



Historic England

Examination of Welwyn Hatfield Plan

Stage 8

Southern Settlements Brookmans Park, Little Heath and Cuffley

Historic England, Hearing Statement April 2020

Historic England is the principal Government adviser on the historic environment, advising it on planning and listed building consent applications, appeals and other matters generally affecting the historic environment. Historic England is consulted on Local Development Plans under the provisions of the duty to co-operate and provides advice to ensure that legislation and national policy in the National Planning Policy Framework are thereby reflected in local planning policy and practice.

The tests of soundness require that Local Development Plans should be positively prepared, justified, effective and consistent with national policy. Historic England's representations on the Publication Draft Local Plan are made in the context of the requirements of the National Planning Policy Framework ("the Framework") in relation to the historic environment as a component of sustainable development.

Historic England Hearing Statement

Introduction

- 1.1 This statement addresses the Inspector's questions with regards to the following sites
- **Brookmans Park**
Policy SADM 31, Site HS22 (BrP4), Land west of Brookman's Park Railway Station
 - **Little Heath**
Policy SADM 32 Sites HS24 (BRP7) Land south of Hawkshead Road
Policy SADM 32 Sites HS25 (LHe1) Land north of Hawkshead Road
 - **Cuffley**
Policy SADM 33 Site HS28 (Cuf6) Land south of Northaw Road East
Policy SADM 33 Site HS29 (Cuf12) Land north of Northaw Road East
Policy SADM 33 Sites HS30 (Cuf7) Wells Farm Northaw Road East
- 1.2 This hearing statement should be read alongside Historic England's comments submitted at previous consultation stages of the Local Plan and our Statement of Common Ground with Welwyn Hatfield dated December 2017 [EX31 SOCG between WHBC and HE](#)

Matters and Issues for Welwyn Hatfield Local Plan

Issues

Brookmans Park

Policy SADM 31, Site HS22 (BrP4), Land west of Brookman's Park Railway Station

Matter 1 – Environmental Considerations

83) Would the proposal have an impact on the setting of any listed buildings?

2.1 There are no designated heritage assets within the site boundary. There is a grade II listed walled gardens and adjoining house at Potteralls approximately 400m to the north of the site. There are five listed buildings (all grade II) approximately 350m to the west of the site in Water End. Gobions Registered Park and Garden (listed at grade II) lies approximately 800m to the east of the site.

2.2 As we stated during the Regulation 19 consultation, development on this site is unlikely to have any direct adverse impact on any designated heritage assets and their settings. The listed building to the north of the site is largely set behind woodland. Similarly the five listed buildings at Water End are at some distance from the site and there is a substantial woodland buffer between.

2.3 However, we would suggest that consideration should also be given to the impact of traffic movements generated by the allocation of the site on the listed buildings in Water End and Welham Green and the registered park and garden at Brookmans Park. Such consideration should inform whether the site should be allocated and, if it were to be, the number of houses proposed. We note some consideration has been given to accessing the site in Table 15 and paragraph 21.4 which is to be welcomed.

84) If so to what extent would there be harm? And could it be mitigated?

2.4 We do not know if the Council or site promoter has undertaken any further work to consider the impact of traffic movements on nearby heritage assets as we suggested at Regulation 19.

Little Heath

Policy SADM 32 Sites HS24 (BRP7) Land south of Hawkshead Road

Policy SADM 32 Sites HS25 (LHe1) Land north of Hawkshead Road

Matter 1 – Environmental Considerations

131) What impact would the proposals have on the wider landscape? In particular on Gobions Historic Park and Garden?

2.5 At Regulation 18, Historic England had advised that in relation to site HS24 the proximity of Gobions (Grade II Registered Park and Garden) and the Grade II* listed Folly Arch was an issue that needs to be addressed, but it may be possible for some development to come forward without causing unacceptable harm to these designated heritage assets. Historic England advised that there should be a requirement for careful consideration to be given to views to/from Gobions and the Folly Arch, including retaining and reinforcing the existing hedgerow and trees along the north-western boundary.

2.6 In their regulation 19 Plan WHBC included criterion one of Table 16 which includes a requirement for a green buffer to help mitigate heritage impacts on Gobions Historic Park and Garden and the grade II* listed Folly.

2.7 Historic England therefore welcomed that criterion and considers that this will help to mitigate the degree of harm caused to the historic environment.

132) If this is likely to be adverse, to what extent can it be overcome through mitigation?

2.8 There are likely to be views to and from the northern boundary of site HS24 to the listed Folly Arch and the edge of Gobions RPG that would cause a degree of harm to the significance of these assets through development within their setting. However, given the distance, the gentle rise and fall of the intervening land and the proposed mitigation in the form of a green buffer at criterion 1 of table 16, we consider that the allocation including the proposed mitigation is acceptable.

137) Would either of the proposals have an impact on the setting of the listed Folly or on Osbourne House?

138) If so to what extent would there be harm? and could it be mitigated?

2.9 See comments above in relation to the Folly and site HS24.

2.10 In relation to Osbourne House, Historic England has advised at Regulation 18 and 19 that site HS25 is opposite the grade II listed Osbourne House (a

nineteenth century villa) and the construction of 35 dwellings could have implications for the setting of the listed building. However we advised that if the existing hedgerow is retained and reinforced as appropriate, it should be possible for this site to come forward without resulting in harm. We therefore welcomed bullet point seven of Table 16 in the Regulation 19 Plan where there is a requirement to retain and enhance the landscape buffer along Hawkshead Road to mitigate the impact of development on the grade II listed Osbourne House. Historic England can confirm that we consider that the allocation, including the proposed mitigation, is acceptable.

Policy SADM 33 Site HS28 (Cuf6) Land south of Northaw Road East
Policy SADM 33 Site HS29 (Cuf12) Land north of Northaw Road East
Policy SADM 33 Sites HS30 (Cuf7) Wells Farm Northaw Road East

- 225) Are there archaeological considerations that could affect the delivery of this site?**
- 227) Are there archaeological considerations that could affect the delivery of this site?**

2.11 At regulation 19 Historic England stated that it was satisfied that development/redevelopment of these sites for residential use would not directly adversely impact on any designated heritage assets and we do not wish to comment in detail on them.

2.12 We did note however that there is an Area of Archaeological Interest adjacent to sites HS28, HS29 and HS30 and so highlighted the need for careful consideration of archaeological matters given the potential in this area. Ideally this should be referred to in Table 17.

2.13 To that end, Historic England agreed revised wording for sites H28 and H30 in our SOCG with Welwyn Hatfield dated 1st December 2017 [EX31 SOCG between WHBC and HE](#) The additional criterion for table 17 proposed and agreed in the SOCG reads:

- Need to pre-application investigations due to the proximity of the area of archaeological significance with recording and preservation if required.

2.14 This criterion should also be added for site HS29.