

Welcome

Welcome to the North East KGV Community Workshop event. This event has been set up to enable the Team to hear your views and ideas about the possible development of land to the North East of the King George V playing fields in Cuffley.



OBJECTIVE

The objective of these workshops is to develop ideas through a collaborative process of engagement between important local stakeholders, Lands Improvement and the Team to ensure that any proposals coming forward meet the needs and aspirations of your community.

The Project Team are available to answer questions and hear your views about the proposed residential development on land to North East of KGV.

ABOUT LANDS IMPROVEMENT

Lands Improvement specialise in the purchase, promotion and delivery of development projects throughout the UK. Projects include mixed use, brownfield regeneration and sustainable greenfield sites. 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 alike.

THE TEAM

Members of the team available during the community workshops include:

Developer: Lands Improvement
Master Planning & Design: Omega Partnership
Planning Consultants: Marrons Planning
Transport Consultants: Vectos
Landscape Architects: Hankinson Duckett Associates
Infrastructure & Environmental Consultants: Brookbanks
Community Engagement: PDL



Context

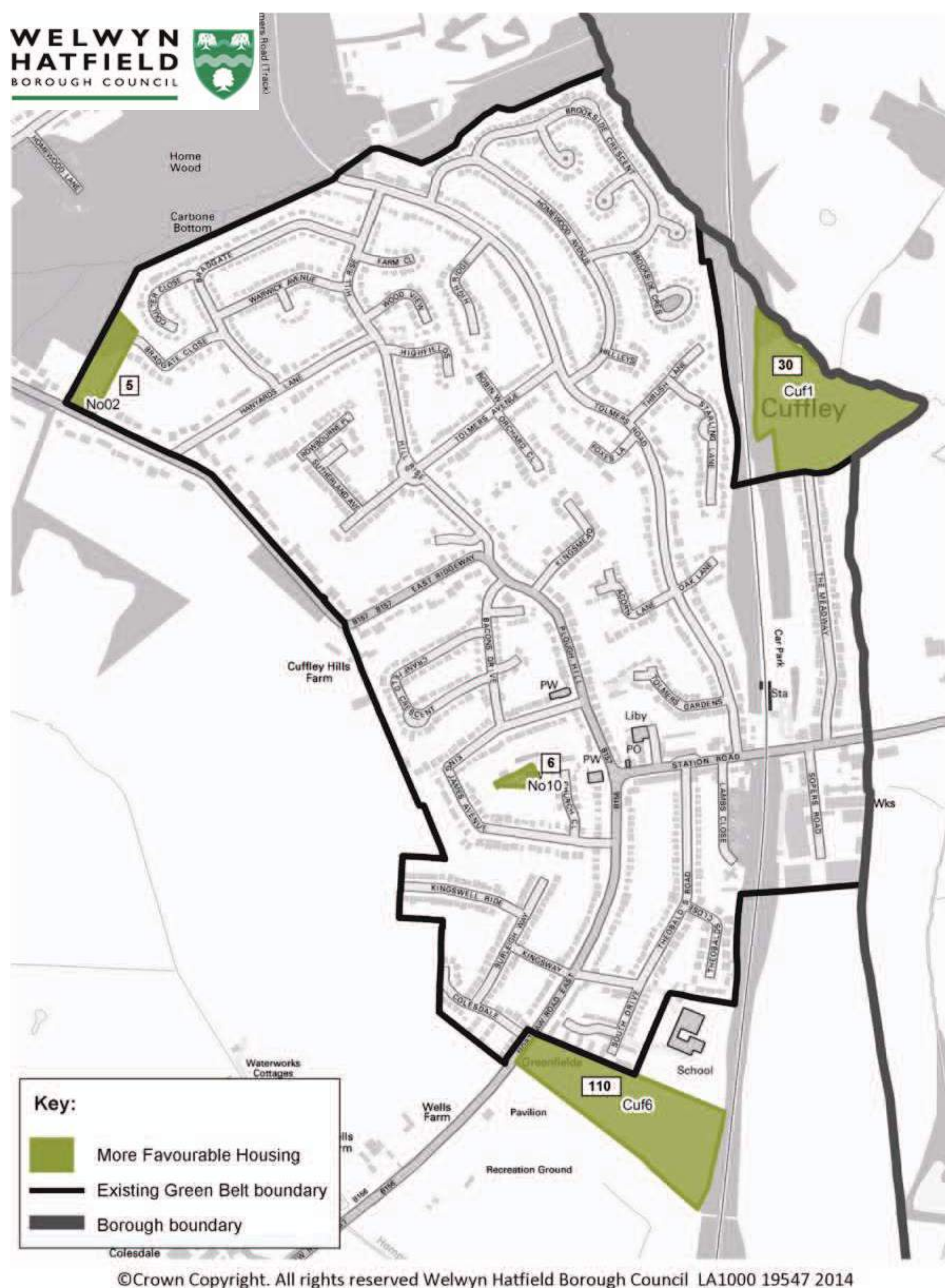
Welwyn Hatfield Borough Council's draft Local Plan will be the blueprint for future growth in the Borough up to 2031 in terms of housing, jobs, business premises, open spaces, community facilities and infrastructure like schools, roads and healthcare.

The council has assessed the suitability and achievability of potential sites in Cuffley, including the impact on the purposes of the Green Belt and its boundaries.

The draft Local Plan has assessed our site (Cuf6) as being 'more favourable' for development. Our initial studies indicate that the site could accommodate circa 130 new homes.

Northaw and Cuffley Parish Council's emerging Neighbourhood Plan. We understand that your Parish Council are looking to produce a Neighbourhood Plan over the course of 2015. A Neighbourhood Plan will enable local people to get the right type of development for their community whilst still meeting the needs of the wider area. It will also need to conform with WHBC Local Plan. Our intention is to work proactively with the Parish Council and other key stakeholders to ensure the best outcome for Cuffley.

Figure 48 below from the draft Local Plan above, shows all of the more favourable sites within and around Cuffley which may help to meet housing need.

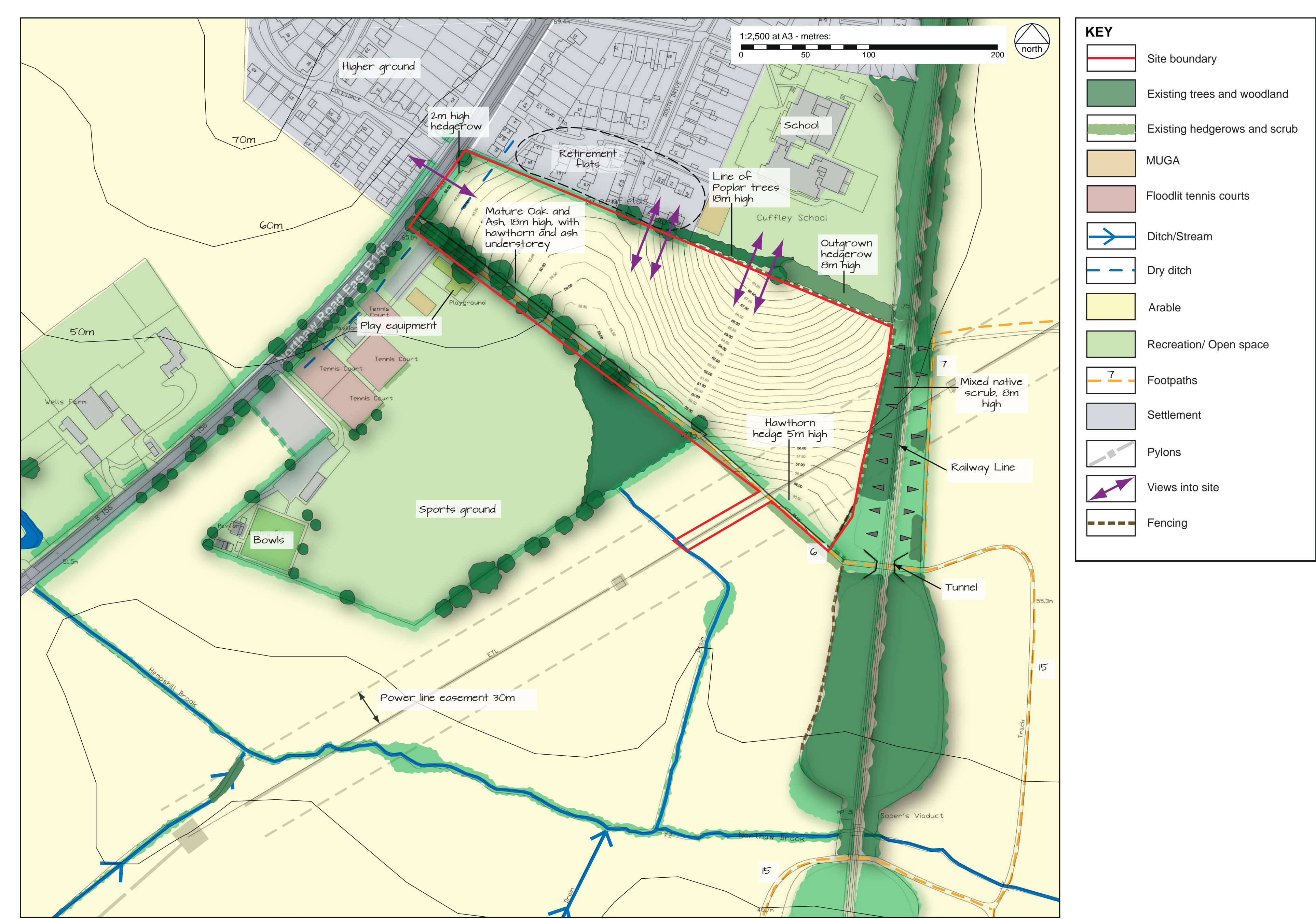


Site Description

NORTH
EAST KGV

The Site, which is 4.89ha in size, is located to the south of Cuffley and is currently in agricultural use. It is bound to the north by existing residential development and the grounds of Cuffley Primary School. The railway line and Northaw Road East (B156) form strong eastern and western boundaries respectively.

The southern boundary is defined by a mature hedgerow and tree belt lining the Hertfordshire Way footpath. Beyond the footpath to the south west of the Site and fronting Northaw Road East is the King George V Playing Fields, comprising various sports clubs, and including three sports pavilions, a recreation area with hard surfaced MUGA, sports pitches and a small area of formal play equipment.



Workshop Itinerary

Wednesday 18th March	Thursday 19th March
<p>"Site Tour A" 4:30pm - 5:30pm</p> <p>Location: KGV Car Park Attendance: Please Register</p>	<p>"Site Tour B" 2:30pm - 3:30pm</p> <p>Location: KGV Car Park Attendance: Please Register</p>
<p>"Workshop A" 6:00pm - 8:00pm</p> <p>Location: Cuffley Hall Attendance: Please Register</p> <p>Topics in this Session</p> <ul style="list-style-type: none">-The Character of Cuffley-Constraints & Opportunities<ul style="list-style-type: none">- Access & Movement-Leisure Provision & Community Benefits	<p>"Workshop B" 4:00pm - 6:00pm</p> <p>Location: Cuffley Hall Attendance: Please Register</p> <p>Topics in this Session</p> <ul style="list-style-type: none">-The Character of Cuffley-Constraints & Opportunities<ul style="list-style-type: none">- Access & Movement-Leisure Provision & Community Benefits

Thank you for attending
today's event.

WHAT HAPPENS NEXT?

We would like to thank everyone who has attended over the two days and kindly provided us with such invaluable feedback. We will continue to keep the local community updated as we progress with our plans.

Lands is looking forward to continuing to work closely with the community as our proposals emerge. Other events will include:

- Informal drop in event
- April public exhibition
- May public exhibition
- Ongoing stakeholder meetings

CONTACTS

If you have have further questions or comments to make you can:



Call Freephone:
0800 232 1794



Email:
consultation@NorthEastKGV.co.uk



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North East KGV Consultation,
29 New Bond Street,
London, W1S 2RL



Website:
www.NorthEastKGV.co.uk

Welcome

Welcome to our North East KGV Community Workshop Feedback Event.

Lands Improvement would like to take this opportunity to report back to you on the comments received at the Community Design Workshops we held in March. At these events we discussed the possibility of new homes to the North East of the King George V playing fields in Cuffley.



Lands Improvement would like to thank everyone who attended the Design Workshops and gave us so much invaluable feedback.



WORKSHOPS

During the afternoons of the 18th & 19th March Lands Improvement held a series of site tours & design workshops and 74 local stakeholders were invited. 31 local stakeholders attended the event including amongst others: local residents; ward and parish Councillors; local sports groups; representatives from the primary school and local churches.

We would like to thank everyone who attended and provided us with so much invaluable feedback. The workshops were the first of a number of community engagement exercises Lands Improvement will be hosting over the next few months.

The aim of the workshops was to listen to what local stakeholders have to say about their village and to also hear their views and ideas on what they might like to see at the North East KGV development. The following boards provide a summary of the feedback received on a number of key areas. This information will be used to inform the development of a masterplan for the site.

ABOUT LANDS IMPROVEMENT

Lands Improvement specialises in the purchase, promotion and delivery of development projects throughout the UK. Projects include mixed use, brownfield regeneration and sustainable greenfield sites. 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 alike.

The Character of Cuffley

Topic 1 - The Character of Cuffley & Local Services

The first topic discussed at the Design Workshops related to the village of Cuffley and what you especially like about living here. The feedback showed that many people feel Cuffley is an aspirational place to live. We also asked you to tell us what elements of Cuffley's character you would like us to reflect upon when drawing up our plans for the site.

Services

- KGV – possibility for improvements
- Need more GPs
- Concern that the Post Office & library are under threat
- Need employment opportunities
- Support for local independent stores

The Character of the Village

- Keen to replace 'lost' character of the village
- Important to have a mix of housing
- Quality of streets – grass verges, picket fencing, frontage
- Improvements to Station Road

Travel

- Trains & Station Car Park at capacity
- Footpaths – good connections
- Traffic and parking on local roads problematic especially during school drop off & pick up

Housing

- There is a shortage of small houses
- Support for 24 flat scheme at Station Road
- Need accommodation for 'down sizers'

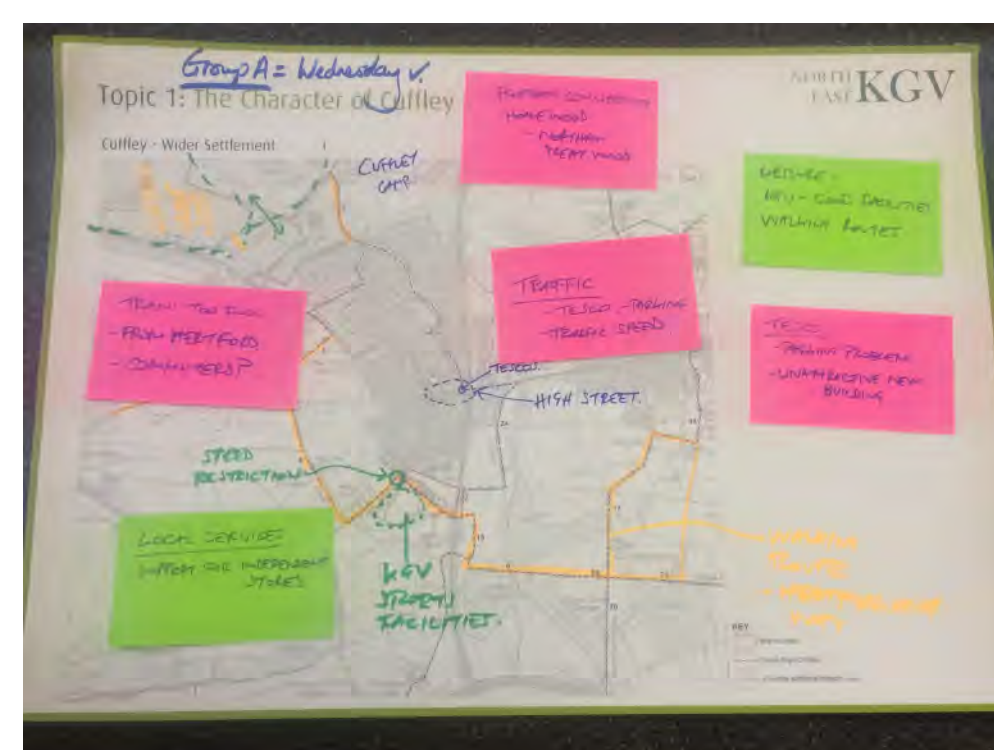
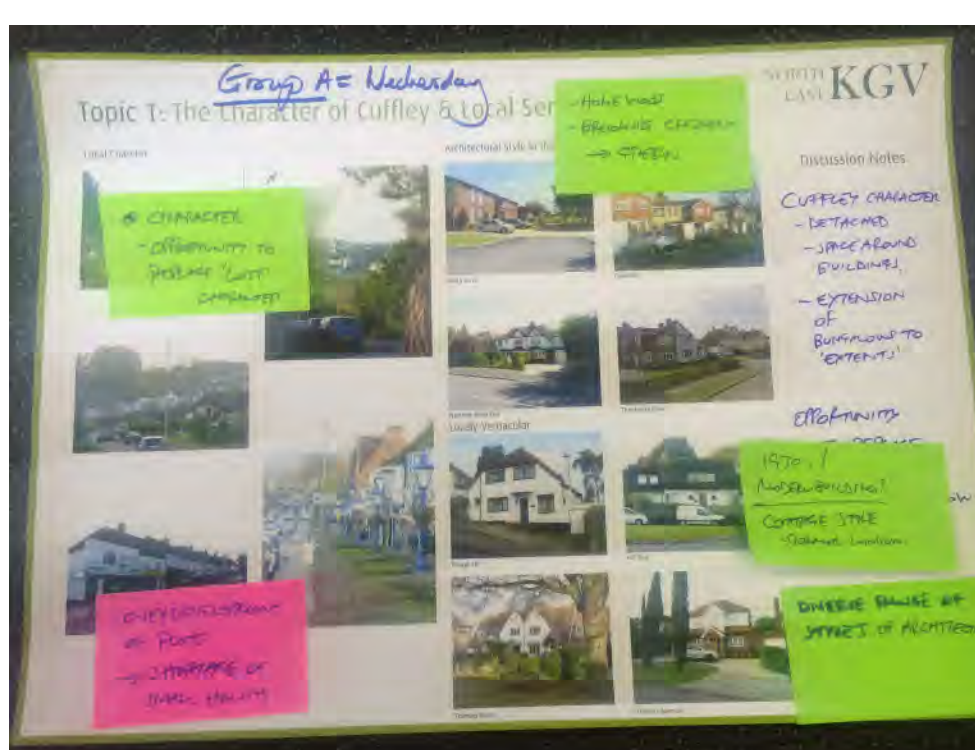
Our masterplanners will be considering all feedback received as they draw up a plan for the site. Lands Improvement is grateful for the comments given and is keen to deliver a scheme that the village can be proud of.

What you would like to see repeated

- ✓ Diverse range of styles and architecture
- ✓ Houses on individual plots with decent gardens
- ✓ Bungalows and ground floor apartments
- ✓ Liked the developments at Hill Rise & Goffs Oak
- ✓ Wide roads, with buildings set back & driveways /gardens
- ✓ Strong Village Hub & High Street
- ✓ Low Housing density

What you wouldn't like to see repeated

- ✗ Dislike 1960s style housing
- ✗ Housing on a number of local roads is unpopular
- ✗ Avoid style of Colesdale in future development
- ✗ Concerns over extensions and over development of plots



Constraints & Opportunities

Topic 2 - Site Constraints & Opportunities

At the design workshops we asked you to tell us about the opportunities you saw for development on the site. Summary tables of these issues, grouped by theme are included below.



Layout Opportunities

- Importance of space around houses, including gardens
- Consideration of building heights and impact on views
- Gateway feature / entrance
- SUDS, including long term maintenance

Landscaping Opportunities

- Reinforcement and preservation of Hedgerows and trees
- Importance of boundary planting
- Visual frontage over Herts Way

Housing and Design Opportunities

- Roofs will be South facing, opportunity for solar panels
- Sustainable housing
- Houses overlooking open space and public footpath
- Affordable housing
- Apartments for the elderly

Connectivity and Access Opportunities

- Connected paths around the site and linking to adjacent permissive paths
- Need to address parking locally, at the school and on this development
- Link to South Drive is essential
- Separate access to KGV car park from vehicle access
- Improve connections to playing fields
- Links to the school from KGV and new development

Service Opportunities

- Quality sports pitches
- Open space for community to grow food / community orchard / allotments
- Multiple uses for open space – education area, dipping platform
- Enhance existing play space to increase variety

Constraints to be considered

- Topography
- Potential problem with parking
- School drop off and pick up times generate problems
- Timing and phasing of development
- Concern over security of the school



Access & Movement

Topic 3 - Access & Movement

With any new development there is always a concern about the impact on the local road network. During the second half of the design workshops we asked you to talk to us about travel and transport in and around Cuffley.



Connectivity

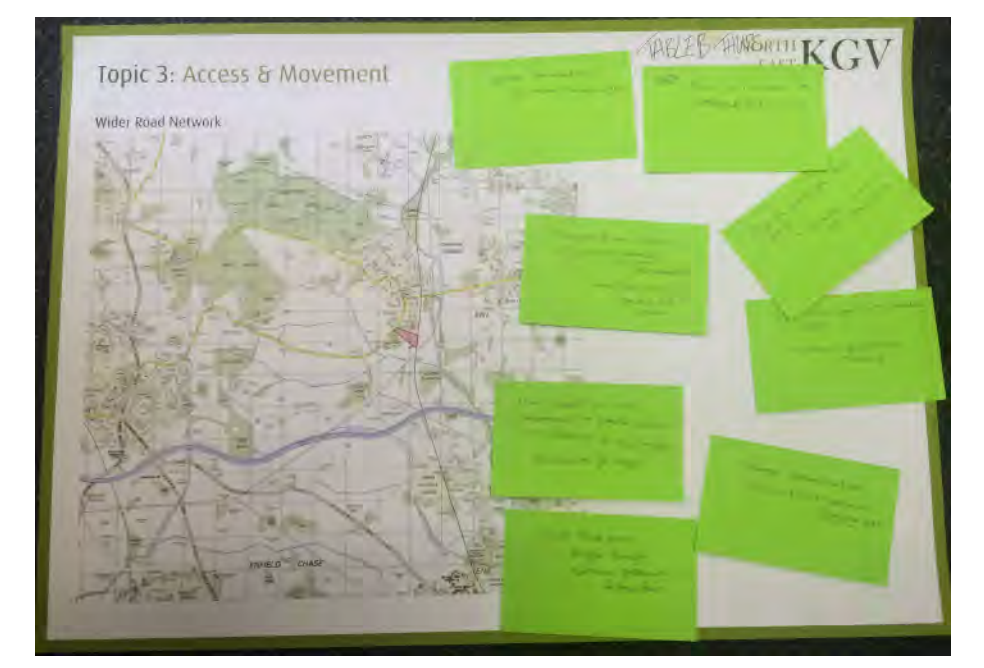
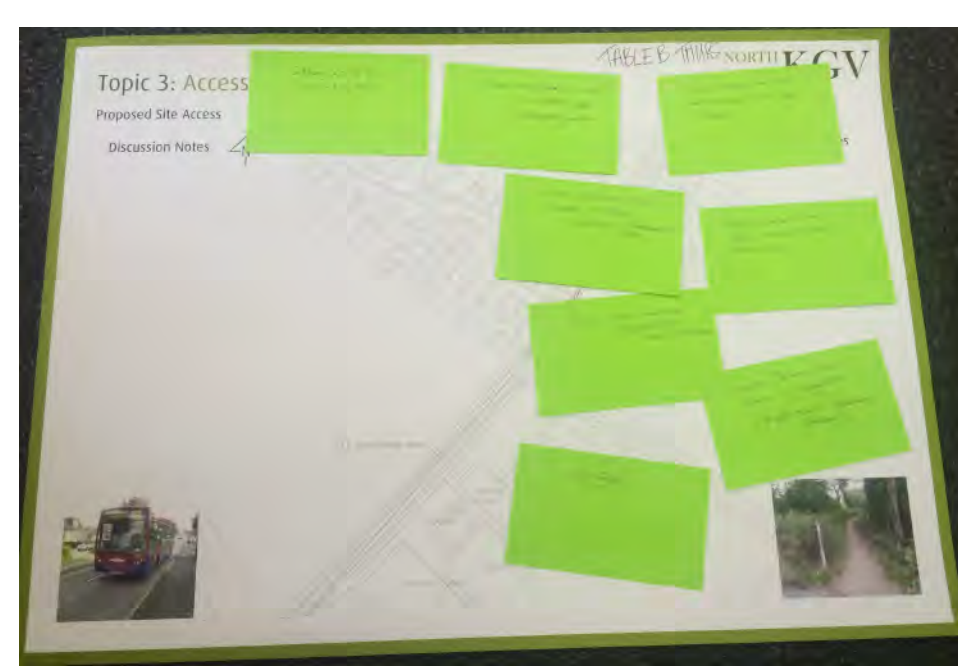
- Need for cyclepaths to station
- Improve crossing at Station Road junction
- Leave Hertfordshire Way rural – no tarmac
- Wider pavements on Station Road – more traditional

Current problems

- Too much traffic in the village – hard to leave and enter
- Station Road junction is a problem
- Problems with rat running from the A10/M25 when congested
- Conflict between cars and pedestrians

Considerations

- The bus service is being cut
- Train Station is an asset
- Give bigger disincentive to travel through the village
- Change character of High Street to discourage car use
- Need to encourage local residents to walk to station
- Consider amending speed limits on certain roads



The access to the site will be from Northaw Road East. We understand the concerns raised about traffic in the village and are in the process of conducting traffic surveys to look at capacity on local roads and junctions. Discussions will be held with Hertfordshire County Council and it is likely that any planning consent on this site would include contributions to local road improvements.

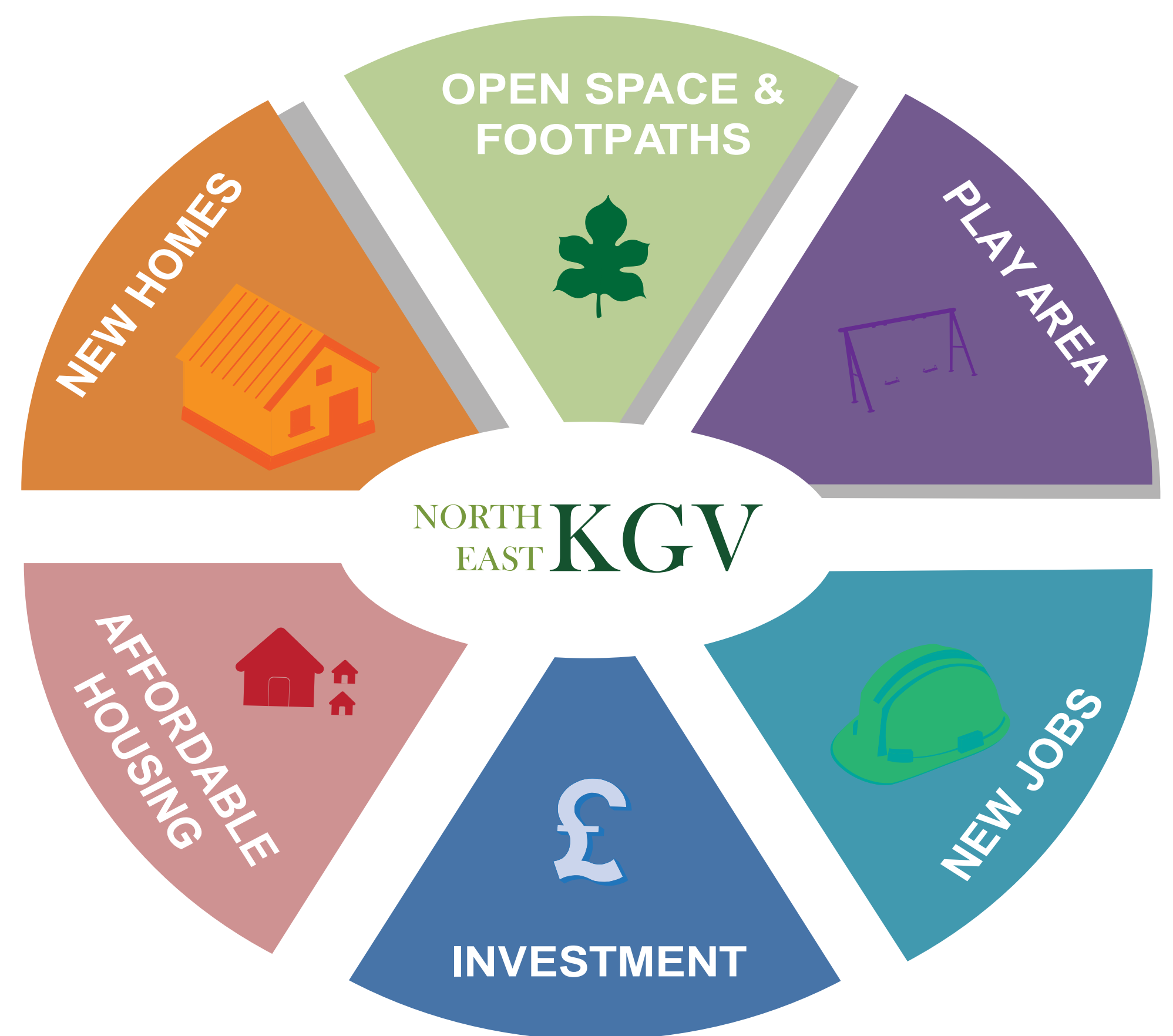
Leisure & Community Benefits

Topic 4 - Leisure and Community Benefits

During the final session of the workshops we asked attendees to give us their ideas about what new facilities they would like to see in Cuffley.

The responses spanned a wide range of different services including:

- Improvements to KGV playing fields
- Youth Centre
- All Weather pitch
- Pub
- Allotments
- Fuel Station
- Public Toilets
- New surgery
- Upgrade to Cuffley Hall
- Cyclepath and Connections
- Local butchers and green grocers
- Enhancement of existing footpaths
- More primary and secondary school places



A number of people also commented about the need for facilities for local sports clubs. Lands Improvement are in the early stages of discussions with a number of local sports clubs to determine what could be delivered that would help meet community needs.

In addition to the provision for off-site sports facilities, it is possible that upgrades could be made to the existing play area on the KGV Playing Fields. Any planning consent on the site is also likely to include financial contributions to help upgrade and improve local services such as schooling, healthcare and waste management services.

Community Issues

KGV

Whilst KGV is the sports hub for the community, there is the potential to upgrade the facilities on offer. Issues discussed, included: the possibility of an all weather pitch; improvements to the existing playing fields and the tennis and bowls clubs' pavilions. In addition, the provision of a 'trim trail' around KGV was broadly supported as well as an area of land on KGV that the Parish could consider bringing back into use.

Housing

Guests at the design workshops felt that affordable housing is needed, especially for local people and for those looking to downsize. There was also a keenness to see starter homes provided.

Connectivity

Existing residents are keen to see formal and less formal walking routes through the site with a trim trail or all weather path.



Emerging Concept

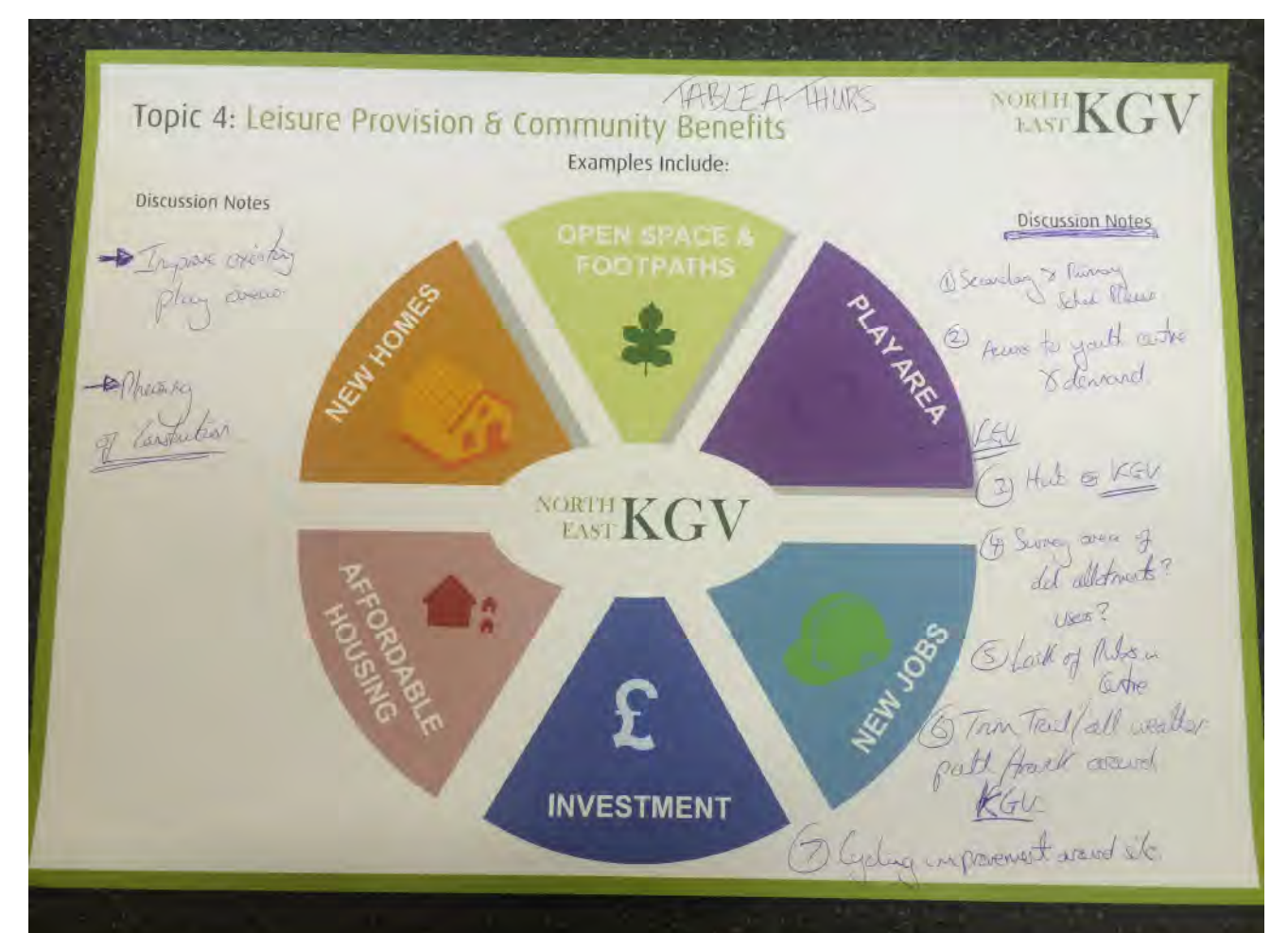


Having considered the feedback received this Concept Plan shows our initial thoughts on how the development of the site could look. It includes the provision of up to 130 new homes on the site with the layout based on a number of key design principles:

1. **Placemaking:** Designed to create a sense of arrival to Cuffley, for those travelling in on Northaw Road East.
2. **Permeability:** this layout seeks to recognise the importance of providing safe and well over looked routes across the site, including green corridors connecting South Drive and King George V playing fields.
3. **Legibility:** Emphasis on key routes around the site and connections into the village, making it easy to follow.
4. **Landscaping:** a sensitive development on the edge of the village that includes significant open space, buffering with the existing residential edge and the wider countryside.

In addition we have sought to reflect the feedback received in the following ways:

5. Based on the feedback received we understand there is a desire for low density housing and the provision of gardens, and therefore we intend that houses on site have their own private gardens.
6. The current proposals include a range of different types and sizes of new homes including some houses that will be divided into flats.
7. You told us that parking might be a problem as people will park onsite when collecting their children from school. The internal road network will be designed to discourage this and in time we may look at appropriate parking restrictions and monitoring.
8. Attendees at our workshops said that a range of different services need improvement. We will be having ongoing discussions with local stakeholders, the Parish Council and the Borough Council about how our developer contributions could be best spent on meeting the needs of the local community.



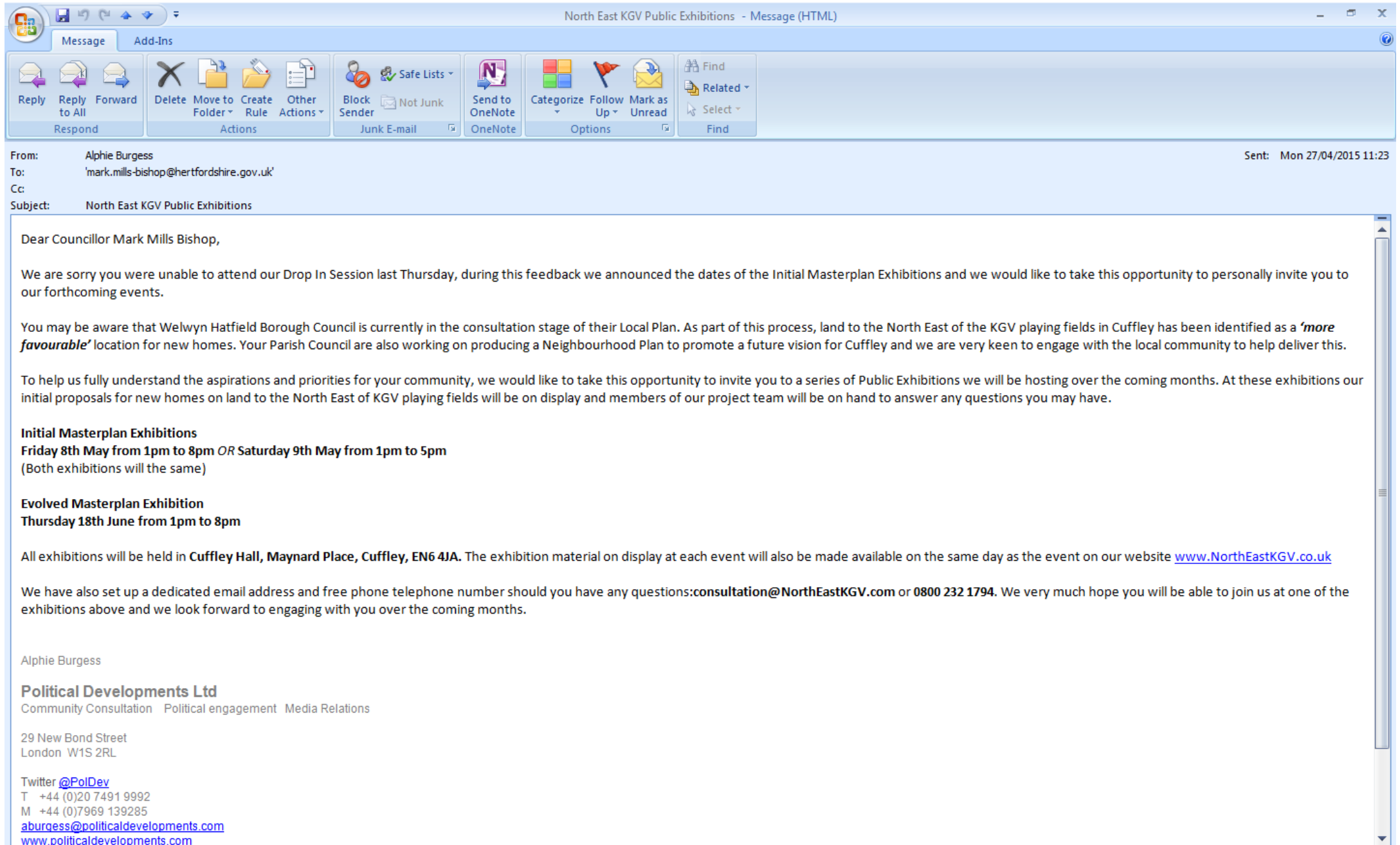
Thank you for attending today's event.

You are very welcome to pop in at any point over this two day exhibition where we will be keen to discuss our plans with the local community and to hear your feedback. We look forward to welcoming you then.

Website:
www.NorthEastKGV.co.uk



APPENDIX F - Letter of invitation to local stakeholders



23rd, April 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 a series of Public Exhibitions we will be hosting over the coming months. At these exhibitions our initial 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.

Initial Masterplan Exhibitions

Friday 8th May from 1pm to 8pm OR Saturday 9th May from 1pm to 5pm
(Both exhibitions will be the same)

Evolved Masterplan Exhibition

Thursday 18th June from 1pm to 8pm

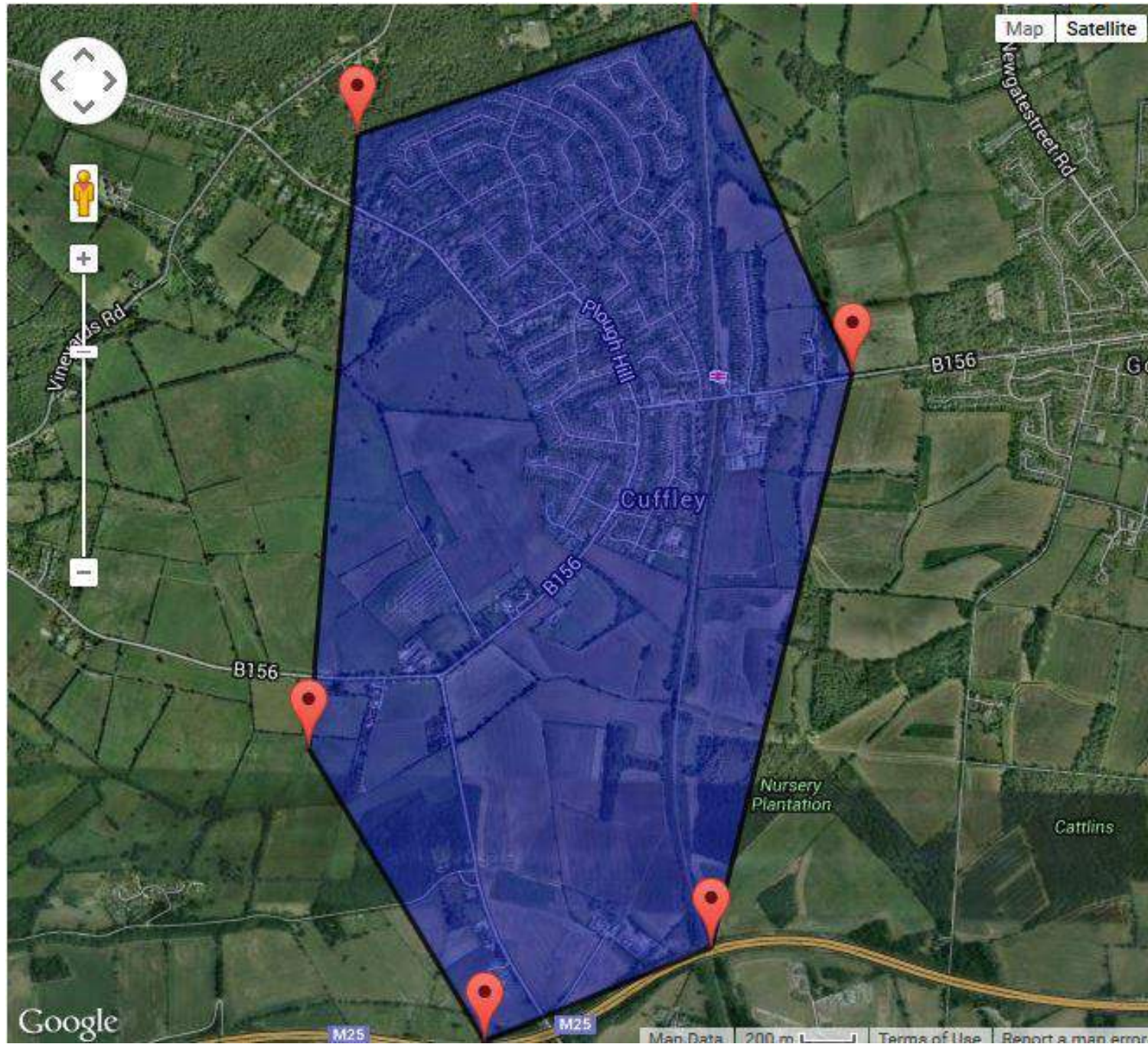
All exhibitions will be held in **Cuffley Hall, Maynard Place, Cuffley, EN6 4JA**. The exhibition material on display at each event will also be made available on the same day as the event on our website www.NorthEastKGV.co.uk

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

Yours sincerely,

Kate Turner
Project Manager

APPENDIX H - Mailout Area



NORTH
EAST **KGV**

INVITATION TO ATTEND A PUBLIC EXHIBITION

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

Initial Masterplan Exhibition

Friday 8th May from 1pm - 8pm

or

Saturday 9th May from 1pm - 5pm

(Both exhibitions will be the same)

Evolved Masterplan Exhibition

Thursday 18th June from 1pm - 8pm

All the above events will be held at **Cuffley Hall,
Maynard Place, Cuffley, Herts, EN6 4JA.**

More information on the proposals will be available on the project website from Friday 8th May.

Website: www.NorthEastKGV.co.uk

Email: contact@NorthEastKGV.co.uk

Freephone: 0800 232 1794