

From: parish.clerk@northawcuffleypc.org.uk [mailto:parish.clerk@northawcuffleypc.org.uk]

Sent: 16 November 2021 14:11

To: Mark Peacock <m.peacock@welhat.gov.uk>

Cc: councillor.knichel@northawcuffleypc.org.uk

Subject: RE: Land north east of King George V Playing Fields, Cuffley 2015/1342/PP

**** WARNING: This email originated outside the WHBC Network. Please be extra vigilant when opening attachments or clicking links ****

Dear Mark,

Thank you for your email.

On behalf of the Parish Council I am writing to set out the Parish Council's position in relation to the Land Improvement application, 2015/1342/PP.

The Parish Council has previously set out its position on this application in its observations dated January 2016. Our position remains the same as set out in that note.

I would draw to your attention to our emerging Neighbourhood Plan which has progressed significantly since 2016 and has recently been subject to formal public consultation and hopefully will move fairly quickly to examination and a referendum. We have provided a draft to Sue Tilley and we do not expect any significant changes to the draft already supplied .

You will note that the Neighbourhood Plan contains details to enhancements at KGV Playing Fields and Station Road which we are assuming Section 106 monies will be available to part fund, all entirely consistent with our position at January 2016.

We have been provided with a copy of the proposed Land Transfer from Lands

Improvement to the Parish Council relating to land adjacent to KGV Playing Fields. We have no 'in principle' issues with the proposed transfer arrangements but there are some detailed issues which require further discussion as set out below:

The visibility splay is accepted in principle but raises the following issues

1. Which party will be responsible for maintenance of soft landscaping on the splay land? If maintenance rests with the Parish Council then the splay land represents a liability which the Parish Council would not willing take on. However if maintenance rests in perpetuity with Lands Improvement there would seem little point in transferring the land marked in blue to the Parish Council.
2. There is a possibility that the visibility splay may never be needed and this begs the question how would such a situation be managed. As long as there is a possibility of a splay being required the land in blue is effectively sterilised and could not be incorporated into any project delivered on the larger site by the Parish Council. It would be suboptimal, for all parties, if the splay is never required and the blue land just remains sterilised but in the ownership of the Parish Council. It is our view that a mechanism should be considered which avoids sterilisation of this land

The restrictive use covenant is in principle accepted but the current wording of "recreational playing field" is not as it is too restrictive. If the Parish Council rather than pursue a floodlit sports pitch opted for say additional tennis courts or a bowling green then in our view these would be prohibited by the current wording. We require more flexibility and propose "sports and leisure facilities including supporting physical structures appropriate for such uses". This should allow a wide variety of uses and cover floodlighting etc.

We understand that as well as the land transfer there is a sum of money to be paid by Lands Improvement towards KGV enhancements, circa £160,000 as agreed in 2015. However with passage of time the real value of this contribution has been eroded by circa 25% and should be restated at a 2021 price base, circa £200,000, to maintain the real value and thereafter be index linked up to the point it is actually paid.

I trust that it is understood that the above has been provided without sight of the full Section 106 agreement and we reserve the right to make additional comments as and when further details are provided.

Please let me know if you require anything further at this stage.

Kind Regards

Lisa

Lisa Chaplin LGCI PSLCC CPFA CiLCA
Clerk to the Council
For and on behalf of
Northaw & Cuffley Parish Council
7 Maynard Place
Cuffley
Hertfordshire EN6 4JA
Tel: 01707 875825
Mobile: 07375 962772
Email: parish.clerk@northawcuffleypc.org.uk
Website - www.northawcuffleypc.org.uk



Disclaimer: The information in this message should be regarded as Private and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. This email is sent on behalf of Northaw & Cuffley Parish Council. It is hereby brought to your notice that any disclosure, copying, distribution, or dissemination, or alternatively the taking of any action in reliance on it, is strictly prohibited and may constitute grounds for action, either criminal or civil.