

MP



NORTHAW & CUFFLEY PARISH COUNCIL

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Mr Mark Peacock
Development Control
Welwyn Hatfield Council
Campus East
Welwyn Garden City
Hertfordshire
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19th August 2016



Dear Mr Peacock

Land Improvements Planning Application Cuffley – Ref. S6/2015/1342/PP

The Parish Council has been in discussion with Land improvements for some time about the detail of their planning application and the associated section 106 and 278 agreements. We have been requested by Land Improvement to set out our views on potential priorities and applications of section 106 and 278 contributions.

Highways and Section 278

In relation to highways improvements we have within our draft Neighbourhood Plan identified a number of projects relating to the Land Improvements scheme which should be funded by section 278 contributions. The key highways improvements are:-

- Traffic calming along Station Road from the junction with Northaw Road through to the station roundabout;
- Improvements to the street scene in Station Road; and
- Subject to further technical assessment possible junction reconfiguration and reprioritisation of the Station Road/Northaw Road East & Cattlegate Road/ Northaw Road West junctions.

Sue Tilley has a copy of the draft Neighbourhood Plan, should you require any additional details please let me know.

Section 106 Contributions

We understand that the Parish Council will be gifted a piece of land currently in the ownership of Land Improvement which lies between the Bowls Club and Northaw Road East. This site will be passed across in its current state with the intention that the Parish Council will then undertake and fund works to create an all-weather flood- lit pitch. It is imperative that a significant section 106 contribution is made to fund in part or whole the all-weather pitch works, without this contribution it is doubtful that the Parish Council would be able to fund the works. Clearly as the owners of the land and facility it is important that we are in control of the section 106 monies for the all-weather pitch.

We also have ambitions to upgrade sports facilities on the King George V playing fields, particularly changing rooms which would be required to support the all-weather pitch. Without these associated improvements the usage and benefit of the all-weather pitch will not be optimised.

In addition we would prioritise enhancements to children’s play facilities at the playing fields. We have not yet developed detailed proposals as this would be part of the development of our wider vision for the KGV playing fields which is also set out in our draft Neighbourhood Plan.

Within Cuffley there are limited formal indoor sports facilities but sports activities do currently take place within Cuffley Hall and the Cuffley Youth Centre. These include indoor bowls, badminton, various exercise classes etc. It is the Parish Councils ambition to support and enhance this provision and next to the playing fields we would prioritise these facilities in terms of appropriate leisure based section 106 funding.

It is the Parish Councils view that the majority of Cuffley residents who use formal sports and leisure facilities will be using facilities at either Potters Bar or Cheshunt as these are closer than any Welwyn Hatfield facilities. We take the view that there are no obvious benefits to Cuffley residents from enhancements of more distant Welwyn Hatfield facilities and would wish to secure section 106 leisure based contributions for sports and leisure enhancements at both the Cuffley Hall and Cuffley Youth Centre.

We are also of the view that there is a strong case for any health contributions to be targeted on the Cuffley Surgery which has particular problems with disabled access and requires upgrading in a number of areas.

Financial contributions towards Education and Schools we would wish to be focused on additional provision of primary school places in Goffs Oak. This would result in displacement of Goffs Oak children from Cuffley Primary School to more local schools creating spare capacity for additional children living in new residential development within Cuffley.

If you require any further details or clarification please feel free to contact me.

Yours sincerely



Jason Grocock
Clerk to Northaw & Cuffley Council