

APPENDIX A - List of Stakeholders invited to Design Workshops and Site Tours

Stakeholder	Name	Address	Postcode	Email
County Councillor (Mark Mills Bishop)	Clr Mark Mills Bishop	23 Spicersfield,Flamstead End, Cheshunt, Hertfordshire	EN7 6BQ	mark.mills-bishop@hertfordshire.gov.uk
WHBC Ward Councillors Prest	Clr Adrian Prest	Woodcroft, 14b Northaw Road West, Northaw, Potters Bar, Herts,	EN6 4NR	adrian.prest@welhat.gov.uk
WHBC Ward Councillors Michaelides	Clr George Michaelides	19 Great North Road, Brookmans Park, Hatfield, Herts,	AL9 6LB	george.michaelides@welhat.gov.uk
WHBC Ward Councillors Nicholls	Clr John Nicholls	25 Starling Lane, Cuffley, Potters Bar, Herts,	EN6 4JX	john.nicholls@welhat.gov.uk
Parish Council	Adrian Prest	See Above	See above	adrian.prest@welhat.gov.uk
Parish Council	Peter Dace	7 Maynard Place, Cuffley, Herts	EN6 4JA	peterdace@yahoo.co.uk
Parish Council	Christine Burrows	7 Maynard Place, Cuffley, Herts	EN6 4JA	christine@scangb.co.uk
Parish Council	Brent Cheetam	7 Maynard Place, Cuffley, Herts	EN6 4JA	northawcuffleyclerk@btconnect.com
Parish Council	Eric Wilcox	7 Maynard Place, Cuffley, Herts	EN6 4JA	ecwilcox@tiscali.co.uk
Parish Council	Mike Clark	7 Maynard Place, Cuffley, Herts	EN6 4JA	northawcuffleyclerk@btconnect.com
Parish Council	Jane Brook	7 Maynard Place, Cuffley, Herts	EN6 4JA	northawcuffleyclerk@btconnect.com
Parish Council	Bob Stubbs	7 Maynard Place, Cuffley, Herts	EN6 4JA	bob@scangb.co.uk
Parish Clerk	Jason Grocock	7 Maynard Place, Cuffley, Herts	EN6 4JA	northawcuffleyclerk@btconnect.com
VC Wackett & Son	Mr Wackett	40 Station Road, Cuffley, Potters Bar, Hertfordshire,	EN6 4HE	
Travis Perkins	Greg Santer	Travis Perkins Trading Co, Ltd Sopers Road, Cuffley, Herts	EN6 4RY	
Cuffley Motors	Jamie Rowe	71 Station Rd, Cuffley, Hertfordshire	EN6 4HZ	
Ripleys Estate Agents	John Ripley	24 Station Road, Cuffley, Potters Bar, Hertfordshire,	EN6 4HT	cuffley@johnripley.co.uk
Cuffley Football Club (senior, junior and youths)	Kevin Borley	Cuffley Football Club, King George 5th Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	kevinborley@btconnect.com
Cuffley Football club	Simon Phillips	Cuffley Football Club, King George 5th Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	simon.phillips@lawrenceblunt.com
Cuffley Football Club	Leo Cusenza	Cuffley Football Club, King George 5th Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	leocusenza1@gmail.com
Cuffley Football Club	Richard Marks	Cuffley Football Club, King George 5th Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	
Cuffley Football Club	Tony Radley	Cuffley Football Club, King George 5th Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	
Cuffley Football Club	John Burgess	Cuffley Football Club, King George 5th Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	
Northaw and Cuffley Bowling Club	Vic Boyle	King George V Playing Field, Northaw Rd Estate, Cuffley, Herts	EN6 4RD	viboyle473@btinternet.com
Northaw and Cuffley Bowling Club	Joan Fryett	King George V Playing Field, Northaw Rd Estate, Cuffley, Herts	EN6 4RD	accounts@joanfryett.co.uk
Northaw and Cuffley Bowling Club	Jean Munt	King George V Playing Field, Northaw Rd Estate, Cuffley, Herts	EN6 4RD	jean.munt@icloud.com
Northaw and Cuffley Bowling Club	Ray	King George V Playing Field, Northaw Rd Estate, Cuffley, Herts		
Northaw and Cuffley Tennis Club	Ken Munday	Northaw and Cuffley Lawn Tennis Club, Pavillions and Grounds, George V Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	
Northaw and Cuffley Tennis Club	Louise Ward	Northaw and Cuffley Lawn Tennis Club, Pavillions and Grounds, George V Playing Fields, Northaw Road East, Cuffley,	EN6 4RD	louise.ward5@btinternet.com
Cuffley Hall	Marie Linnane	The Manager, Cuffley Hall, Maynard Place, Cuffley, Hertfordshire	EN6 4JA	info@cuffleyhall.co.uk
Cuffley Scouts	Maureen Ward	Scouts Headquarters, Church Close, Cuffley		alan.ward123@btinternet.com
Cuffley Friends of Cancer UK	Vicki Adkins	34 Homewood Avenue, Cuffley,	EN6 4QR	
SCANGB	Barry Knichel			barry@scangb.co.uk
SCANGB	Mike Clark			mike@scangb.co.uk
SCANGB	Andrea Allgood			andrea@scangb.co.uk
SCANGB	Bob Stubbs			bob@scangb.co.uk
SCANGB	Christine Burrows			christine@scangb.co.uk
SCANGB	Martin Jewells			martin@scangb.co.uk
SCANGB	Peter Dace			peterdace@yahoo.co.uk
SCANGB	Adrian Prest			apemaep@gmail.com
SCANGB	Eric Wilcox			ecwilcox@tiscali.co.uk
Northaw and Cuffley Residents Association	Andrea Allgood	Cuffley Hall		andrea.allgood@ncragb.uk
Northaw and Cuffley Residents Association	Lister Newcombe	Cuffley Hall		lister.newcombe@ncragb.uk
Northaw and Cuffley Residents Association	Diane Draper	Cuffley Hall		diane.draper@ncragb.uk
Northaw and Cuffley Residents Association	Patsy Fitch	Cuffley Hall		patsy.fitch@ncragb.uk
Northaw and Cuffley Residents Association	Michael Green	Cuffley Hall		michael.green@ncragb.uk
Northaw and Cuffley Residents Association	Trevor Scammell	Cuffley Hall		trevor.scammell@ncragb.uk
Northaw and Cuffley Residents Association	Fred Allgood	Cuffley Hall		fred.allgood@ncragb.uk
Northaw and Cuffley Residents Association	Anna Sharkey	Cuffley Hall		anna.sharkey@ncragb.uk
Northaw and Cuffley Residents Association	Jade Swift			jadeswift1000@hotmail.com
Northaw and Cuffley Residents Association	Audrey Skitt			john.aud@btinternet.com
Northaw and Cuffley Residents Association	John Miner			johnandbobbier@googlemail.com
Northaw and Cuffley Residents Association	Dave Akers			mail@dave-akers.com
Northaw and Cuffley Residents Association	John Constantinou			John.Constantinou@uk.tesco.com
Northaw and Cuffley Residents Association	Tony Bedford			anthony.bedford@mypostoffice.co.uk
Northaw and Cuffley Residents Association	Tony Chappell			tonygcchappell@btinternet.com
Northaw and Cuffley Residents Association	Wendy Keeling Taylor			wendy.keeling@ntlworld.com
Northaw and Cuffley Residents Association	Terry Nicholls			margaret.nicholls1@ntlworld.com
Northaw and Cuffley Residents Association	Ron Humphreys			ronald@brhumphreys.plus.com
Northaw and Cuffley Residents Association	Ray Doyne			raymond.doyne@sky.com
Northaw and Cuffley Residents Association	Roy Blunden			roy.blunden53@gmail.com
Friends of Northaw Great Wood	Eric Wilcox	Meetings held at woods		eric@scangb.co.uk
Cuffley Primary School	Wendy Heyes	Head Teacher, Cuffley School, Theobalds Road, Cuffley, Herts,	EN6 4HN	head@cuff.herts.sch.uk
Cuffley Primary School	Charlott Jeffrey	Head Teacher, Cuffley School, Theobalds Road, Cuffley, Herts,	EN6 4HN	head@cuff.herts.sch.uk

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Cuffley Primary School	Chairman of Govs.	Head Teacher, Cuffley School, Theobalds Road, Cuffley, Herts,	EN6 4HN	head@cuff.herts.sch.uk
Cuffley Pre-school Play Group	Linda Lacey	Cuffley Pre-school, KGV Fields, Northaw Road East, Cuffley	EN6 4RD	linlacey@hotmail.com
Northaw Church of England School	Mrs Alis Rocca	Vineyards Rd, Northaw, Potters Bar	EN6 4PB	admin@northaw.herts.sch.uk
St Andrews Church & St Thomas Church	Revd Rachel Phillips	The Church Office, St Andrew's Church, Plough Hill, Cuffley, Hertfordshire	EN6 4DR	
Life Church Cuffley	Philip Coffin	Life Church Cuffley, King James Avenue, Cuffley, Hertfordshire	EN6 4LN	debbie@lifechurch.uk.com
St Martin De Porres Catholic Church		St Martin De Porres Catholic Church, 4 Church Close, Cuffley, Potters Bar	EN6 4LS	
Cuffley Surgery	Dr Pauline Taylor	Cuffley Village Surgery, Maynard Place, Cuffley,	EN6 4JA	
Village Dental Practice	Shekha Bhuvu	38 Station Road, Cuffley, Hertfordshire,	EN6 4HE	mail@villagedentalpractice.com
Police		Potters Bar Police Station, The Causeway, Potters Bar,	EN6 5HW	
Local Historian	Brian Warren	6 Church Close, Cuffley,	EN6 4LS	
Local Planning Expert Volunteer	Martin Jewell	6 Farm Close, Cuffley, Herts, EN6 4RQ		martinjewell@btinternet.com
Green Fields Representatives	Pat Wilson	29A Green Fields, South Drive, Cuffley	EN6 4HW	

Total 81

5th March 2015

Dear Resident,

**Land to the North East of KGV Playing Fields, Cuffley –
Invitation to attend a Community Design Workshop**

Lands Improvement is a long established strategic land and development company that manages a portfolio of sites across the UK, with a focus on developing high quality community-led residential developments that meet local needs and aspirations.

You may be aware that your Parish Council are working on producing a Neighbourhood Plan to promote a future vision for Cuffley. Welwyn Hatfield Borough Council are also currently in the consultation stage of their Local Plan. As part of this process, land to the North East of the KGV playing fields in Cuffley has been identified as a '*more favourable*' location for new homes.

To help us fully understand the aspirations and priorities for your community, we would like to take this opportunity to invite you, as an important local stakeholder, to one of the Community Design Workshops we will be hosting on either the 18th or 19th March at Cuffley Hall, Maynard Place, Cuffley, EN6 4JA. This is the start of our consultation with you and it will continue throughout spring and help us better understand your community.

The two Workshop days on Wednesday 18th and Thursday 19th March will be identical allowing you the opportunity to select the session that is most convenient for you. The topics covered at each Workshop include: The Character of Cuffley; constraints & opportunities; access & movement and leisure provision & community benefits. We are keen to start promptly on both days so we would be grateful if you could aim to arrive a few minutes before the event starts.

We will be able to accommodate up to 25 people at each session and **we would be grateful if you could reply to us indicating which session you would like to attend by returning the reply card via freepost or emailing us at consultation@NorthEastKGV.com or via free phone 0800 232 1794.**

We very much hope you will be able to join us at one of the sessions above and we look forward to hearing from you. In the meantime, please do not hesitate to get in touch if we can provide any further information.

Yours sincerely,

Kate Turner
Project Manager

Enclosed: Site Plan, Reply Card & Freepost Envelope

Wednesday 18 th March	Thursday 19 th March
<p>"Site Tour A" 4:30pm- 5:30pm Location: KGV Car Park Attendance: Please Register</p>	<p>"Site Tour B" 2:30pm- 3:30pm Location: KGV Car Park Attendance: Please Register</p>
<p>"Workshop A" 6:00pm – 8:00pm Location: Cuffley Hall Attendance: Please Register</p> <p>Topics in this session -The Character of Cuffley -Constraints & Opportunities - Access & Movement - Open space & leisure provision</p>	<p>"Workshop B" 4:00pm – 6:00pm Location: Cuffley Hall Attendance: Please Register</p> <p>Topics in this session -The Character of Cuffley -Constraints & Opportunities - Access & Movement - Open space & leisure provision</p>

RSVP:

Free phone: 0800 232 1794

Email: consultation@NorthEastKGV.com

Notes

1. Refreshments will be available at all events.
2. If transport is required, please contact us and we will try our best to provide this.

Lands Improvement Holdings Limited

Registered office: 4th Floor, 10 Lower Grosvenor Place, London SW1W 0EN, United Kingdom

Registered in England & Wales No. 1257600. VAT Registration No. 242 6749 50

APPENDIX C - Documents from Design Workshops

Group A = Nechenden

Topic 1: The Character of Cuffley & Local Ser

NORTH EAST KGV

Discussion Notes

CUFFLEY CHARACTER

- DETACHED
- SPACE AROUND BUILDINGS.
- EXTENSION OF BUNGALOWS TO 'EXTENTS'

OPPORTUNITY

1930's / MODERN BUILDINGS?

COTTAGE STYLE

- NORMAL WINDOWS.

DIVERSE RANGE OF STYLES OF ARCHITECTURE

Local Charcter

CHARACTER

- OPPORTUNITY TO REPLACE 'LOST' CHARACTER.

Architectural Style In the

HOME WOOD

BROOKSIDE CRESCENT

→ GREEN

South Drive

Colesdale

Northaw Road East

Locally Vernacular

Plough Hill

Hill Rise

Tolmers Road

Tolmers Avenue

OVERDEVELOPMENT OF PLOTS.

→ SHORTAGE OF SMALL HOUSING.

Topic 1: The Character of Cuffley

Topic 1: The Character of Cuffley

Cuffley - Wider Settlement

FOOTPATH CONNECTIVITY
HOME WOOD
- NORTHAM
GREAT WOOD

LEISURE -
KGV - GOOD FACILITIES
WALKING ROUTES.

- TRAINS TOO FULL
- FROM HERTFORD
- COMMUTERS P.

TRAFFIC:

- TESCO
- TALKING
- TRAFFIC SPEED




TEJCO

- PARKING PROBLEM
- UNATTRACTIVE NEW BUILDING.

LOCAL SERVICES
SUPPORT FOR INDEPENDENT
STORES.

KGV
STORY
FACILITIES.

KEY

-  Site boundary
-  Public Right Of Way
-  Potential additional footpath links

Group 14 - Wednesday
Topic 2: Site Constraints & Opportunities

Opportunities Plan

NORTH
EAST KGV

SUSTAINABILITY

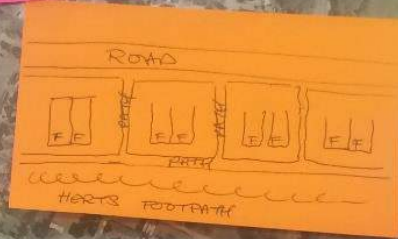
- Roof Orientation
- North Facing

BUILDING HEIGHTS

- Size of Flats?
- 2 story + Mansard?
- How does it look?

Impact of Lost View

ADJACENT RESIDENTS



ENSURE HOUSE HAVE GOOD AMOUNT OF GARDEN

INTEGRATION OF BUILDINGS

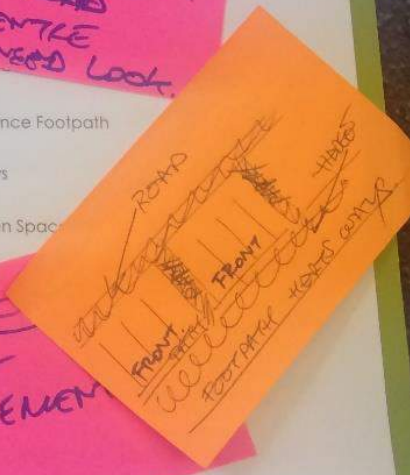
COMMUNITY FACILITY FOR GROWING FOOD? IN OPEN SPACE.

EXISTING FLATS ARE USED.
- STATION ROAD
TUBO CENTRE
→ CHANGED LOOK

REINFORCEMENT OF MEDITERRANEAN TO SOUTH EAST CORNER.

SECURITY OF BOUNDARIES WITH RAILWAY

CONSTRUCT IMPACT - MANAGEMENT

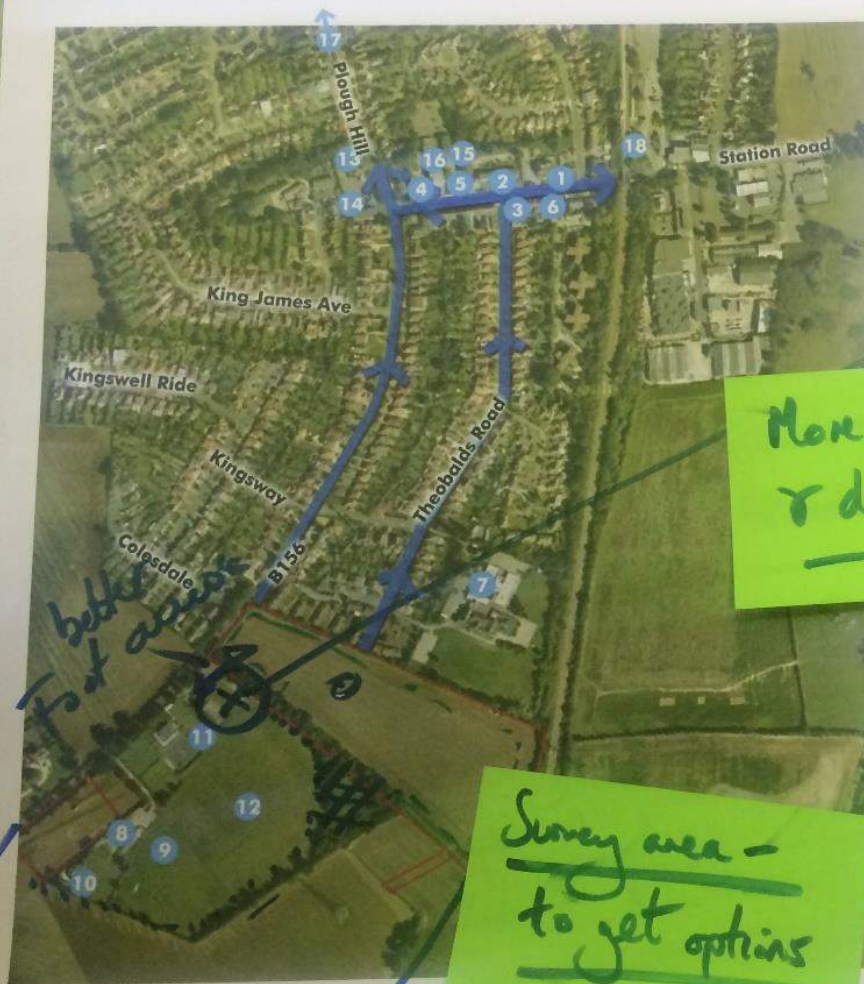


Group A - Wednesday

Topic 4: Leisure Provision & Community Benefits

NORTH
EAST KGV

Facilities Plan



Improve existing Play Area

More bins
& dog bins!

larger loops
around whole of
our site.

All weather
track
around outside
KGV.

Survey area -
to get options

	Type	Distance
	Convenience Store	
	Market	
	Office	
	SCHOOL	
	8. Nursery	Cuffley Pre School 0.1
Sports	9. Football	Cuffley Football Club 0.1
Open		Cuffley Bowls Club 0.1
		Cuffley Tennis Club 0.1
		Playing Fields 0.1
Place		Church 0.7
		0.7
Community		Library 0.6
		Age Hall 0.6
		0.6
Connectivity	18. Train Station	Cuffley Train Station 0.8

Topic 4: Leisure Provision & Community Benefits

NORTH
EAST KGV

Examples Include:

Discussion Notes

Discussion Notes

Affordable? - Yes -
No starter homes ✓



Group D - Wednesday

Topic 1: The Character of Cuffley & Local Services

NORTH
EAST KGV

Local Character



Architectural Style In the Locality



South Drive



Colesdale



Northaw Road East



Theobald's Road

Locally Vernacular



Plough Hill



Hill Rise



Tolmers Road



Tolmers Avenue

Discussion Notes

Group D. Wednesday

Topic 2: Site Constraints & Opportunities

Constraints Plan



NORTH EAST KGV

Discussion Notes















Screening at construction as well.

Access through Site to School

Set down space for school
↳ Allwate parking



KEY

	Site boundary
	Existing trees and woodland
	Existing hedgerows and scrub
	MUGA
	Floodlit tennis courts
	Ditch/Stream
	Dry ditch
	Arable
	Recreation/ Open space
	Footpaths
	Settlement
	Pylons
	Views into site
	Fencing

Group D - Waddington

Topic 3: Access & Movement

Wider Road Network



NORTH
EAST KGV

Amount of
posting for
discussing?

Group D - Wednesday

Topic 4: Leisure Provision & Benefits

NORTH
EAST KGV

Discussion Notes

Discussion Notes

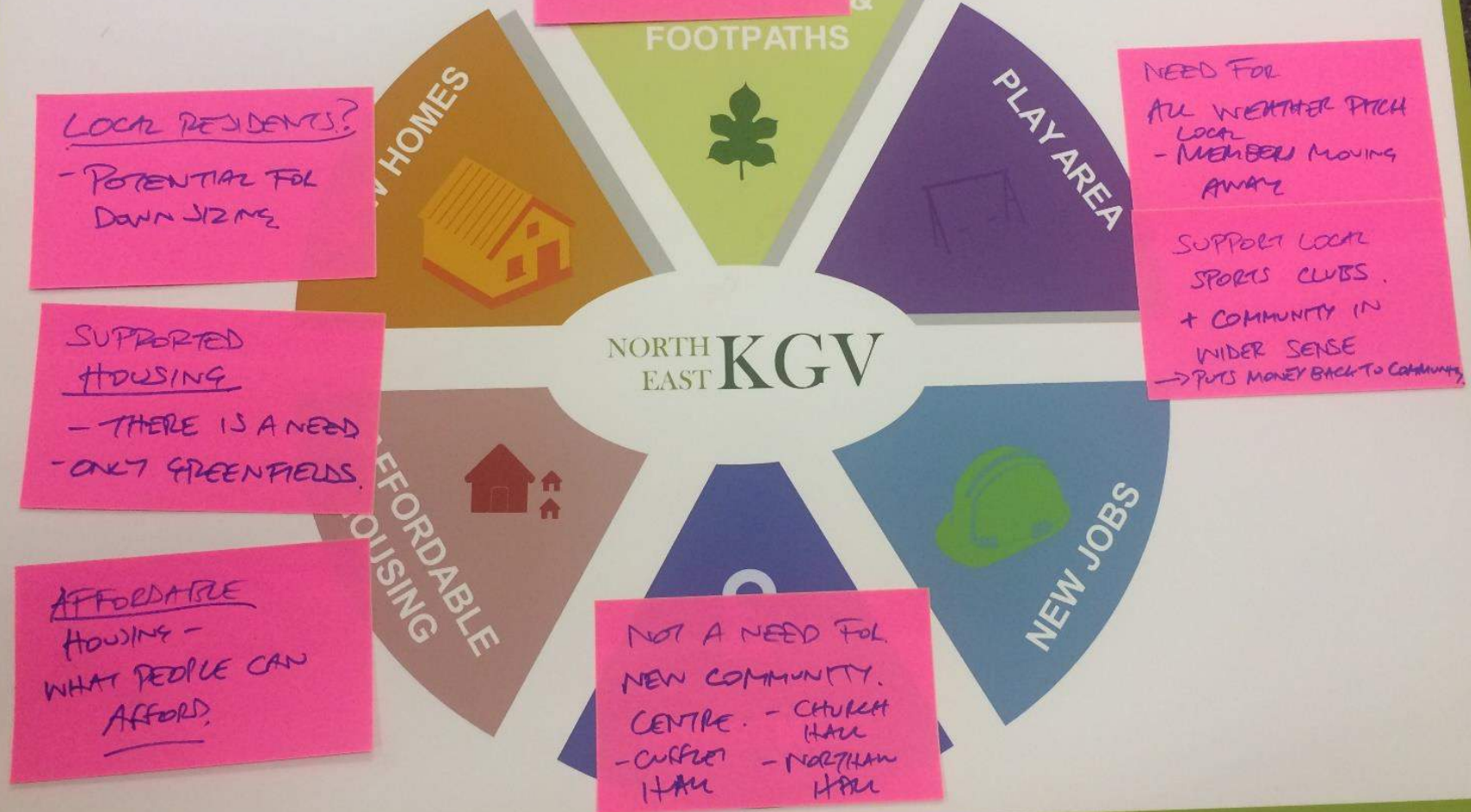


Table A- Thursday Topic 1, Topic 1: The Character of Cuffley & Local Services

NORTH
EAST KGV

Cuffley - Wider Settlement

Railway problem
- tips gone up
despite population
staying same.

Library
only temporary basis and
staffed by volunteers.

Discussion Notes

generally good road
parking

General
Density
needs to be
maintained

Go's architecture is
not good for Cuffley eg.
Cuffley Hall.

GP surgery
* Building
+ disabled
access.
304 & 305

- Tendency for under
occupation!
- It is still village / but not
far from a town.

Is it visually going
to be appealing?

Roads wide +
building lines set
back.

Cuffley is
an aspirational
place to
live.

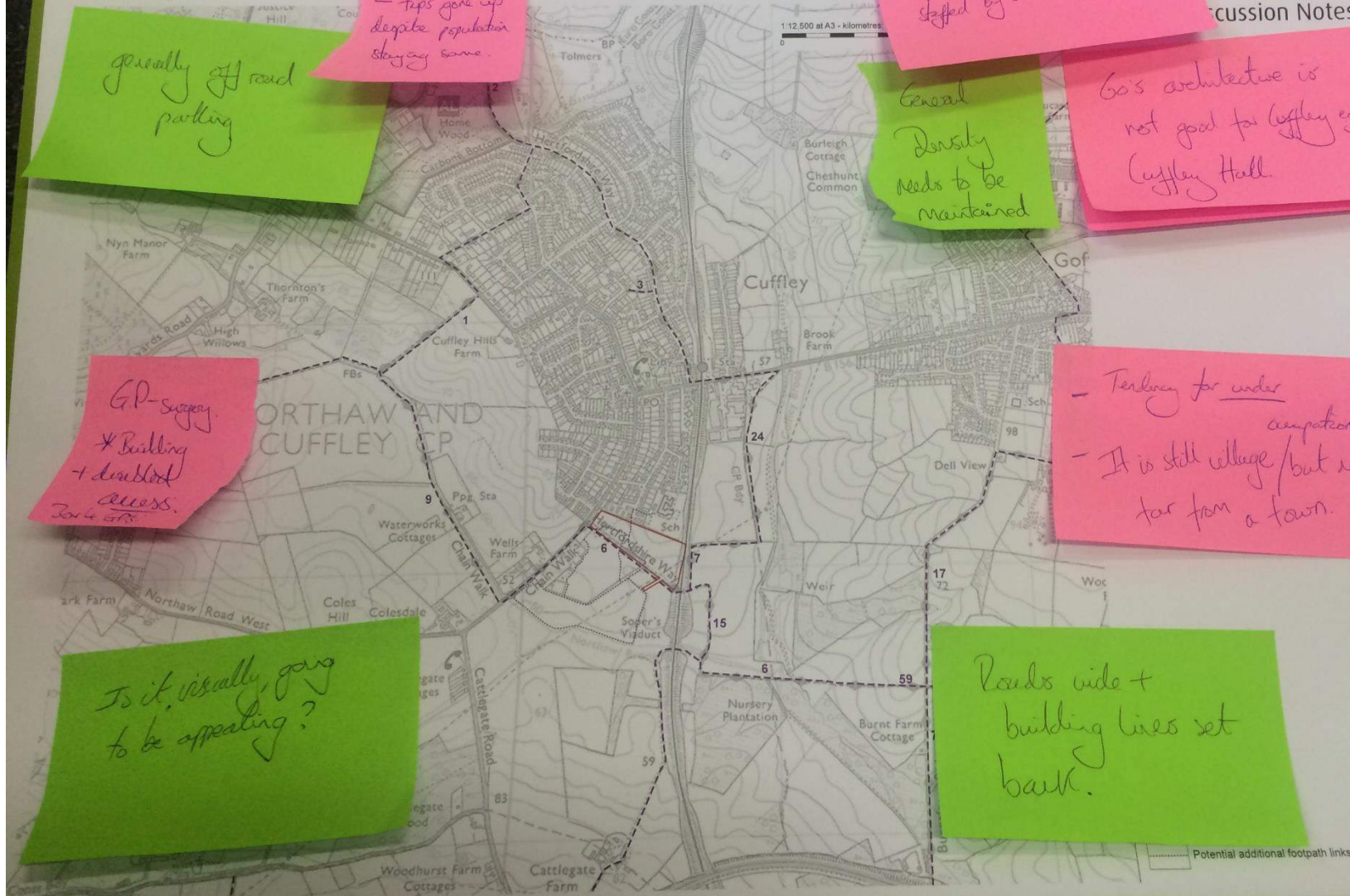


Table A- Topic 2 Thursday

NORTH EAST KGV

School Parking? - Issue
#Everybody drives.
How do we stop parking
on our development

No back
over garden
footpath.

Landscape more important
than a gateway
building. Full back
landscape entrance!

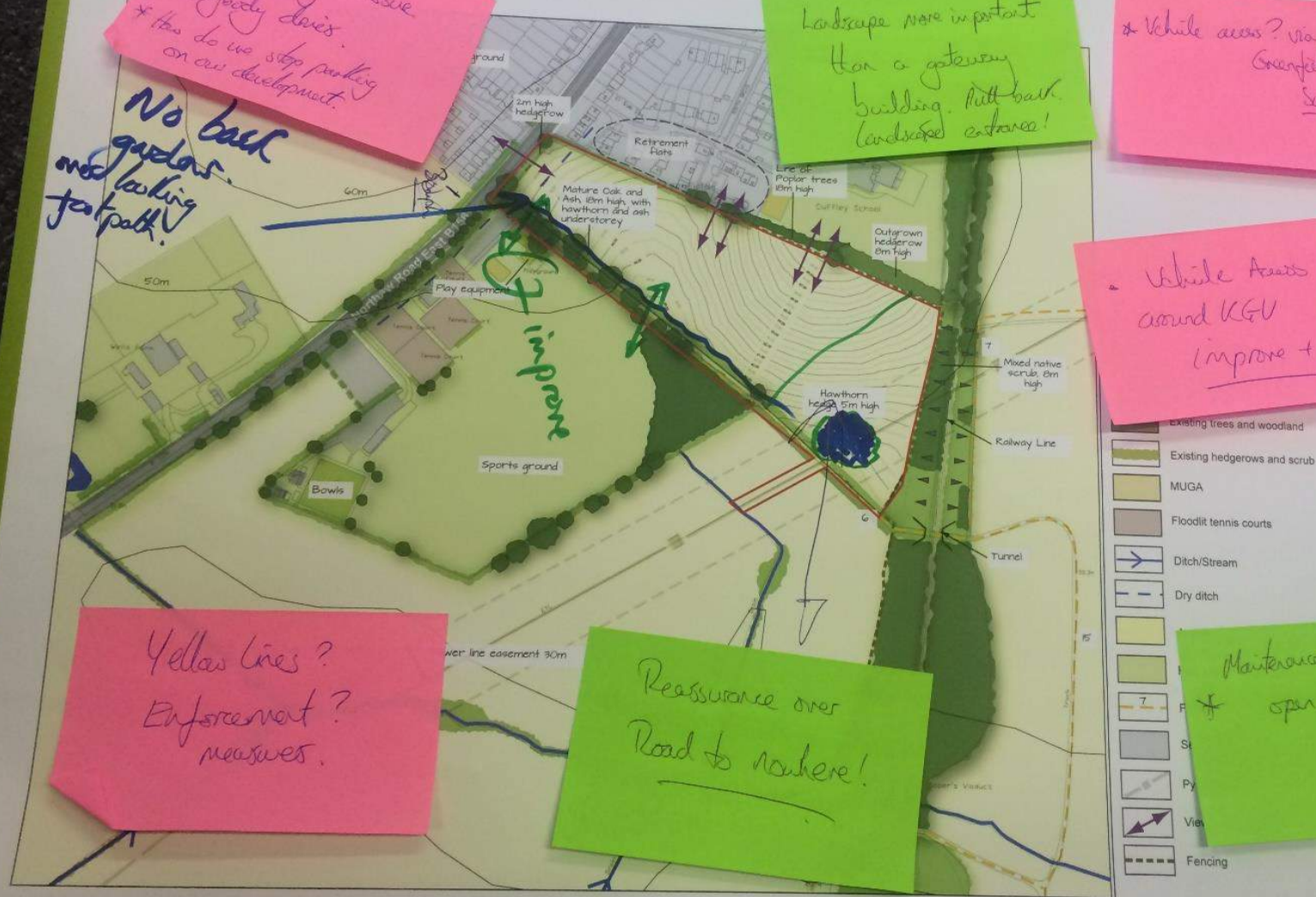
* Vehicle access? via
Greenfields/
South Lane?

- While Assets around KGV
- improve + production

Yellow lines?
Enforcement?
measures.

Reassurance over
Road to nowhere!

Maintenance of public
open space.



Topic 4: Leisure Provision & Community Benefits

TABLE A - HURS

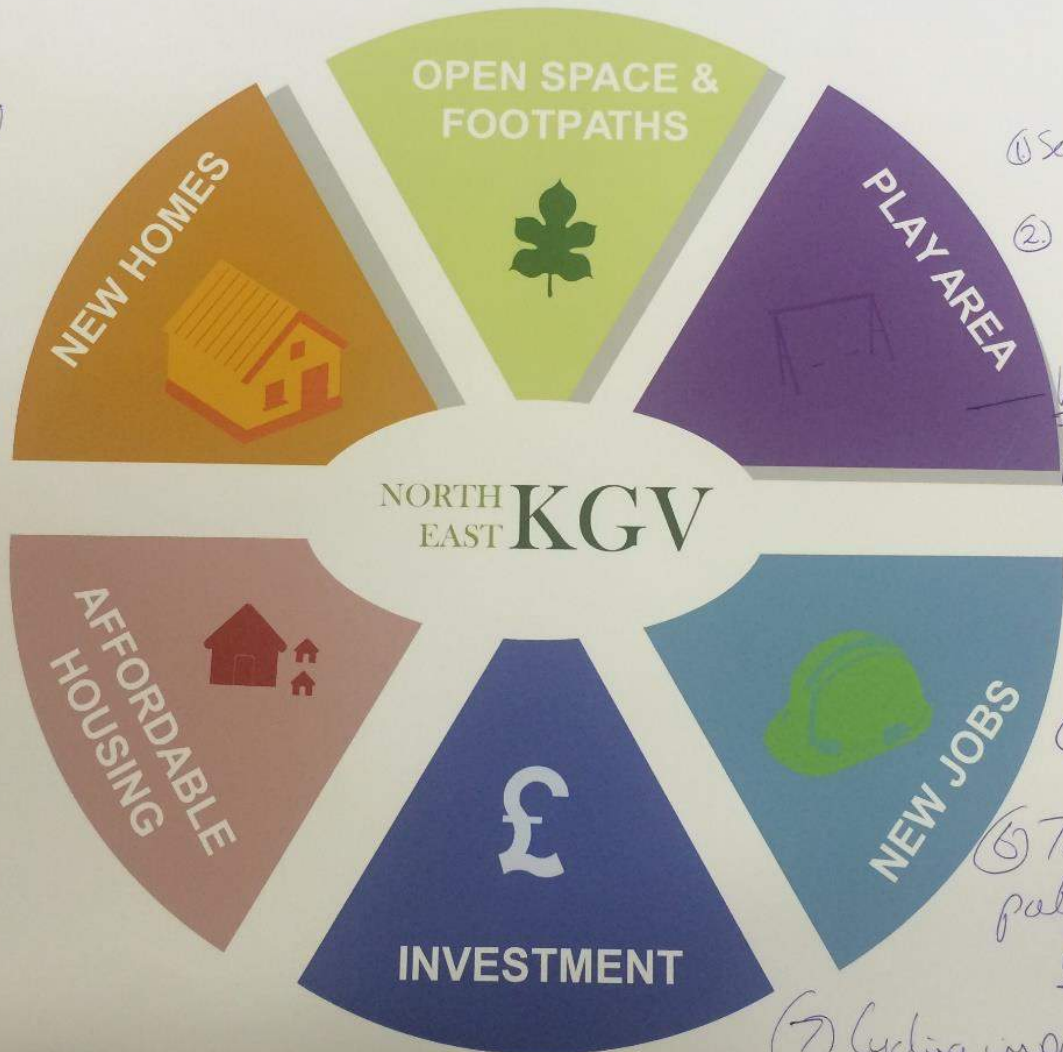
NORTH EAST KGV

Examples Include:

Discussion Notes

→ Improve existing play areas.

→ Phasing of construction.



Discussion Notes

- ① Secondary & Primary School Places.
- ② Access to youth centre & demand.

③ Hub @ KGV

④ Survey area of old allotments? Uses?

⑤ Lack of pubs in centre.

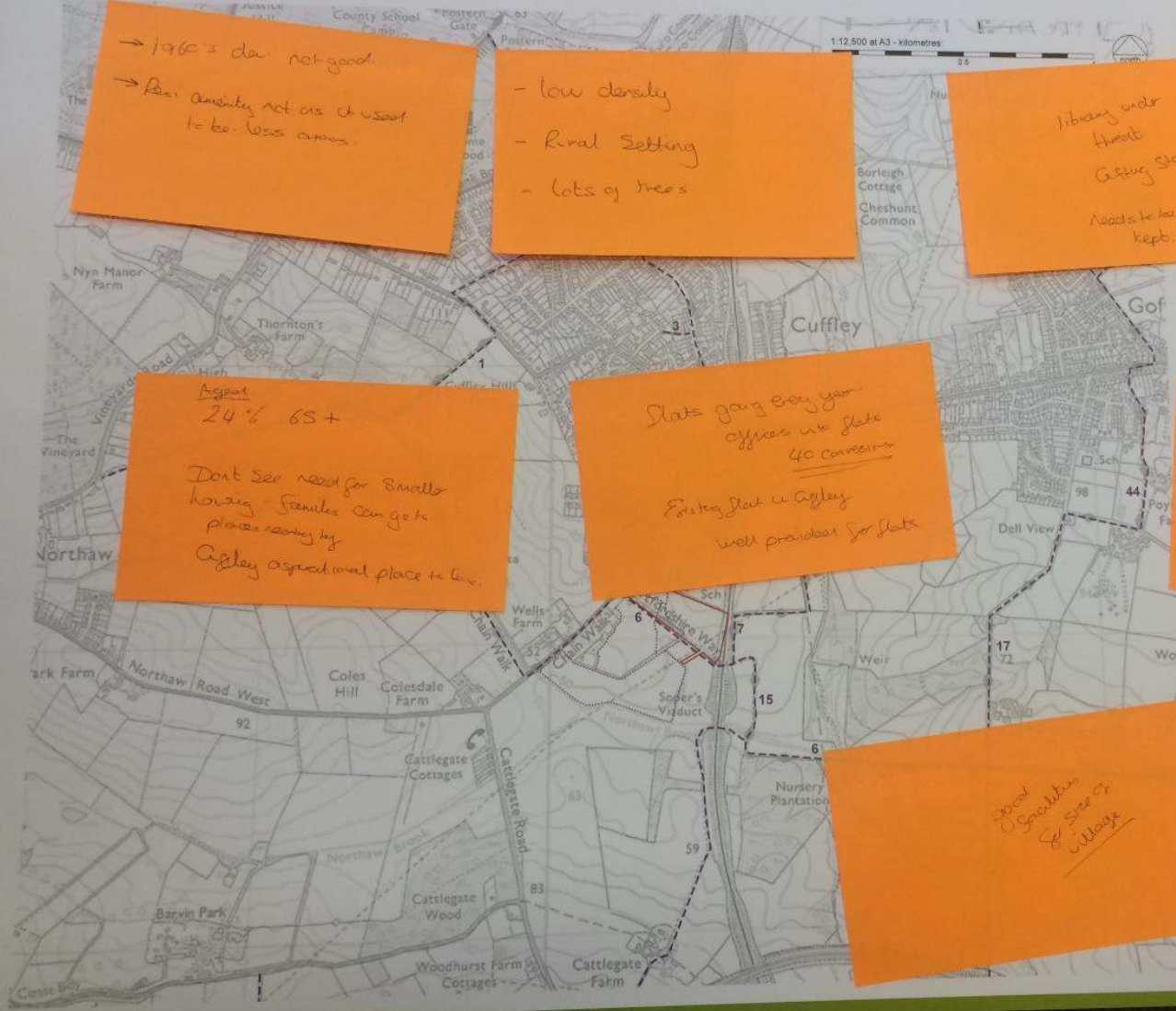
⑥ Trim Trail / all weather path track around KGV

⑦ Cycling improvement around site.

* Table B - Thursday

Topic 1: The Character of Cuffley & Local Services

Cuffley - Wider Settlement



→ 1960's dev. not good.
→ Real amenity not as it used to be. Less access.

- low density
- Rural Setting
- lots of trees

Library under
Hurst
Gifford St.
Roads to be kept.

- detached housing
- Central Character

Aspirat
24% 65+

Don't see need for Braille
housing - families can get
places nearby by
Cuffley as a place to live.

Slats going every year
offices use slats
40 conversions

Existing slats in Cuffley
well provided for slats

Local
Organisation
& size of
village

N.P. - Successful employment
area - 1/2 housing
provided employment
Should be as well.

Employment opportunities needed.

NORTH
EAST KGV

Geography behind verges
The a feature in 'early'

Topic 2: Site Constraints & Opportunities

TABLE B THURS

NORTH
EAST KGV

Constraints Plan

Discussion Notes



TABLET HUNTS NORTH EAST KGV

Must think about
traffice through
Northam getting to
Fellers Bar.

Topic 3: Access

Proposed Site Access

Discussion Notes

TABLE B THINK NORTH KGV

Getting out of KGV
is a big issue.

Concern over points of access
to visibility from
Cottlegate junction

Could access to KGV
be combined with Site
access.

Width of estate roads
needs considering
parking - pavements
etc.

RPA could take in
some development next to
West way

high curbs would be
supported in
main accesses

Moving 30mph limit
back is supported.
(bigger trees & gateways
feature)

Car Port,



2.4 x 215m Visibility Splay

Tennis Court
Pavilion
Tennis Court



TABLES THURS NORTH EAST KGV

Potential problem of pedestrian link to green fields - would encourage school drop off drives to use this and ~~not~~ create drive to joining road on narrow roads

→ Leased Cheshire Organisation run yard Gate

→ More Sports fields required Rugby etc.

Is there demand for Cricket?

P.C. - Not know of any demand for all-weather

On site place
15
founder sites

→ KGV access needs improving

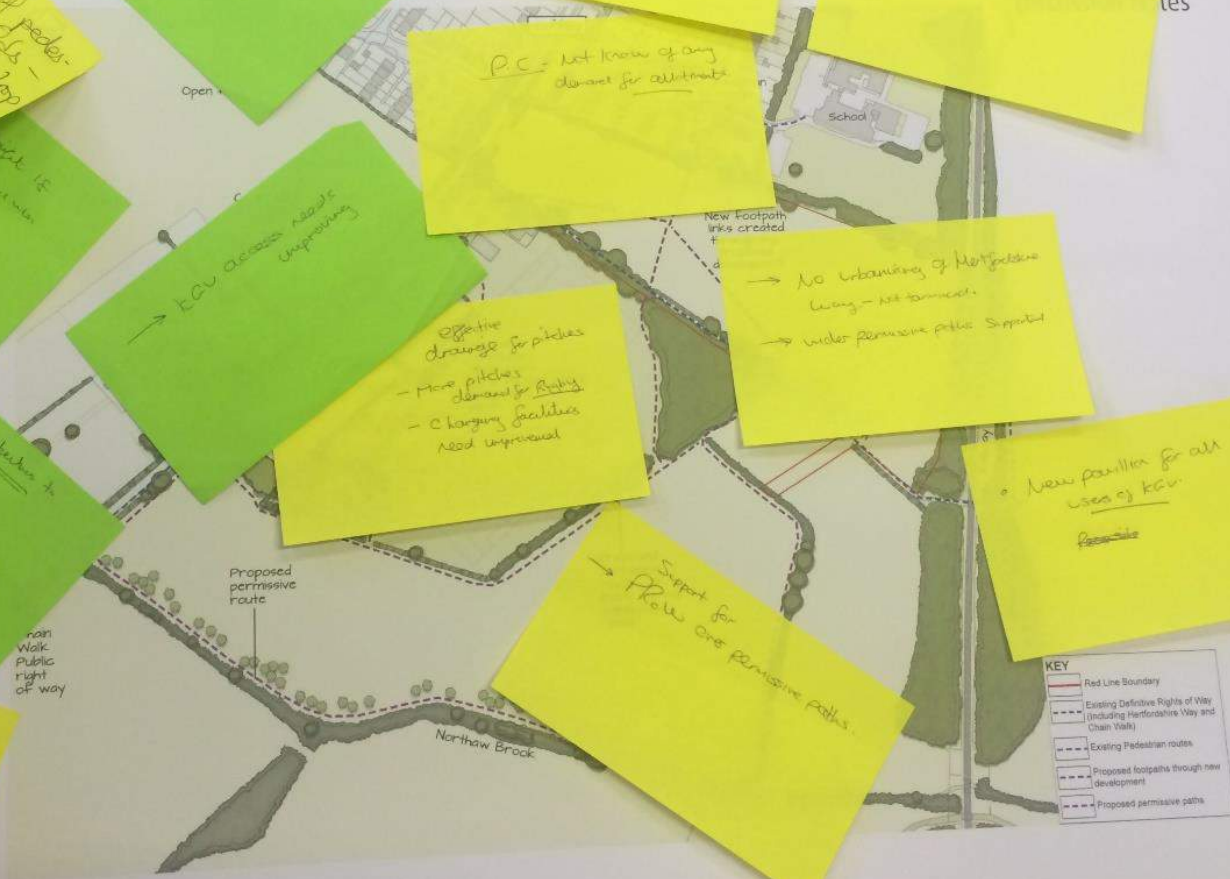
Effective drainage for pitches
- More pitches
- demand for B&B's
- Charging facilities
Need improvement

→ No Urbanising of Northfields
Leaving - not formalised
→ Under permissive paths. Support

• New pavilion for all uses of KGV.
Possible

→ Library
→ GP Surgery
→ Social Centre Community Hall - needs improvement. (Youth & Community Centre) & Car Organisation Day Care facilities etc.

Windows in greenfields
Need considering
Constraint imposed by CPA



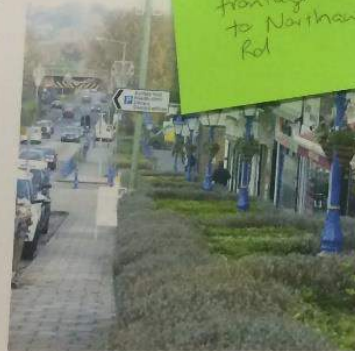
KEY	
[Red Line]	Red Line Boundary
[Dashed Line]	Existing Definitive Rights of Way (including Hertfordshire Way and Chain Walk)
[Dotted Line]	Existing Pedestrian routes
[Dash-dot Line]	Proposed footpaths through new development
[Red Dashed Line]	Proposed permissive paths

Topic 1: The Character of Cuffley & Local Services

TABLEC THURS

NORTH
EAST KGV

Local Character



Important
frontage
to Northaw
Rd

Architectural Style In the Locality



South Drive



Northaw Road East

Locally Vernacular



Plough Hill



Tolmers Road



Colesdale



Theobald's Road



Hill Rise



Tolmers Avenue

Houses
all
similar

Discussion Notes

"Houses" developments include
Braygate Rise
Hill Rise

- Grass verge.
- Picket fencing.
- Driveway's but part lawn.
- Front garden.
- Green space in road.



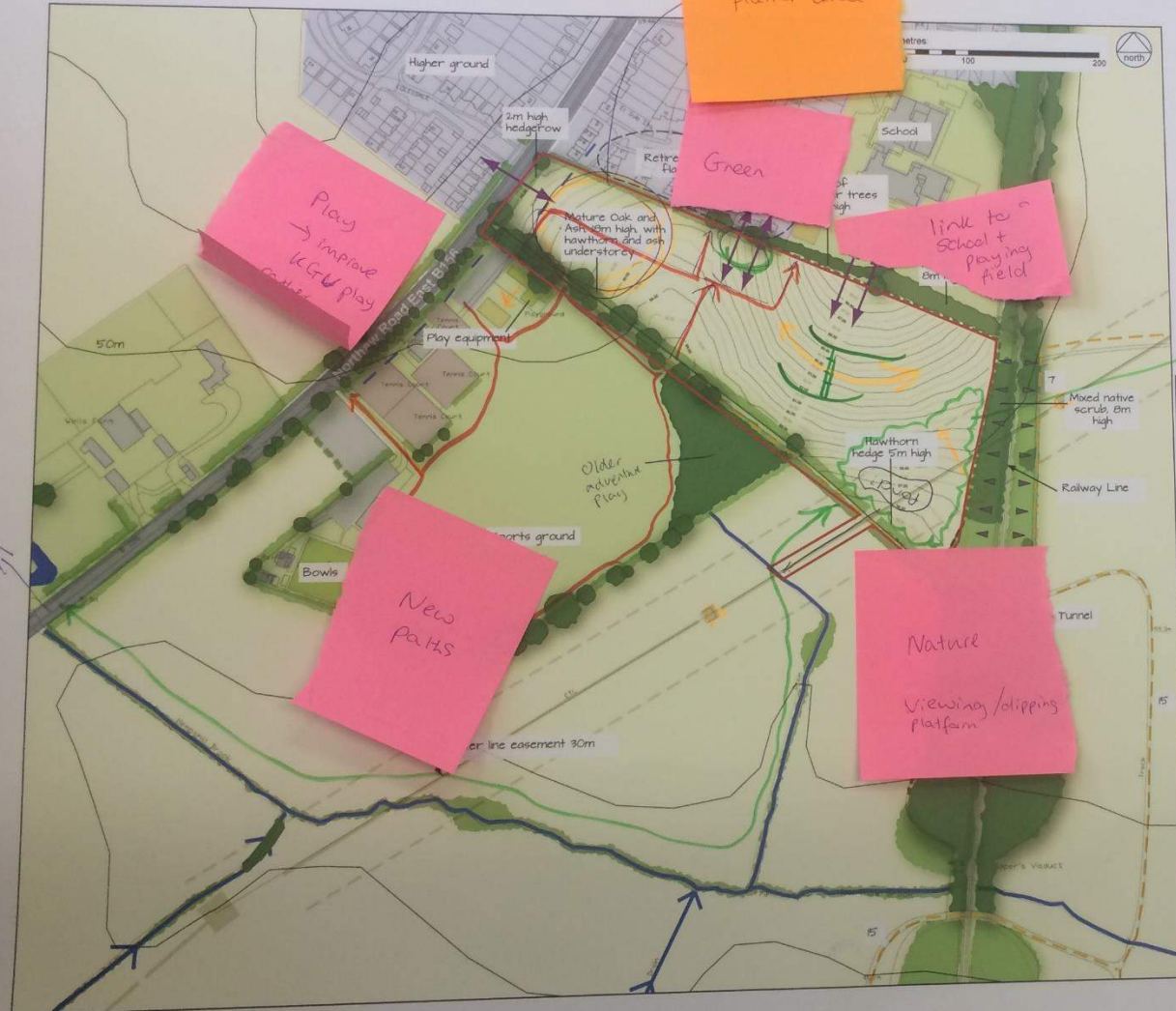
Topic 2: Site Constraints & Opp

Constraints Plan

THURS.

NORTH
EAST KGV

Discussion Notes



KEY

[Red dashed line]	Site boundary
[Dark green area]	Existing trees and woodland
[Light green area]	Existing hedgerows and scrub
[Yellow area]	MUGA
[Brown area]	Floodlit tennis courts
[Blue line with arrow]	Ditch/Stream
[Dashed blue line]	Dry ditch
[Yellow area]	Arable
[Light green area]	Recreation/ Open space
[Dashed line]	Footpaths
[Grey area]	Settlement
[Grey rectangle]	Pylons
[Purple arrow]	Views into site
[Dashed line]	Fencing