

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 21 JULY 2016

REPORT BY THE LEADER OF THE COUNCIL

HERITAGE IMPACT ASSESSMENT FOR PANSHANGER PARK AND ITS ENVIRONS, JUNE 2016

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

- This report presents the findings of the Heritage Impact Assessment ('the HIA') undertaken for Panshanger Park and its environs.
- The report seeks agreement to use the HIA as part of the evidence base to inform and support preparation of the District Plan, and for Development Management purposes.

RECOMMENDATION FOR DISTRICT PLANNING EXECUTIVE PANEL: That Council, via the Executive, be advised that:

(A)	the Heritage Impact Assessment (HIA) for Panshanger Park and its Environs, June 2016, be agreed as part of the evidence base to inform and support preparation of the East Herts District Plan; and
(B)	the HIA for Panshanger Park be agreed as evidence to inform Development Management decisions.

1.0 Background

1.1 Beacon Planning Ltd were jointly commissioned by East Herts Council and Welwyn Hatfield Borough Council in October 2015 to prepare a Heritage Impact Assessment to consider the potential impact of development to the east of Welwyn Garden City and west of Hertford on the significance of Panshanger Park and heritage assets in the vicinity of the Park.

1.2 This work follows the publication of each authority's Local Plan consultation in 2014 and 2015, and resulted from representations made by Historic England to each consultation. Historic England advised that they would like to see further evidence gathered as to the significance of heritage assets in the vicinity of potential site allocations presented in each Plan.

1.3 This work has been undertaken to ensure that both authorities 'have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to their environment', in line with paragraph 169 of the National Planning Policy Framework.

1.4 The HIA is presented as **Essential Reference Paper 'B'**.

2.0 Report

2.1 The HIA comprises five chapters. Chapter 1 introduces the report, while Chapter 2 provides information on the scope of the study. Panshanger Park itself is a Grade II* Registered Park and is considered by Historic England to be most at risk from development, but other historic assets were also highlighted in the Historic England representations, including the Grade II listed Holwellhyde Farmhouse and Grade II listed Birchall Farmhouse, Barn and Stables. The Panshanger Aerodrome buildings are of local importance but are noted for their historic significance and setting.

2.2 Nearby Grade I listed Hatfield House and Palace and Grade I listed Historic Park and Garden (and ancillary Grade II listed buildings) is a key heritage asset. There are wide reaching views out of and towards the House from surrounding landscapes, and the wider rural character of this area forms part of the setting of the House. Therefore the southern-most part of the Birchall Garden Suburb proposed development (within Welwyn Hatfield) may encroach into this setting, although the distance would mitigate the potential impact to a reasonable degree.

2.3 Chapter 3 explains how significance is assessed. The assessment has been undertaken in line with Historic England's Planning guidance:

- Good Practice Advice Note 1 – The Historic Environment in Local Plans (March 2015)
- Good Practice Advice Note 2 – Managing Significance in Decision-Taking

- Good Practice Advice Note 3 – The Setting of Heritage Assets (March 2015)
- Advice Note 3 – The Historic Environment and Site Allocations in Local Plans (October 2015)

- 2.4 Chapter 3 contains the significance appraisals for the heritage assets listed in Chapter 2. Each significance appraisal describes the site of historic importance and provides a summary of the historic development of the asset before considering its heritage significance and an assessment of its setting. Each site assessment is supported by new photographs, historic photographs and historic regression maps (where possible), illustrations and new diagrammatic maps.
- 2.5 Chapter 4 contains the assessment of potential site allocations on the significance and setting described in Chapter 3. This chapter looks at the capacity of a site to accommodate development and looks at development criteria and mitigation measures that could be employed to ensure development takes account of the relevant heritage asset.
- 2.6 Chapter 5 contains development proposal criteria against which development proposals on sites should be assessed at the masterplanning stage. Each site appraisal considers what is expected on the site, the location of development, mitigation and enhancement measures and design principles. Criteria includes matters such as planting and landscaping, views, orientation of streets and layouts (including traffic management), building heights and detailed design.
- 2.7 The Assessment contains a full bibliography and a suite of maps along with the full list entry under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England.
- 2.8 The HIA will be used to inform the Plan-making process of both the East Herts District Plan and Welwyn Hatfield Local Plan, which are nearing their final stages. The HIA will also be used to inform the preparation of masterplans for sites that may be allocated in each local plan, or where sites come through the planning application process.

3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

Heritage Impact Assessment for Panshanger Park and its Environs, June 2016 www.eastherts.gov.uk/technicalstudies

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