

Councillor Bob Stubbs,
Chairman,
Northaw and Cuffley Parish Council,
7, Maynard Place,
Cuffley,
EN6 4JA.

12th November

[Dear Councillor Stubbs,]

Proposed Residential Development on Land to the North East of King George V Playing Fields, Cuffley, Reference: S6/2015/1342/PP

Thank you for providing my clients, Lands Improvement, with a copy of the Parish Council's observations on the above planning application. Before responding in detail to these, I would like to take the opportunity to stress how much Lands Improvement welcomes the on-going and useful discussions which it has had with the Parish Council and its Neighbourhood Planning Group over the last year or so; discussions which it hopes to continue as the proposals for the Application site, and the benefits associated with it, are progressed.

It is understood that the Parish Council would like to widen the discussion, particularly with the Borough and County Councils, about various elements of the proposals and, if a satisfactory improvement can be reached, to then embed Lands Improvement's proposals into the Northaw and Cuffley Neighbourhood Plan. This approach is welcomed and it is hoped that the further comments below, and the meetings which it is anticipated will be held over the coming months, will provide the clarification sought by the Parish Council and, in so doing, enable your emerging Neighbourhood Plan to be delivered to the benefit of the whole community.

In order to assist you and your colleagues' consideration, I have taken the opportunity to address below each of the points which you have raised which I hope will clarify these matters for you.

1. Development within the Green Belt

- 1.1 The Parish Council's recognition that some new development in the form of additional dwellings will need to be provided at Cuffley is welcomed. However, it is recognised that the issue for the Parish Council is the total amount of new housing which the village will be expected to absorb over the Plan period.

In this context, it is noted that the Parish Council did not object to the principle of development (and the associated Green Belt release) on the Application Site when commenting on the draft Local Plan (the Local Plan Consultation Document published in January 2015).

2. Density

- 2.1 The capacity and hence the density of the total gross development area is addressed in paragraph 3.2 of the Planning Statement which accompanies the planning application. For ease of reference, this states:

“the density of the development at approximately 25 dwellings per hectare¹ (dph) responds to the existing character of Cuffley whilst making efficient use of the Site and providing a mix of housing.”

- 2.2 This is comparable to the two residential areas adjacent to the site: South Drive and Colesdale which have gross densities of 26.7 dph and 23 dph, respectively.
- 2.3 It is worth noting that when Lands Improvement initially considered the capacity of the site, it calculated that 140 dwellings could be provided; with a much higher density. Following discussions with the Parish Council, and as part of Lands Improvement’s commitment to work with the local community to bring forward an acceptable development, this was initially reduced to 128 dwellings and then further reduced to 121 dwellings; equivalent to a gross density of 25 dph which is considered appropriate for this area.
- 2.4 In order to consider the density issue in greater detail, Omega, Lands Improvement’s masterplanners, have conducted some high level net density calculations. These have compared areas within the proposed development with the housing estate to the west of the site (Colesdale) and shown on the accompanying plan at Appendix A. Not only are they similar in character, in that they both contain mainly semi detached properties, but the net density of the sample area of the Application site is 30.5 dph which is very similar to the net density of 29 dph within the Colesdale sample. It is therefore considered that the proposed development is comparable to that within the surrounding area.
- 2.5 Furthermore, national policy is predicated on the need to boost housing supply significantly whilst restricting (but not necessarily preventing) development on land designated as Green Belt. It is therefore only right that where land is released from the Green Belt, it is used as efficiently as possible because, if this is not the case, additional land would need to be released for housing to make good the shortfall elsewhere. Lands Improvement has sought to make efficient use of the Application Site; even so, it has proposed a gross density of development which is significantly lower (at 25 dph) than would have been the case in recent decades when house builders and developers were expected to provide 30 dph at the very least and frequently schemes of between 35 and 40 dph were sought by local planning authorities and others.
- 2.6 Although an Illustrative Masterplan has only been provided for illustrative purposes, it was formulated on the basis of the following mix of dwellings:
- 14 x 1 bedroom flats
 - 8 x 2 bedroom flats
 - 33 x 2 bedroom houses
 - 3 x 2 bedroom bungalows
 - 44 x 3 bedroom houses
 - 19 x 4 bedroom houses
- 2.7 This shows that 46% of the proposed dwellings are suitable for smaller households, whether they be first time buyers or the elderly seeking opportunities to down size whilst remaining in the village.

¹ 121 dwellings on a site of 4.89 hectares = 24.74 dph

2.8 The capacity figure of 110 dwellings for the application site was derived from a simple formula based approach adopted by the Borough Council when preparing the SHLAA. Even then, it was explained in paragraph 3.17 of the Final Report produced in October 2012 that “*all sites were subject to **initial** estimates of housing capacity*” (my emphasis). The figure the formula arrived at was never perceived to be fixed or inflexible.

2.9 It is also clear from paragraph 3.19 of the aforementioned SHLAA report that the Borough Council was prepared to adopt a flexible approach as a consequence of which the density and hence the capacity of any development could be higher or lower than the application of the formula provides. This is an important consideration because, as previously advised, as part of the preparation of its planning application, Lands Improvement has commissioned various surveys and technical reports which have enabled it to plan the site’s development on the basis of detailed and up-to-date information which was not available to the Borough Council when it was assessing the site’s capacity as part of the SHLAA in 2012.

3. **Phasing**

3.1 Lands Improvement is aware that the Parish Council wishes to see the development phased over a longer period of time than required to build out a site of this size and type, so that the dwellings proposed for Cuffley are spread over the Plan period. As a result of its discussions with the Parish Council, Lands Improvement contacted three housebuilders who frequently purchase its sites for development. All three advised that there would be significant commercial disadvantages if they were required to phase the development. This could impinge on the value of the land which may also reduce the funds available for community benefits generated by the development.

3.2 In addition to the advice sought above, Lands Improvement has given further consideration to phasing and has discussed this with its technical team which has identified negative implications for ecology and the cost of providing utilities. In addition, there are safety and amenity considerations arising from a prolonged construction period due to the necessity for heavy goods vehicles to pass through the newly built residential area to the detriment of the quiet enjoyment of the area for longer than it is reasonable to expect when moving into a new residential development.

3.3 A more detailed explanation of the negative implications of phasing is set out below:

Ground Enabling Works

3.3.1 To prepare development levels to enable construction of the first dwellings, a site-wide earth re-profiling operation will be required due to the existing sloping topography. To divide the enabling works into separate construction contracts will be financially inefficient for a site of this scale. In doing so, this will probably increase the development’s delivery costs which could potentially reduce the monies available to fund the package of benefits arising from the development.

Construction Traffic

3.3.2 Typically on a phased development heavy construction and residential traffic are kept apart via separate entrances but, due to the limited site frontage onto Northaw Road East, this

development's entrance will need to be shared. Although this arrangement will be professionally managed it is not preferable as it will increase the difficulty of reducing the environmental impacts such as keeping public roads clean of construction material, but also and more importantly managing shared traffic to ensure the safety of motorists and pedestrians both accessing and passing the site. The importance of this task is heightened with the development's close proximity to the KGV sports facility, the adjacent children's playground and the nearby school - where parents use the adjacent sports/playground car park to drop off children, or park and walk children past the site's frontage (along Northaw Road East) on towards Cuffley Primary School. Prolonging construction and delivery of this development will increase the duration of this shared access arrangement which should be avoided.

- 3.3.3 Prolonging the delivery of the development will also increase the duration of construction traffic impacting on the local road network.

Alternative Construction Routes

- 3.3.4 There is no room to have a separate construction access on to Northaw Road East. It would be too close to both the new development access and also the existing KGV car park entrance nearby. Junctions so close together would increase the safety risk to pedestrians with varying types of vehicle movements.
- 3.3.5 To accommodate an additional access off Northaw Road East the developer would also need to remove more of the established hedgerow than necessary.
- 3.3.6 Lands Improvement own the land surrounding the KGV playing fields but do not propose running an extensive construction haul road through it as it would necessitate crossing over a considerable length of well-established fields and hedgerows. This would un-necessarily increase the environmental impact of the development. Further in order to facilitate a vehicular route over this land, Lands Improvement would need to gain planning consent and if granted, (albeit very unlikely due to the many environmental impacts) it could potentially create an important precedent for allowing future development in this location.

Cuffley Primary School

- 3.3.7 It is understood from discussions with the Parish Council that its concerns in respect of the phasing of the development relate, in part, to the impact on pupil places at Cuffley Primary School. As part of the preparation of the planning application, Lands Improvement commissioned EFM Limited to investigate the impact the proposed development would have on the school. The report which was produced has been submitted as part of the planning application and be enclosed here at Appendix B.
- 3.3.8 The report states that the development will generate 16 additional pupils by the time the development is completed (a period of around 3 years). In view of this, it is not considered necessary to phase the development. As discussed with the Parish Council, Lands Improvement would be happy to facilitate a meeting with EFM Limited to discuss the findings of the report should this be considered of assistance.
- 3.3.9 Ultimately the government through legislation (Appendix Ca) are required to provide education for children. As the children in social rented will be close to the school and this is one of the criteria for a school place, it is likely that they will be looked on favourably for

admittance but no more favourably than the children in the market housing that is going to be built too. A copy of the Cuffley admittance criteria (Appendix Cb) is enclosed to demonstrate how children are selected and admitted to the school.

Following on from the Parish Council concerns over 'guaranteed' places for children in social accommodation. We have been advised that because the social housing is allocated on the basis of need, there is a duty on the education authority to provide a place for those children of school age. If the school allocated is not the closest to the new home, the parents / guardians can appeal and argue that they were allocated a house in the village rather than elsewhere. If all else fails there is a duty on the local education authority to transport the pupil to a school which is further away. LIH feel that certain phrasing in the education report lead to the misunderstanding that children in social housing are guaranteed a place in the school over children in open market homes, this has now been amended for clarity.

- 3.3.10 The County Council has now formally responded to our application with no objections and have requested that a financial contribution is made towards the primary school level and not secondary school education. Hertfordshire County Council have requested that contributions generated by this development go towards expanding Woodside School in Broxbourne from 1FE to 2FE as they have acknowledged Cuffley Primary school is currently at capacity.

4. Highways

- 4.1 Vectos, Lands Improvement's highways consultants, have reviewed the comments made on its methodology and subsequent analysis. Having done so they have sought to clarify a number of points, as set out below:
- 4.1.1 In the lead up to the submission of the planning application, Lands Improvement undertook extensive highway investigations and associated work which informed the consultation process with local residents and stakeholders (design workshops, exhibitions, Parish Council meetings and discussions and meetings with highways officers from Hertfordshire Highways). Further discussions on off-site highways proposals have been held with representatives of the Parish Council and no doubt more will be arranged.
- 4.1.2 The traffic turning count was undertaken on a single day via a MCC (a Manual Classified Count (MCC) undertaken by a surveyor) and then validated against the average weekly flow recorded by an ATC survey (this being an Automatic Traffic Count (ATC) that is undertaken using loop detectors laid across both sides of the road) between Monday 7th July and Friday 11th July 2014. The comparison of the traffic flows is provided in Table 1 below.

Table 1: Two-Way Traffic Flow Comparison on Northaw Road East

Time Period	Two-Way Traffic Flow (Vehicles)		
	Single Day Survey	Average Weekday	Difference
Weekday AM Peak Hour	1,125	1,147	-22

Weekday PM Peak Hour	1,301	1,164	137
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- 4.1.3 The comparison being undertaken of two way traffic on Northaw Road East in the vicinity of the junction with Station Road.
- 4.1.4 This comparison shows that the traffic flows used for the assessment were only 22 vehicle movements lower than the average flow during the weekday AM peak hour, which is well within the daily fluctuation of traffic on the road and would not have a noticeable impact on the operation of the junctions.
- 4.1.5 In the weekday PM peak hour, the traffic flows used in the assessment were 137 vehicle movements higher than the average flow over the week. Therefore the assessment on the weekday PM peak hour is extremely robust.
- 4.1.6 This comparison demonstrates that the traffic surveys are acceptable for use in the assessment.
- 4.2 Following pre-application discussions with the highway authority, Hertfordshire County Council, Vectos recommended that Lands Improvement provide a contribution to mitigate the impact of the development, through one or more of the following:
- modifications to the Cattlegate Road/Northaw Road East junction;
 - modifications to the Station Road/Northaw Road East junction;
 - public realm enhancements on Station Road.
- 4.3 It is recognised that the junction modifications are the same solutions proposed by Metropolis for the significantly larger scheme on the opposite side of Northaw Road East. This is unsurprising as they are clearly the highway authority's preferred solutions which have been identified by them as the priority for the area. Lands Improvement does, of course, recognise that, based on its detailed knowledge and experience of local conditions, the Parish Council does not agree that altering the junctions' priorities would constitute an acceptable solution. It was therefore useful to be able to meet with representatives of the Parish Council on 25 August 2015 to consider together the potential for public realm enhancements and what elements of enhancement the Parish Council would anticipate being funded in association with the proposed development. One of the issues arising from this meeting which has been considered in greater detail by Lands Improvement's highway consultants is the operation of the junction at the western end of Station Road. This included detailed consideration of whether it would be possible for it to be changed to a simple T junction. As explained in subsequent meetings this is not possible as it increases the conflicts at the junctions, worsening capacity whilst increasing the safety risk at the junction.
- 4.4 Following the meeting on 25th August, Vectos has met with Hertfordshire County Council who have agreed the principle of a public realm improvement along Station Road providing that this includes the amendment of priority at the junction of Station Road and Northaw Road East. This scheme includes the following features, all of which were discussed with the Parish Council:

- An additional crossing facility to the east of Station Road in the vicinity of the Post Office and Co-op in the form of a zebra crossing. This will provide an opportunity for pedestrians to cross Station Road safely on a key desire line adjacent to the Post Office and access to the village Hall, Library and Surgery;
- Providing raised tables on the side roads adjoining Station Road to assist pedestrian movement by slowing traffic entering and exiting these roads. The raised tables will also act as a traffic calming measure to discourage rat-running on these roads;
- Carriageway change of surfacing and narrowing along Station Road to reduce vehicle speeds, which can be achieved by the introduction of a centre median strip;
- An additional crossing adjacent to the railway station; in the form of a raised table;
- Enhancement amendments to the mini roundabout to reduce vehicle speeds and improve safety at the junction;
- A new gateway feature at the eastern edge of the village in the vicinity of the station;
- The introduction of a 20 mph speed limit from the junction of Station Road with Northaw Road East to the west of the mini roundabout. There would be new signage to enforce this with the proposed features acting to reduce traffic speeds.

Benefits of the above proposals:

- Improvements to the environment within the centre of the village by slowing vehicles where there are a number of pedestrians walking between the shops, community centre, library and railway station.
- Additional crossing points will increase pedestrian safety when attempting to cross to either side of Station Road.
- Pedestrian safety also increased by 20mph speed restriction and the other proposed traffic calming features. All designed to reduce speed of vehicles when driving through the village during off peak lighter traffic times where currently there is an opportunity for motorist to speed unrestricted.
- Also in addition to above, altering the layout of the junction to the west of Station Road will incorporate better signage and change of surfacing to make motorists more aware they are entering a pedestrian environment (retail, eateries, community facilities and the train station) which will encourage better awareness in regards to driving more carefully.
- The altered junction will also reduce existing give-way confusion for motorists and therefore make vehicle movements safer.
- The altered junction will also improve the flow of traffic at peak times with the removal of the existing double give-way T-junction arrangement. It is envisaged that traffic at heavy peak times will move more consistently than the existing stop/start movements. This will be a safer way of managing heavy traffic at peak times.

- Further benefits of these proposed improvements to Station Road include better pedestrian links across the road for those walking to and accessing the recreational ground at KGV Playing Fields.
- 4.5 The indicative layout of the scheme is shown in Drawing No's 141386/A/50.1 and 141386/A/50.2 enclosed with this letter (see Appendix D and E). Also attached as Appendix F is a document containing real life examples of the proposed improvements.
- 4.6 In addition to the public realm scheme outlined above, it is also proposed to contribute towards the following:
- A further gateway feature at the start of the 30 mph speed limit on Northaw Road East
 - Improved access to the KGV car park
 - The improvement of local bus stops
 - The improvement of the existing public footpath.
 - Narrowing of Theobalds Road at the junction with Northaw Rd East to discourage rat-running and to assist pedestrians crossing the road

5 School Parking

- 5.1 The internal road layout and the surrounding landscaping have been specifically designed to limit opportunities for parents to use the roads as a drop-off area for school children. This is achieved by the inclusion of the following design features:

Spine Road

- 5.1.1 A tree lined road with a landscaped verge has been provided with the pavement off-set away from the edge of the road, limiting the potential to park on the kerb edge. Limited points of access are available across the street so crossings by pedestrians are safely managed. On-street parking has therefore been discouraged in these conditions not least because it would block the flow of traffic.

Central Junction

- 5.1.2 A hard landscaped 'square' was considered early on in the design process, however this was removed in favour of a tighter, landscape enclosed junction, with crossing points arranged to discourage parking in this area.

Parking Courts / Private Drives

- 5.1.3 Surface demarcation and materials have been carefully chosen to highlight that these areas are 'private' for residents' parking only and not for occasional use and drop-off.

Improved Accessibility from KGV Car Park

- 5.1.4 A key principle of the development is to provide a safer and more enjoyable pedestrian route between KGV car park and Cuffley Primary School. As a result, several access points have been proposed into the scheme along the southern edge to allow safe cycle and pedestrian passage through the scheme along well overlooked routes, aligned by open spaces and away from the busy Northaw Road East.

6 KGV Access

- 6.1 The modification to the access to the KGV car park forms part of Lands Improvement's proposals, as explained in paragraphs 7.10 – 7.13 of the submitted Planning Statement which, for ease of reference, are set out below.

“7.10 As explained in paragraph 3.4 above, consideration has been given to ways in which the existing access into the northern car park serving the playing fields can be made safer. At the present time, the access is only 3.51 metres wide which is too narrow to enable two cars to pass. Consequently, if a car is waiting to turn out of the car park, a vehicle seeking to turn in, whether from the north or the south, has to wait thereby causing a potential hazard on this busy road.

7.11 An associated issue is the existing congestion on the streets surrounding the Primary School at the beginning and end of the School day. In order to avoid this, many parents and other guardians, currently use the car park at the playing fields and then walk along Northaw Road East to either take and/or collect their children from School. The safety and convenience of the access is therefore not just an issue to users of the playing fields.

7.12 Vectos, transport planning consultants, have considered how the access can be improved and as shown on the Drawing, included as Appendix 3 to this Statement have shown that the access could be widened to 4.8 metres thereby enabling two vehicles to pass and avoid traffic waiting on Northaw Road East.

7.13 The playing fields and the car park are owned by the Parish Council with whom this proposal has been discussed and who would need to firstly obtain planning permission for the works involved. Having done so, Lands Improvement would be willing to make a financial contribution to enable these works to be undertaken and an improvement in highway safety secured for existing and future users.”

Since the submission of the planning application it is proposed that these works are undertaken in association with the site access works and the enhancement of the speed limit to provide a better gateway to the village rather than via a contribution being paid.

7 Pedestrian/Cycle Access from South Drive

- 7.1 I can confirm that the Applicant does have a legal right of way over the land between the site boundary and the end of South Drive and can deliver the pedestrian and cycle link shown on the submitted plans.

- 7.2 The right was retained on the sale of the land to Welwyn Garden City Housing Association, shown coloured pink on the Lands Improvement title HD344193 (the Title Plan) (See Appendix G) in a Transfer dated 4 April 1979; copy attached. This states at 2(a):

“(a) a right of way with or without vehicles and animals at all times and for all purposes to pass and repass over that part of the land hereby transferred which is shown hatched brown on the said plan for the purposes of access to and egress from the said adjoining land of the Transferors from and to the public roadway (situate to the north of the property hereby transferred) known as South Drive”

- 7.3 LIH has held discussions with both the residents of Greenfields and Welwyn Garden City Housing Associations to design an access suitable for all parties. As requested by the Parish Council enclosed as Appendix H are real life examples of styles and spacing

8 Utility Capacity

- 8.1 Brookbanks Consulting Limited, Lands Improvement's consultants, have investigated the service supplies and, having done so, have demonstrated that the proposals for up to 121 dwellings can be supplied with normal network service supplies without prohibitive reinforcements to existing networks. Some localised non-prohibitive reinforcements may be necessary together with protections or diversions where existing planting is affected by the proposals.

- 8.2 In summary, the position is as set out below:

Water Supply

- 8.2.1 Water supply assessments predict a flow of 0.7 l/s being required for the Site and Affinity Water has confirmed that there is currently available capacity without the need for reinforcements.

Electricity Supply

- 8.2.2 Supply assessments predict an electrical demand of circa 168kW being required for the Site with UK Power Networks confirming that offsite reinforcements will not be necessary to supply the proposed development. A supply will be taken from the existing high voltage line in Northaw Road East, to the south west of the Site and a sub-station will be required within the Site boundary.

Gas Supply

- 8.2.3. Supply assessments predict a peak gas load of circa 252m³/hr will be required for the Site. National Grid has anticipated that a point of connection is likely to be taken from the existing Low Pressure gas main situated within Northaw Road East to the west of the Site. They have not identified the need for any reinforcements to facilitate the full-anticipated load from the development.

Telecommunications Supply

- 8.2.4 The primary routes for Virgin Media and BT's overhead and underground telecommunication cables are found within the residential areas to the north of the proposed development and within Northaw Road East to the east. Sky, TalkTalk and O2 are available at the Cuffley Exchange which demonstrates a moderate selection of communication providers for prospective buyers.
- 8.2.5 BT has network infrastructure running within the existing highways adjacent to the Site, it will therefore be a straightforward task of providing on-site communication ducts distributing services into the development from the existing infrastructure. An initial investigation of the local network suggests ADSL Max is available with a 7.5Mbps speed for connection.

9 Finger of Land to South East Corner of the Site

- 9.1 The description of development specifically includes reference to “*the provision of surface water discharge points*”.
- 9.2 As part of the preparation of the planning application, the means of discharging storm water drainage has been established and complies with current guidance and the requirements of Hertfordshire County Council, the Lead Local Flooding Authority. In so doing it was established that the ditch to the south of the Site is the most appropriate receptor of storm water from the proposed development having the potential to employ source control measures and detention features to control peak discharges to no greater than the existing baseline conditions. Two options have been prepared as part of Flood Risk Assessment accompanying the planning application; Option 1 utilises two outfall points, whereas Option 2 utilises a single outfall; both ultimately discharging into the existing ditch to the south of the site (in this document please see Appendix I & J).
- 9.3 In both options, there is a surface water discharge point from the attenuation basin to be provided in the south eastern corner of the site. This necessitates the provision of a pipe within the finger of land edged red, as shown on Drawing Number 10316-DR-02 Rev C within the aforementioned Appendix G. As it forms an intrinsic part of the development proposals, it had to be included within the application area.
- 9.4 For the avoidance of doubt, this has **not** been provided in order to safeguard a through route for the subsequent development of land to the south of Hertfordshire Way.

10 Development Height

- 10.1 The illustrative section accompanying this letter (please see Appendix K) has been taken on a line between the small 2.5 storey apartment building in the centre of the proposed development and existing buildings in Greenfields. The section illustrates the size of the 2.5 storey apartment and how it is set some 55 metres from the nearest building within Greenfields. Please note that between these buildings the proposals include a number of houses and trees and therefore will be well screened from Greenfields.
- 10.2 Furthermore, the apartment block has been designed to ensure that it is sensitively positioned alongside the adjacent housing and to look like a house with a converted attic. These similarities will be emphasised through the use of a similar roof pitch, materials and fenestration details as the adjacent houses.
- 10.3 For your information, the height of the proposed buildings has been discussed with the Planning Officers at Welwyn Hatfield Borough Council who consider that taking account of the surrounding development this would be acceptable.

11 Community Benefits

- 11.1 Until such time as all the consultation responses have been received and details of the contributions, have been provided, Lands Improvement is not in a position to advise on the size of its financial contribution towards the enhancement of the existing KGV facilities. One factor which will need to be taken into account is the sum required for sports pitches in lieu of on-site provision.

- 11.2 Whatever sum is agreed, this will be additional to the provision of the land which is identified in the application for “*a change of use from agricultural land to an extension of the King George V playing fields*”.
- 11.3 Lands Improvement acknowledges the Parish Council’s legitimate interest in the content of the S.106 Agreement and welcomes its involvement in future negotiations regarding its content.

SUMMARY

I have set out in the table below, a summary of the approach adopted:

Parish Council Comment	Lands Improvement Response	Further Action
The Parish Council's Input	Welcomed input and the inclusion of the Site's Development Brief within NP	On-going discussion and liaison
Development within the Green Belt	Welcomed recognition that some GB release will be required.	On-going input into emerging Local Plan and NP.
Density	Further justification for 121 dwellings at 25 dph provided.	None
Phasing	Impractical for a site of this size.	None
Highways	Willing to accommodate PC's aspirations provided they meet HCC's requirements.	In principle agreement reached with PC and HCC about junction alterations and public realm enhancements
School Parking	Explanation of layout designed to thwart on-street parking	None
KGV Access	Reference to commitment in Planning Statement	To be incorporated into S106 Heads of Terms and undertaken in association with the site access works/new gateway feature
Pedestrian Access from South Drive	Proof of legal right of way provided	None
Utility Capacity	Summarised above	None
Finger of land to SE corner of site	Explanation of its purpose for surface water discharge and not to access land to the south	None
Development Height	Sectional drawings provided to show relationship between new and existing dwellings	On-going explanation and discussion, if required
Community Benefit and Highways Funding	Consultation responses and financial contributions sought are awaited	Additional detail to be provided once all consultation responses received.

I hope that these responses have provided h the information required and the comfort to enable the Parish Council to continue with the inclusion of our plans in your emerging Neighbourhood Plan.

In so doing, I do hope that you and your fellow Councillors will feel able to support Lands Improvement's proposals subject, of course, to any conditions, agreements and/or financial contributions, deemed appropriate.

Obviously, if there are any queries or any aspects which you would like to discuss please do not hesitate to contact me.

Yours sincerely

Lands Improvement

Enc.



Lands Improvement

OMEGA
PARTNERSHIP

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client
LANDS IMPROVEMENT

project
NORTHAW ROAD EAST, CUFFLEY

description
ILLUSTRATIVE MASTERPLAN IN CONTEXT

scale
1:1000@A1
1:2000@A3

date
JANUARY 2015

status
PLANNING

2271-C-1004-C

Briefing Note

Land East of Northaw Road
Cuffley

Lands Improvement Holding

Ver 5.1 (08/12/15)

App

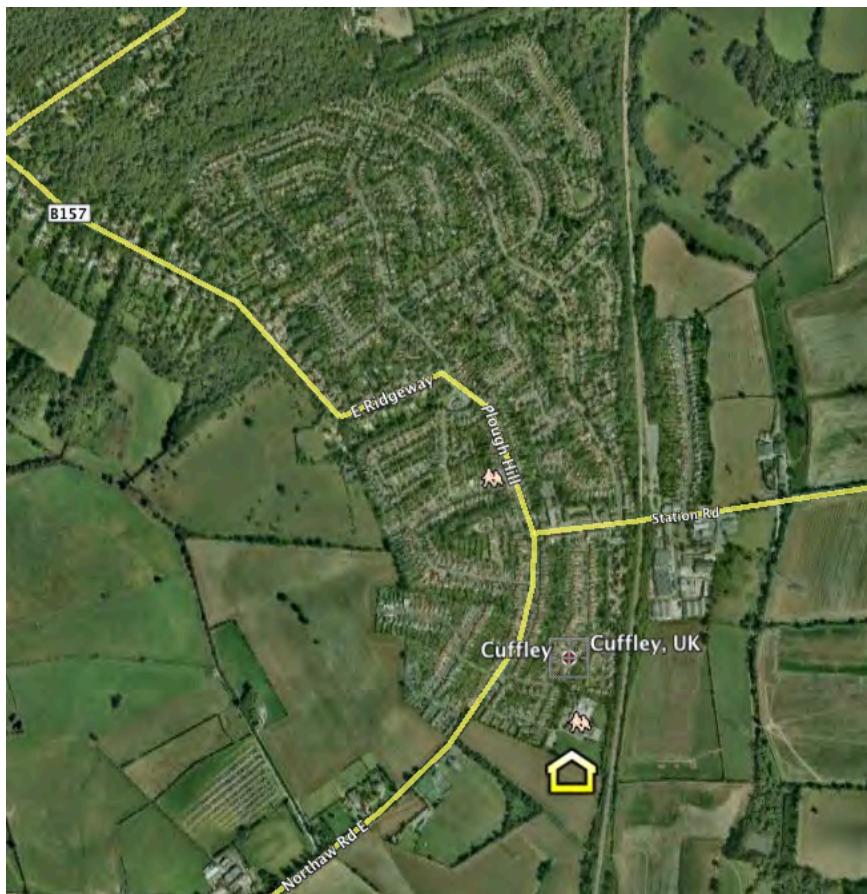
STEPHEN CLYNE
LCP (Dip SMS) Cert Ed MAE



Introduction

1.1 The proposal is for a development of 121 dwellings on land to the east of Northaw Road, Cuffley.

1.2 The proposed development lies within Northaw and Cuffley Ward (**"The Ward"**) and the area of Welwyn Hatfield Borough Council ("planning authority"). The education authority (Children's Services Authority) is Hertfordshire County Council (**"HCC"**)



Map 1

Dwellings

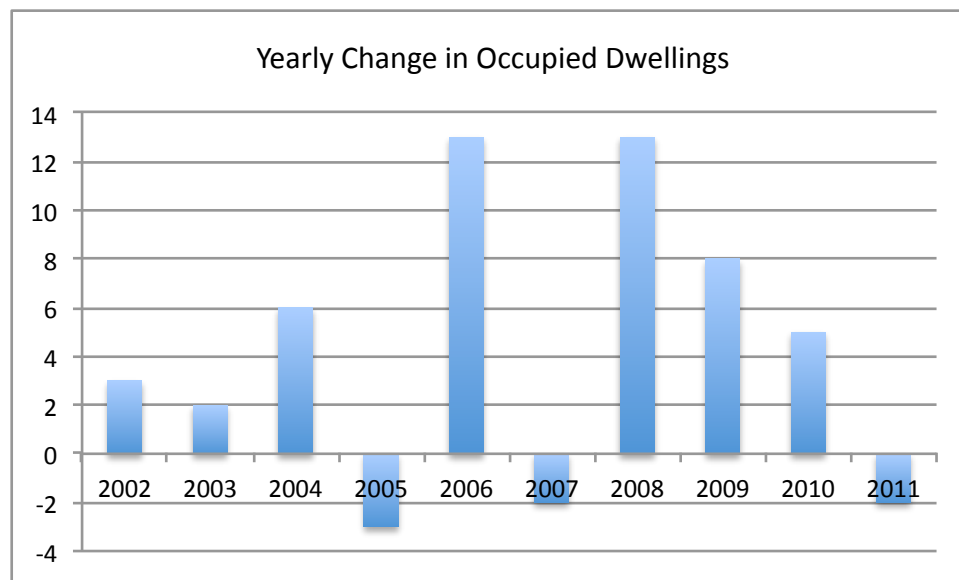
2.1 The ward at the end of 2011 consisted of 2,209 occupied dwellings. There has been an increase of 43 occupied dwellings in the ward over the 11-year period¹ shown below. (A 1.98% increase)

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Dwellings	2166	2169	2171	2177	2174	2187	2185	2198	2206	2211	2209
Change		3	2	6	-3	13	-2	13	8	5	-2

Table 1: Dwelling numbers

2.2 The 2011 census gives the total number of dwellings, occupied or not, as 6,011 suggesting a 99.7% occupancy rate. This occupancy rate is very high.

2.3 Development over the last decade has not been regular. (Graph 1)



Graph 1²

¹Council Tax Returns published by ONS from VOA data

² The negative figures for 2005 and 2007 represent an increase in empty properties

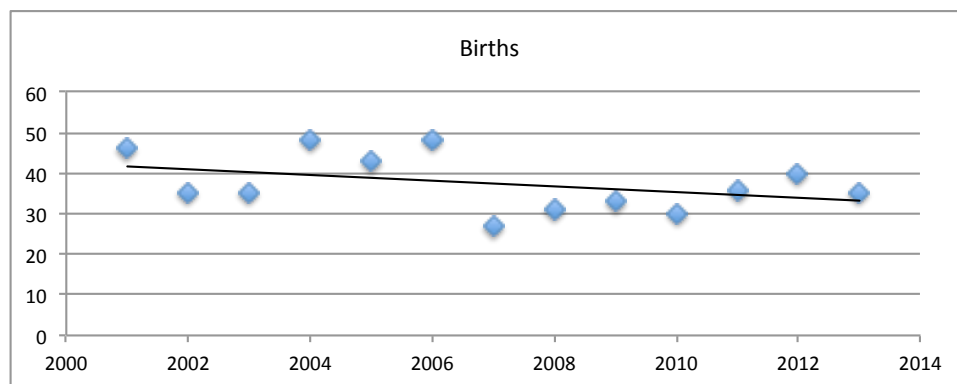
Births

3.1 There has been an average of 38 births per year within the ward during the 13 years shown below. Births peaked in 2004 and 2006 at 48.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Births	46	35	35	48	43	48	27	31	33	30	36	40	35

Table 2: Birth numbers

3.2 Beneath is a graph charting the births within the ward over the 12-year period. Despite the slight rise in dwelling numbers there is a clear trend of falling births within the ward.

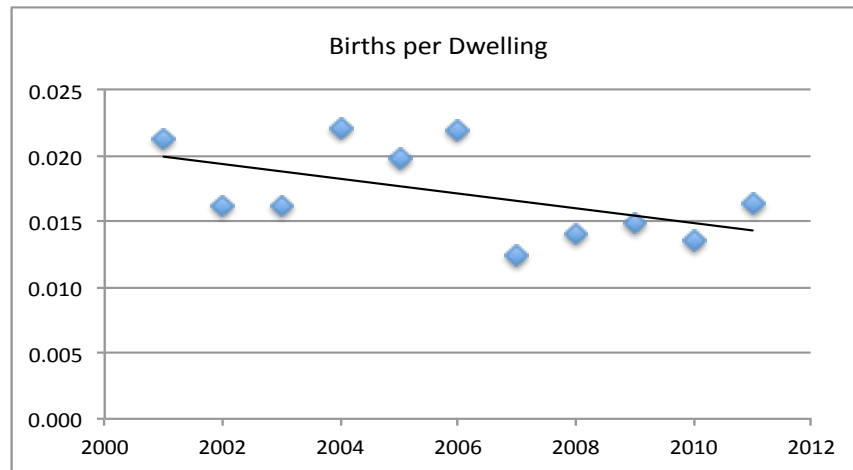


Graph 2: Births

3.3 The number of births relative to the number of dwellings has fallen over the 11 years shown below.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Birth/dw	0.021	0.016	0.016	0.022	0.020	0.022	0.012	0.014	0.015	0.014	0.016

Table 3 Births per dwelling



Graph 3: Births per Dwelling

Age

4.1 The median age in the ward has risen by 1.17 years in over the 12 years shown below. Over the same period the national average has risen by two years to 39.9 years. The median age within the ward is 3.93 years above the national average.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
MedianAge	42.66	42.81	42.87	43.02	43.14	43.19	43.33	43.39	43.56	43.62	43.74	43.83

Table 4: Median age

4.2 There looks to be some outward migration of households with children aged 0-4 (between birth and attendance at primary school) but it is not possible at this stage to be certain as to the cause and whether it is a shortage of suitable family dwellings or not.

4.2.1 Whilst the number of births averages 38 per annum, the number of children on roll at the two primary schools that live in the ward at 170 children (census 2011) is just 64% of the total births in the corresponding period. The numbers of pupils at the primary schools (525) that start at a Cuffley primary school move out of the ward but stay at the primary school is unknown (see 6.3 below).

Schools

5.1 In our assessment, we have taken into account all Primary schools within a 2-mile walking distance³, and Secondary schools that lie within a 3-mile walking distance of the development. The 2 and 3 mile⁴ criteria are the distances prescribed beyond which local authorities are required to fund transport where the nearest available school is further away.

5.2 The authority is required to calculate how many pupils are currently on roll in its primary schools and how many are forecast to be on roll each year till 2018/19 in the School Capacity ("SCAP") returns. (For secondary the forecast runs to 2020/21). The SCAP is a DfE template, which each authority fills out with the previous January's school census (taken as being their current school roll). To complete the SCAP return – they enter into the blank column their forecast for each year, net of any additional children covered by S106 agreements. (S106/CIL covered pupils are entered separately). This is how Government allocates its funding for any necessary additional school places that are its responsibility to provide.

Primary Schools

6.1 There are 4 schools in the local planning area: Goffs Oak Ridgeway South. The January 2014 school rolls show the local primary schools to be considered full for planning purposes. (Note: the pupil rolls at Cuffley Primary School fell by an insignificant 3 pupils, from 413 to 410 between January 2014 and January 2015).

School name	Postcode	Distance	Status	Capacity	NoR	Admission Number	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Cuffley School	EN6 4HN	0.4	Foundation	420	413	60	60	60	59	60	60	55	59
Woodside Primary School	EN7 5JS	1.4	Community School	210	203	30	28	30	30	30	25	30	30
Northaw Church of England Primary	EN6 4PB	1.6	Voluntary Aided	105	92	15	9	16	12	14	13	16	12
Goffs Oak Primary & Nursery School	EN7 5NS	1.6	Community School	210	205	30	30	30	30	30	30	26	29
Total				945	913	135	127	136	131	134	128	127	130
Occupancy (%)					96.61		94.07	100.74	97.04	99.26	94.81	94.07	96.30

Table 5: Primary Schools

³ Distances have been calculated based upon the nearest available postcode to the site (as provided). Once the development is built, some parts of the site may be further/closer than shown.

6.2 The forecast anticipates the numbers enrolling age 4 (Reception Class) to rise from the current 136 (2013/14 actual) to 139 (forecast 2014/15 – actual numbers will be available mid-June) and then fall year on year to 100 (2017/18) and rise to 101 in 2018/19. This excludes any impact from new dwellings where additional places are covered by s106 agreements.

6.3 A Freedom of Information request to HCC about out-of-area pupils at Northaw and Cuffley Primary Schools revealed that Northaw Primary School has 92 pupils of which, just 38 live in the Northaw and Cuffley area. Cuffley Primary School has just 251 of its 413 pupils living in the area. Northaw Primary School has 4 pupils with a Goffs Oak home postcode and Cuffley Primary School has 81 with a Goffs Oak home postcode. Of the out of area pupils, Northaw Primary School has 63 pupils who live somewhere other than the Northaw and Cuffley area or the Goffs Oak area. On the same criteria Cuffley Primary School has 88 pupils who live somewhere other than Northaw, Cuffley or Goffs Oak.

6.3.1 A disproportionate number of pupils at the two primary schools live in other areas with their own primary schools. At the last published count (January 2012) 414 of the 556 pupils (75%) travelled to and from the two schools by car.

Secondary Schools

7.1 The development is located broadly equidistant from Mount Grace School and Goffs School.

7.2 As at January 2014, there was some spare capacity at Mount Grace School. Goffs School should be considered full.

School name	Postcode	Distance	Status	Capacity	Nor	Admission Number	Year 7	Year 8	Year 9	Year 10	Year 11	Post 16
Mount Grace School	EN6 1EZ	2.8	Academy Converter	870	761	174	108	162	156	168	167	169
Goffs School	EN7 5QW	2.8	Academy Converter	1050	1038	210	210	210	210	201	207	217
Total				1920	1799	384	318	372	366	369	374	386
Occupancy (%)					93.70		82.81	96.88	95.31	96.09	97.40	

Table 6: Secondary Schools

7.3 For planning purposes the two schools are in different planning areas.

7.3.1 For the SCAP return the HCC places Mount Grace School in the “Potters Bar Secondary” planning area. This area is forecast to see on

roll year 7 pupils to rise from the current 522 (2013/14) to 543 (2015/16) and rise further to 571 in 2017/18 and 581 in 2020/21.

- 7.3.2 Goff's School is in the Cheshunt secondary planning area. HCC forecasts that Cheshunt is going to see a rise of 61 year 7 pupils by 2019/20 and 77 a year later. These numbers exclude the impact of consented planning permissions for which s106 agreements are in place.

Adding Places to Primary Schools

8.1 As a part of our analysis we have looked at the space the schools in Goff's Oak have for expansion. If there were potential for them to expand, they could do so, to accommodate the pupils who currently travel to Cuffley and Northaw schools from Goff's Oak and would be displaced by pupils who arise from this development.

School	Current Capacity	Necessary Site Area	Actual Site Area
Andrews Lane	1	1.2ha	2.14
Flamstead End	2	2.2ha	1.43
Bonneygrove	2	2.2ha	2.64
St Paul's	1	1.2ha	0.75
Fairfields	2	2.2ha	2.24
Goffs Oak	1	1.2ha	1.27

Table 7: Area of Land – Goff's Oak Schools

8.2 The site area estimates are based on a transposition of land registry plans, on to Google Earth for measurement. It is just an indication that there may be scope for expansion at Andrews Lane School.

Interim Arrangements

9.1 This section considers the impact on the Cuffley schools of this development because of families with children of primary school age moving in.

9.2 The development is planned to comprise up to 121 dwellings. The illustrative mix is:

a. Market: 85 dwellings (6 x 1 bed flats; 18 x 2 bed houses; 6 x 2 bed flats; 38 x 3 bed houses and 17 x 4 bed houses)

b. Affordable: 36 dwellings (8 x 1 bed flats; 18 x 2 bed houses; 2 x 2 bed flats; 6 x 3 bed houses and 2 x 4 bed houses)

9.3 Migrant households (those moving into the District or within the District) in Welwyn Hatfield contain on average 19 primary school age pupils per 100 dwellings (source ONS 2011 Census).

9.4 On the mix given, the migrant households will contain 16 children (spread over the development period).

				Migrant	
			Dwellings	Yield age 4-10	Total Yield
Market	Flats	1 bed	6	0.00	0
		2 bed	6	0.00	0
	Houses	2 bed	18	0.05	1
		3 bed	38	0.27	10
		4 bed	17	0.27	5
			85		16

Table 8

9.5 Welwyn Hatfield migrant households do not have an equal spread of ages of primary school age children. (Source ONS 2011 Census) For 4 – 10 year olds they are typically:

- | | | | |
|----|--------------|-----|--------------|
| a. | 4 year olds | 24% | 3.8 children |
| b. | 5 year olds | 14% | 2.2 children |
| c. | 6 year olds | 18% | 2.9 children |
| d. | 7 year olds | 9% | 1.4 children |
| e. | 8 year olds | 14% | 2.2 children |
| f. | 9 year olds | 10% | 1.6 children |
| g. | 10 year olds | 10% | 1.6 children |

9.6 The 4 year olds can be discounted, as they will be admitted to Cuffley Primary School (if they apply) as part of the normal admissions (provided applications are made at the correct time).

9.7 The CLG National Housing Survey has not reported 'distance moved' recently but the previously published data said:

- a. 19% moved under 1 mile
- b. 16.2% moved between 1 mile and under 2 miles
- c. 22.8% moved between 2 miles and under 5 miles

9.8 Thus we can reasonably conclude that between 35% and 58% will not seek to change their child's school. (For the purposes of this Briefing Note, 35% has been used).

9.9 SUMMARY: Of the 16 children of primary school age that arrive at this development, 24% (3-4) will be admitted in the normal admissions round and a further 35% (5-6) are unlikely to seek to move school. Over the period of construction and first occupation of each dwelling (say 3 years) there will be statistically just 7 or 8 children who may seek a place at Cuffley School and are unlikely to automatically secure a place.

9.10 PRACTICAL REALITY 1: Moving to a new home is a serious matter and generally not undertaken lightly. Invariably research will be carried out from Estate Agents, Development Sales Office, the internet, Zoopla and Rightmove, etc., and of course Hertfordshire School Admissions. The 'statistical 7 or 8 children' (2 or 3 per annum for a 3 year development period) is going to be zero or close to it.

9.11 PRACTICAL REALITY 2: Despite detailed desktop analysis there will no doubt be an incident of a parent turning up unannounced and seeking a school place. They may be lucky because all schools have some turnover of pupils. In January 2014 Cuffley Primary School had 415 pupils and 420 spaces. By May 2014 it had 414 pupils. By January 2015 it had 410 pupils. So at least in a single term in the middle of the school year at least one pupil left and was not replaced. Year on year the school roll has fallen.

9.13 AFFORDABLE HOUSING: The two broad categories of affordable housing are social rent and 'other intermediate tenures'. Data for the intermediate tenures are not recorded by ONS as, from a demographic perspective, market dwellings on a mortgage are 'shared ownership'. Thus the intermediate tenures are aggregated in the market dwelling statistics. Social rent dwellings, because they are allocated on the basis of need, are allocated according to 'occupancy assumptions' under the Housing Acts and on first occupation contain more children. Were all of the affordable dwellings 'social rent' the migration data for Welwyn and Hatfield shows

8 primary school children from the 36 dwellings. Thus the true figure will be something less.

				Migrant	
			Dwellings	Yield age 4-10	Total Yield
Social Rent	Flats	1 bed	8	0.01	0
		2 bed	2	0.08	0
	Houses	2 bed	18	0.18	3
		3 bed	6	0.71	4
		4 bed	2	0.71	1
			36		8

Table 9

9.14 Delivering the development over say 3 years, suggests between 2 and 3 children across 7 year groups seeking a primary school place each year. Ignoring statistical anomalies – twins/triplets and quads – it is probable that the impact on any single year group in any year will be between zero and one application. From this has to be discounted any households with children not changing school for whatever reason and any hidden households already in Cuffley. As stated at paragraph 9.3, and family allocated to a Cuffley social rent dwelling is not only eligible to appeal if refused admission, that the family is allocated is a prima facie case for admission under the statutory admissions rules and all schools have a margin built in to their assessment of capacity to accommodate successful appeals.

9.15 In truth the social rent dwellings can be discounted because they are allocated on the basis of need by the local housing department and if a school place is needed because of the placement, the school will admit the child, if necessary on appeal. Schools have a 10% tolerance factor built into their teaching space standards for this reason.

9.16 For reasons of clarity, the total forecast net gain from all dwellings during the construction and first occupation period is set out at table 10.

				Migrant	
			Dwellings	Yield age 4-10	Total Yield
Market	Flats	1 bed	6	0.00	0
		2 bed	6	0.00	0
Affordable	Flats	1 bed	8	0.01	0
		2 bed	2	0.08	0
Market	Houses	2 bed	18	0.05	1
		3 bed	38	0.27	10
		4 bed	17	0.27	5
Affordable	Houses	2 bed	18	0.18	3
		3 bed	6	0.71	4
		4 bed	2	0.71	1
All Dwellings			121		24

Table 10

9.17 With the development completed over a 3-year period this equates to 8 pupils a year, with 1 or 2 in each year being enrolment into Reception Class in the normal admission round, it leaves on balance 1 or fewer pupils per year group in each construction year seeking a place at a potentially full primary school.

9.18 Applying the evidence of school choice set out at 9.10 (above) the numbers, if there are any at all, are in low single figures in any year.

Conclusions

10.1 The large number of children travelling in to the Cuffley/Northaw area each day indicates that the area's two primary schools can accommodate more children living in the area to the equivalent of up to an additional 350-375 family dwellings. However, because of pressure on primary school places generally, there will need to be added an equivalent number of primary school places elsewhere to accommodate

those who in the future live elsewhere and would normally secure a place at a Cuffley/Northaw primary school.

10.2 There appears to be some scope for adding places elsewhere at Goffs Oak based on the simple assessment of existing school sites but as the FOI response indicates many children arrive each day from elsewhere.

10.3 In school-place-planning terms, the core impact of new development on primary schools is those children under 4 years of age and those unborn. All of the others are on roll at a school. Parents do not uproot their children without considering the consequences. It is suspected that some of the attractiveness of this development is the opportunity for residents of Goffs Oak and other local centres to secure a home in Cuffley and a guaranteed place for their currently pre-school age children to secure a place at Cuffley Primary School. Reality dictates that for older children, it is probably too late to get a place at Cuffley Primary School and parents will know this.

Education Act 1996

1996 c. 56
Part I
Chapter III
General functions
Section 13

13General responsibility for education.

(1)A local education authority shall (so far as their powers enable them to do so) contribute towards the spiritual, moral, mental and physical development of the community by securing that efficient primary education, **[F1**and secondary education**]** are available to meet the needs of the population of their area.

(2)The duty imposed by subsection (1) does not extend to matters in respect of which any duty is imposed on—

[F2(a)the Learning and Skills Council for England or the National Council for Education and Training for Wales, or

(b)the higher education funding councils established under section 62 of the Further and Higher Education Act 1992.**]**

Annotations: 

Amendments (Textual)

F1Words in [s. 13\(1\)](#) substituted (28.7.2000 for certain purposes, otherwise 1.4.2001) by [2000 c. 21, ss. 149, 154, Sch. 9 para.](#)

[52\(2\)](#) (with [s. 150](#)); [S.I. 2001/654, art. 2\(2\)](#), **Sch. Pt. II** (with [art. 3](#)); [S.I. 2001/1274, art. 2\(1\)](#), **Sch. Pt. I**

F2[S. 13\(2\)\(a\)\(b\)](#) substituted (28.7.2000 for certain purposes, otherwise 1.4.2001) by [2000 c. 21, ss. 149, 154, Sch. 9 para.](#)

[52\(3\)](#) (with [s. 150](#));[S.I. 2001/654, art. 2\(2\)](#), **Sch. Pt. II** (with [art. 3](#))

Modifications etc. (not altering text)

C1[S. 13](#) modified (prosp.) by [Nationality, Immigration and Asylum Act 2002 \(c. 41\)](#), {ss. 36(1)(10), 162 (with s. 159)

CUFFLEY SCHOOL

ADMISSION POLICY 2015 - 2016

Cuffley School has an annual admission number of 60 pupils. Application is made electronically through the County Council. Preliminary visits can be arranged by contacting the school office.

Pupils will be admitted to the Nursery during the academic year in which they become four years of age without reference to ability or aptitude. Nursery pupils will attend either a morning or afternoon session for three terms before entering full time education in the Reception class. Please be aware that a place in our Nursery class (EYFS1) does not guarantee a place in Reception (EYFS2). A separate application is required which must be submitted to the Local Authority. There are induction meetings for all children beginning in the Nursery.

All children turning 5 in the academic year 1 September to 31 August will be eligible for a place in reception at the start of the Autumn Term.

Section 324 of the Education Act 1996 requires the governing bodies of all maintained schools to admit a child with a statement of special educational needs that names their school. Schools must also admit children with an EHC (Education, Health & Care) Plan that names the school.

If the nursery is over-subscribed, the Governors will apply the following criteria in the numbered points order:

1. Children looked after (CLA) and children previously looked after.
2. Siblings* of pupils attending Cuffley School at the time the child will enter the nursery.
3. Children who live in the parish of Northaw and Cuffley.
4. Any other children. The deciding factor in this category being the proximity from the child's home, based on a straight line measurement as determined by the Local Authority.

If the school is over-subscribed, the Governors will apply the following criteria in the numbered points order:

1. Children looked after (CLA) and children previously looked after.
2. Siblings* of pupils attending Cuffley School at the time the child will enter the school.
3. Children who live in the parish of Northaw and Cuffley.
4. Any other children. The deciding factor in this category being the proximity from the child's home based on a straight line measurement as determined by the Local Authority.

Notification of place allocations will be sent before the term of admission. Children not offered a place can be placed on a continued interest list and places allocated in accordance with the over-subscription criteria.

Cuffley School is part of the county council's scheme of In Year Co-ordination. Parents should apply directly to HCC to be placed on the school's waiting list for an In-Year place. As a Foundation School the Head Teacher will offer any space that may be or may become available.

Parents dissatisfied with the Governors' decisions on admissions will have the right of appeal to an appeals committee established by the Local Authority who will conduct the Appeal on behalf of the Governors. Parents wishing to appeal who applied on line should log on to their online application and click on the link "register an appeal". If the on line application system was not used please contact the school or Customer Service Centre on 0300 123 4043 to request an appeal pack. For In Year applications - parents wishing to appeal should contact the school directly in the first instance.

* Sibling refers to brother or sister, half brother or sister, adopted brother or sister, step brother or sister, or the child of the parent/carer's partner where the child for whom the school place is sought is living in the same family unit at the same address as that sibling.

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

Key



Raised Table for pedestrian use



Buff Asphalt Surfacing



Extent of Carriageway resurfacing
(Blacktop)

DRAFT
FOR DISCUSSION ONLY

REV.	DETAILS	DRAWN	CHECKED	DATE
------	---------	-------	---------	------

CLIENT:

Lands Improvement

PROJECT:

PROJECT: Land to the north east of King George V Playing Fields

DRAWING TITLE:

Station Road Longer Term Public Realm Scheme

SCALES:

1:1250 at A2

DRAWN: JM

CHECKED:	ID
----------	----

DATE:	14/09/2015
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Network Building, 97 Tottenham Court Road, London W1T 4TP
t: 020 7580 7373 e: enquiries@vectos.co.uk

DRAWING NUMBER:

141386/A/50.1

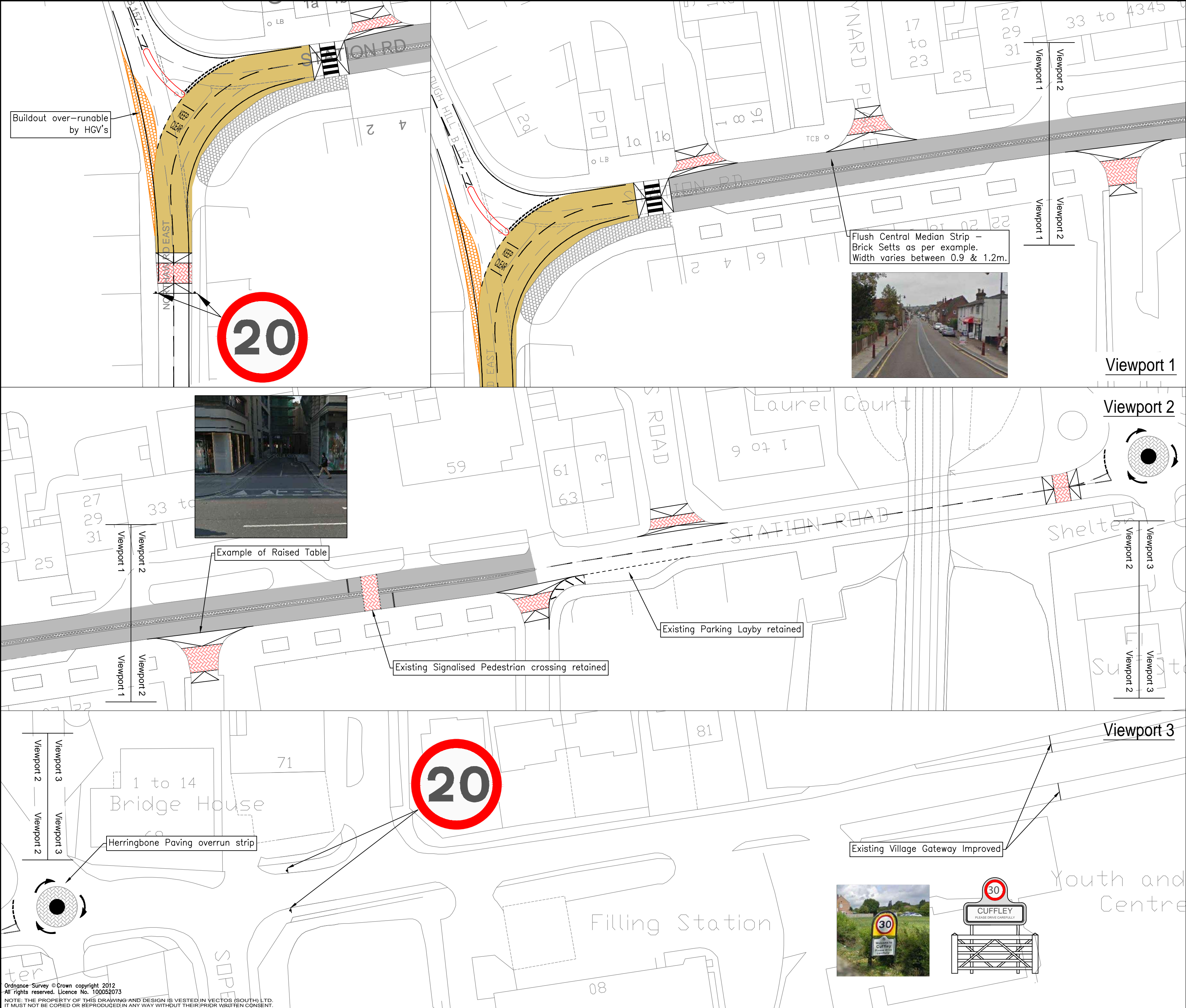
REVISION:

■



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- Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Key

- Raised Table for pedestrian use
- Buff Asphalt Surfacing
- Extent of Carriageway resurfacing (Blacktop)

DRAFT
FOR DISCUSSION ONLY

REV.	DETAILS	DRAWN	CHECKED	DATE
CLIENT:				
Lands Improvement				
PROJECT:				
Land to the north east of King George V Playing Fields				
DRAWING TITLE:				
Station Road Longer Term Public Realm Scheme				
SCALES:				
1:500 at A2				
DRAWN:	JM	CHECKED:	ID	DATE: 14/09/2015
DRAWING NUMBER:				
141386/A/50.2				
REVISION:				

Traffic Calming Example Images

Flush Central Median strip to slow traffic:



Raised table to improve pedestrian environment and discourage rat-running:



Raised Zebra Crossing to provide new pedestrian crossing near the post office:



Raised table to provide new crossing for pedestrians near the train station:



Buff Asphalt Surfacing at Plough Hill/Northaw Road/Station Road junction:



Appendix G

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 20 January 2014 shows the state of this title plan on 20 January 2014 at 12:40:14. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide *19 - Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Leicester Office .

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Title Number : HD344193

This title is dealt with by Land Registry, Leicester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 20 JAN 2014 at 12:35:55 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: HD344193
Address of Property	: Land on the east side of Northaw Road East, Cuffley
Price Stated	: £445,000
Registered Owner(s)	: LANDS IMPROVEMENT HOLDINGS LANDMATCH S.a r.l. (incorporated in Luxembourg) of 2-8 avenue Charles de Gaulle, L-1653, Luxembourg and of Fourth Floor, 10 Lower Grosvenor Place, London SW1W 0EN.
Lender(s)	: None

Title number HD344193

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 JAN 2014 at 12:35:55. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HERTFORDSHIRE : WELWYN HATFIELD

- 1 (05.06.1996) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the east side of Northaw Road East, Cuffley.
- 2 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land tinted pink and tinted brown on the filed plan dated 5 April 1979 made between (1) The Most Honourable Charles William Frederick Marquess of Linlithgow and others (Transferors) and (2) Welwyn Garden City Housing Association Limited (Transferee):-

"together with the rights set out in the First Schedule hereto but except and reserved thereout unto the Transferors for the benefit of the Transferors' adjoining land lying immediately to the south of land hereby transferred the rights set out in the Second Schedule hereto.

THE FIRST SCHEDULE before referred to

Subject to the consent of the District Council or other proper statutory authority being obtained the right for the Transferee to enter upon the said adjoining land of the Transferors for the purpose of laying any new drains sewers and watercourses that may be required for the drainage of the buildings to be erected upon the land hereby transferred and to connect up such drains sewers and watercourses to the services lying beneath the surface of such adjoining land of the Transferors the Transferee making good or paying reasonable compensation for all damage caused in exercising such right or powers

THE SECOND SCHEDULE before referred to

(a) a right of way with or without vehicles and animals at all times and for all purposes to pass and repass over that part of the land hereby transferred which is shown hatched brown on the said plan for the purposes of access to and egress from the said adjoining land of the Transferors from and to the public roadway (situate to the north of the property hereby transferred) known as South Drive subject to the payment according to user of the costs of maintaining the said right of way in good and substantial repair

(b) the right at all times to use and maintain all and any existing drains sewers and watercourses running through or under the land hereby transferred together with the like right to enter upon the said land to repair renew maintain and relay any such existing drains sewers and watercourses making good or paying reasonable compensation for all damage caused in exercising such rights or powers

(c) subject to the consent of the District Council or other proper statutory authority being obtained the right to enter upon the land hereby transferred to lay any new drains sewers and watercourses that may be required for the drainage of the said adjoining land of the Transferors with like rights for the repair renewal or maintenance thereof and subject to the like obligation to make good or pay reasonable compensation

(d) Subject to the consent of the District Council or other proper statutory authority being obtained the right to connect any such

A: Property Register continued

existing or new drains sewers or watercourses to any drains sewers or watercourses laid by the Transferee in or under the land hereby transferred to serve any buildings erected thereon by the Transferee or its successors in title together with the necessary rights of entry for future maintenance and renewal thereof but subject to the like obligations to make good or pay reasonable compensation."

NOTE: The land hatched brown referred to is tinted brown on the filed plan.

- 3 (11.07.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (25.01.2013) PROPRIETOR: LANDS IMPROVEMENT HOLDINGS LANDMATCH S.a r.l. (incorporated in Luxembourg) of 2-8 avenue Charles de Gaulle, L-1653, Luxembourg and of Fourth Floor, 10 Lower Grosvenor Place, London SW1W 0EN.
- 2 (25.01.2013) The price stated to have been paid on 6 December 2012 for the land in this title and in title HD485928 was £445,000.
- 3 (25.01.2013) A Transfer of the land in this title and other land dated 6 December 2012 made between (1) Landmatch Limited and (2) Lands Improvement Holdings Landmatch S.a r.l. contains purchaser's personal covenants.

NOTE: Copy filed.
- 4 (12.03.2013) The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on Supplementary plan to the filed plan dated 28 May 1935 made between (1) Mildred Cecilia Harriet Montague, The Right Honourable Arthur Robert Baron Hillingdon and The Right Honourable Edward Montagu Cavendish (Vendors) and (2) Charrington and Company Limited (Purchasers) contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted mauve on the filed plan dated 10 November 1938 made between (1) Mildred Cecilia Harriet Montagu and The Right Honourable Arthur Robert Baron Hillingdon (Vendors) and (2) The County Council of the Administrative County of Hertford (Council) contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.
- 3 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 11 September 1963 made between (1) The Most Honourable The Marquess of Linlithgow, Ian John Little Gilmour and Arthur Jeremy Tree (Grantors) (2) Sarah Jane Williams, Thomas Ronald Williams and Evan Glen Williams and (3) British Railways Board (the Board):-

"FULL RIGHT AND LIBERTY to drain their railway and property situate at Northaw aforesaid indicated on the plan annexed hereto into the land drains also indicated on the said plan and to make such connections to

C: Charges Register continued

the said drains as the Board consider necessary for such purpose as aforesaid."

NOTE: The land drains referred to are shown by a blue broken line on the filed plan.

- 4 The part of the land affected thereby is subject to the following right granted by a Conveyance of the land tinted blue on the filed plan dated 3 May 1977 made between (1) The Most Honourable Charles William Frederick Marquess of Linlithgow, Arthur Jeremy Tree and Andrew Ryle Harding (Vendors) and (2) British Railways Board (the Board):-

"the easement or right to drain onto railway and property situate at Northaw aforesaid into the drain laid in the position indicated by a broken blue line on the said plan and thence unto the existing drainage system on the Vendors land."

NOTE: The position of the drain referred to is shown by a yellow broken line on the filed plan.

- 5 The part of the land affected thereby is subject to the following rights granted by a Deed dated 12 May 1982 made between (1) Andrew Ryle Harding, John Guy Rhodes and David Robert Gilmour (Grantors) and (2) Welwyn Garden City Housing Association Limited (Grantee):-

"full right and liberty to lay down

(a) a line of pipes with all necessary manholes and other works (hereinafter called "the Foul Drain") and so jointed in every part as not to permit the escape of any water or soil passing through the same within and under the Red Land from the Blue Land in the approximate position shown by a solid brown line on the said plan and

(b) a line of pipes with all necessary manholes and other works (hereinafter called "the Surface Water Drain") and so jointed in every part as not to permit the escape of any water passing through the same within and under the Red Land from the Blue Land in the approximate position shown by a solid yellow line on the said plan the said line of pipes to be laid at such a depth from the surface as will protect them from frost and secure the same against any agricultural operations connected with the surface

(ii) full right and liberty (the Grantee having first obtained all requisite statutory consents) to use the Foul Drain for the passage or conveyance of sewage water and soil from the Blue Land to the said Main Sewer or Drain but not for any other purpose whatsoever

(iii) full right and liberty (the Grantee having first obtained all requisite statutory consents) to use the Surface Water Drain for the passage or conveyance of surface water from the Blue Land to the ditch commencing at Point B as shown on the said plan but not for any other purpose whatsoever

(iv) full right and liberty for the purposes aforesaid but not for any other purpose whatsoever (the Grantee having first obtained all requisite statutory consents) to make and forever hereafter to repair and maintain all such connections with

(a) the said Main Sewer or Drain at the approximate point marked "A" on the said plan and

(b) the said ditch at the approximate point marked "B" on the said plan as may be reasonable and proper in that behalf making good nevertheless at the Grantee's expense all damage or disturbance which may be caused to the said surface of the Red Land in carrying out such connections repairs or maintenance to the reasonable satisfaction of the Grantors TO Hold the said rights and liberties hereby granted unto the Grantee paying all costs of inspecting repairing renewing relaying cleansing and maintaining the Foul Drain and the Surface Water Drain and their respective connections with the Main Sewer or Drain and ditch.

THE Grantors and their successors in title reserve the right at any

C: Charges Register continued

time to tap into and connect up with the Foul Drain and the Surface Water Drain Provided that before making any such connections the Grantees or their successors in title shall obtain all requisite statutory consents and give written notice to the Grantee of their intention to make the same and at their own expense make good any damage occasioned thereby

THE perpetuity period applicable hereto shall be the period of eighty years from the date hereof."

NOTE: The land in this title comprises part of the land edged red referred to. The blue land referred to is edged blue on the filed plan and the brown and yellow lines referred to are shown by brown broken line and a mauve broken line respectively thereon. The main sewer or drain referred to is shown by mauve continuous line on the filed plan. The points A and B referred to are reproduced thereon.

- 6 The parts of the land affected thereby are subject, for a term of 15 years from 20 March 1994 to rights relating to Telecommunications Apparatus granted by a Lease of easements dated 27 September 1995 made between (1) Andrew George Wycliffe Jackson and others and (2) Energis Communications Limited.

NOTE: Copy filed.

- 7 (16.04.1997) The land is subject to rights of free passage and running of water soil electricity electrical impulses and other services and rights of entry for the purpose of inspecting repairing cleansing renewing or re-routing any pipes channels drains or electricity and telephone cables that may lay on or under the land in this title.

Schedule of restrictive covenants

- 1 The following are details of the Vendors Covenants contained in the Conveyance dated 28 May 1935 referred to in the Charges Register:-

"FOR the benefit of the land hereby conveyed with intent to bind the portions of the land remaining uncoloured within the green verge line on the Plan No.2 annexed hereto and now belonging to the Vendors the Vendors hereby Covenant with the Purchasers that so long as any part of the said land shall remain in the ownership of the Vendors or any one of them or other the personal representatives or trustees of the late Sir Hedworth Meux they will not use or permit or suffer any parts of such land to be used for the sale of intoxicating liquors by wholesale or by retail for consumption on or off the premises or as a Club where such intoxicating liquors are sold consumed or distributed."

NOTE: The land within the green verge line referred to is tinted yellow on the filed plan so far as it affects this title.

- 2 The following are details of the Vendors Covenant contained in the Conveyance dated 10 November 1938 referred to in the Charges Register:-

"THE Vendors hereby covenant with the Council with the intent and so as to bind the land of the Vendors immediately adjoining the property hereby conveyed and to benefit and protect the property hereby conveyed that the Vendors will not at any time hereafter (without the consent of the Council in writing first obtained) construct any road adjoining or abutting on any part of the South Western boundary of the property hereby conveyed."

End of register



Image 1: Example of spacing



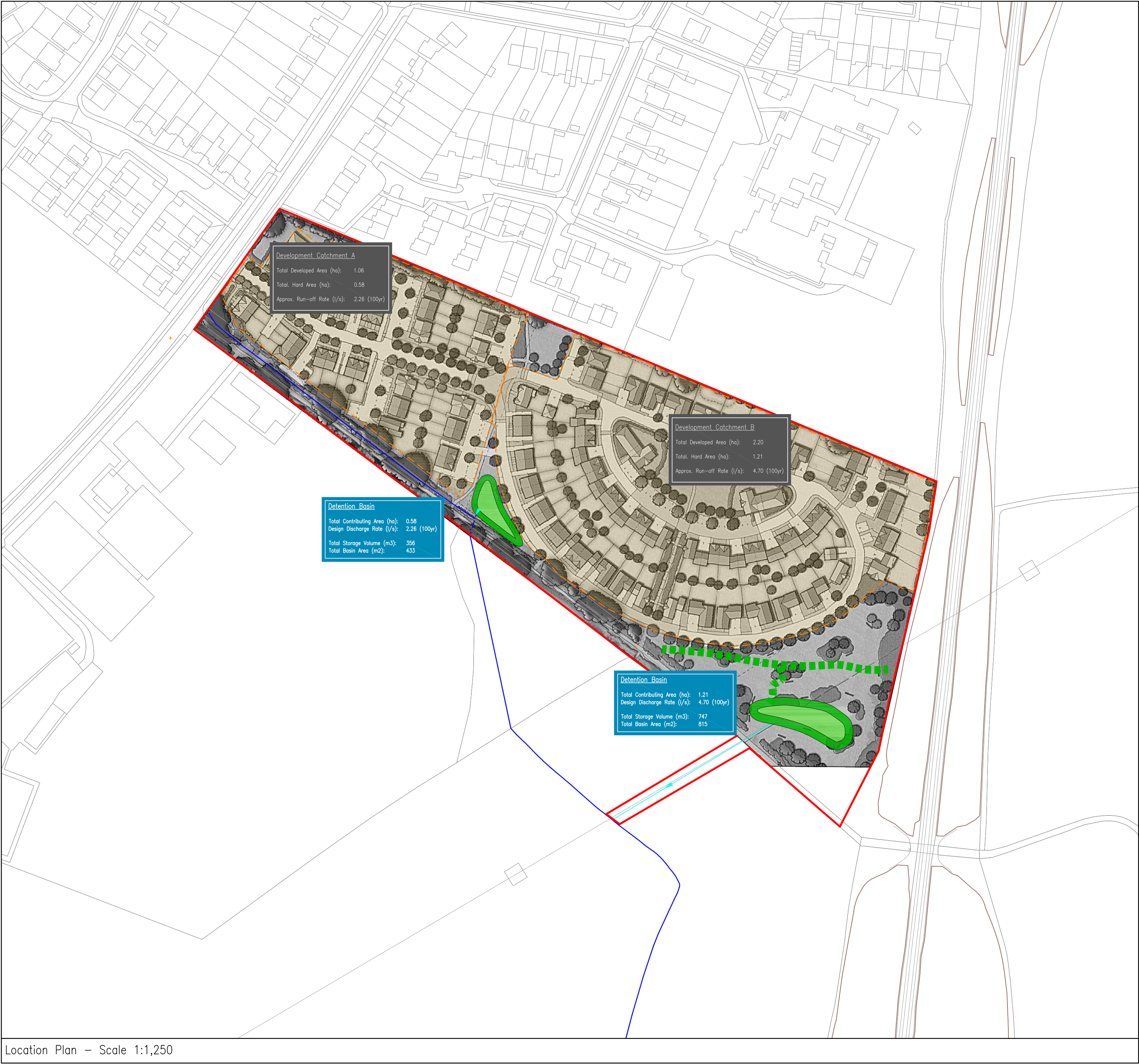
Image 2 – 4: Examples of bollard materials and styles





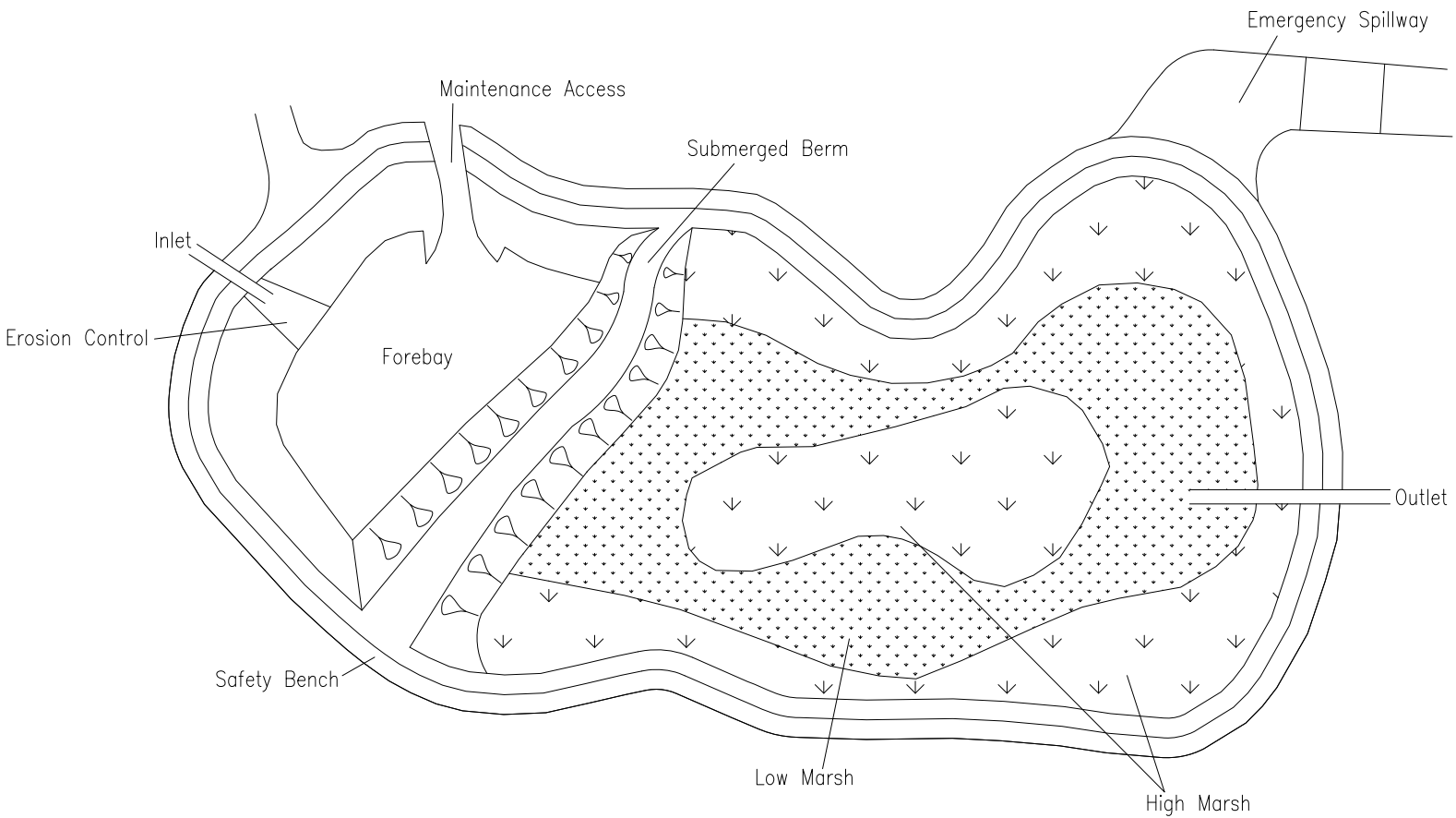
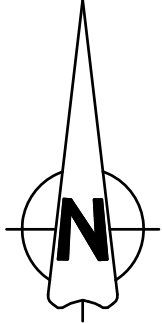
Lands Improvement





- NOTES:
- Do not scale from this drawing.
 - All dimensions in metres unless otherwise stated.
 - This drawing has been produced using survey data provided by a Third Party. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this data. All discrepancies are to be reported to the Engineer immediately, ahead of work commencing.
 - The existing services shown are not necessarily complete nor is their location with regard to position and depth precise. It is the Contractor's responsibility to liaise with all relevant services companies to ensure that all services are accurately located, marked out and adequately protected during all site works.

- KEY:
- Site Boundary.
 - Proposed Developable Area
 - Existing Watercourse
 - Potential Culverted Section
 - SuDS Location
 - Likely Enabling Earthworks
 - Proposed Outfall Route



C Latest masterplan added.		SD	RM	RM	11.6.15
B Contributing areas adjusted.		DW	RM	RM	05.6.15
A Basins relocated following comments.		DW	RM	RM	23.10.14
Rev.	Revision Details	Drawn	Checked	Approved	Date
PRELIMINARY					04.08.14
Issue Status		Approved		Date	
Drawn	DW	Checked	RM	Date	AUG 14

Brookbanks
Consulting

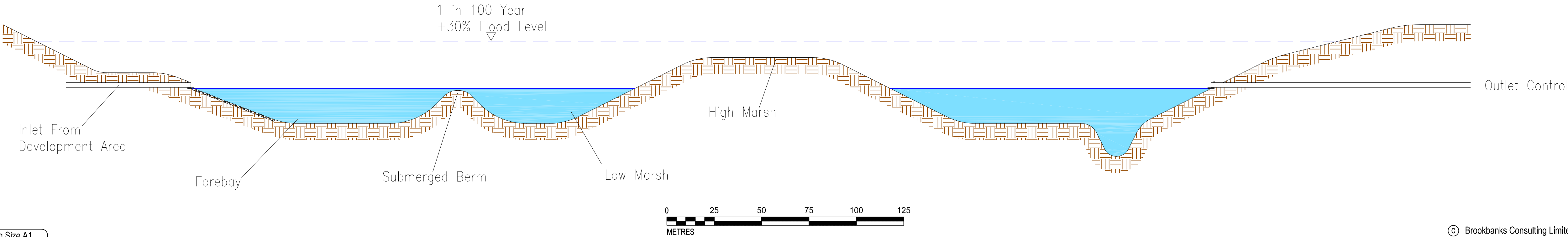
6150 Knights Court Solihull Parkway Birmingham B37 7WY
Tel (0121) 329 4330 Fax (0121) 329 4331
www.brookbanks.com

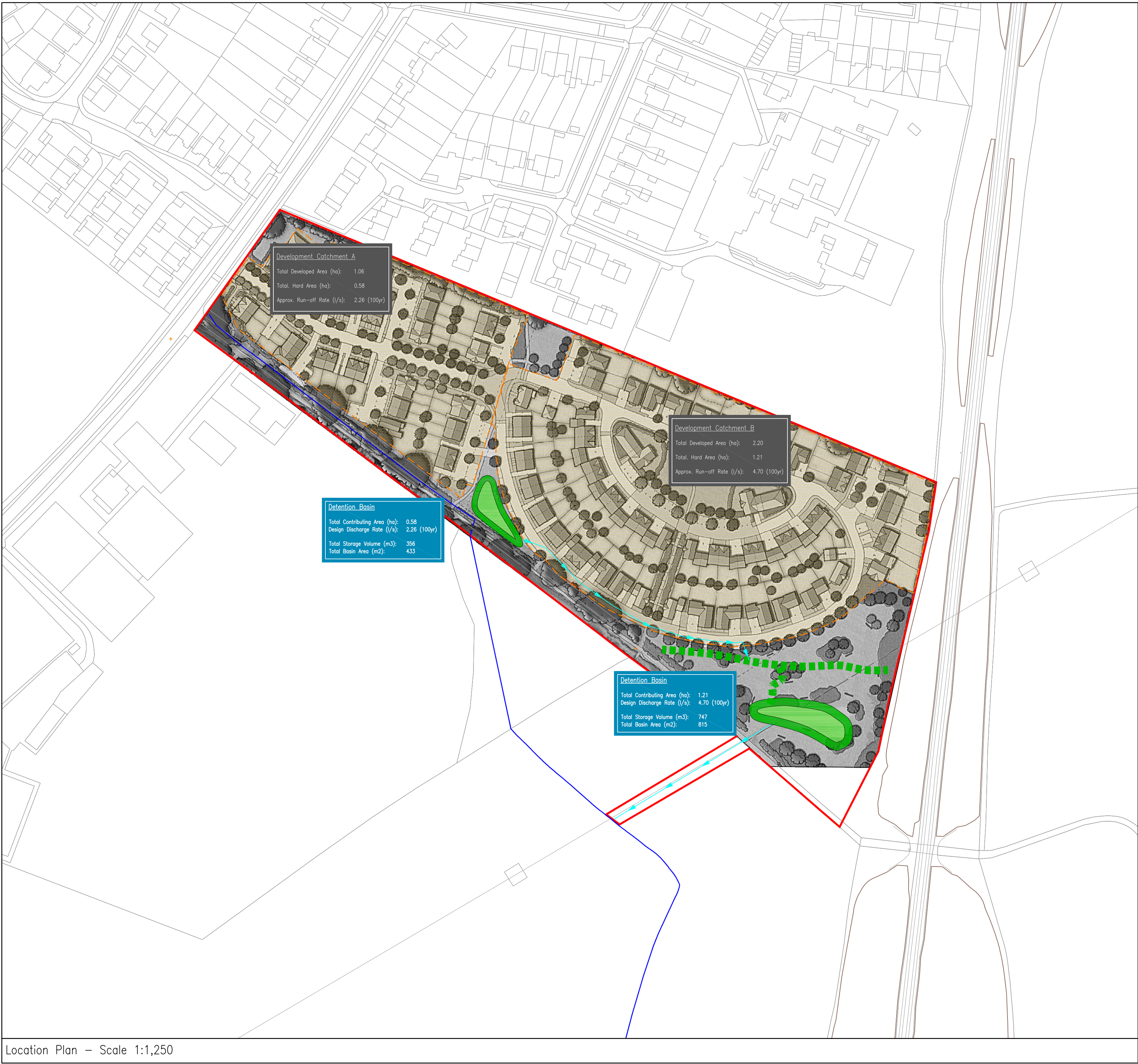


Land at Cuffley
Hertfordshire

Surface Water
Drainage Strategy
Option 1 - Two Outfalls

Scale at A1	Drawing No.	Rev.
1 : 1,250	10316 - DR - 02	C



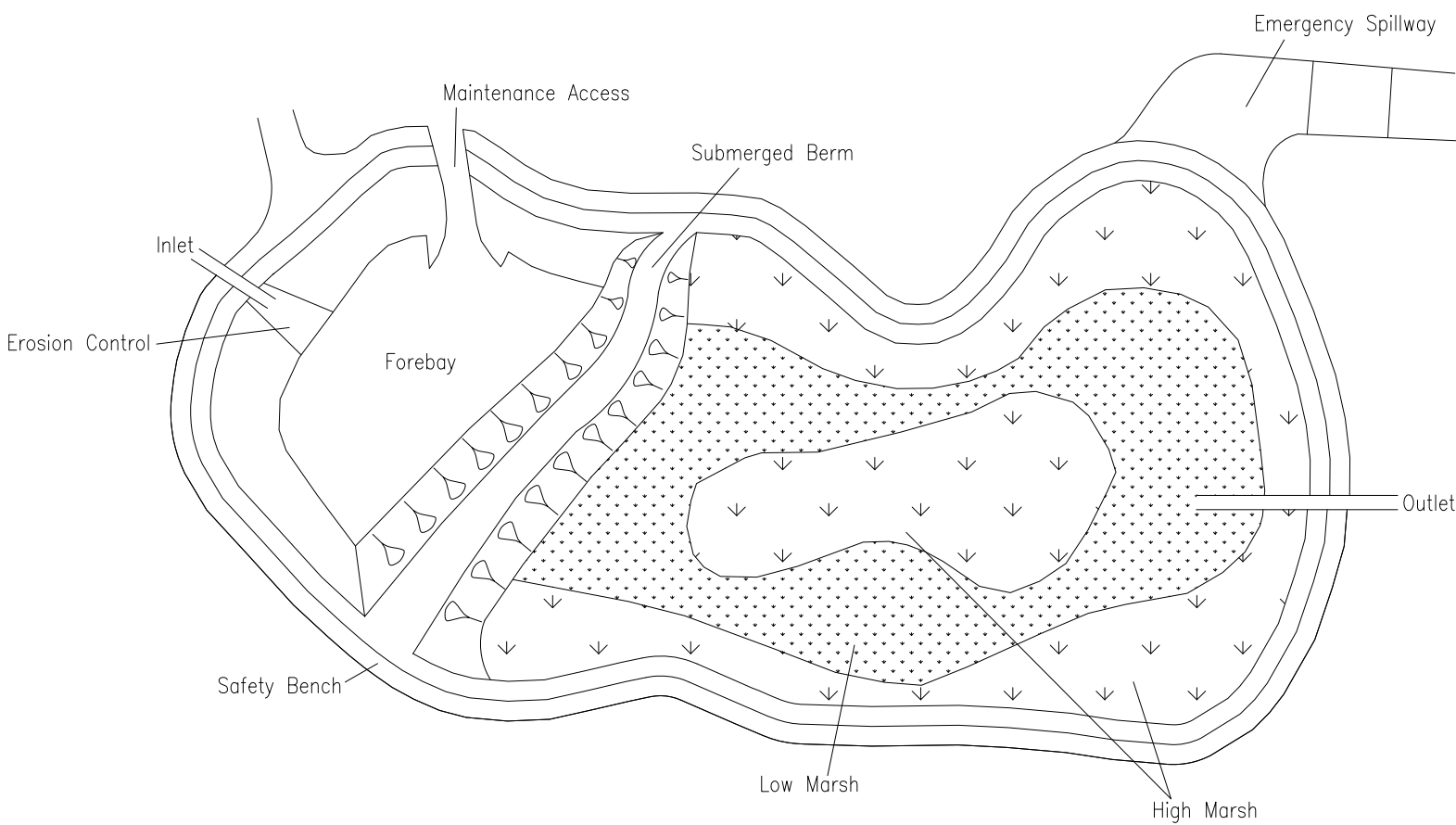
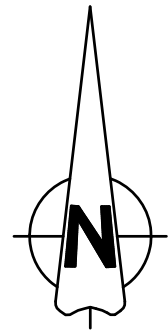


NOTES:

1. Do not scale from this drawing.
2. All dimensions in metres unless otherwise stated.
3. This drawing has been produced using survey data provided by a Third Party. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this data. All discrepancies are to be reported to the Engineer immediately, ahead of work commencing.
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KEY:

- Site Boundary.
- Proposed Developable Area
- Existing Watercourse
- Potential Culverted Section
- SuDS Location
- Likely Enabling Earthworks
- Proposed Outfall Route



A	Latest masterplan added.	SD	RM	RM	11&15
Rev.	Revision Details	Drawn	Checked	Approved	Date
PRELIMINARY					04.08.14
Issue Status				Approved	Date
Drawn	DW	Checked	RM	Date	AUG 14



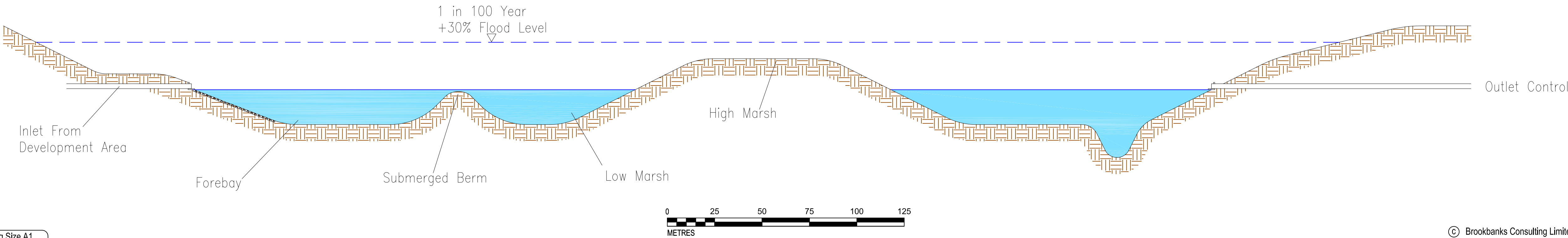
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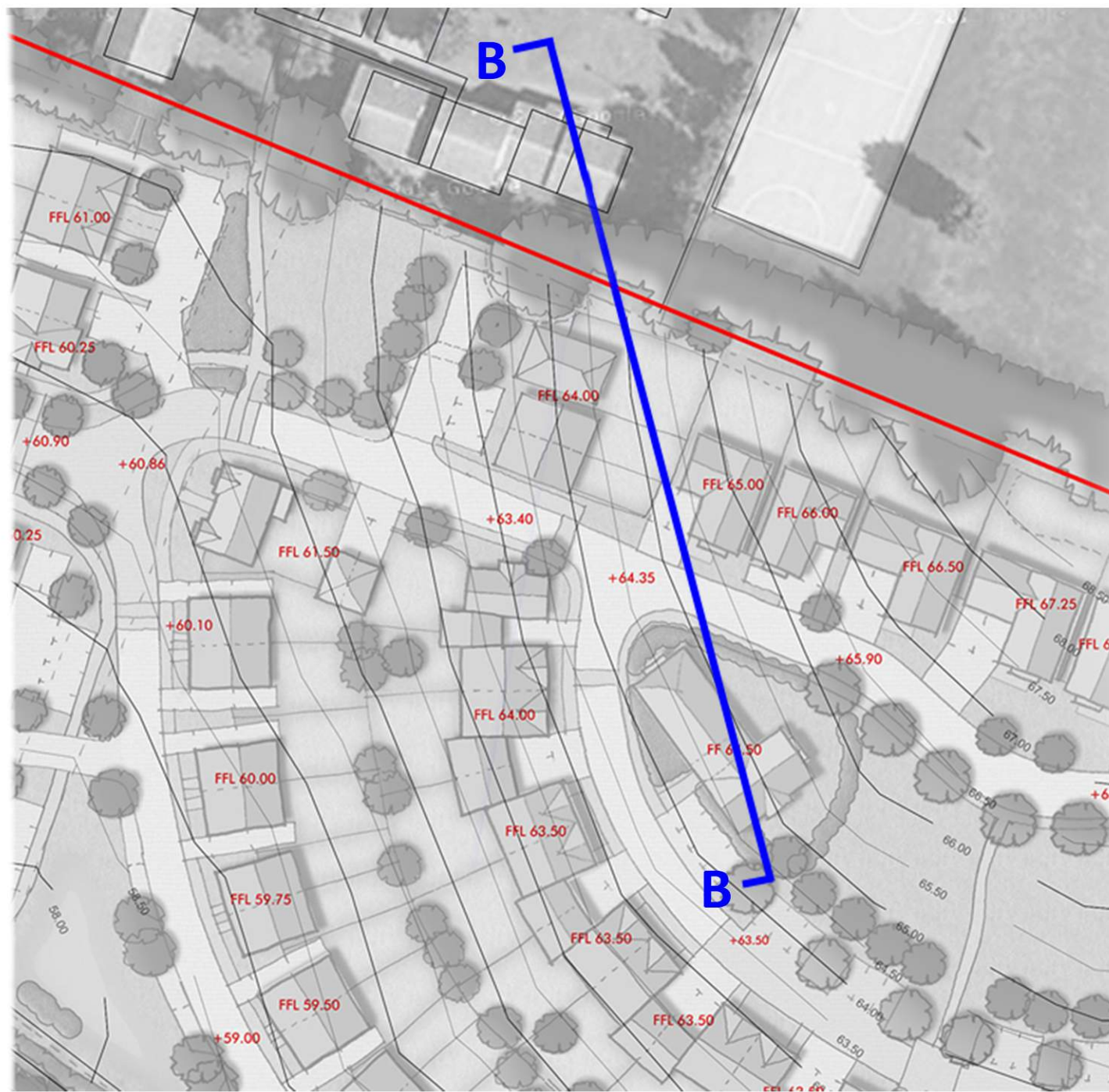
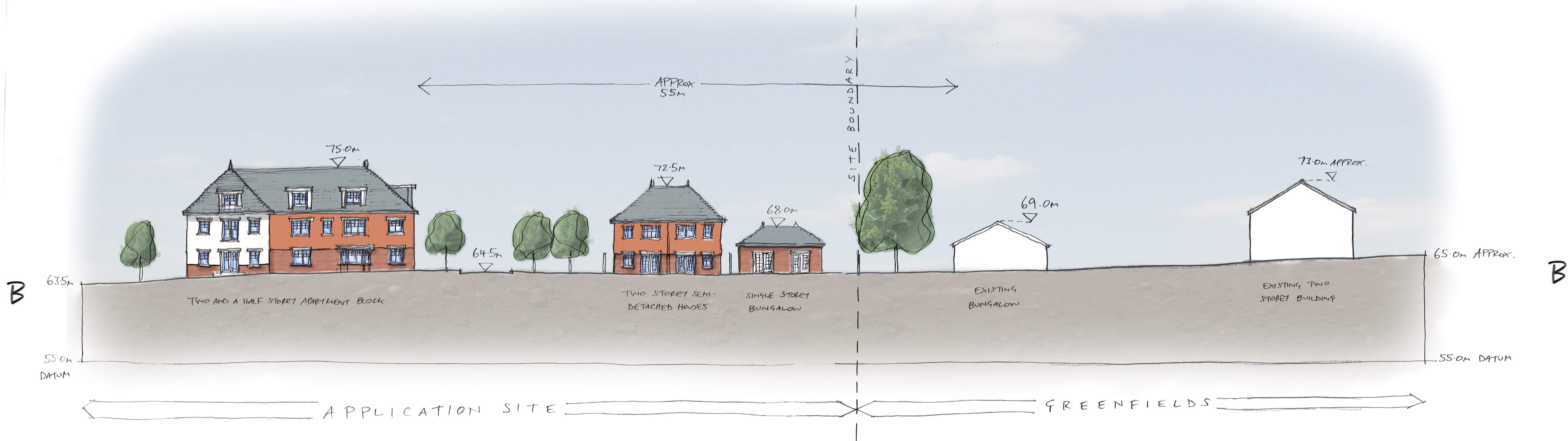


Land at Cuffley
Hertfordshire


Surface Water
Drainage Strategy
Option 2 - One Outfall

Scale at A1	Drawing No.	Rev.
1 : 1,250	10316 - DR - 10	A





KEY PLAN 1:1000



Lands Improvement

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PARTNERSHIP

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client
LANDS IMPROVEMENT

project
**LAND TO THE NORTH EAST OF
KGV PLAYING FIELDS, CUFFLEY**

description
SITE SECTIONS

scale
1:200 @ A1

date
SEPTEMBER 2015

status
PLANNING

2271-SK-1011-B