

## 1. Boundary Treatment

## 2. Gateway Avenue

### 3. Central 'Pocket' Park

A photograph of a wooden picnic table and benches in a park. The table is made of light-colored wood and is surrounded by matching benches. The scene is set on a grassy area with trees in the background.

At the junction with the Gateway Avenue a shared surface approach could be adopted to soften the interface between the road and the green space and reduce the amount of hard standing as much as possible.

It would include various habitats and provide a substantial area of open space for play and leisurely recreation.



# Access & Movement

NORTH  
EAST KGV

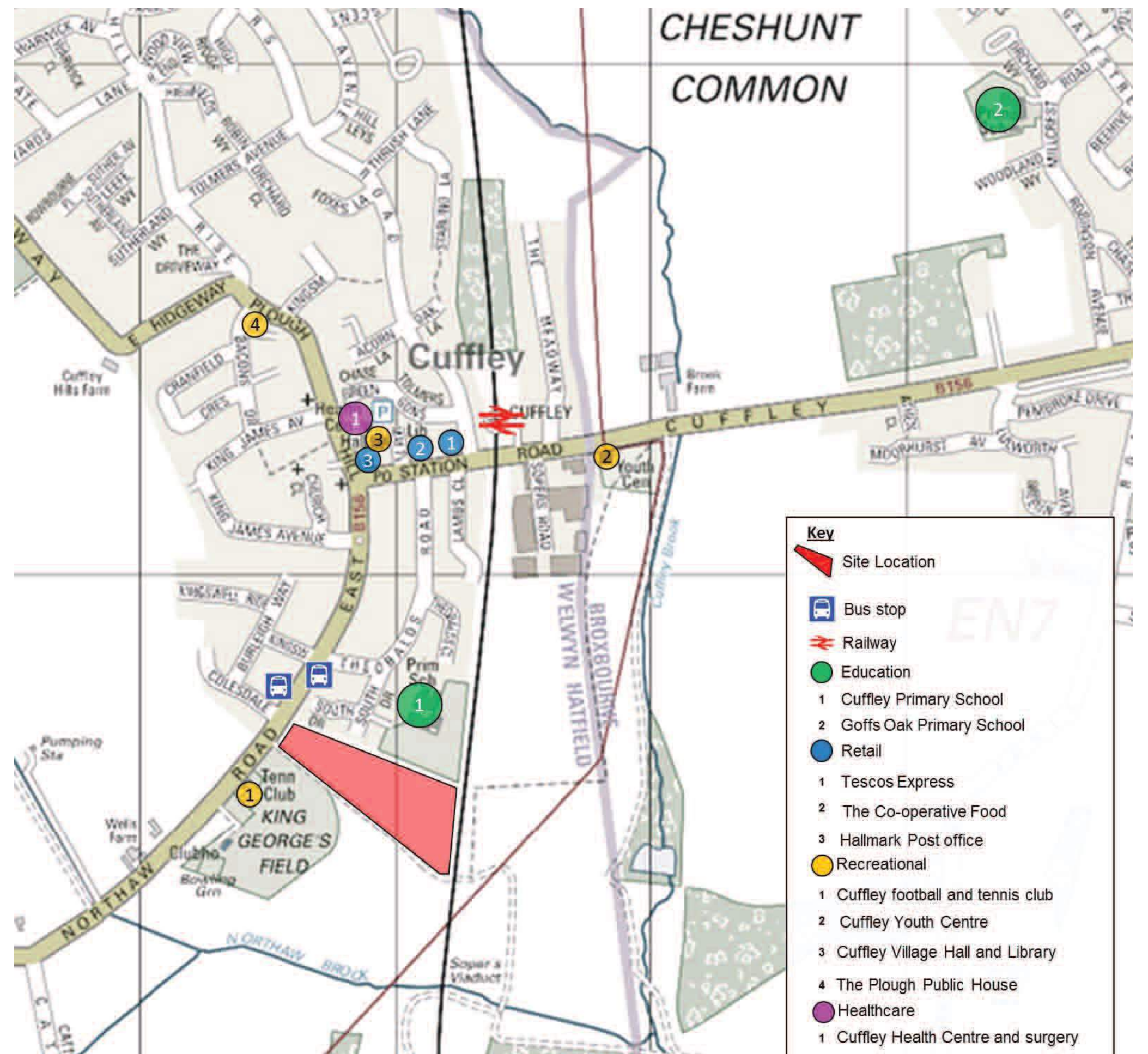
The site is in a sustainable location and is ideally located to promote walking and cycling.

The shops and services on Station Road are a 7-9 minutes walk from the centre of the site.

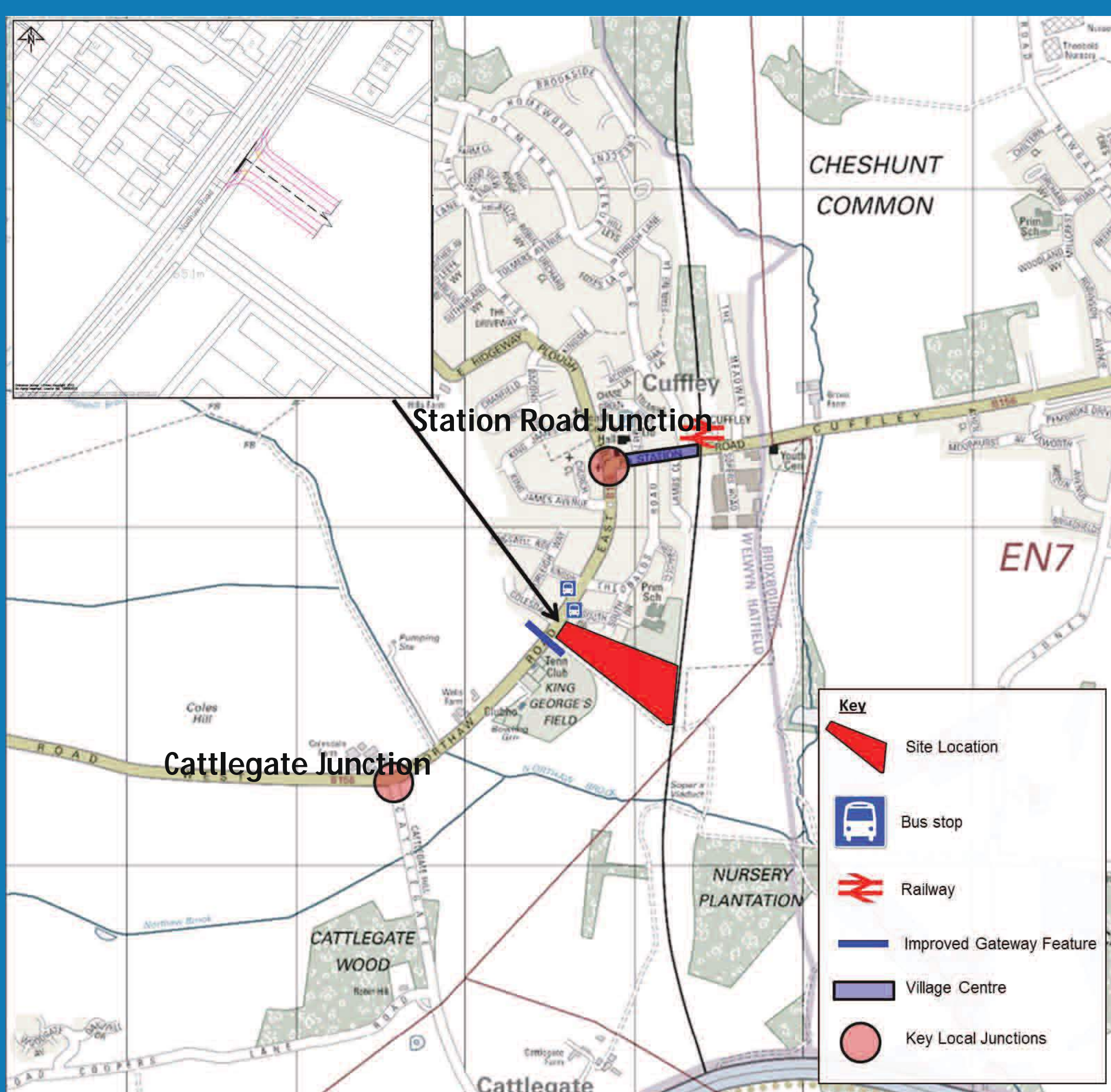
Cuffley train station is a 10-12 minutes walk from the centre of the site.

Bus stops are also located on both sides of Northaw Road East and are within 2-4 minutes walk from the centre of the site.

All the sport and leisure facilities on the KGV Playing Fields as well as Cuffley Primary School and the Hertfordshire Way footpath adjoin the site and will be easily accessible



We are aware of local concerns regarding the levels of traffic at peak times on Northaw Road East and that matters are made worse when there are problems on the major trunk roads.



Lands Improvement have spent considerable time reviewing the transport situation and are exploring with Hertfordshire County Council and your Neighbourhood Plan team the following improvement measures:

- Designing the access and a gateway feature to the site that makes drivers observe the 30 mph speed limits as they enter the village.
- Work closely with your Neighbourhood Plan team to explore and implement ways to make Station Road a much safer environment.
- Make minor modifications to both key junctions identified on the plan opposite (Station Road & Cattlegate) to increase vehicle capacity, which will reduce queuing times.
- Change the priority of both junctions.

We are interested to hear your views.



# Community Benefits

NORTH  
EAST KGV

You can help shape our contributions to the local community. We want to hear your views. Lands Improvement are currently exploring the following with local stakeholders and the Parish Council:

❶ **Improving KGV Facilities** - Lands Improvement (LI) are looking to make a financial contribution to improve the existing facilities. Our ongoing discussions with the clubs have identified a number of possible improvements including, amongst others: more sports pitches; better range of playing surfaces; improvements to the access arrangements, individual clubhouses and the existing play ground.

❷ **Extending KGV Playing Fields** - LI are looking to provide 1.6 acres of land in their ownership (Site B) for use as additional recreational land, easing pressure on existing pitches.

❸ **Local Services** - LI will make appropriate financial contributions towards local facilities and services. This could include improvements to the access at Cuffley Village Surgery or to the Library.



❹ **New and Improved Footpaths** - LI will seek to provide a network of new permissive paths around the outside of the KGV Playing Fields. Improvements will also be made to the Hertfordshire Way. The possibility of a trim trail, or an all weather path, around the edge of KGV is also being considered.

❺ **Education** - LI are working with Hertfordshire County Council to ensure there are enough school places for children from this development.

❻ **Junction and Station Road Improvements** - LI will help deliver ways to improve traffic flows, this might include changes to either the Station Road junction, Cattlegate junction and Station Road itself.

❼ **Affordable Housing** - 30% of the new homes will be affordable dwellings in line with the Borough Council's requirements.





## Thank you for attending today's event

We hope you have found the day informative, we will be reflecting on your comments and drawing up more detailed plans for the site.

We are keen to continue to engage with the local community on our plans. Lands Improvement would like to invite you to join them at a second public exhibition on:

- 18th June from 1pm until 8pm at Cuffley Hall

We are committed to working with the local community to deliver a high quality scheme.



### Next Steps

#### The Planning Process

- 1 Public Exhibition
- 2 Consultation Feedback
- 3 Scheme Refinement
- 4 Submission of planning application
- 5 Council led Consultation
- 6 Decision



#### WE WANT TO HEAR YOUR VIEWS

Please take the time to fill in a feedback form and post it in the postbox provided, or send it back to us using the following freepost address:

RSLK-HRRU-BXAR  
North East KGV Consultation  
29 New Bond Street  
London  
W1S 2RL





# Feedback Form

Please provide us with your contact information so that we can update you on our proposals.  
Please either leave this in the postbox provided or send it to us using the freepost address below.

Name .....

Address .....

..... Postcode .....

Telephone..... Email.....

☐ Please tick this box if you would like to be kept informed of the progress of the development

Age

☐ 18 – 24    ☐ 25 – 34    ☐ 35 – 44    ☐ 45 – 54    ☐ 55 – 64    ☐ 65+

How would you describe your home ownership status?

☐ Owner Occupied    ☐ Private Rented    ☐ Social Rented

☐ Living with Parents or family    ☐ Other - Please specify

.....

## Contact Details

Freephone: 0800 232 1794  
Freepost: RSLK-HRRU-BXAR, North East KGV, 29 New Bond Street, London, W1S 2RL.  
Website: [www.NorthEastKGV.co.uk](http://www.NorthEastKGV.co.uk)  
Email: [consultation@NorthEastKGV.com](mailto:consultation@NorthEastKGV.com)

Under the Data Protection Act 1998 we will ensure that the data you supply to us is processed with skill and care and in accordance with the legislation and codes. Your details will not be passed to any third party outside Political Developments Ltd and Lands Improvement Holdings Ltd . We take our responsibilities in respect of your personal data extremely seriously. We will not contact you for promotional purposes, unless you specifically agree to be contacted for such purposes at the time you submit your information.

# Thank you for taking the time to fill out this feedback form.

1. Are you aware that Welwyn Hatfield Borough Council (WHBC) are preparing a new local plan to help deliver new homes across the Borough?

☐ Yes ☐ No

2. WHBC have identified this site as a 'more favourable' location for new homes in the Borough. Do you believe that the North East KGV site is an appropriate location for new homes in Cuffley?

☐ Yes ☐ No ☐ Undecided / No opinion

3. What type of housing do you think is most needed locally (please tick only one)?

☐ Bungalow ☐ Terraced ☐ Semi-detached ☐ Detached ☐ Apartment ☐ Other

4. Do you agree that our proposals have intergrated well with the surrounding area through the proposed access, footpaths and cycle links?

☐ Strongly Agree ☐ Agree ☐ Undecided / No opinion ☐ Disagree ☐ Strongly Disagree

5. Do you like the idea of more footpaths around KGV and new links with the Hertfordshire Way?

☐ Yes ☐ No ☐ Undecided / No opinion

6. Do you believe the KGV playing fields would benefit from having more land to use for recreational purposes?

☐ Strongly Agree ☐ Agree ☐ Undecided / No opinion ☐ Disagree ☐ Strongly Disagree

7. Do you believe the existing sports and leisure facilities on KGV would benefit from improvements?

☐ Yes ☐ No ☐ Undecided / No opinion

8. What other facilities do you think would benefit from investment ?

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9. Are there any particular features you would like to see included in the public park in the South East corner of the site?

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Please provide us with any further comments here

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# APPENDIX L - Question 8 Responses

Community Facilities	Connectivity	Sports Facilities	Concerns	Houses	Car Parking
Community centre in village	I like the proposals for more and enhanced public rights of way, in particular the link with the existing Hertfordshire Way	Pitch & Putt Courses	Investment is always good but not at the detrimental effect of a small local village	More bungalows for folk living alone in 4 bed houses to downside to, but of high standard	Overspill car park on site b would be useful?
Cuffley Youth Centre	Pedestrianised Station Road	Pitch & Putt Courses	None		
More schools and doctors surgeries	New link road from Cattlegate Junction to Lieutenant Ellis Way roundabout. This would avoid need to road changes in village	New clubhouse for bowls club, I wish!	Am worried about direct access on to Northaw Rd and extra traffic on Burleigh Way		
Renovate Cuffley Youth Centre	New link road from Cattlegate Junction to Lieutenant Ellis Way roundabout. This would avoid need to road changes in village	Bar and changing facilities for all sport folk including for those who use the community tennis court	Would like to see details of commitment for school capacity		
Kids play area	Bus route, 1 per hour if it turns up	Running track	Am worried about direct access on to Northaw Rd and extra traffic on Burleigh Way		
The library	Making the open walk ways more user friendly	Each sports facility			
Benches	Bus service into Cuffley to prevent parking chaos	Bowls Club			

Doctor surgery - to cope with extra patients					
Cuffley village is lacking in disabled access, parking and toilets					
Upgrading Cuffley and Northaw Youth Centre					
Small grants, perhaps where the owner or occupier match funds, shopkeepers to improve signage and / or decorative condition of upper parts of shops in the village					
Shelter by park area					
Cuffley youth centre needs some tlc					



# APPENDIX M - Question 9 Responses

Seating	Concerns	Parking	Paths	Other
Few seating / benches	? Features need maintaining - who would do this?	Plenty of parking	A flat long walking path to encourage the elderly to keep walking	Will there be play furniture for children and space for ball games? Both diserable
Picnic tables	Adequate lighting for safety purposes	Overspill car park in Zone B	The circular walk around KGV is an excellent proposal in particular the all weather surface is a great idea	Water feature
Seating	None - as you will be opening up the area to anti- social behaviour with people sitting in open public park			
Seating				
Seats				



# APPENDIX N - Comments received

Concerns	Positives	Roads / Connectivity	Health & Safety	Parking	Sports	Other
No indication on plans of location of social housing	Sounds like a good development for the area	Roundabouts at castle top of station road is a good idea	Are there HSE issues for the development from the composters and anaerobic digester.	Larger car park needed for KGV playing fields to accommodate extra parking for school drop offs	Investment in better facilities at the KGV sports fields would be very welcome	I do not live in the immediate area - but just interested in the development with a view to move to the Cuffley Area.
Concerns about adding to the already heavy traffic & concerns about adding to the pressure on the doctors surgery and the local school	Good presentation / presented	The vehicular access to the site from Northaw Road East should be improved with a roundabout similar to the junction with King James Avenue to allow easier access and and would have the effect of slowing the movement of traffic along Northaw Road East	Further consideration of the impact of the slurry lagoon in terms of air quality (particulates) smell and flies.	I feel it is important for the future to adequately design the number of parking spaces for these properties, as is clearly apparent the number of cars increase every year. With future generations it could be possible they will have 4-5 cars for large properties, as can be seen in cuffley at this time.		
How is main drainage going to cope with extra - flooding accures regularly on the below fields in winter	Great idea, would be strongly welcomed	Traffic flow and parking could be a problem unless changes are made to the main road	On the site of the anaerobic digester in cattlegate farm, a change has been accepted to store the waste food materials in a large lagoon instead of			



			<p>silo's. There is still concern there will be odour's, chemicals etc arising from this method of storage, which would affect properties, schools and elderly person's homes adjacent to the proposed site of the new 110 houses which will be even closer to this plant.</p>			
<p>I would like to know what energy saving/conservation measures are proposed for the KGV development?</p>	<p>The consultation members have worked particularly hard in finding out exactly what is needed or not required. They have successfully sorted the wants from the needs &amp; have expressed them well visually. I believe there ia very little issues that are not fully understood by the team &amp; I am very hopeful of the correct plan going ahead. Well done</p>	<p>Re-surfacing of the Hrts Way down to the viaduct would be a great improvement.</p>				



	'team'					
My concern is that this proposal will introduce 300 - 400 new residents to the station. Dr's surgery will not cope. Cars will have to be used as its probably too far to walk to Cuffley. Parking is already a problem	Better than over development proposed on west side of Northaw Rd	With the building of new homes in Cuffley, it is important for all the residents, particularly the elderly to have a better bus service to potters bar and Waltham cross. Also, a bus service into Enfield would help reducing the traffic flow of cars etc travelling to Enfield				
Will you keep your promises regarding community benefits: ie pathways, cash donations to local sports groups, extended playing fields, providing a great deal of greenery.	Better than over development proposed on west side of Northaw Rd					
I am concerned about the traffic problem that will arise through the village	Very articulate interviewer					
The existing services are already insufficient: no secondary school, surgery under threat, traffic congestion in village 9the 30 mph proposal does nothing to alleviate)	Your staff were friendly and helpful					
The existing services are	The location of the					



already insufficient: no secondary school, surgery under threat, traffic congestion in village 9the 30 mph proposal does nothing to alleviate)	scheme is ideal from a village extension perspective being within a defined boundary (The Hertfordshire Way) thus reducing the likelihood of further sprawl.					
There is no private retirement properties in this area and many older people would like to down size leaving smaller properties for young people to purchase.						
Too many homes on new site compared with existing buildings						



4<sup>th</sup>, June 2015

Dear Resident,

**Invitation to attend a Public Exhibition**  
**Land to the North East of KGV Playing Fields, Cuffley**

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

You may be aware that Welwyn Hatfield Borough Council is currently in the consultation stage of their Local Plan. As part of this process, land to the North East of the KGV playing fields in Cuffley has been identified as a '**more favourable**' location for new homes. Your Parish Council are also working on producing a Neighbourhood Plan to promote a future vision for Cuffley and we are very keen to engage with the local community to help deliver this. We have provided a plan of the area on the reverse of this letter.

To help us fully understand the aspirations and priorities for your community, we would like to take this opportunity to invite you to our Latest Masterplan Exhibition. At this exhibition our proposals for new homes on land to the North East of KGV playing fields will be on display and members of our project team will be on hand to answer any questions you may have.

**Evolved Masterplan Exhibition**  
**Thursday 18<sup>th</sup> June from 1pm to 8pm**

Our exhibition will be held in **Cuffley Hall, Maynard Place, Cuffley, EN6 4JA**. The exhibition material on display at the event will also be made available on the same day as the event on our website [www.NorthEastKGV.co.uk](http://www.NorthEastKGV.co.uk).

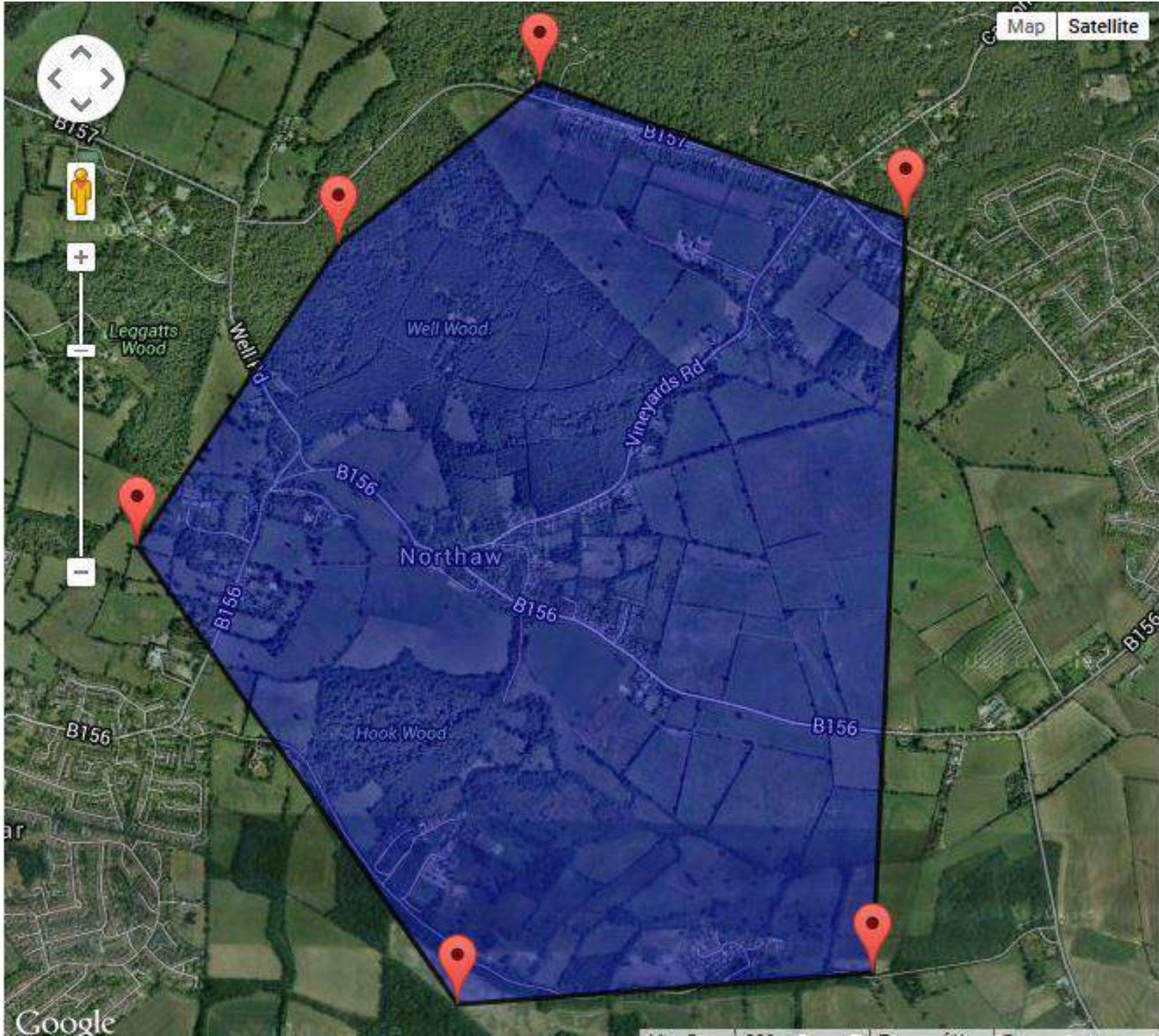
We have also set up a dedicated email address and free phone telephone number should you have any questions: [consultation@NorthEastKGV.com](mailto:consultation@NorthEastKGV.com) or **0800 232 1794**. We very much hope you will be able to join us at the exhibition above and we look forward to engaging with you over the coming months.

Yours sincerely,

Kate Turner  
Project Manager



APPENDIX P - Northaw Mailout Area







## INVITATION TO ATTEND A PUBLIC EXHIBITION

Lands Improvement would like to invite you to attend a Public Exhibition, where their latest proposals for land to the North East of the KGV playing fields, Cuffley, will be on display. Members of the Project Team will be on hand to answer your questions and hear your comments.

### Latest Masterplan Exhibition

**Date: Thursday 18th June**

**Time: 1pm – 8pm**

**Venue: Cuffley Hall, Maynard Place,  
Cuffley, Herts, EN6 4JA.**

More information on the proposals is available on the project website [www.NorthEastKGV.co.uk](http://www.NorthEastKGV.co.uk)

**Email: [consultation@NorthEastKGV.co.uk](mailto:consultation@NorthEastKGV.co.uk)**

**Freephone: 0800 232 1794**

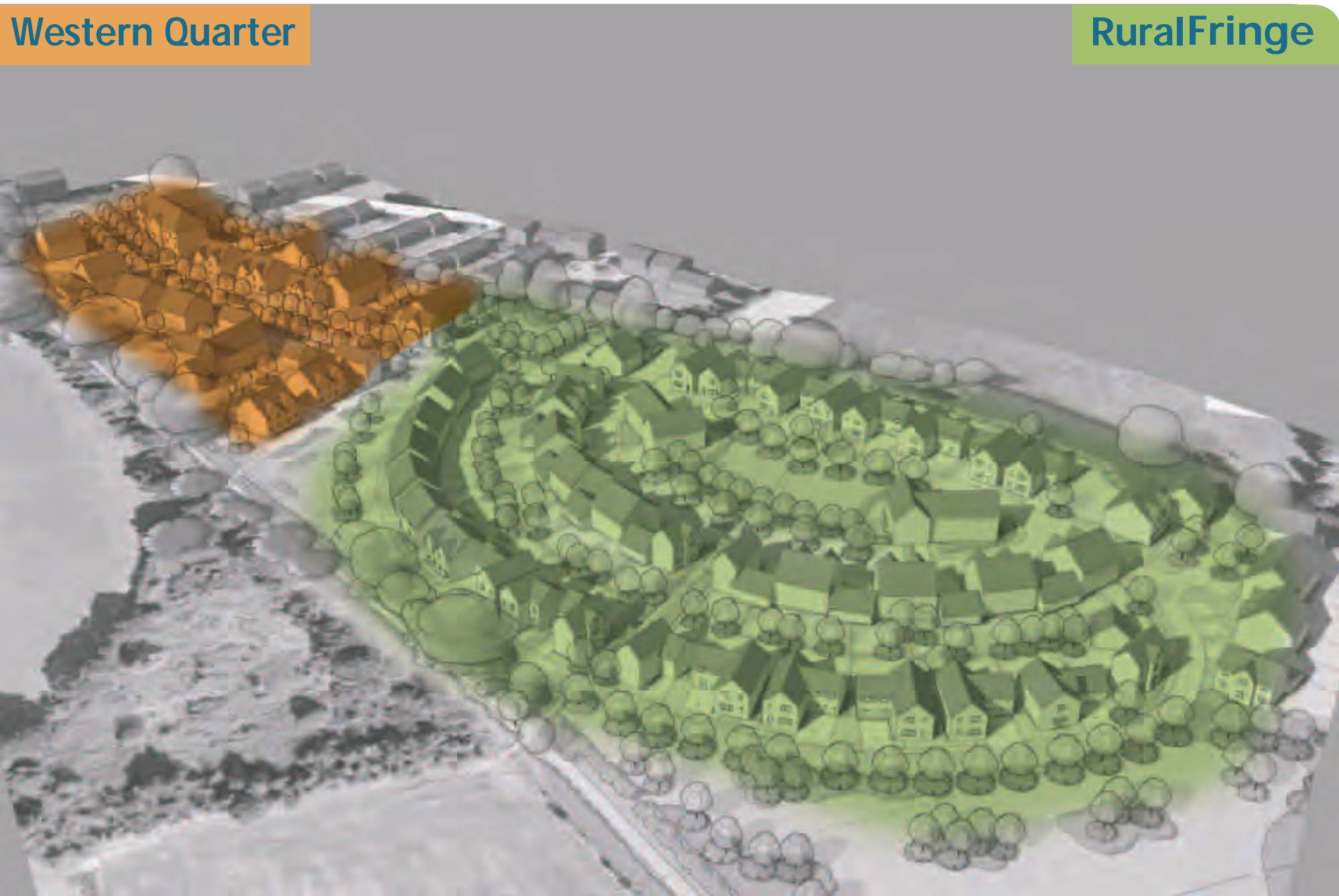


# Welcome

**Thank you for visiting our Public Exhibition.** On display today are the latest proposals for a high quality residential development on land to the North East of the King George V Playing Fields. The plans have evolved over the last eight months thanks to extensive engagement with local residents and stakeholders.

Your feedback over this period has been greatly appreciated.

Lands Improvement is supported by a team of experts who are on hand today to answer your questions. Please also take a moment to kindly fill in one of our ‘comments cards’ and post it today in the box provided.



## Welwyn Hatfield Borough Council

WHBC's emerging Local Plan identifies this site as a 'more favourable' location site for the development of 110 new homes. LI's own technical work and illustrative masterplan indicates that the site can easily accommodate 121 new homes.

## Neighbourhood Plan

LI are engaging with your Neighbourhood Plan team in order to agree a development brief for this site that could form part of your emerging Neighbourhood Plan.

We are committed to working positively and pro-actively throughout this process with the local community.



## WHO WE ARE

Lands Improvement (LI) specialise in the purchase, promotion and delivery of development projects throughout the UK. Lands improvement's focus is on delivering well designed, community led, sustainable development that creates pleasant living environments that are valued by both new and existing residents.



# Engagement

Engaging with key stakeholders and local residents has played a pivotal role in helping shape our proposals and we would welcome your comments today.

To date, our engagement has included a mixture of meetings, briefings and set piece events, including:

## March - 2 Day Community Design Workshop & Site Tour

- 30 local stakeholders attended over the two days
- Carried out a guided site tour followed by useful workshop sessions on:  
The Character of Cuffley & Local Services;  
Site Constraints & Opportunities;  
Access & Movement;  
Leisure Provision & Community Benefits.

## April - Drop-in Event

- Guest invited back to reflect on the comments made at the workshops
- 22 stakeholders attended the event in Cuffley Hall



Over the past 8 months the team have also engaged with a wide variety of local stakeholders and their representatives including: *Cuffley Football Club; Northaw & Cuffley Bowls Club; Northaw & Cuffley Lawn Tennis Club; Cuffley Pre-school; Northaw and Cuffley Residents Association; SCANGB; Cuffley Primary School, NCPC and the Neighbourhood Plan Team.*



## May - 2 Day Public Exhibition

- Invitations posted to 2,000 residential and business addresses in Cuffley
- Advertised in the Welwyn Hatfield Times for two consecutive weeks, including the Parish & Project websites
- Posters were put up in strategic locations
- 182 attended the initial Masterplan Exhibition
- Hosted in Cuffley hall on a Friday and Saturday

## June 18th – Latest Masterplan Exhibition

