site assist wayfinding and routes through the site.
- Open space to the north adjacent to South Drive is strengthened and increased in size from the previous layout.
- A positive outlook onto the public open space and public footpath along the south.
- Important routes through the site between the existing residential neighbourhood and the playing fields and sports facilities to the south have been strengthened.



LAYOUT 3

- Key aims of the latest layout was to ensure the layout addressed and effectively negotiated the challenging ground levels across the site.
- Central spine road proposed into heart of the development which then allows movement towards the high or low point of the eastern half of the site.
- Ensures regulations and guidelines regarding maximum road and footpath gradients are met.
- Link through eastern half of the site down to the public open space revised to pedestrian route only with stepped access.
- Road links traverse the development parcel to form a loop with roads at high and low levels.
- Parking courts for flat blocks located away from main streets but well overlooked from the blocks they serve.



LAYOUT 4

- Design of central junction altered to reduce formality and enhance green link crossing from north to south
- Layout of apartment block facing Northaw Road East revised to acknowledge corner better and to reduce mass of block
- Distribution of housing along spine road revised to ensure end units have capacity for frontage on flank walls overlooking approach to site
- Road hierarchy enforced by implementation of shared surface areas where layout allows
- Parking courts serving apartment blocks D & E removed and replaced with street parking to reduce dominance over central open space

