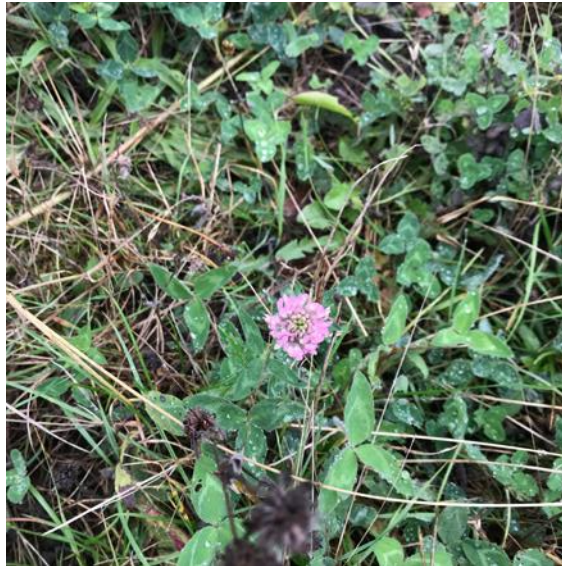


King George V Public Recreation Ground, Cuffley

Feasibility Study Report

November 2024 - March 2026





Wild flowers and native tree species growing on the new field

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Executive Summary

The Northaw and Cuffley Parish Council Feasibility Study for the King George V Recreation Ground refurbishment (known this report as 'KGV') took place from November 2024 to March 2026. Over 691 members of the community took part in the in person and online consultation process, which resulted in multiple design options and revisions based on feedback from the community over the 2 year consultation process.

This report will chronologically take the reader through the feasibility study process, starting with the initial project brief, a background to Groundwork East's Landscape Architects and some research behind the history of KGV. It then moves onto the public consultation iterations, including the community feedback and development of sketch designs, before culminating in the final proposed masterplan. The final proposal sets out 2 options for the development of the new field.

The purpose of this feasibility study was to understand the different needs and wants of the community.

Initial early designs, based on feedback from the community, suggested to reduce the number of football pitches yet improve the drainage so less

football matches would be cancelled. This would have also created more space for alternative usage of the park, including for a circular path around the entire field.

The majority of members of the public were keen to have more space for other activities. However, affiliated members of the football club were concerned about the reduction in football pitch provision.

The final masterplan designs attempt to compromise between the interests of the voices of the community.

The parish council have been provided with to scale plans with indicative costings for the overall development for final consideration and decision regarding implementation phasing.



Introduction and Project Brief

Project Brief

Northaw & Cuffley Parish Council have approached Groundwork to provide catchment area analysis, consultation and design work for the site of King George V recreation ground between the villages of Northaw and Cuffley.

The site is to be used to benefit both local communities in terms of access to green space and complement the existing facilities close by. The Parish Council wants to determine via catchment analysis, typical isochrones and demographic breakdown by age group. A list of potential uses for the site that can be worked up into outline costs that could be then subject to wider public consultation.

The project requires multiple phases of delivery. There will be some overlap between the consultation and analysis phases. As some analysis will need to commence before the first consultation, however the project will be adapted to reflect information gained from the public consultations.

The Villages of the Parish

The parish of Northaw and Cuffley sits within the Green Belt to the North of London, immediately above the M25. The town of Potters Bar is to its west with Goffs Oak to the

east.

Cuffley is the larger of the two parish villages and has a population of around 4,000. It sits to the base of two hills and has a rail network directly connecting the village to central London and Stevenage. It boasts a primary school, high street, community hall and grounds with the King George V recreation ground sitting to the Northaw facing side of Cuffley.

Northaw is the smaller village to the west of Cuffley, with a population of circa 600 people. The village stems out from a godcake-shaped village green with a traditional rural church and C of E primary school. It has its own village hall, sports field and childrens play area and a community orchard.

The villages centres are a 50 minute walk apart, and are serviced by bus routes linking them to the nearby towns and station and are connected by the Hertfordshire Way walking route.

Section 106 Funding

Because of the housing developments within the parish, Northaw and Cuffley Parish Council have been granted section 106 funding.

S106 funding is created through the Town and

Country Planning Act 1990 and is a means for developers to contribute to community infrastructure and social needs, such as rejuvenating a local park. It often has limitations to how it can be spent and can only be spent on capital projects (physical infrastructure rather than maintenance or running costs).

Biodiversity Net Gain (BNG)

The project may be considered Permitted Development under the Local Planning Authority, however the Council must satisfy themselves this is the case. Should the project require planning permission it will be subject to BNG.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It requires developers to increase the biodiversity of the site by at least 10%.



Smithsons Play area, Hitchin Before



Smithsons Play area, Hitchin After



Colney Heath Play Area Prior to site completion

Groundwork East

Groundwork East is registered charity whose mission is to create a fair and green future in which people, places, and nature thrive. We aim to facilitate a 'just transition' to net-zero and aid nature's recovery in a manner that addresses inequality, while also providing opportunities for improved work prospects and healthier, happier lives. Our focus is on delivering impact for:

- **People** – delivering improved prospects, increased wellbeing and more equal opportunity to choose greener ways of living
- **Places** – developing stronger communities, more responsible business, better social and green infrastructure
- **Planet** – supporting more people taking environmental action, reduce waste and carbon, and increased biodiversity.

We operate across the six counties of the East of England (Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, and Suffolk), collaborating with residents, the public and private sectors, and other non-profits. Together, we deliver a diverse array of projects and services encompassing community initiatives, environmental initiatives, and educational programmes. Our goal is to foster vibrant, sustainable communities.

Benefits of our approach

We are committed to changing places and changing lives until everywhere is vibrant and green, every community is strong and able to shape its own destiny, and everyone can reach their potential. We realise that what this will look like for each area or each individual will be very different. However, we are confident in putting together solutions that bring together a strong combination of activities and engagements to enable us to make a positive difference. We want to build relationships that will have impact. Partnering with us can help the Parish Council to:

- Address a local issue and connecting with your local community
- Transform outdoor space for the community, improving health and wellbeing, improving the environment and conserving resources

We are known to councils within Hertfordshire for successful delivery of landscape design and consultation projects. We have already been working with Colney Heath Parish Council to improve a space in that nearby parish (7 miles away). In addition, we have a long-standing framework to deliver Landscape Architect services to North Herts Council including consultation and design work in recreation areas.

This showcases one of our recent projects for them

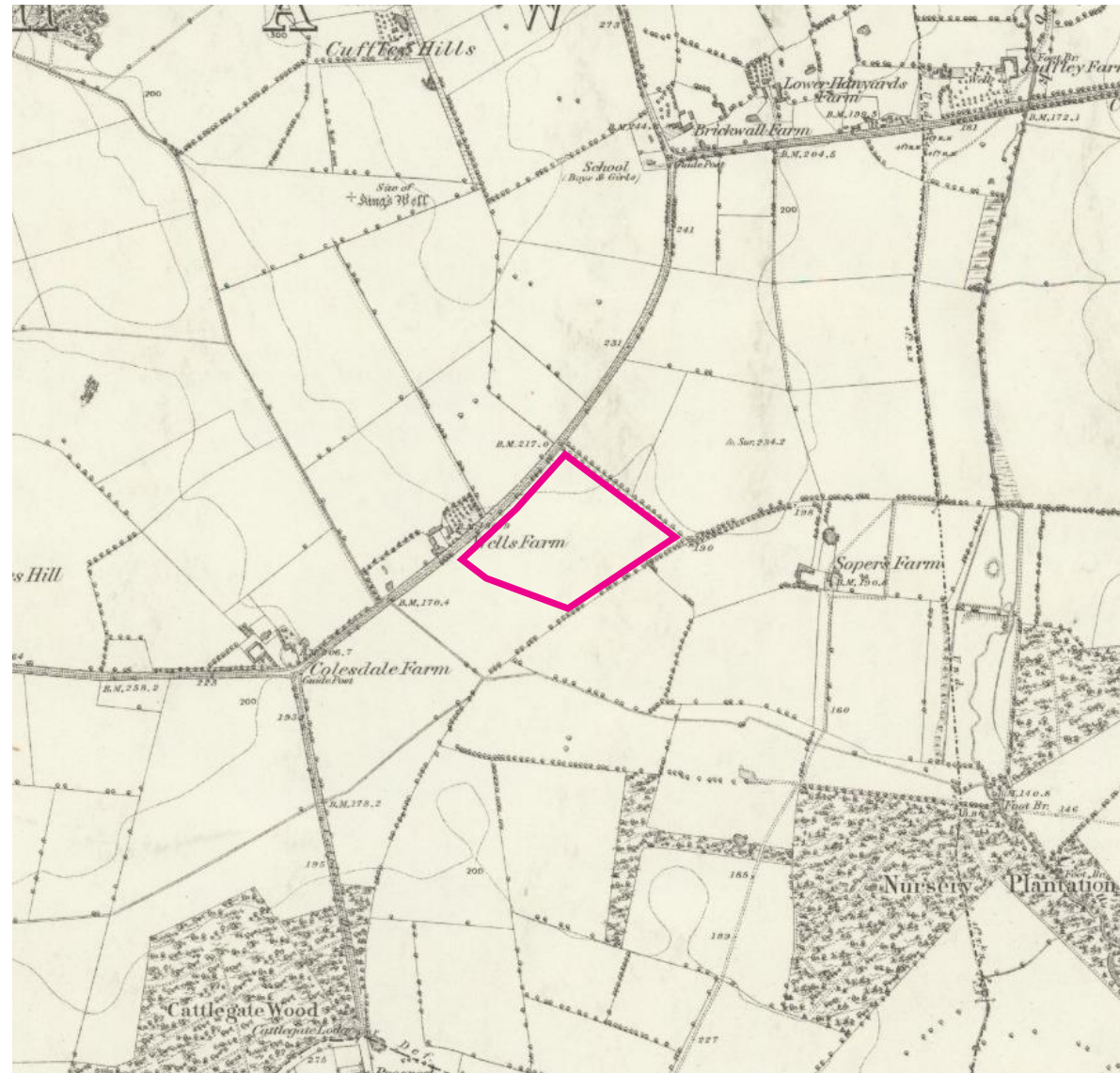
<https://www.north-herts.gov.uk/revamped-play-area-smithson-rec-hitchin>



Early noughties football Source: NCPC Archive



KGV Heraldic Panels 1938 Source: NCPC Archive



1866 OS Map Source: National Library of Scotland online archive

History of the Park

The King George V Recreation Ground is the key open space in the parish. It is connected by the Hertfordshire Way from Northaw Great Woods to the north, the Community centre to the north east linking through a fallow field around the edges of agricultural land with KGV in the centre. The Hertfordshire Way then continues to the west, adjacent to Wells Farm, circling livestock fields before linking to Northaw Village where they have a small sports field and play area. The Hertfordshire Way then exits the parish boundary through Morven Park.

Land Ownership and Covenants

Formerly agricultural land, the recreation ground was established as a "King George V Playing field" after the death of the king in the 1930s. The remit is "to promote and assist in the establishment of playing fields for the use and enjoyment of the people".

The land is owned and managed by the Northaw and Cuffley Parish Council (NCPC) and is under the protection of the Fields In Trust, which acts as a covenant to protect the land of the King George V playing field.

The Fields In trust

The Association was founded with the aims:

- To secure adequate playing fields for the

present and future needs of **all sections of the community**

- To secure **proper playgrounds for children**
- To save the few **open spaces** that still exist in and around our increasingly congested cities and towns
- To save existing sports grounds, which are threatened with extinction
- To focus local opinion and provide an organisation to give it effective expression
- To cooperate with all Local Authorities and others, who are striving to secure these objects

For more information please see this webpage: <https://storymaps.arcgis.com/stories/1103a6c216e8435da670cfa0ec8d2d50>

KGV was given two Heraldic panels when it was established (see historic photo on the opposite page). They are still in situ at the 'Football Club Entrance'. NCPC may wish to refurbish these panels to remind all users as to the purpose historic aims of the playing field.

Soil and Ground Conditions

The recreation ground also sits on 'slowly permeable, wet very acidic upland soils with a peaty surface. (source magic.defra.gov.uk). It suffers from very wet ground in the winter and dry cracking surfaces in hot summers.

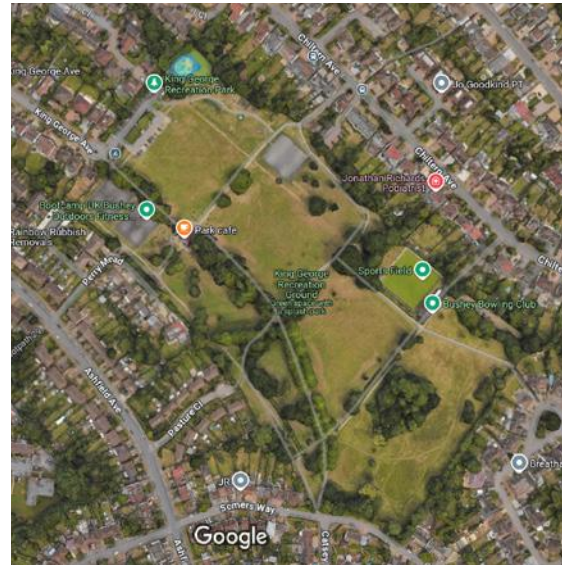
King George V Parks Around the UK

From right to left

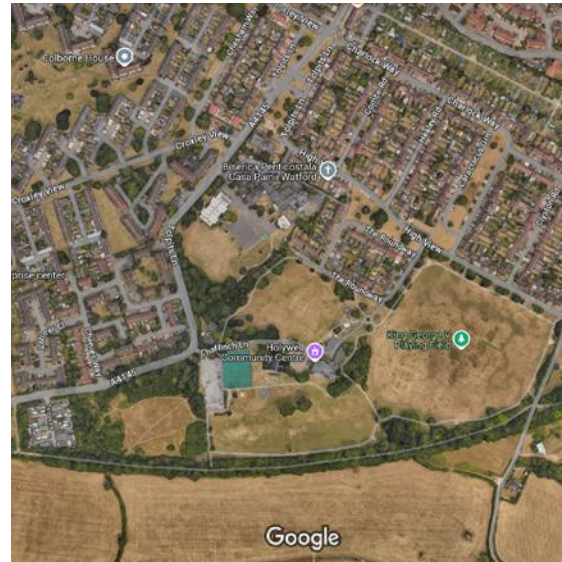
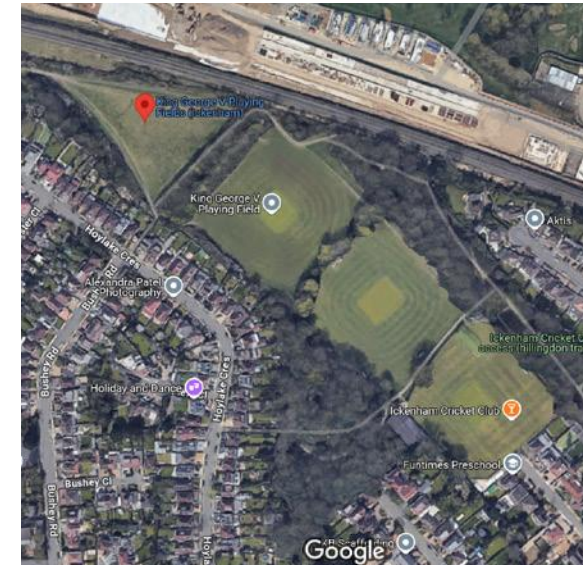
1. Hertfordshire - Bushey - the original KGV park created for the coronation of KGV in 1911
2. London - Ickenham
3. Wiltshire - Melksham
4. Scotland - Wishaw
5. Hertfordshire - Watford
6. London- Beckton
7. Hertfordshire - Welwyn Garden City
8. Hertfordshire - Hitchin

Satellite imagery taken from Google Maps.

1



2



5

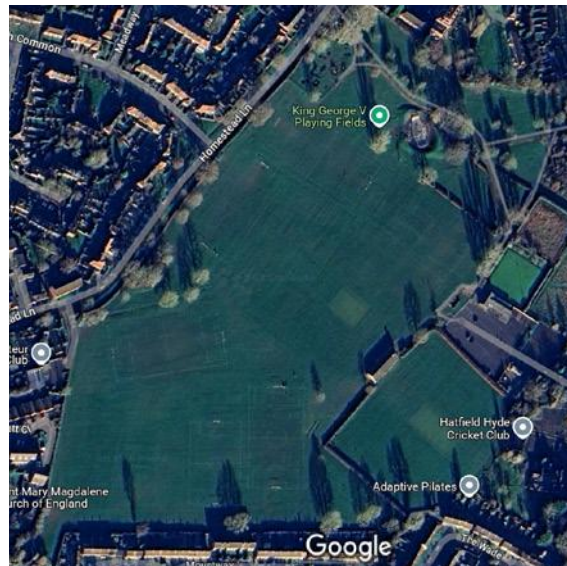


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3



4



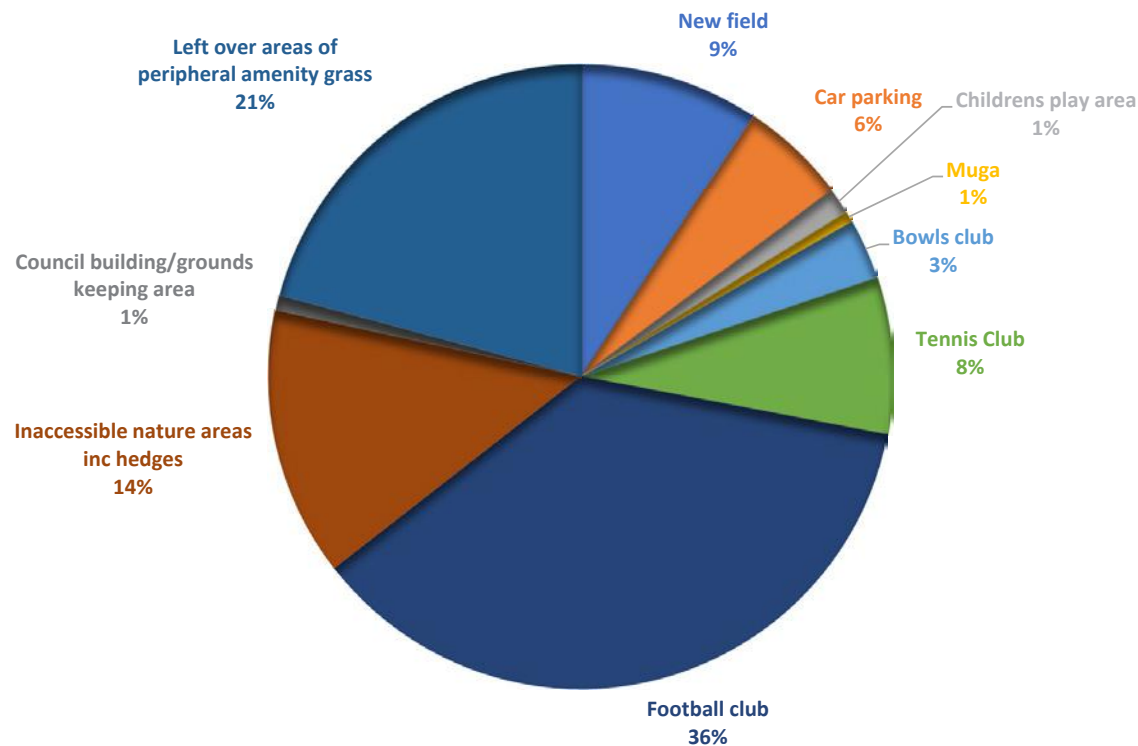
7

8



Key Stakeholders

How is the site used?



There are three established sports clubs on the site, the Bowls Club, the Tennis Club and the Football club. Parents mainly come here with their children to play in the play area, some teenagers use the Multi Use Games Area (MUGA) and walkers come from further afield to use the Hertfordshire Way which connects the two villages to the rest of the county. It is also a popular spot for dog walkers, the elderly and runners and a key spot for children from the adjacent primary school to play.

Areas of Use

GWK-E thought it would be a useful exercise to analyse the area each activity takes up in the park. These were measured on AutoCAD using the topographic survey commissioned for KGV. It was noted there are no useable spaces of amenity grass for non-club affiliated users of the park. There is also currently more space dedicated to car parking than to children's play.

Strava Heatmap

Where are people moving in the parish?

The following two images show the routes people are taking when they undertake exercise, when using the sports tracking phone application, Strava.

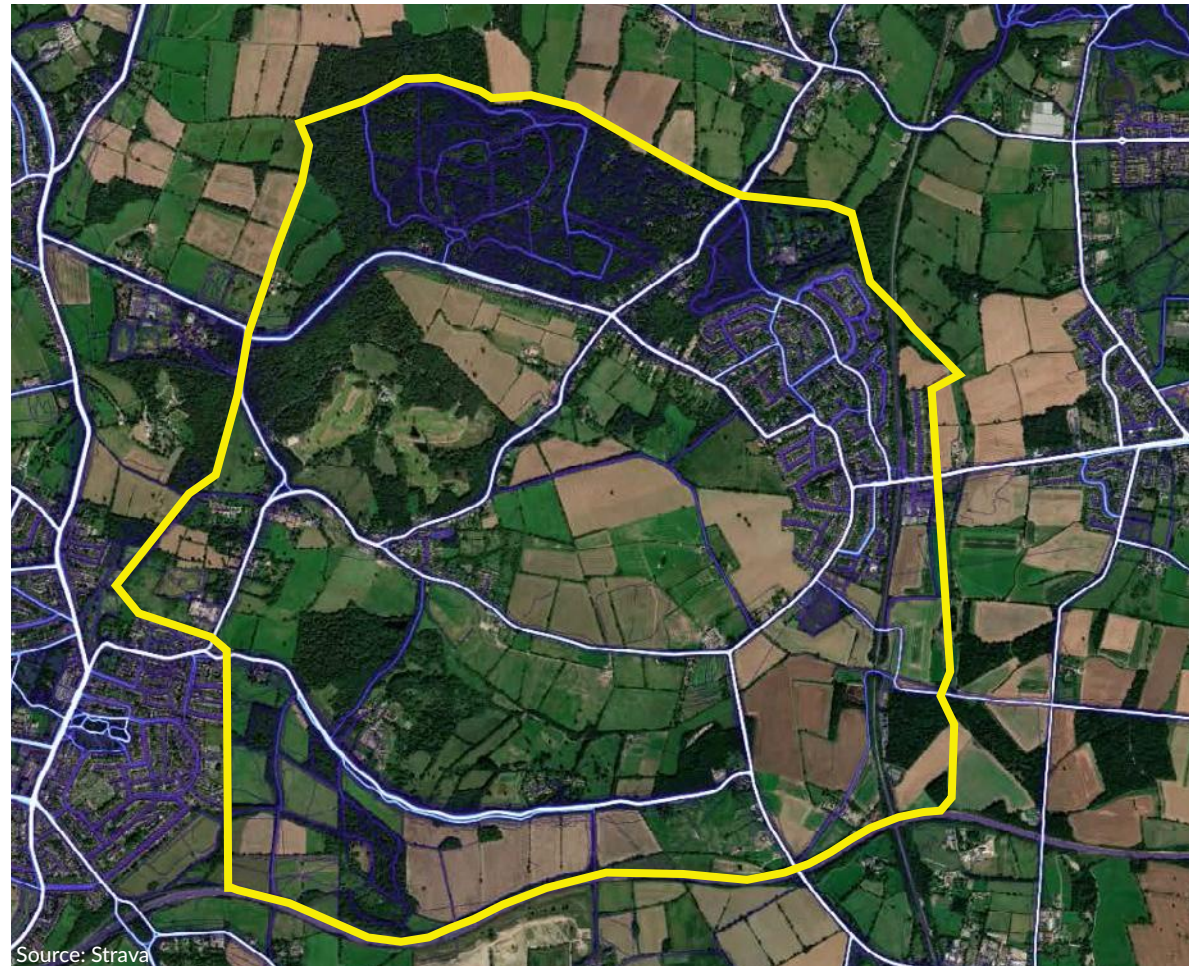
Strava records routes users take whilst they are exercising, they are then able to use this data to show what routes athletes around the world are taking to undertake their chosen exercise.

These routes are represented using the colour blue, the more intense the colour the more people are using the same route. Blue changes to a white when many people follow a route.

Looking at the parish map, many people use the roads through the parish, most likely for commuting and cycling. The two public playing fields in the area King George V Playing Field, Cuffley and Northaw Playing Field, Northaw, Northaw Woods and Home Woods as well as the Hertfordshire Way are clearly well used with the trails being clearly marked in blue on the map.

"The global heatmap shows 'heat' made by sporting activities with visibility set to "Everyone" over the last 12 months." These activities can be Running, walking, cycling etc.

Source: <https://www.strava.com/maps/global-heatmap>



Strava Heatmap

Where are people moving in KGV?



Source: Strava

Looking to the map to the left, it can be clearly seen where the most activity is being undertaken.

There is a clear running and walking route around the edge of the park, members of the tennis club and football clubs record their training sessions and the woodland area to the south east is mostly inaccessible.

There is no recorded activity at the bowls club, however it is known to be an active club and is not considered to be a sport which would usually be recorded on Strava.

Designing for Inclusion

Provision for teenagers is often limited to skateparks, MUGAs, sports pitches and BMX tracks and many recreational parks have large open spaces which tend to be dominated by boys, leaving either no space for girls or areas on the fringes of parks.

This results in more sports and recreational facilities being provided for boys and leaves girls less physically active as a result. This can lead to a reduced quality of life and an increase in poor mental health including anxiety.

As the caretakers of public space, councils have a duty of care to proactively consider the need to eliminate discrimination and to advance equality of opportunity under the Equality Act 2010.

What can councils do?

Councils can ensure that consultations create space for those whose voices are normally silenced by crowds. Which is often facilitated by digital surveys such as a GIS survey.

Make Space for Girls have undertaken a great deal of research into what we can do to make our public spaces more equitable. The excerpt to the left is taken from the Housing and Regeneration Agency's report : " Inclusive

spaces and places for girls and young people An introduction for Local Government June 2023" the full document can be found in the resources section of the Make Space For Girls website.

The key take aways suggest breaking down parks into 'smaller rooms' which provide for multiple activities and stops any group from dominating the entire space. Site lines can be increased and maintained by crown lifting trees and taking care on what species of shrubs to plant. Spaces for sitting and exchanging news can help teenage girls but also women and men of all ages.

Engage with teenage girls

Engagements about parks and public spaces often fail to include teenagers, focussing instead on Friends groups and those who are already using the space, eg. skateboarders, which can mean that the views of teenage girls don't get heard. Councils need to specifically seek out teenage girls and spend time working with them to understand what they want and need, and what the barriers are which prevent them from using these places currently. They also need to recognise that teenage girls currently don't see themselves as park users and so engagement requires seeking them out specifically, not relying on online services and ensuring that they feel that their input is useful and will be acted upon.

Source:

<https://www.makespaceforgirls.co.uk/resources-library>

Inclusive spaces and places for girls and young people An introduction for Local Government June 2023

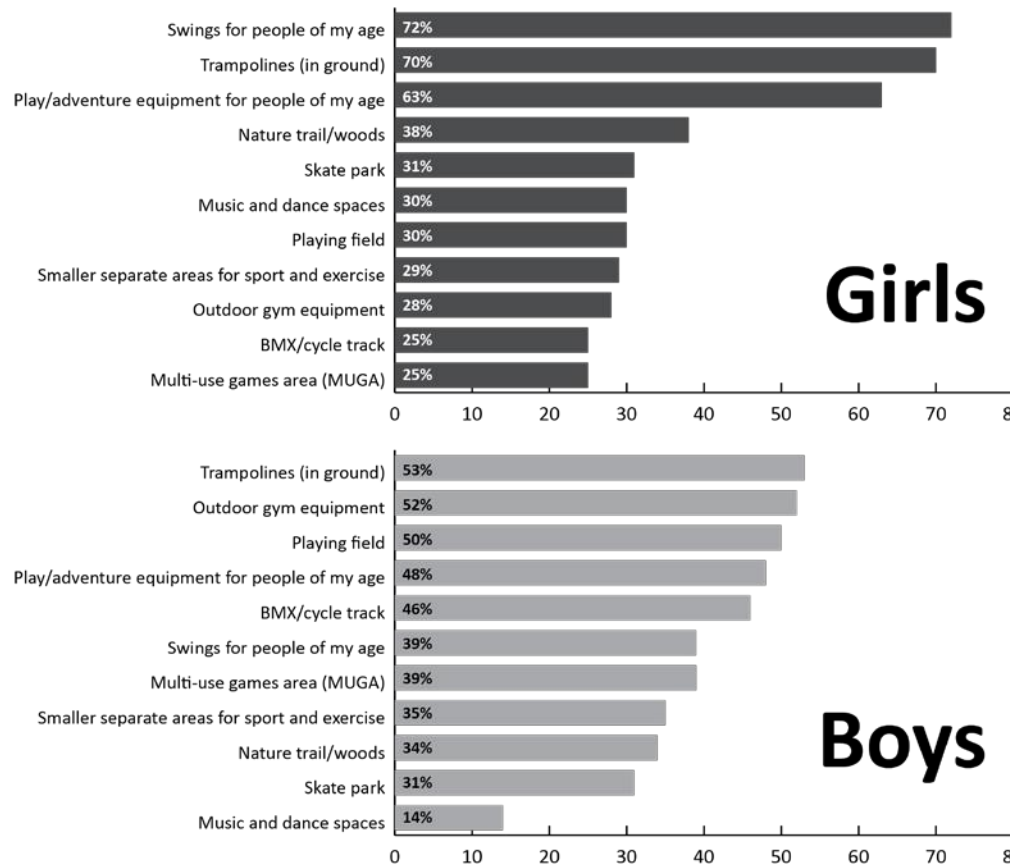


Source: Kompan

Designing for Inclusion

The Housing and Regeneration Agency

What would help you be more active in your local park?



Because of the focus on activity, this list does not include social seating, which is usually high up the wish list for teenage girls. And it's also worth noting that both skateparks and MUGAs are only popular with a minority of boys.

Other facilities and design features which can make parks more inclusive are:

- walking loops around the perimeter of a path and no dead-end paths
- seating which allows girls to face each other
- breaking down spaces into more smaller areas so that no one group can dominate
- outdoor gyms - but with equipment arranged more socially and not weighted for adult men
- public toilets

Safety

Not feeling safe is a key barrier preventing teenage girls and young women from using parks and other public spaces. Several projects are underway researching interventions and guidance and this is very much a developing area. Points to consider include:

- Openness and visibility - lack of places where threats can hide
- Escape - several visible entrances and exits, no high fences
- busyness and activation - other people in the park can make it safer

GIS Survey Consultations

Following on from the inception meeting with the Parish Council we developed a GIS (Graphic Information Systems) Survey. This is a digital survey which can be 'live' for a set period of time and reach a wider audience compared to a traditional in-person consultation. This also provides a much more in-depth knowledge of the community who use the park and their wishes for KGV's improvement.

Looking at the map to the right. This is where the use of GIS comes to the fore. Each red dot shows the approximate location of a survey response. Using GIS, we can click on any dot and see the responses submitted to the survey. This helps us to spot any common themes in particular areas, and helps us see how far people travel to use the facilities of the park.

As you can see on the map, the majority of users are from the immediate vicinity of Cuffley. Yet, people as far as Potters Bar and Goffs Oak travel to visit the Recreation Ground.

We have also asked questions about age and gender to help us understand if these characteristics affect how people travel or use the park.

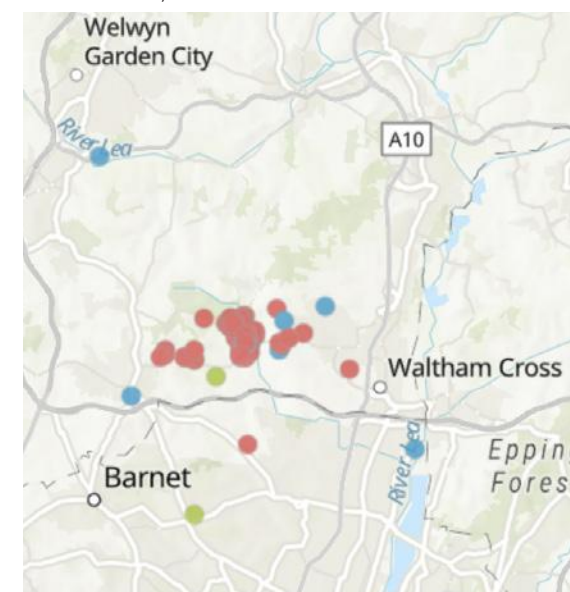
Results

178 people filled in the GIS survey from the 7th November 2024 up to the consultation on the 15th January 2025. The results are presented on the following pages. To make the results easier to interpret, they are shown through either bar or pie charts. We have summarised the content where a written response was requested in the survey.

An initial sketch design was developed directly from the feedback within the survey and acted as a conversation starter at the initial in-person consultation on the 15th January 2025, this design can be found at the end of this section.

Influence of Site

How far do you travel to visit KGV



Legend

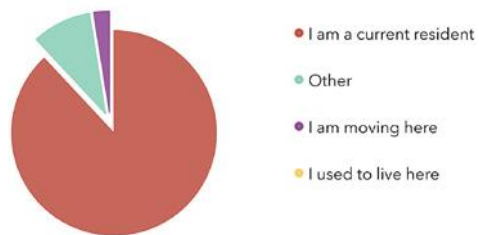
- I am a current resident
- I used to live here
- I am moving here
- Other
- Other

Community Survey

Understanding the needs of local people

What best describes you?

What is your interest in this project

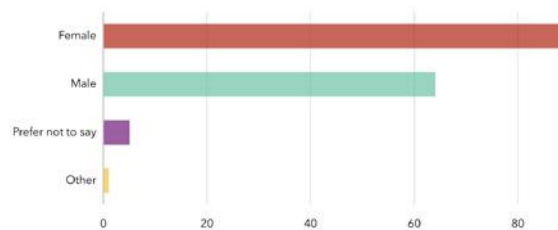


Other interested consultees include:

A volunteer of the local Scout Group. People who live in nearby towns including Cheshunt and Goffs Oak. Some people who visit KGV, play badminton at the local hall or frequent local cafes. Members of the tennis club who live further afield.

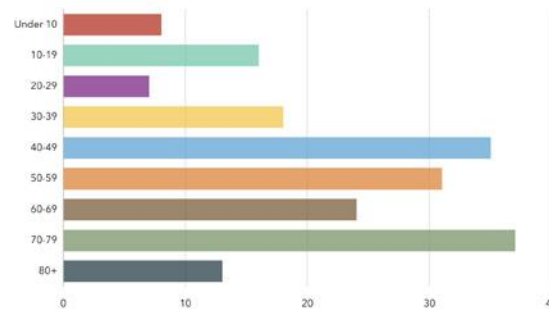
Your gender

Who is using the site



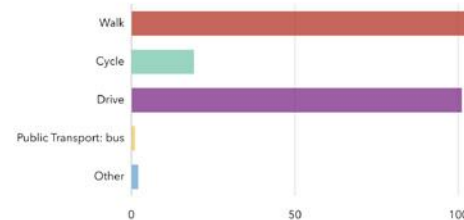
Age Ranges

To ensure relevant facilities are installed



Travelling to Site

Are there safe active travel routes to reach this community greenspace?



What is your main interest in KGV?

Overall, the park serves a variety of users for health, recreation, and community events. The majority of responders visit to play in the play area.

Other main uses of the park include:

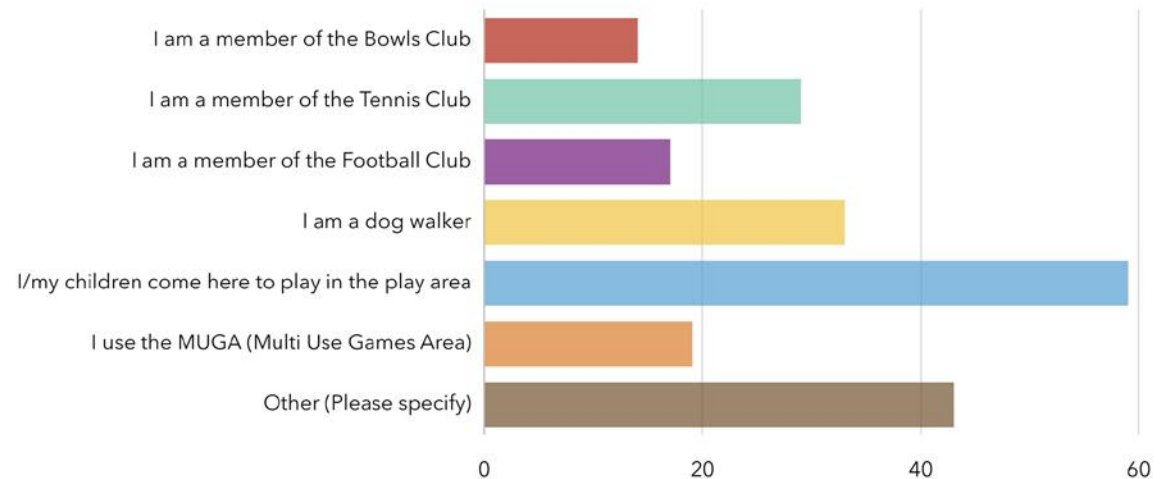
1. Walking: Walkers using the Hertfordshire Way Footpath, those walking for health (e.g., arthritis), and walking groups enjoying the rural setting.

2. Family and Social Activities: Grandparents taking grandchildren to the park, occasional visits, and attending town fetes.

3. Exercise and Sports: Runners, people doing exercise circuits, and young people involved in running activities.

4. Community Engagement: Library volunteers and those involved in nature preservation.

5. Play Area: Families visiting the play area and socializing with friends and family.



What is good about KGV?

Summary of responses

The positive aspects of the park mentioned include:

1. Enjoyable Open Space: The park provides a great place for walking, meeting others, and enjoying the countryside views and fresh air.

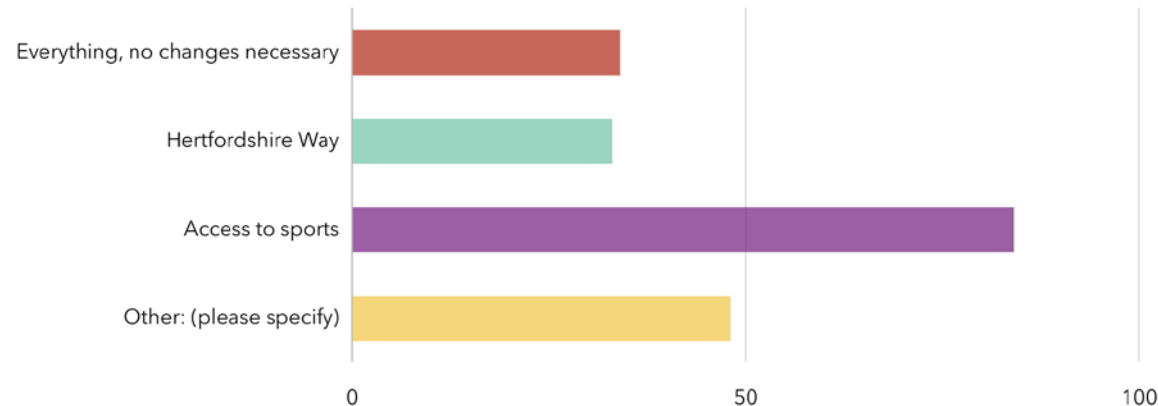
2. Family-Friendly: It is valued as a space for children to play, with a well-used playground and areas suitable for families, dog walkers, and those with mobility issues.

3. Variety of Activities: The park supports a range of activities like walking, ball games, and sports, and is great for long walks or visits with grandchildren.

4. Community Use: It is appreciated as a local space for socialising, volunteering, and engaging in recreational activities for all ages.

5. Convenient Parking: The park offers convenient parking, especially for longer walks, and is noted as a good spot for parking when attending bowls matches.

6. Natural Environment: The park's rural setting and open space make it an appealing and safe environment for outdoor activities.



What is lacking and in need of improvement in KGV?

Summary of comments (continues on opposite page):

The feedback suggests various improvements and additions to the park and its facilities. Key points include:

1. Pathways and Accessibility: A perimeter path for walking, running, and wheelchair access, especially for less mobile individuals, parents with prams, and those learning to bike.

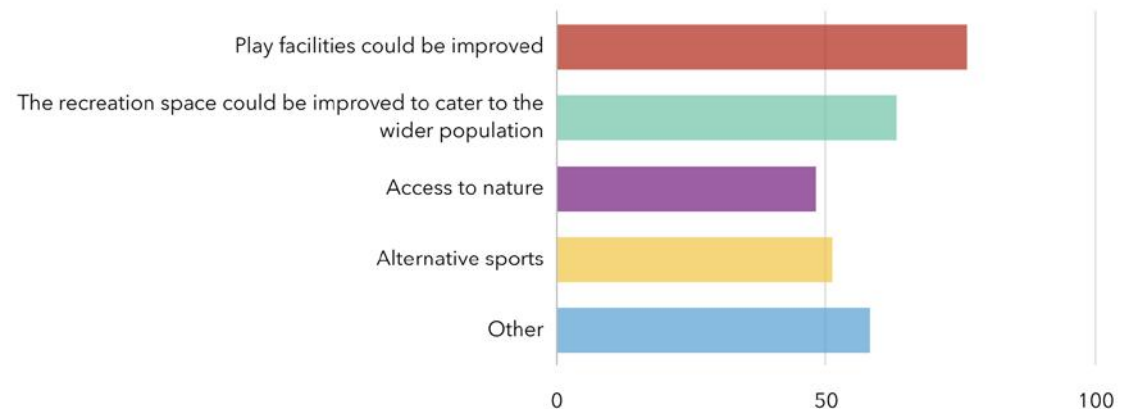
2. Play Area: The play area is popular but needs expansion with more equipment for children over 12, the reinstatement of a more durable zipwire and suggestions to expand including a skatepark, outdoor gym, and more climbing structures for older kids.

3. Football Facilities: Several requests from members of the football club to improve the football facilities, including drainage to prevent cancellations, an all-weather pitch.

4. Diversified Recreation Options: Reducing the focus on football pitches and adding more options for different sports, such as a parkour area, BMX track, padel tennis or running track.

“A cafe and/or seating area would be useful - the whole area could be much more sociable.”

“An all-weather football pitch to allow consistency for the teams would be great!”



“A pathway around the perimeter of the fields would allow more usage in the wetter months and be good for children learning to ride bikes etc. “

“Drainage needs a vast improvement to prevent multiple cancellations of football matches.”

“The childrens’ play area is very popular but only caters for the under 12s. Play equipment for teenagers is needed.”

“Alternative sports utilising the field recently acquired.”

“Greater access to tennis for non-members/children. A community garden? A seasonal/weekend coffee shop.”

“I believe many people would benefit if you would start an all girl football club so more could have the opportunity to do the things they love because it is very unfair that only the boys can have a single sex active football team.”

4. Additional Amenities: Suggestions for a café, refreshment kiosk, and more seating for parents. Some people want a covered seating area and better picnic facilities.

5. Biodiversity and Aesthetics: The addition of flower beds, quiet seating areas, and improved park aesthetics through planting, as well as addressing poor drainage.

6. Public Toilets: The need for more accessible, functional public toilets, especially near the play area, football club, and sports facilities.

7. Safety and Traffic: Traffic concerns regarding fast vehicles and access to the park, with requests for zebra crossings, speed cameras, and improved entrances.

8. Youth Facilities: A call for more opportunities for girls, with suggestions for an all-girls football club and inclusive activities for teenagers. Also, there is interest in parkour equipment and more space for bikes/scooters.

9. Funding and Priorities: A request to prioritize improvements based on resident feedback, particularly using available funding from the Bellway site (Section 106 agreement) to enhance

park facilities.

10. Environmental and Community

Considerations: People want more bins, better maintenance, and improved drainage to prevent flooding and muddy paths. Additionally, there is interest in incorporating more green spaces, such as flower gardens and trees.

11. Protection of the Land: There were multiple requests to include the new gifted land within the Fields in Trust designation and ensure it is protected for community use.

In sum, there is strong community interest in making the park more accessible, diverse in activities, aesthetically pleasing, and safer for all users, with particular focus on improving facilities for both children and adults.

Are there any sports or recreational facilities within other parishes which could be implemented within KGV?

Locations and types of facilities the community has mentioned as being useful (continued on opposite page):

1. Trent Park (Enfield):

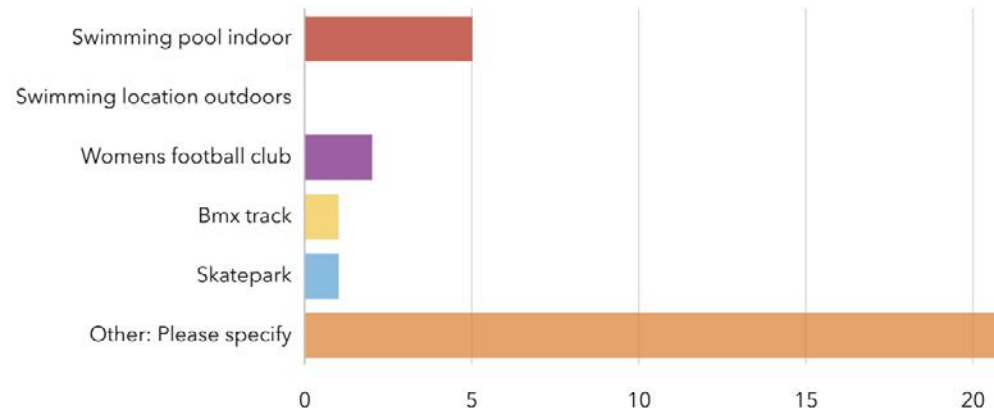
- Cafe and toilets
- Nature hut
- Woodland walks
- Cycle paths

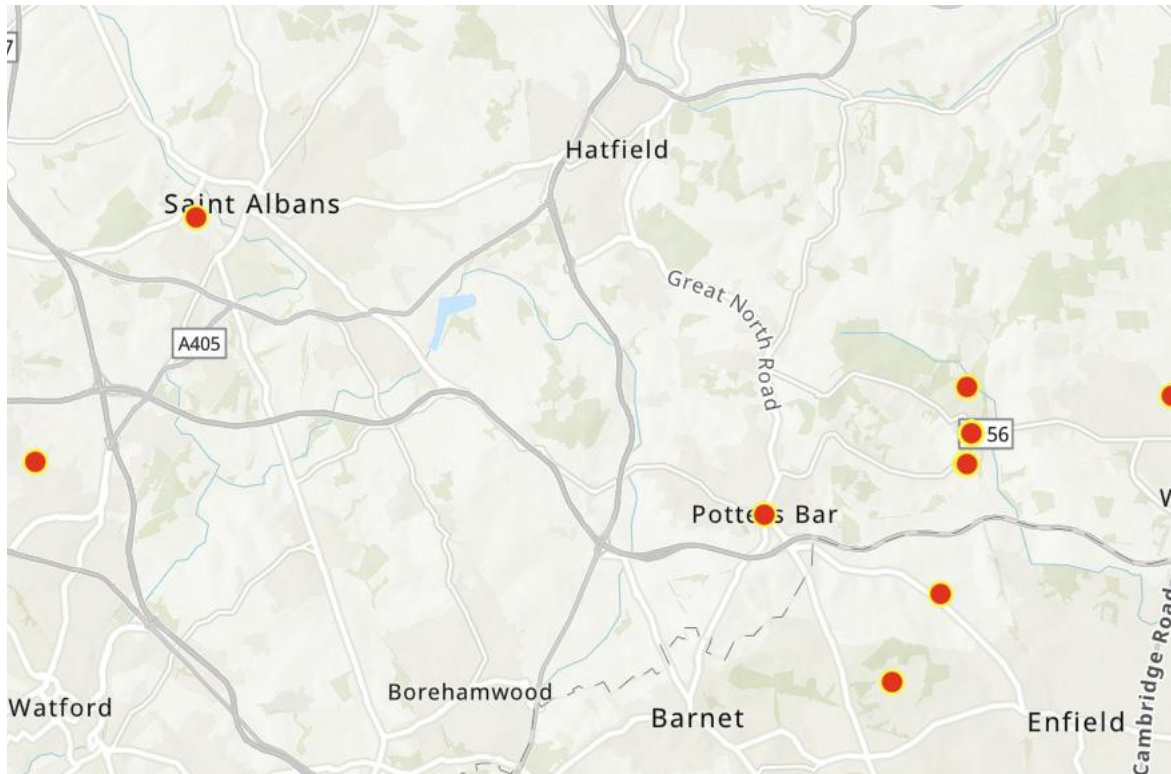
2. Verulamium Park (St Albans):

- Example of what is needed in Cuffley, offering a well-rounded park with various facilities
- Seating area; picnic areas; woodland walks, cycle paths, duck pond, play equipment for older kids, toilets.

3. Positive Features in KGV (Cuffley):

- Football pitches (though there were requests for fewer football pitches)
- Play area
- Bowls club facilities (with an emphasis on improvement, such as better changing and toilet facilities)
- Tennis club (private use, with interest in public facilities)
- Requested improvements: toilets, all-weather pitches, better fitness equipment, outdoor gym, picnic areas, and a bike track





4. Other Suggested Facilities:

- Indoor swimming pool (too far to reach the nearest pool, 6 miles away in either Cheshunt or Potters Bar)
- Floodlit astroturf pitches
- Outdoor callisthenics gym with equipment like parallel bars, pull-up bars, and monkey bars
- BMX track or skatepark for older children
- Bike park for practicing riding safely, especially given Cuffley's hilly landscape
- Padel tennis courts (emphasized as the fastest-growing sport and suitable for all ages)
- Community collaborations with Fir & Pond Woods, Potters Bar
- Rugby club (mention of possible interest in Cuffley)
- Improvement to bowling facilities, with the suggestion of indoor rinks or a better clubhouse
- Wildflower meadow as a potential new feature

Initial Sketch Design

Informed by the survey responses, this will be refined with further consultation

Following the requests and suggestions submitted in the consultation survey, it is proposed to undertake the following improvements:

Accessibility and Access to Nature

A path is proposed around the circumference of the park, including a nature trail through the south eastern woodland. This will remove the 'secluded' nature of the area, reduce flytipping and toilet trips as well as educate children and adults about wildlife. The paths could be made of sections of self binding gravel and wood chip to keep costs down. However Tarmac would be more resilient and suitable for smaller wheeled sports such as rollerskating.

A central tree lined avenue path could be established to reduce the wide open aspect of the field, it will retain the country views but also offer a smaller circular loop for the less able as well as space for benches dotted along the path. It will also reduce the wind-chill factor for footballers.

Improve Drainage to the Field

Improve drainage to the large football pitch, using a combination of field drains and swales. Retain space for only two or three extra football pitches (5 a side and 7 a side) and create more designated space for alternative community use (which could still be used for football if required).



Initial Recommendations

Informed by the survey responses, this will be refined with further consultation

New Field

Include this area within the 'Fields in Trust' protection boundary. As the field is currently fallow (Jan 2025) native tree species and the beginning of a wildflower meadow has begun to thrive. A suggested activity to work with this natural biodiverse activity could be either a BMX, roller skating or mountain bike track circling this field, which will enable a new sport to be established on the site. This was requested in the consultation feedback, there is also evidence on satellite imagery showing a dirtbike track in the fields between Northaw and Cuffley.

The edge nearest the carpark could also be laid with grass grids which will double up as overflow parking without eradicating the natural resource currently present.

Toilets and water fountains

We are aware that there used to be public toilets on the site, however due to vandalism and a lack of council resources to manage the site, these were closed and converted into a Parish Council office. It may be possible to work with the existing tennis and football club houses to make the toilets available to the public at their discretion. A water fountain could be established on the exterior of the old public toilet.

Cafe

It is recommended for a separate feasibility study to be undertaken to establish the success of a potential new community cafe and clubhouse. If built it may take up all of the Parish Councils financial resources and there is no guarantee of a business renting the premises long term or the council having the resources to manage the letting process.

In light of this, it is recommended to establish a permanent picnic area with shade sails and possibly BBQ stations for the public to use near the play area, with a visiting food van during key events i.e. the village fete. This could build up an established customer base which can make way for a more permanent cafe in the future. This would also raise opportunities for girls, which is currently lacking at KGV.

Childrens Play

Increase the provision for childrens play, specifically reinstalling a resilient zipwire and improving the play for 11+.

Fitness and Agility

Improve the outdoor gym, relocating it to a designated space, arranging the equipment so it has a more sociable layout and adding more calisthenics equipment. Distance markers added

to the paths for runners.

The creation of a more active agility trail for the older children, this could be in the form of a 'muddy ninja trail' which will combine elements of parkour.

Swimming pool, Padel Courts and 5G Pitch

There is not enough funding or demand to build a swimming pool, the parish council also do not have the resources to manage such a facility. The cost to build an indoor swimming pool could be upwards of £1 million. The cost of a 5G pitch would also be upwards of £1 million. In regards to Padel Courts, there is already a facility within the Parish at the Old Owens sports ground.

Signage

It is suggested there is a signage strategy through out the park, highlighting community resources such as renting tennis courts, the Hertfordshire way, the location of the nearest toilet, the distance and access to local cafes or the local library.

Road Management and Active Travel

It was requested for a zebra crossing to be installed at the park entrance, as well as public investment into active travel such as cycling. A crossing is proposed as part of the Bellway Development - NE of this site.

Indicative Costs for Sketch Design

January 2025

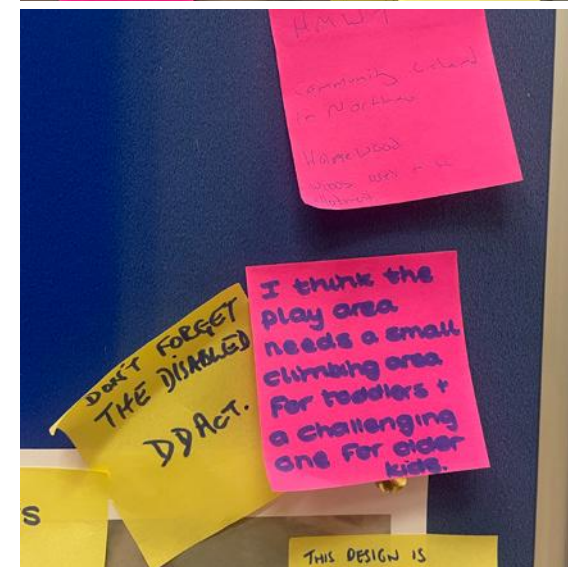
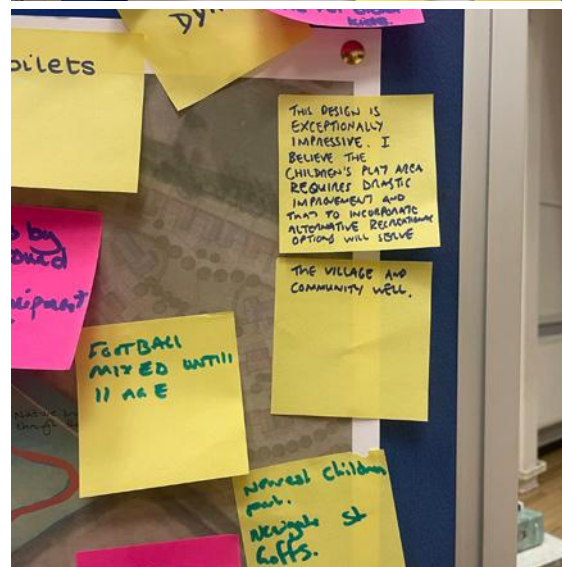
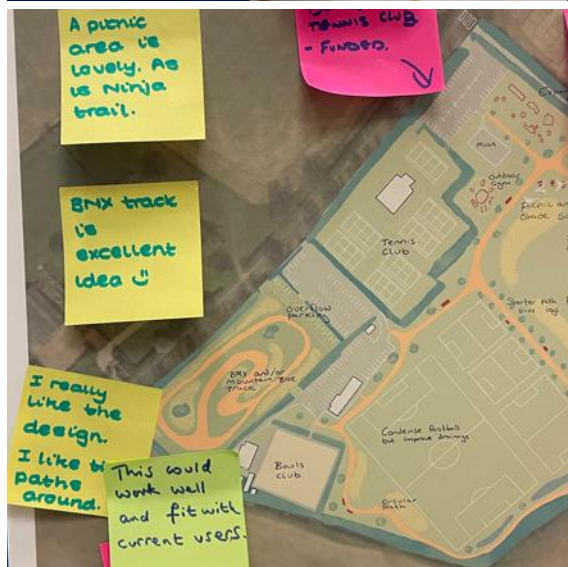
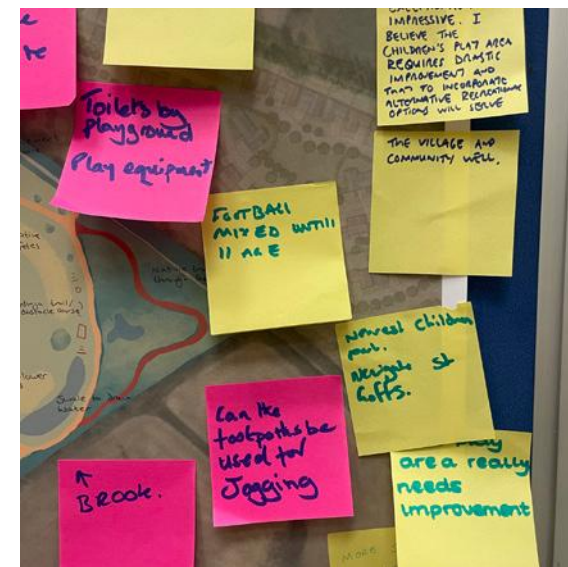
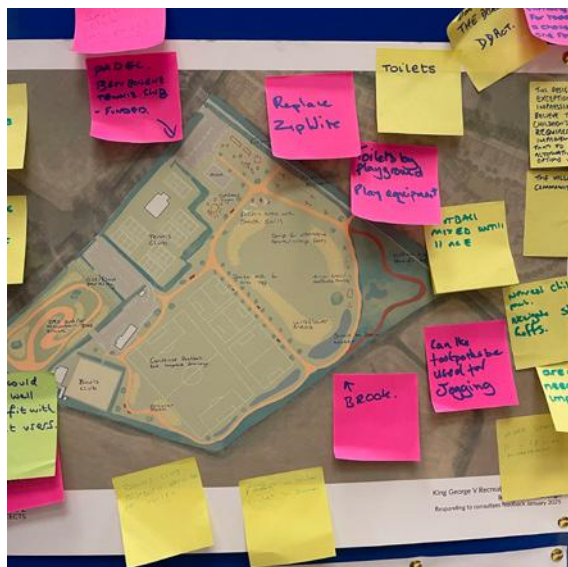
Costs	Cost	Unit	Install/ delivery	number	Estimated Total
Paths					
Self binding @2m wide	£85.00	p/m			£127,500.00
Woodchip @1m wide	£50.70	p/m			£10,140.00
Car parking stable grass	£45.50	p/m2			£24,388.00
BMX/Mountain bike trail	£160.00	p/m			£56,000.00
Tree planting mature	£600.00	each		20	£12,000.00
Tree planting wips	£100.00	each		100	£10,000.00
Hedge planting, double staggered row by machine	£19.50	p/m		100	£1,950.00
wildflower meadow strip topsoil£3.44 p/m subsoil from on site 100m £288 cultivation by tractor 100m £1.31 soil testing for wildflower meadow 880 seeding to heavy clay p 100m £42	£675.31	100m2	880	5	£4,256.55
Furniture					
Outdoor gym					£100,000.00
Picnic bench	£2,560.00		500	6	£18,360.00
Shade sail					£30,000.00
Vestre Stoop bench fossil free	£4,680.00	each	500		£5,180.00
Vestre park bench	£1,060.00	each	500	10	£15,600.00
B-BQ	£1,200.00		500	3	£5,100.00

Drainage					
Land drain 600m deep, machine, 160mm pvc pipe. Per 100m	£3,185.00			5	£15,925.00
swale (costed as drainage ditch. 1.5m wide 1.2m deep/ cost per 100m	£2,957.50			2.5	£7,393.75
soakaway 2.4m d 2m deep	£9,100.00				£9,100.00
Natural sports pitch refurb, 6500m2	£88,561.00				£80,000.00
Childrens play area					£150,000.00
				contingency 10%	£81,947.20
				Total	£682,893.30
				Vat 20%	£136,578.66
				Total	£901,419.16

Indicative Costs for Items Outwith Budget

Circa January 2025

Costs	Cost	Unit	Install/ delivery	number	Estimated Total
Outdoor pool					£150,976.00
Indoor Swimming pool 4-lane 25 m pool					£4,580,000.00
Café Building (4 team changing rooms plus club room)					£810,000.00
Tarmac Path	£195.00	p/m		1500	£292,500.00
Astroturf pitch Senior 23 mm sand-filled pitch, fenced, sports lighting (106 x 70 m)					£1,060,000.00
Potential to hire portable toilet for summer months. Hire Chemical Toilet (including Weekly Service)	£34.80	1 toilet per week		6	£208.80



Initial In Person Consultation



The consultation was held on the 15th January 2025 from 5.30pm – 7pm at Cuffley hall. The initial sketch design was displayed along with a series of ‘inspiration images’ (which can be found in the appendices of this document). Participants were invited to discuss how they used the park and how they believed the park could be improved for the benefit of the wider community. They then had the option of writing their thoughts on sticky notes and adding them to the board, which helped promote discussion with folk who had alternative viewpoints.

There was also provision for children (or adults!) to have a go at sketching their own design, however conversation provided the main route of feedback.

The consultation was well attended with some members of the public arriving during the set-up period. Approximately 20 consultees were in attendance. The online survey at this time had 178 responses. It closed on the 31st January 2025.

Overall the feedback from the community was positive, the path was well received and it was mentioned that this was discussed previously. The response to expanding the play provision

Initial In Person Consultation

was positive and there were many comments asking for more for the over 11s to do. And a comment regarding making the park accessible with the DDA Act quoted. Specifically as the consultee's late husband had been in a wheelchair and the site isn't easily accessed without a path. The BMX/mountain bike track was generally favourable however further consultation is required.

There were request in the survey to add a crossing point. We can confirm there appears to be provision for this in the new Bellway development. In the contractors construction documents there is a detail showing a dropped kerb and 'tactile crossing' along with some speed bumps. Drawing numbers: RECORD P22-772-91-D and RECORD P22-772-93E.

Response

There were a few positive responses to an improved and considered outdoor gym.

It was suggested that there could be summertime café and toilet facilities provided through a service tender. Festival style temporary toilets could be installed on site for the duration of the summer holidays which will have a lump sum cost and be maintained by the providers. A café van could be on site during

busy periods, and a picnic area could work well with this.

There were a few responses in the survey asking for more provision for learning how to ride a bike in a safe environment. There should be further consultation regarding the BMX/mountain bike track, as there has been an email suggestion about the new field being a suitable nature area, with benches etc.

Football Club

In the two weeks after the consultation we received an additional 289 responses, mainly from the wider football club community which altered the consultation results. In agreement with the council, these have not been included in this report as it was felt this was not representative of the Northaw and Cuffley Parish Community for which the KGV Recreation Ground and this feasibility consultation is aimed at. Details of these later responses can be seen in an alternative document.

Background:

There are 20-30 teams within the club and they play from 9am-3pm every Saturday and Sunday for the FC season. (August to May (?)). They hold a 25-year lease for the clubhouse with the parish council and pay a nominal sum per game

per pitch (2 per week). However, "Exclusive use of the clubhouse is not permitted". The parish council are responsible for maintaining the pitches so they are suitable to play on (within reason i.e. they cannot account for rainfall). This agreed with the Fields in Trust.

The football club is run on a semi-professional basis with paid coaches and intense use of the pitches and supporting facilities including car parking and the club house. The football club members have requested improved pitch drainage and additional car parking, the football club are however one user of the park with the car parking provision also used by the bowls and tennis club and other recreational users of the site. The consultation responses demonstrate that many members of the football club are driving to the park to use the facilities, and as such it is providing sports provision for a wide geographical area. The park and parish council are supporting a range of activities which is positive, but the use of the grass pitches and the requirements to maintain them to a high standard for the full use of the football club may become unaffordable and unachievable for the parish council, without additional financial support from the football club. A balance of use and users across the site needs to be maintained and honest dialogue with the football club on

the future use of the site, and the potential for balancing the needs of the football club across more than one site to meet demand, including all weather lit facilities could be explored.

Tennis Club

The initial sketch didn't make any changes to the tennis clubs' remit, there were multiple requests from their members for a 'Padel court: the fastest growing sport in the UK'. There were no negative comments from tennis club members at the consultation.

Response:

From the 'Facilities' survey there is a Padel court relatively close to KGV, the location of which can be included on the GIS map which will be developed later on in the project.
As above, if there are to be changes to the remit of the football club then all clubs should be made more public and held accountable for making some of their facilities available for public use.

The tennis club do have a bookable public court for the public, but this is only online and is not obvious to site visitors.

Link to booking the tennis court:
<https://clubspark.lta.org.uk/NorthawCuffleyLawnTennisClub/Booking/BookByDate#?date=2025-01-29&role=guest>

The Bowls Club

There were a few members of the bowls club who specifically requested improvements to the disabled toilets at their club house.

Response:

If the club's toilet were to be made accessible, then it could be fitted with a 'satellite' key and made available in an emergency to disabled users, which could partially solve the issue of no toilet on site (as per multiple requests in the survey). NCPC has advised there is a gate in front of the bowls club which may not be able to be relocated due to the Parish Council's back of house area.

As above, if there are to be changes to the remit of the football club then all clubs should be made more public and held accountable for making some of their facilities available for public use.

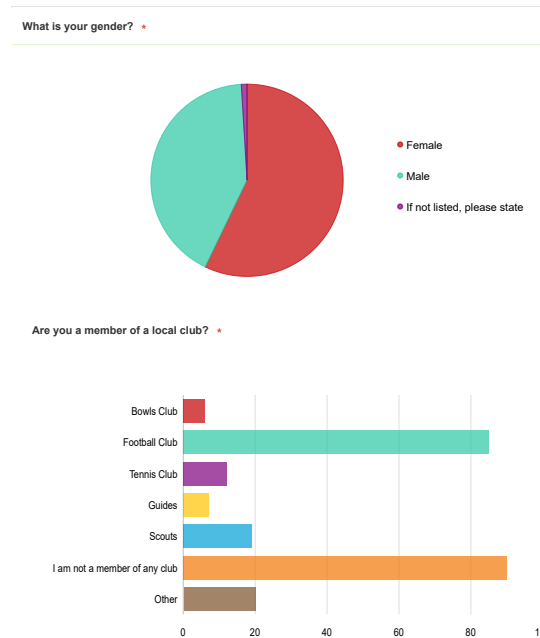
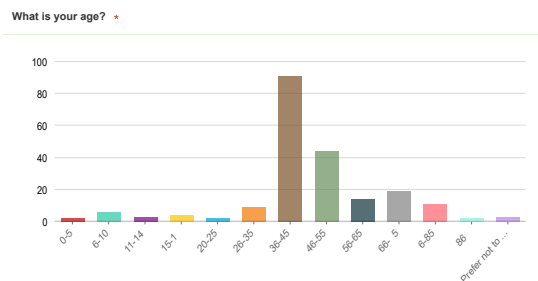
'Menu of Ideas' Second online Consultation Autumn 2025

The following pages summarise the results of the second online consultation. The 'Menu of Ideas' was open for submissions from the 13th September - 16th November 2025. Paper copies were available from the Parish Council Offices.

In total:
213 community members responded:

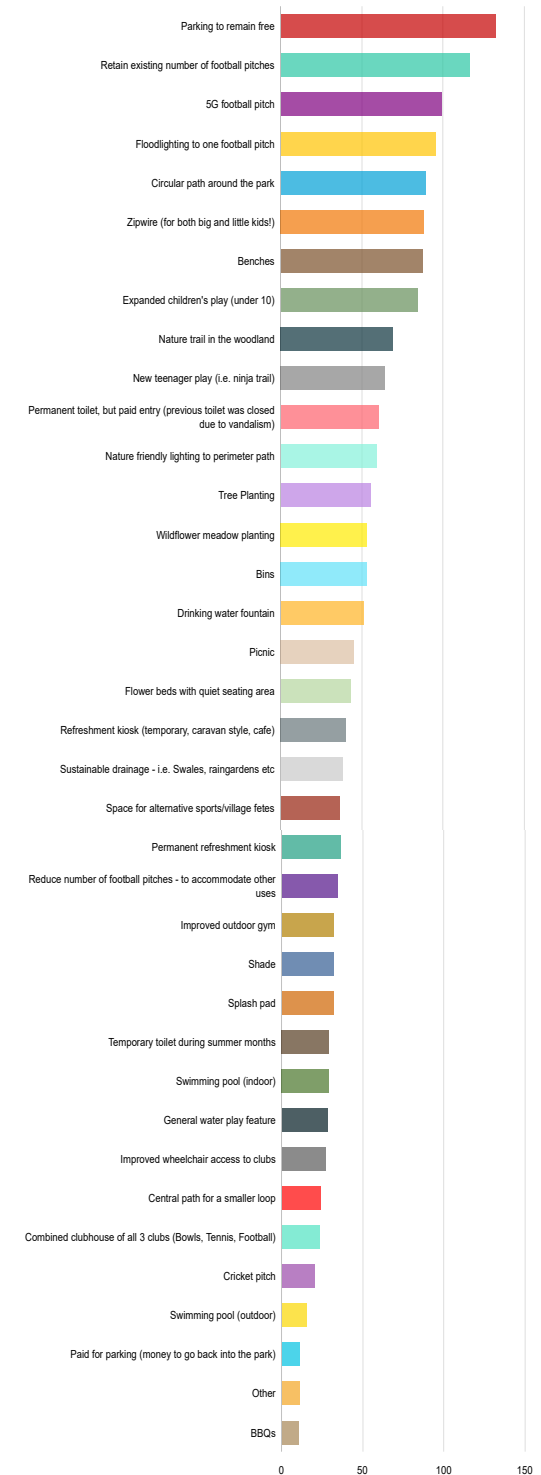
6 (2.82%)	Bowls club
85 (39.91%)	Football Club
12 (5.63%)	Tennis Club
7 (3.29%)	Guides
19 (8.92%)	Scouts
93 (43.66%)	I am not a member of any club
21 (9.86%)	Other

Other responses included: Northaw Orchard Volunteer, East Herts Footpath Society, Friends of Northaw Great Wood, Children being members of Cuffley FC, Library craft group, Residents association, Walking Group, Golf, Former member of FC guides and scouts, Church, scrabble club, choir, Cuffley Rugby Club, other village activities.



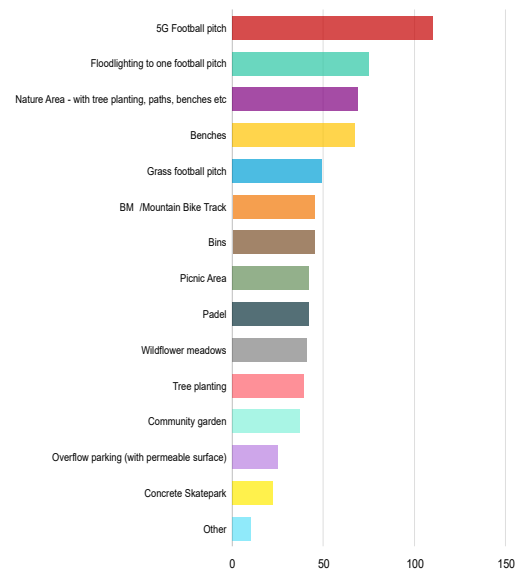
[Right] Priority list of proposals. The multiple choice options were taken from all of the suggestions submitted during the previous consultations.

Other suggestions included; Warden enforcement of dogs on leads, Padel, Flat track for jogging and cycling as Cuffley very hilly



[Below] Priority list of proposals. For the new field. The multiple choice options were taken from all of the suggestions submitted during the previous consultations.

Other responses included; Swimming pool, Generic court area for basket ball/ tennis/ badminton/volley ball, Alternative location for non-turf cricket pitch if space large enough (needs to be at least 99m long by 80m wide)



The below text summarises the comments uploaded to the online survey. Artificial Intelligence has been used to assist processing the large number of comments.

1. Strong support for football (dominant theme)

The football club is seen as central to the community, supporting hundreds of children and families.

Overwhelming opposition to reducing pitches – many say this would:

- Threaten the club's survival
- Reduce opportunities for youth sport
- Harm physical and mental wellbeing
- Many stress the club's long history and community value.

Common football-related requests:

- Improve drainage (major issue causing cancellations)
- Add a floodlit 4G/5G all-weather pitch
- Maintain or expand facilities rather than reduce them
- Keep football as a priority use of the space

2. Desire for broader facilities (especially for non-football users)

Some respondents feel the space is too football-dominated and want:

More inclusive, multi-use space

Facilities for:

- Younger children (better playgrounds, under-5 equipment)
 - Teenagers (youth areas, but mixed views on skate/BMX parks)
 - Women and girls (more equal provision)
- Suggested additions:

- Walking/running paths
- Outdoor gym (improved)
- Multi-sport areas (basketball, padel, tennis)
- Swimming pool/lido (less common but notable)
- Café, refreshments, seating areas

'Menu of Ideas' Second online Consultation Autumn 2025

3. Split opinions on new developments

Supported by many:

- 4G/5G pitch (widely backed)
- Better playgrounds
- Paths around the park
- Toilets and seating
- Café/refreshments
- Controversial or opposed:
- Skateparks/BMX tracks → concerns about anti social behaviour
- Excessive building/development → desire to keep natural feel
- Reducing green space
- Paid parking → concerns about traffic displacement
- Ponds/water features → safety and maintenance concerns

4. Keep the space natural vs develop it

Two clear viewpoints:

- Preserve green, open character
- Important for dog walkers, informal recreation
- Avoid "overdevelopment" or too much concrete
- Enhance biodiversity
- Wildflowers, trees, nature trails (supported by some, opposed by others)

5. Practical infrastructure needs

Frequently mentioned:

- Toilets (free and accessible)
- Parking (generally keep free)
- More bins (especially dog bins)
- Better maintenance and drainage
- Lighting in some areas
- CCTV/security

6. Concerns about management and impact

- Who will fund and maintain new facilities?
Risk of:
- Increased traffic
- Anti-social behaviour
- Poor upkeep of new features
- Need for balanced, inclusive planning that serves all age groups

7. General consensus

- Improve what already exists rather than replace it
- Football must not be reduced — this is the clearest and most repeated message

The space should:

- Serve all age groups
- Remain accessible and community-focused
- Balance sport, recreation, and nature

A third (in person) consultation was planned, specifically to engage with local teenagers. However, the availability of participants meant the consultation remained online, a few comments have been highlighted below:

"I play football for the club and am a member of the local Scouts - I love bike riding and would like to see more features but that don't cut back on our football pitches."

"The park is great. Always plenty of children of various ages playing in the park. Great atmosphere on youth football match days and great for flying kites"

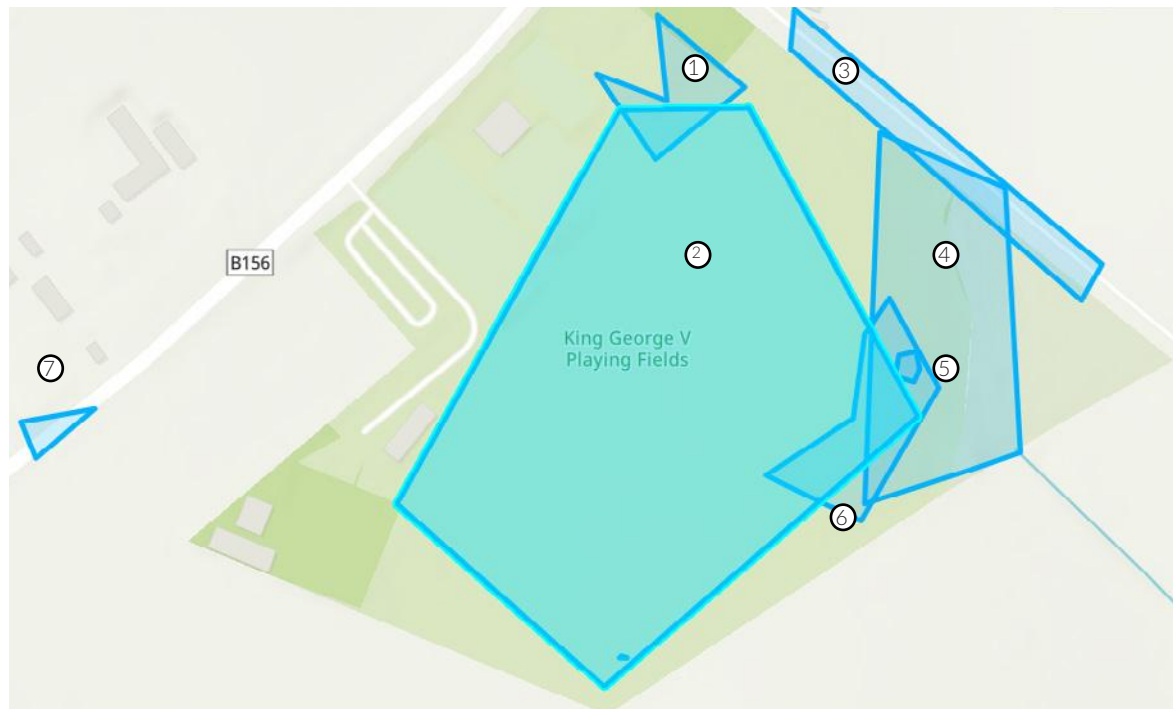
"a keen desire for a multi-functional work-out area suitable for teens and young adults, with the possibility of an additional assault course. We wish for a drinking water station too with ideally additional refuse points."

"More play equipment (that doesn't keep breaking) Splash park Small paths to ride bike Better and safer play surfaces e.g. not concrete."

"I play rugby in Cheshunt but have played tennis for years at Cuffley and played football also. I take my little brother to the park too. My brother is a member of the scouts and football club - he has ADHD and I'd like to support him as he has lots of ideas."

"I would love a skatepark"

Flooding Area Survey



During the consultation process, it was noted that KGV becomes waterlogged during the winter. A separate mini survey invited consultees to indicate the locations of these problem on a plan to see if there was a common theme which could be resolved. The below responses from the public have been taken verbatim from that survey:

1. This area is subject to waterlogging between October and April, but is often very muddy as it is the main access to the park and football pitches.

2. The annual waterlogging of the football pitches between December and March causes a lot of disappointment to a lot of children, from the local area and beyond in Hertfordshire, with football matches for and against Cuffley teams being cancelled, or last minute reversals being made. It also has a follow-on effect of teams having to play 'double-headers' in the spring, which is unfair and exhausting for all involved, and often at a time when the pitches are incredibly firm, leading to an increased risk of injury.

3. September onwards

4. No comment

5. When we have very heavy rain fall occasionally water and toilet paper will come out of the holes in the round manhole which is from a sewage pipe. After this has happened there has been bits of toilet paper left on the grass.I know this a sewage pipe because it runs through Cuffley and Enfield and a friend of mine has had the same problem with sewage coming out of the holes during heavy rain fall.

6. No comment

7. No comment

Final Sketch Design Winter 2025

Following the final public consultations, the parish council were presented with all of the feedback submitted by the community. Groundwork East created a final pencil drawn sketch design based on the feedback [right].

Following the parish council review on the 14th January 2026 the council took the decision to move forwards with the following:

- An expanded and improved children's play area filling the space across to the Tennis Club, removing the current MUGA, and adding safe pedestrian access to and from the play space.

The exploration of two possible ideas for the gifted land next to the playing field

- An all-weather pitch
- A bike trail / pump track, for bikes and scooters

