

From: Matt Smith [REDACTED]
Sent: 03 February 2016 14:58
To: Mark Peacock
Cc: Viktoria Oakley
Subject: S6/2015/1342/PP : Land to the north east of King George V Playing Fields, Northaw Road East

Mark

Further to your email on the 23 December 2015 and the comments provided by Hertfordshire County Council's Public Health Team in respect of the application at Cuffley, please see below our response to the queries raised. I have structured the response around the paragraphs set out in the County Council's letter.

Paragraph 2.5 – Green Space

Public and private space, as shown on the illustrative masterplan (please see attached attached), is clearly defined and all public space is overlooked by adjacent properties. The illustrative masterplan shows each apartment block set within areas of private open space (labelled 9 and 3). The two apartment blocks labelled 9 are also immediately adjacent to an area of public open space (labelled 11), which has footpath connections (labelled 12) to the open space to the south-east (labelled 14) and to the wider footpath network.

The open spaces within the proposed development would comprise informal open space (labelled 8, 11 and 14), in addition to the large formal open space and play area within the King George V (KGV) playing fields to the immediate south of the site. Financial contributions would be made to improve the existing play area within the playing fields, rather than create a small additional play area within the site. This would maximise the benefits to the wider community. The open space to the north of the site (labelled 8) is overlooked by properties to the north, east and west. It was introduced to reduce the visual impacts on the flats to the north of the site, which overlook it. The space also contains an important pedestrian link, which provides access from the site and the existing KGV car park to the local primary school.

The open spaces within the illustrative masterplan are linked to key pedestrian routes, such as the Hertfordshire Way, South Drive and the existing car park at KGV. This makes the routes highly accessible and will encourage social engagement. The routes also have strong links to the KGV playing fields. Facilities within KGV include: grass pitches, tennis courts, bowls, a MUGA and a children's play area. Residents within the proposed development would be able to access the open spaces within the site whilst having direct access to all the facilities at KGV.

The design of the illustrative masterplan seeks to create new connections between Cuffley, the application site and KGV (labelled 5, 7 and 12). The design provides a safe walking and cycle route between South Drive in Cuffley and the car park at KGV (labelled 5 and 7). Additional routes provide connections to the public open space within the site and link Cuffley to the Hertfordshire Way, a popular bridleway to the south of the site. Through the application process, a permissive walking route would be provided around the arable field to the south of the site, with connections to KGV and Chain Walk, a bridleway to the north of Northaw Road East. The permissive route will benefit new residents and the existing community in Cuffley providing an attractive alternative connection between the Hertfordshire Way and Chain Walk, without walking along Northaw Road East.

The public open space within the site will be subject to a maintenance and management strategy implemented by a maintenance company. This will be secured through the S106 Agreement.

Paragraph 2.6 – Active travel and Physical Activity

The proposed development will provide three connections to the Hertfordshire Way (labelled 5, 7 and 12), in addition to a 3.0m wide pedestrian and cycle link from the site to South Drive (labelled 7). This will provide a safe route for pedestrians and cyclists on a low trafficked route towards Cuffley village centre and the railway station. The roads within the site have also been designed to encourage low traffic speeds and will be lowly trafficked, therefore, they will be suitable for cyclists.

In addition, a Travel Plan has been prepared to encourage travel to the site by sustainable modes, including walking cycling. As part of the Travel Plan, a Travel Plan Co-ordinator (TPC) will be appointed who will promote walking by liaising with the relevant HCC officer to establish the potential for improvements to existing off-site facilities, seeking to ensure that pedestrian routes are appropriately maintained and promote the health benefits of walking. In relation to cycling, the TPC will liaise with the relevant HCC Officer to establish the potential for improvements to existing off-site facilities, seek to ensure that cycle routes are appropriately maintained, provide residents with information and advice concerning safe cycle routes to the site and also seek to promote cycling events such as 'National Bike Week'.

Signage of pedestrian and cycle routes to key local destinations will be considered and discussed with the relevant HCC officers as appropriate. Further, cycle parking for the apartment blocks (labelled 3 and 9) will be provided in line with the appropriate local standards (i.e. 1 space per unit if no garage or shed provided) and all footways within the site will be a minimum of 2.0m wide, therefore, allowing two wheelchairs to pass one another comfortably in accordance with DfT Inclusive Mobility.

Paragraph 2.7 – On site traffic and parking

The proposed development has been designed using Manual for Street principles for residential developments to promote a balance between vehicles, pedestrians and cyclists. Vehicle speeds will be limited by introducing shared surface areas and raised tables at appropriate locations on the internal streets. Anti-social parking will be discouraged using tree lined streets where practicable to reduce the opportunity for motorists to park on footways and green areas.

Paragraph 2.8 – Children

As detailed in the application, and set out above, designated play space for all ages is to be found immediately adjacent to the site at KGV playing fields. Within the site proposals are a number of open spaces (labelled 8, 11 and 14) that have potential to accommodate informal, child-led free play, which are all well overlooked by surrounding properties (as highlighted above).

Paragraph 2.9 – Affordable housing

The proposed development will provide 30% affordable housing in line with current Borough Council policy. This will be secured through a S106 Agreement to ensure it is provided as part of the development. The affordable units will be pepper potted throughout the development to encourage community integration and the units will be undistinguishable from the market housing on the site. As the affordable units will be clustered throughout the development, their occupants will have the same level of access to open space as the market dwellings.

We would be more than willing to have a meeting with HCC, if necessary, to discuss the points raised in their letter and our response.

Regards

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