

Land to the southeast of
King George V (KGV) Playing Fields
Cuffley (Phase 2)

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Welcome

Welcome to Lands Improvement’s (LIH) second consultation event on the emerging proposals for residential development on the land to the southeast of King George V (KGV) Playing Fields, Cuffley.

Thank you to everyone who attended our first event in April 2026 and shared their feedback. Since then, we have carefully reviewed all comments received and used them to help refine the emerging proposals.

Today, we are presenting the updated plans and would like to hear your views before the proposals are finalised and submitted to Welwyn Hatfield Borough Council.

Share your thoughts by:

-  Adding sticky notes to the plans.
-  **Completing a feedback form**
Hand it in or return via freepost by sending to:
Freepost MEETING PLACE CONSULTATION
(no stamp required)
-  Speaking with members of the project team.
-  Complete the online survey at:
www.lih-cuffleyconsultation.co.uk

About Lands Improvement

Lands Improvement (LIH) is a strategic land promoter and master developer operating across the UK.

Our mission is to increase the supply of land for new homes, but, importantly, we want to do this in the right way. Our role gives us a valuable opportunity to help shape the places people live and their day-to-day experiences. We therefore want to work collaboratively with those who know the places the best – local residents, community groups and the Council – to help us create places where people love to live, now and in the long-term.



 You can find out more about us and our Placemaking Framework at: www.lih.co.uk



Schemes previously delivered by LIH

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Background

Site Location

The site is located south of Cuffley village, adjoining the King George's Vale development. It is bordered by KGV Playing Fields and Northaw Road East to the west, the railway line to the east, and Northaw Brook to the south.

It extends to around 10 hectares (24 acres) of agricultural land and is within walking distance of local services, including Cuffley High Street, railway station, school, and village facilities (all within a 15-minute walk).

Existing Public Rights of Way surround the site, including routes to the north (Northaw 006) and west (Northaw 009). The proposals seek to enhance these connections for walking and cycling.



Planning Context

Welwyn Hatfield Borough Council is preparing a new Local Plan in response to significant housing need. Recent evidence shows only around 52% of required homes have been delivered, alongside a backlog of over 1,400 households in need of affordable housing and an ongoing need for over 800 new homes each year.

As part of this process, the Council is reviewing potential development sites and Green Belt boundaries. The site has been identified as a draft allocation (HEL-44), meaning it is considered suitable in principle for residential development, subject to further consultation and technical work. The draft Local Plan also proposes removing the site from the Green Belt to help deliver new homes.



The proposals aim to help address local housing need, including affordable housing, while responding appropriately to the character of Cuffley.

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Feedback received

During the first round of engagement, we received a wide range of feedback on the emerging proposals for land to the southeast of KGV Playing Fields, Cuffley. The key themes raised are set out below.

Impact on traffic and local roads

Concerns were raised regarding the impact of the new development on the local road network including the volume of traffic, safety of the access onto Northaw Road East and the safety of an increased number of cars using the narrow lanes.

As part of the pre-application process, a range of technical assessments are being undertaken to understand the potential transport impacts of the proposals. This includes assessing the local highway network, access arrangements and traffic movements. We have also heard your feedback relating to parking provision and rat-running to the north of the site, primarily around Cuffley School. We are exploring if there is anything we can do to help mitigate this.

A full Transport Assessment will accompany any future planning application. This will consider the likely traffic generated by the development, the suitability and safety of the proposed access onto Northaw Road East, and the capacity of the surrounding road network. The assessment will be prepared in consultation with Hertfordshire Highways, and any necessary mitigation measures will be identified and agreed where appropriate. We are also engaging with Hertfordshire Highways regarding reducing the speed limit of Northaw Road East to 30mph, as well as potential upgrades to the footway and existing bus stops.

Vehicle Access to Phase 1

At the April consultation event, we asked whether you would like to see a vehicular access connection linking this site with the adjacent housing site to the north (Phase 1). Your feedback was clear in saying that no vehicle link should be provided. We have progressed our plans accordingly, with only a pedestrian and cycle path connecting the two sites and onwards, towards Cuffley School, the high street and the station.

Green spaces, landscaping and biodiversity

Many residents highlighted the importance of protecting and enhancing green spaces, supporting wildlife and maintaining the area’s village-edge character. Feedback also called for improved walking routes, the retention of existing landscape features and meaningful biodiversity enhancements.

In response, the landscape-led masterplan incorporates significant areas of publicly accessible open space, new planting, habitat creation, enhanced walking routes and biodiversity improvements, whilst seeking to retain and enhance existing landscape features wherever possible.

The proposals also include a range of spaces for recreation, wellbeing and nature. For example a central green space with a play area, social seating and community growing spaces, alongside wildflower meadows, footpaths and a nature trail along Northaw Brook’s tributary. A green corridor runs through the site and we’re seeking your feedback as to what you’d like to see from these areas. Together with new tree planting and sustainable drainage features, these measures will contribute towards achieving a minimum 10% Biodiversity Net Gain and long-term ecological benefits.

Public transport

Feedback received called for better public transport options, including more frequent bus services and improved walking and cycling routes

The proposals are designed to encourage sustainable and active travel. Key features include direct pedestrian and cycle links to King George’s Vale to the north and KGV Playing Fields to the west, as well as connections into existing Public Rights of Way and surrounding footpath networks, supporting safe and convenient access to local facilities.

We are also seeking to improve the adjacent Public Right of Way to ensure that this is usable all year round. Through engagement with Hertfordshire Highways, financial contributions towards local bus services and facilities are being reviewed.



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Impact on local infrastructure

Feedback also indicated that residents wished to learn more about how the development's impact on the local infrastructure of Cuffley, including local schools, GP surgeries and dentists will be mitigated.

The proposals will be supported by appropriate planning obligations and financial contributions (Section 106 agreements), as required by Welwyn Hatfield Borough Council and other statutory consultees such as Hertfordshire County Council.

These financial contributions are expected to support local infrastructure, including additional school places, healthcare provision, and transport improvements. The exact requirements will be confirmed through the planning application process, with a legal S106 agreement setting out all the requisite financial contributions and obligations forming part of any planning permission.

It should be noted that dental services are privately operated and therefore cannot be directly funded through Section 106 contributions.

Principle of development

Despite the draft allocation of the site in the emerging Local Plan, questions were raised regarding the principle of development, with concerns over over-development and development on the Green Belt.

Welwyn Hatfield Borough Council is currently preparing a new Local Plan. As part of this process, the Council is identifying and allocating suitable sites for development and reviewing existing policy constraints, including Green Belt boundaries.

The site has been identified as a draft allocation (HEL-44), meaning it is considered suitable in principle for residential development, subject to further consultation and technical work. The draft Local Plan also proposes the removal of the site from the Green Belt to help enable the delivery of new homes.

The Council went out for consultation on the draft local plan between February and March 2026, seeking feedback from local residents. There will be another consultation period held, likely around September 2026, before the Local Plan is independently examined and adopted.



Affordability of homes

Feedback supported the delivery of affordable housing in the area; however, questions were raised as to how 'affordable' the homes would really be.

There is a significant need for new affordable homes within the Borough. This site will deliver 50% affordable housing across a range of tenures to support those on lower incomes in the community.

The Government defines affordable housing as 'social rented, affordable rented and intermediate housing provided to specified eligible households whose needs are not met by the market.' This includes a variety of housing products including shared ownership, social rent, affordable rent, and discounted market rent. At the moment, it is expected that a mix of 50% social rent, 30% affordable rent and 20% shared ownership will be provided, in line with policy requirements, subject to further conversations with the Council.

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The Masterplan

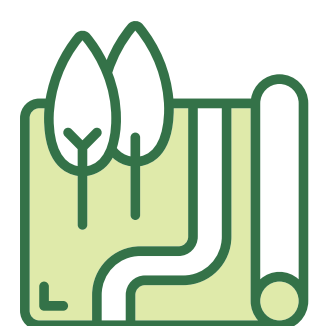


Illustrative masterplan

Following feedback received from the local community, stakeholders and Welwyn Hatfield Borough Council, the masterplan for the site has evolved.

The masterplan is guided by overarching principles that have been crafted and refined based on feedback received from the local community and the Council. These principles aim to support the delivery of high-quality, sustainable homes, generous and well-integrated landscaping and strong active travel connections to create a balanced and inclusive new community.

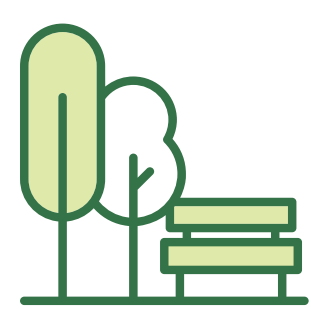
Our key principles are:



Creating a landscape-led, permeable scheme which connects to the wider community and existing movement network.



Prioritising pedestrian and cycle movement, enhancing active travel.



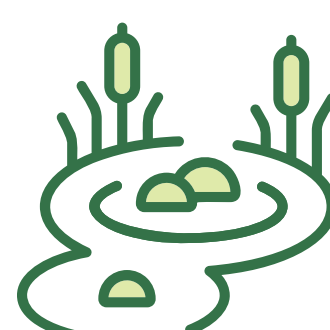
Developing a variety of character areas across the site to create interest and establish a sense of place.



Maximising opportunities to enhance ecology and biodiversity.



Enhancing shrub and tree planting, introducing additional boundary planting where desirable and possible, while still allowing selective views into the development.



Delivering a comprehensive drainage strategy integrated with the landscape design.



Enhancing connections to the wider countryside.

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Illustrative sketch of the proposed development



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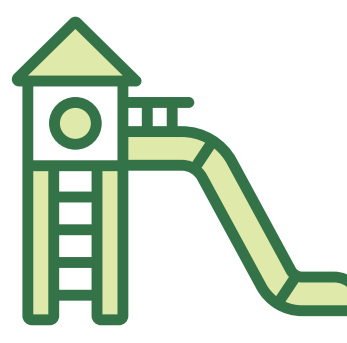
Our proposals include:



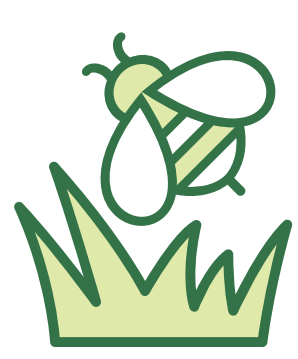
A mix of up to 200 high-quality new homes, forming a sustainable extension to the south of Cuffley, with a mix of sizes and types.



50% affordable housing, helping local families, key workers and younger residents remain in or return to the area.



A landscape-led design incorporating new areas of public open space, including a play area, formal gardens, community growing spaces and fruit trees.



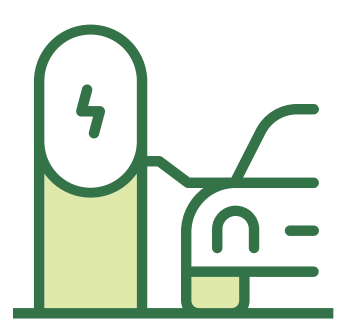
At least a 10% biodiversity net gain, through new planting, meadows and wetland features.



New and improved walking routes and connections to existing footpaths and the wider village.



Financial contributions towards local infrastructure and community facilities.



Energy efficient homes, built to modern standards and equipped with electric vehicle charging.

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Landscape and Open Space



The surrounding landscape is integral to Cuffley’s character. Undulating landform, recreational routes and Soper’s Viaduct are key distinguishing features.

The site sits alongside King George V Playing Fields and is bordered by established vegetation, the railway line and Northaw Brook. The Hertfordshire Way recreation route and a number of Public Rights of Way run adjacent and nearby to the Site.

The proposals respond positively to this setting by incorporating significant areas of landscaping and publicly accessible open space, achieving a minimum 10% biodiversity net gain, while responding appropriately to the character of Cuffley. The provision of safe, convenient and attractive pedestrian and cycle routes aim to improve access to Cuffley village and the surrounding countryside.



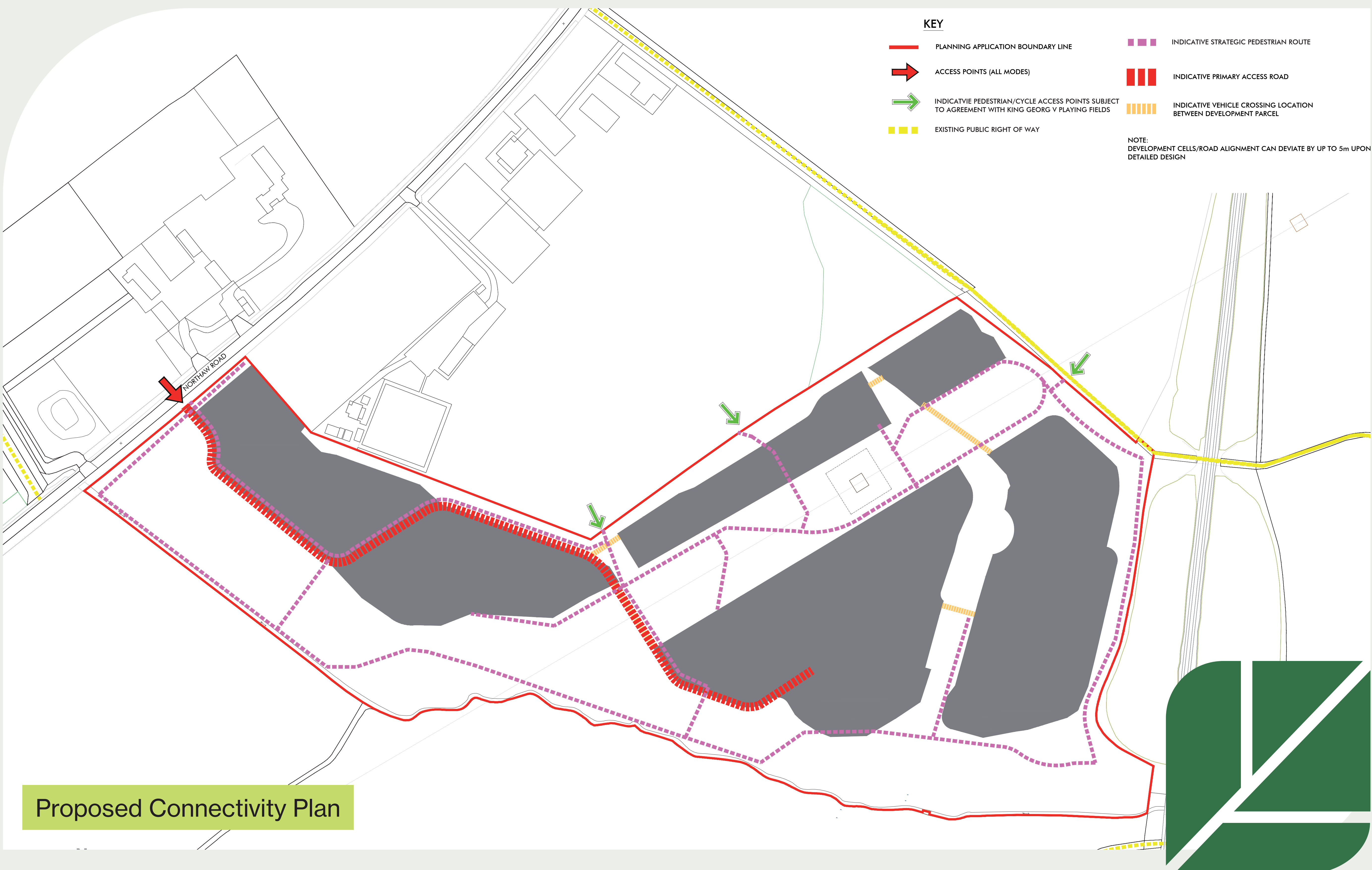
Whilst we have initially put forward what we think would be a good use of the open space on the site, we would love to hear your views on what should or could be provided in these spaces to ensure the area can be as useful and welcoming to existing and new residents as possible.

The proposals currently include:

- A central green space where residents and visitors can enjoy views towards Northaw Brook and the countryside beyond.
- A terraced landscape with play, social seating, sensory planting, orchard and community growing at various levels.
- A nature trail along the tributary of Northaw Brook, offering a quiet walk and opportunities to engage with nature.
- Connections to the wider landscape and Public Rights of Way via greenways with active travel routes.
- Meandering footpaths offering varied walking loops, with informal play woven through wildflower meadows and trees.
- A green corridor beneath the overhead power lines which could include a running circuit with marked distances, fitness equipment, a skate park or BMX pump track, supporting active lifestyles.
- Attenuation basins with seasonal water supporting sustainable drainage and wildlife.
- Boardwalks providing public access to the basins and connection with nature.
- Designed vistas through trees towards Soper’s Viaduct.
- New tree planting and landscape buffers softening the development edge and transitioning to the countryside.



Access and active travel



Vehicular access to the site is proposed from Northaw Road East (B156).

A new priority junction is being considered, designed to provide safe access into the development while maintaining appropriate visibility for vehicles entering and leaving the site.

Following the first round of consultation, the location of the proposed junction has been moved to the north to avoid existing trees and to provide suitable spacing from other access points along the road.

We are also exploring the implementation of a 30mph speed limit along Northaw Road East, as well as improvements to the footway and existing bus stops, through conversations with Hertfordshire Highways. Notwithstanding, the junction will be designed in accordance with Hertfordshire Highway’s requirements to allow for vehicles to safely use the junction at existing speeds.

Our development in Cuffley is designed to encourage active travel.

The site is located on the southern edge of Cuffley, benefitting from access to the wider public transport network including the railway station and local bus stops in the area, with village facilities less than a 15-minute walk away.

Additionally, key features include direct pedestrian links to King George’s Vale to the north and the KGV playing fields to the west, as well as connections to existing footpaths and Public Rights of Way, enabling safe and convenient access to nearby amenities. As part of the proposals, we will also seek to improve the adjacent Public Right of Way to ensure it is usable all year round.

The integration of green corridors and open spaces will allow for further walking and cycling opportunities, and our proposed internal layout will support safe movement for pedestrians and cyclists.



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Drainage

The proposals have been designed to effectively manage surface water and flood risk.

The majority of the site lies within Flood Zone 1, where flood risk is very low. A small area to the south, which slopes towards Northaw Brook, is within Flood Zones 2 and 3 and will therefore not include any built development.

Sustainable Urban Drainage Systems (SuDS), including swales, landscaped dry basins and underground cellular storage, will be incorporated throughout the

site’s landscaped areas, predominantly along the southern boundary to manage surface water while also enhancing green infrastructure and biodiversity. This means that surface water flows heading towards Northaw Brook will be slowed down, reducing flood risk on the site and further downstream. Basins will be naturalistic in their design, with planting to provide visual amenity and habitats for wildlife.



A Flood Risk Assessment will be submitted as part of the planning application to confirm appropriate site layout and drainage strategy.

Sustainability

The proposals have been developed to align with the clear ambitions for carbon neutrality by 2050 set out by Welwyn Hatfield District Council, incorporating measures that support low impact living.

These include landscape-led design, biodiversity enhancement and active travel infrastructure, all of which contribute to reducing emissions and improving ecological resilience.

All homes will be designed to meet the requirements of the Future Homes Standard, delivering Zero Carbon Ready homes. This will be achieved through the application of the energy hierarchy and a fabric first approach, which aims to reduce energy demand in the first instance, followed by the use of on-site renewable energy generation including Air Source Heat Pumps and Solar Panels, rather than using gas, oil or hydrogen boilers.

Additionally, Electric Vehicle (EV) Charging Infrastructure is proposed, which will contribute to the scheme’s overall sustainability. There will also be provision for cycle storage to encourage the use of alternative modes of transport to the car.

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Next steps

Thank you for attending our second community engagement event on the emerging proposals. We are grateful for your time and interest in learning more about our plans for the site.

We welcome your feedback on the proposals. Please do fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return via freepost by sending to: **Freepost MEETING PLACE CONSULTATION** (no stamp required).

All comments received will be carefully considered as we refine and finalise the proposals ahead of submission to Welwyn Hatfield Borough Council.

Indicative timeline

- **April 2026**
First round of community consultation.
- **May 2026**
Review of feedback received.
- **July 2026**
Second round of community consultation.
- **Summer 2026**
Targeted submission of outline planning application to Welwyn Hatfield Borough Council.

For your feedback to be considered, please submit your response by **Thursday 30 July 2026**

Get in touch

-  **0800 148 8911** (freephone)
Monday-Friday, 9:00am - 5:00pm
-  **info@lih-cuffleyconsultation.co.uk**
-  **Freepost MEETING PLACE CONSULTATION** (no stamp required)
-  **www.lih-cuffleyconsultation.co.uk**
Alternatively scan the QR code at the top of the banners.

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