



# Heritage Impact Assessment

Birchall  
Garden Suburb  
Draft Site Allocation

October 2017



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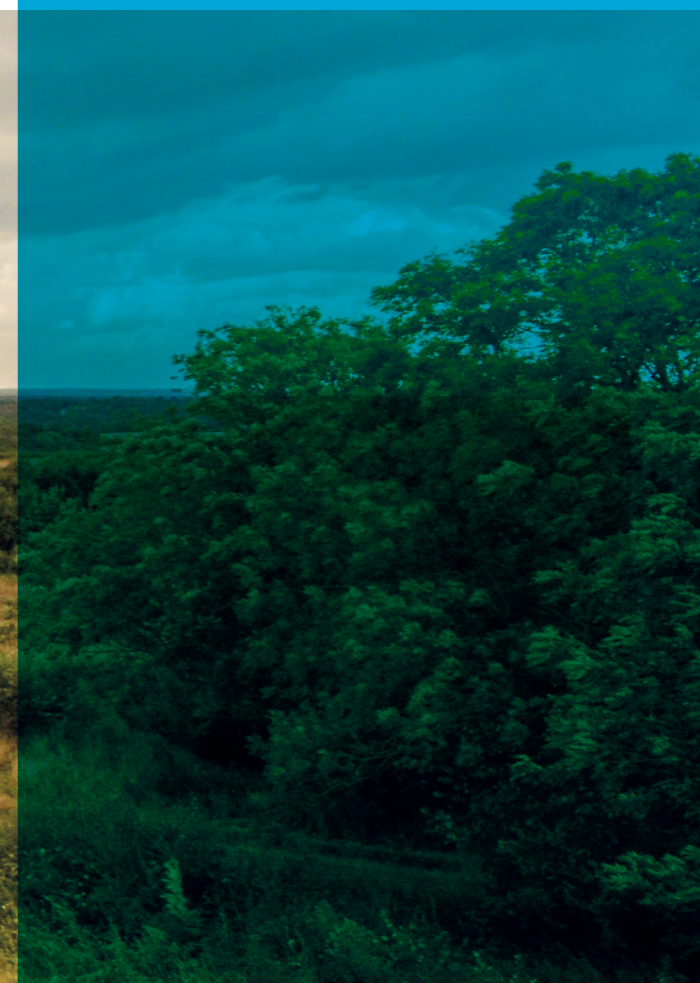
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1.0

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



Introduction

## 1.0 INTRODUCTION

1.1 Montagu Evans has been instructed by Gascoyne Cecil Estates ('the Estate') to undertake the following heritage impact assessment in relation to the proposed allocation of land at Cole Green and Birchall Farm, Hertfordshire ('the site'). The land has been identified as a Strategic Development Site, allocated for development in both the emerging Welwyn Hatfield Local Plan (SDS2) and the East Hertfordshire District Plan (EWEL1), to accommodate approximately 2,550 new homes over the plan period. Of these, 1,200 would be in the area administered by Welwyn Hatfield Borough Council and 1,350 in East Hertfordshire District Council.

1.2 An aerial view of the site is provided at **Figure 1.1**.

1.3 This report provides an appraisal of the likely heritage impacts should the site be brought forward for development, as promoted by Lafarge Tarmac, as a new Garden Suburb to the south east of Welwyn Garden City (also known as Birchall Garden Suburb). It is designed to assess the heritage implications of the site's allocation in both the emerging Welwyn Hatfield Local Plan (Regulation 19), where it is supported by a 'Strategy Diagram' (Figure 12), and the emerging East Hertfordshire District Plan (Regulation 19), where it is supported by a 'Key Diagram' (**Figure 13.1**). These diagrams are reproduced as Figures 1.2 and 1.3 respectively.

1.4 Policies SP19 (Welwyn Hatfield) and EWEL1 (East Herts) of the emerging local plans set out how the development is to be achieved, and envisage the preparation of a joint master plan for the site to ensure comprehensive development across the administrative boundaries.



**Figure 1.1** Aerial View of the proposed allocation site (WEWL1 and SDS2), showing its location within a green corridor separating Welwyn Garden City and Hatfield. Source: Google

### The Proposed Allocation Site

- 1.5 The site is located to the south east of Welwyn Garden City and bisected by the B195. It lies within three parishes: Welwyn Hatfield, Essendon, and Hertingfordsbury, and occupies the sloping land forming the northern side of the River Lea Valley, extending southwards to meet the A414, which runs through a green corridor separating Welwyn Garden City and Hatfield (**Figure 1.1**). Due to the presence of a former landfill site it is proposed that development would take the form of two 'arcs', extending around the landfill site (**Figure 1.2**).
- 1.6 The green corridor within which the site lies is formed by the northern and southern slopes of the River Lea valley, extending each side of the A414. Historically, this area, which separates Welwyn Garden City to the north and Hatfield to the south, has been afforded protection from development through the creation of the 'Salisbury Line' in 1946. This agreement between the Gascoyne Cecil Estate and Welwyn Garden City Ltd, created a permanent green belt between the southernmost part of Welwyn Garden City and the Hatfield Estate.
- 1.7 To the northeast, the site is bounded by the grade II\* registered Panshanger Park, whilst to the southwest, at a distance of approximately one kilometre, is the grade I registered landscape of Hatfield Park. Grade II listed buildings, associated with Holwellhyde and Birchall Farms, are also located within the site boundary and in the vicinity of the site. A heritage asset map showing the relationships between these designated heritage assets is appended (**Appendix 1.0**). List descriptions for those assets discussed are included at **Appendix 2.0**.

### Purpose of this Report

- 1.8 This appraisal has been undertaken to assess the potential impact of the proposed allocation on the setting and special interest of the identified designated heritage assets. It takes into account comments made in this respect by Historic England during the consultation process on the emerging Local Plan, and by Gascoyne Cecil Estates, which is particularly concerned about the potential adverse impact of new residential development along the A414 in the southern portion of the site. Representations have also been made on behalf of the Estate on the allocation within the East Hertfordshire District Plan (EWEL1).
- 1.9 The report also identifies the potential impacts arising from the proposed allocation on the cultural heritage legacy of the land and the wider green wedge of which it forms part, what is known as the Salisbury Line, an innovative and early example of progressive environmental planning.
- 1.10 Our assessment below has had regard to Historic England's letter of 20th October commenting on the draft allocation (see **Appendix 3.0**), and previous submissions made by JB Planning on behalf Gascoyne Cecil Estates with regard to both draft Development Plans. We have also had regard to the Landscape and Visual Implications report prepared by the Estate's landscape consultant Michelle Bolger and submitted as part of the consultation process, and have considered the *Draft View Management Framework for Hatfield House* prepared by the Estate (March 2015), also submitted as part of the local plan consultation.
- 1.11 The Estate is very mindful of trying to assist the planning process, and in relation to Hatfield House and the Registered Park and Garden, for which it is steward, has produced the above document identifying those key views out from and towards Hatfield House that are of particular importance. We therefore note this document which has already been submitted as part of the consultation process and commend it to the Inspector.

- 1.12 We have also considered the Background Heritage Report prepared by Hertfordshire Gardens Trust which supports its submission made as part of the consultation process. We understand that the Hertfordshire Gardens Trust is looking across the whole of the wider area at designed landscapes of local interest, and this work clearly reflects the richness of the landscape resource. In addition, we understand that there is an archaeological dimension to the land at Birchall, in particular the possible survival of a Bronze Age feature, a 'Burnt Mound' at the land to the northwest of Holwellhyde Farmhouse. This, in addition to pre-historic implements found across the site, clearly adds a further layer of interest to the land.
- 1.13 Our approach to the consideration of heritage assets and potential impacts on setting and significance has been underpinned by best practice guidance, in particular Historic England's Good Practice Advice Notes 2 and 3, which relate to the assessment of significance and setting respectively.
- 1.14 For the avoidance of doubt, we find that the critical heritage considerations in this case amount to the following:
- The extent of change to the pattern of historic relationships within the landscape;
  - Particular heritage impacts on individual heritage assets; and
  - The cultural heritage legacy represented by the 'Salisbury Line', an important example of early environmental planning.
- 1.15 Our report is therefore structured as follows:
- 1.16 **Section 2.0** provides a brief summary of the relevant legislative and policy considerations pertaining to development affecting the historic environment, as well as best practice guidance consulted in the preparation of this appraisal;

1.17 **Section 3.0** provides a description of the historical evolution of the site within its wider context, examining its relationship with the great estates of Hatfield and Panshanger. It also provides an appraisal of the significance and setting of these heritage assets, as well as other identified heritage assets which may be affected by the proposed allocation;

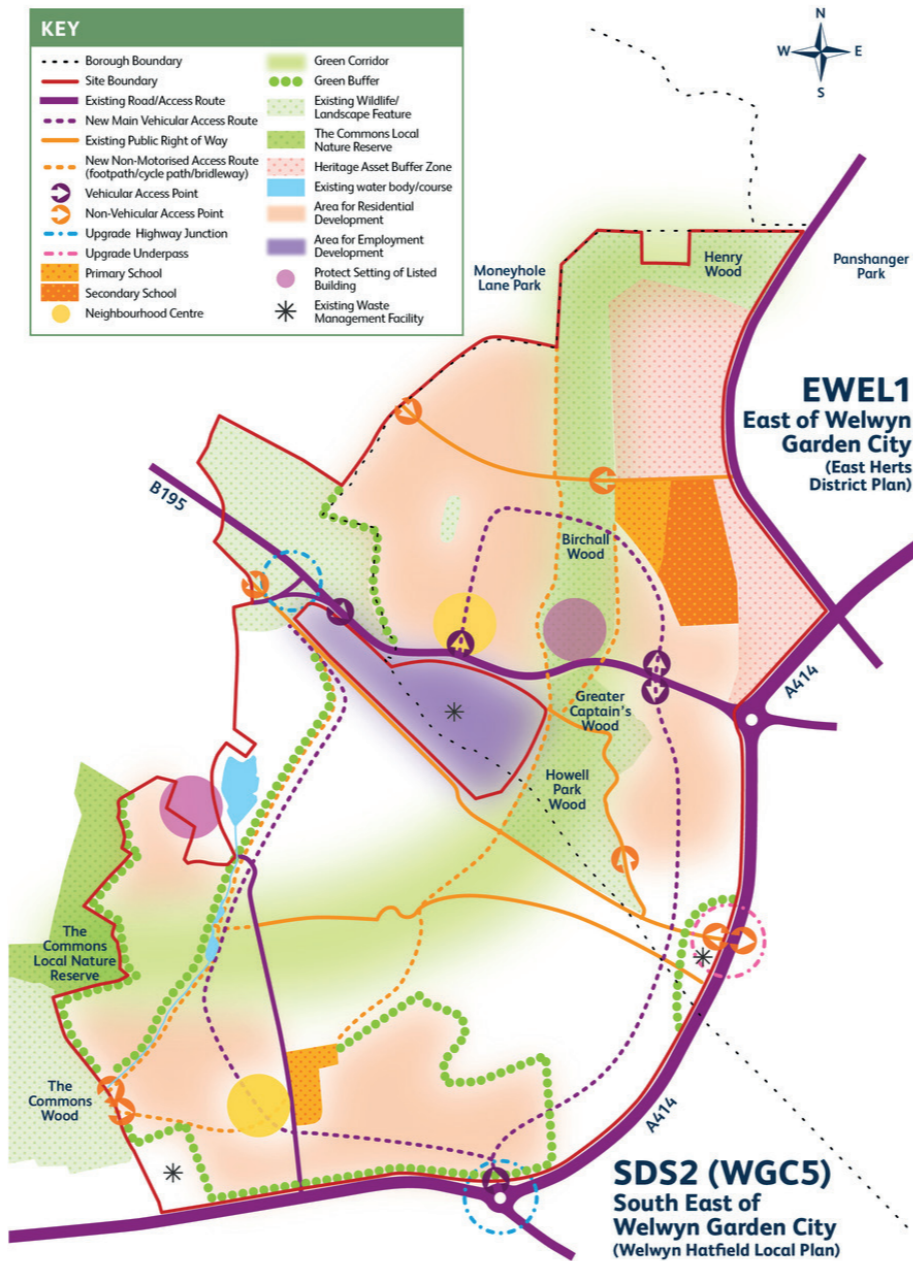
1.18 **Section 4.0** examines the cultural heritage legacy of the Garden City Movement and the Salisbury Line, including an appraisal of the site's status as part of a 'green corridor' separating Welwyn Garden City and Hatfield as an important example of early Environmental Planning;

1.19 **Section 5.0** presents an assessment of the impact of the proposed allocation on the setting and significance of the identified heritage assets, and on the historic landscape value of the site and its surroundings. This section is informed by the Strategy Diagram supporting the site's draft allocation. We note and have regard to the masterplan prepared by David Lock Associates on behalf of Tarmac in its representations to the emerging Local Plans (Regulation 18).

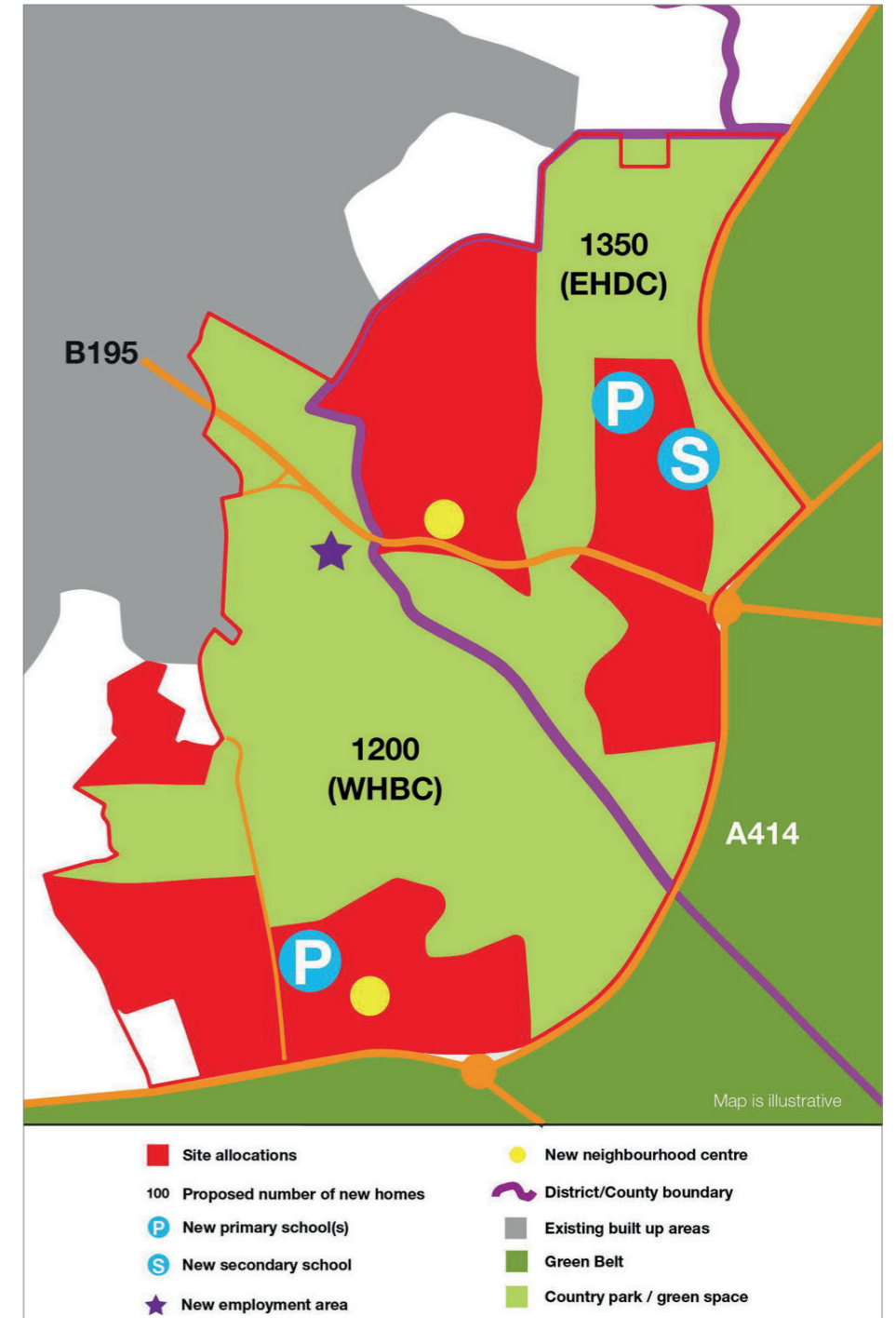
1.20 Our conclusions are presented in **Section 6.0**.

1.21 We understand that the masterplan prepared by David Lock Associates has been through a number of iterations to reach its present form. The core principle, however, of development encircling historic landfill, has remained consistent throughout the design's evolution. Whilst we are advised that there is a further iteration of the masterplan, we have not been able to locate it in any public source to review it. Our assessment is therefore prepared on the basis of the plan included at **Figure 1.4**.

**Figure 12 Birchall Garden Suburb**



**Figure 1.2** Strategy Diagram (Figure 12 within the emerging Welwyn Hatfield Local Plan), showing the proposed allocation site.



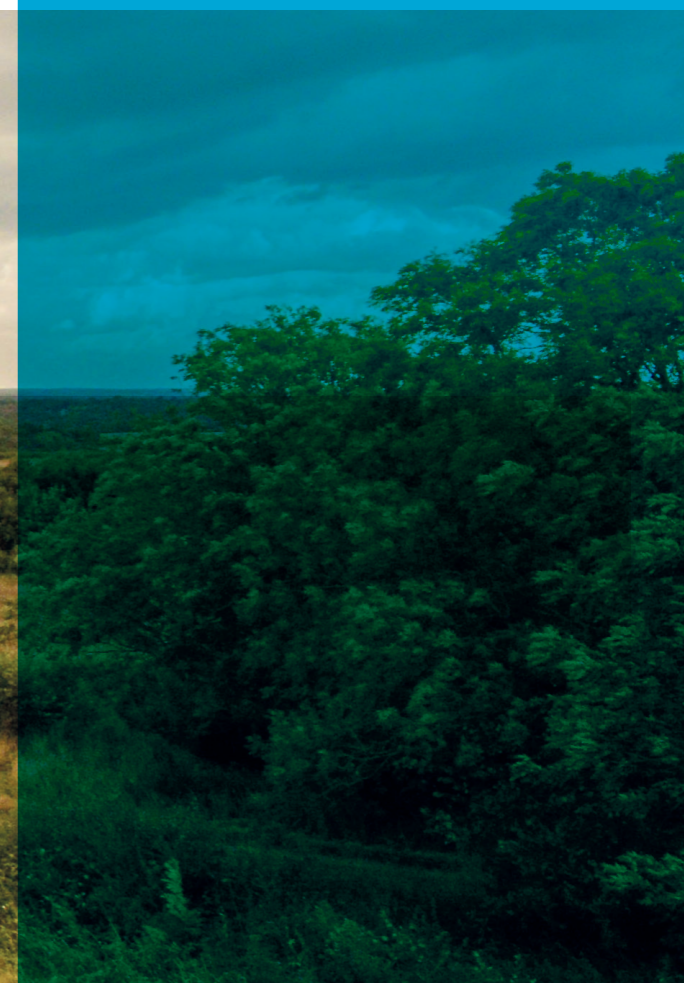
**Figure 1.3** Key Diagram (Figure 13.1 within the emerging East Herts District Plan), showing the proposed allocation site.



Figure 1.4 Masterplan of Birchall Garden Suburb prepared by David Lock Associates.



// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



Statutory Provision and Policy Considerations

## 2.0 STATUTORY PROVISION AND POLICY CONSIDERATIONS

### Statutory Provision, Case Law, and National Guidance

- 2.1 The statutory duty to protect heritage assets is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and recent judgments in the Court of Appeal and the High Court confirm the considerable importance and weight which Parliament attaches to the avoidance of harm to designated assets.
- 2.2 Applicable in this case is Section 66 (1) of the 1990 Act, which states that the decision maker shall have special regard to the desirability of preserving a listed building or its setting:
- 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
- 2.3 Recent case law has confirmed that there is a strong presumption against any development which causes harm to the significance of a designated heritage asset. In February 2014, the Court of Appeal made it clear in its decision in Barnwell Manor that the statutory duties to preserve the settings of listed buildings must be accorded 'considerable importance and weight', giving rise to a strong statutory presumption against granting permission for development which would cause harm to the settings of listed buildings. This approach has been reinforced in subsequent High Court judgements, notably Forge Field.
- 2.4 National policy supports the proposition that significance can be harmed through inappropriate development in the setting of a listed building. Paragraph 132 of the National Planning Policy Framework sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, 'great weight should be given to its conservation'. It goes on to state that 'the more important the asset, the greater the weight should be', and that there is potential for significance to be harmed or lost not only through alteration or destruction of a heritage asset but also through development in its setting.
- 2.5 The other critical concept to be applied by the decision maker is engaged in the case that harm is found to a heritage asset. This is dealt with by paragraphs 133 and 134 of the NPPF, which relate to the 'scale' of harm found and the consequent appropriate course of action for the decision maker.
- 2.6 Paragraph 133 applies where 'a proposed development will lead to substantial harm to or total loss of significance of a designated asset'. 'Substantial harm' is a very high threshold.
- 2.7 Paragraph 134 is engaged if a development proposal would lead to 'less than substantial harm'. The policy, which encompasses a much broader range of 'harm' than Paragraph 133, makes provision for any identified harm to be rebutted on the basis of public benefits.
- 2.8 In this, case, the designated heritage assets under consideration comprise the ensemble of highly sensitive heritage assets incorporated within the Hatfield Estate, including the grade I registered Hatfield Park and Garden; the listed buildings and structures at Essendon; the listed buildings at Birchall Farm, and the listed Holwellhyde Farmhouse. We consider their significance and setting below.
- 2.9 Paragraph 134 should be read in conjunction with the 'great weight' provision of Paragraph 132, and the weight accrued by development harming the significance or setting of a heritage assets should be proportionate to its special interest. The presumption against harm is not non-rebuttable, rather, it is a matter of degree and relative weight on a case-by-case basis.
- Setting**
- 2.10 The key heritage consideration relevant to the assessment of the emerging allocation at Birchall Garden Suburb is that of setting. The site lies within the vicinity of the designed landscapes of Hatfield (grade I) and Panshanger Park (grade II\*). Grade II listed buildings at Birchall Farm and Holwellhyde are also located within, and in the vicinity of the site. Development proposals for the site therefore have the potential to affect the setting of these heritage assets, and so also, potentially, harm their significance.
- 2.11 The statutory provision and relevant case law set out above demonstrates the weight attached to the setting of heritage assets in planning terms. Broadly, since the publication of PPG15 in 1994 (now superseded), the direction of travel in heritage policy has been to increase the attention paid to setting, and it is notable that the most high-profile 'heritage' judgements made in recent years have turned on the impacts of proposed development on setting, under Paragraph 134 of the NPPF.
- 2.12 Setting is defined in the NPPF as:
- 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.13 NPPF policies (Paragraphs 131-135 and 137), together with the guidance on their implementation in the Planning Practice Guidance, form the framework for the consideration of change affecting the setting of designated heritage assets. Further guidance on the approach to setting is contained within Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015), which we discuss further below.
- 2.14 Broadly, changes to setting might include the visual impact of a proposed development, or a change in our ability to appreciate the special interest of a heritage asset. Effects on setting, it should be noted, can be either positive or negative.
- 2.15 Setting considerations are often described in relation to visual impacts, but on the particular facts of any case changes to the character of surrounding land may also comprise setting impacts. What matters are the particular characteristics and features of setting and its interaction with the cultural heritage value of an asset.
- 2.16 The Planning Court has recently handed down judgement in *Steer v SSCLG [2017] EWHC 1456*, which dealt with matters of setting in relation to the grade I listed Kedleston Hall, which stands within its grade I registered park and garden. The effect of the judgement has been to

- confirm the Historic England setting guidance, in particular those parts of the guidance which relate to non-visual relationships between listed buildings and their surroundings.
- 2.17 The judgement confirms at para 64 that although ‘a physical or visual connection between a heritage asset and its setting will often exist, it is not essential or determinative’. Therefore other perceptual influences can bring a site within the setting of a heritage asset. Whether or not this is so will depend on the facts of any case. The facts of this case are presented here.
- Development Plans**
- 2.18 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The development plan in this case comprises the ‘saved policies’ of the Welwyn Hatfield District Plan (2005), and the ‘saved policies’ of the East Herts Local Plan (2007).
- 2.19 Both Councils are in the process of preparing their emerging Development Plans. This document relates to emerging Policies SP19 and EWEL1 of the emerging Welwyn Hatfield Local Plan and East Herts District Plan respectively.
- Material Considerations**
- 2.20 In preparing our assessment below we have had due regard to best practice guidance on the assessment of significance and setting. We discuss these documents below.
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)**
- 2.21 Managing Significance in Decision-Taking in the Historic Environment (GPA2) was published in March 2015. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.
- 2.22 The advice in the guidance emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.
- 2.23 The guidance provides information on assessing the significance of heritage assets, including guidance on understanding the nature, extent, and level of significance.
- 2.24 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six ‘stages’ to follow, stating ‘it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate’. These are:
- Understand the significance of the affected assets;*
  - Understand the impact of the proposal on that significance;*
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
  - Look for opportunities to better reveal or enhance significance;*
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
  - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.*
- 2.25 Our assessment has been formed in accordance with the approach to the assessment of significance as outlined in Managing Significance in Decision-Taking in the Historic Environment (GPA2) and sets out the nature, extent and significance of the heritage assets affected by the proposals and the impact of the proposals on their significance as appropriate.
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)**
- 2.26 The Setting of Heritage Assets (GPA3) was published on 25 March 2015. The guidance supersedes and replaces in full the October 2011 English Heritage guidance The Setting of Heritage Assets.
- 2.27 The approach to the assessment of setting outlined in this document is broadly consistent with the former 2011 guidance. The document identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets:
- Identify the assets affected*
  - Assessing the contribution setting makes to significance*
  - Assessing the effect of the proposed development*
  - Maximising enhancement and minimising harm*
  - Making and documenting the decision and monitoring outcomes*
- 2.28 We have had regard to this best-practice guidance in forming our assessment.

### Regional Assessments

2.29 In preparing the following appraisal we have also had regard to regional landscape assessments. We discuss these documents below.

#### Welwyn Hatfield Landscape Character Assessment/Hertfordshire Landscape Strategy (2005)

2.30 The Welwyn Hatfield Landscape Character Assessment is based on two previous landscape assessments which were consolidated and published in April 2005. The document supports the policy RA10 Landscape Regions and Character Areas within the Welwyn Hatfield District Plan April 2005. We have had regard to the conclusions of this document in our analysis below.

2.31 The proposed allocation is located within landscape character area 45: Welwyn Fringes. This character area comprises the curving belt between Welwyn and Hatfield, bounded by the A1(M) to the west, the River Lea valley to the south and the Mimram valley parklands and Coles Green to the east. The character of this landscape is described as mainly gently undulating land on the northern valley slopes of the river Lea, which is largely open, although with large blocks of woodland interspersed.

2.32 The study notes that much of the historic alluvial floodplain and estate pattern of the landscape has been disturbed or lost, to development, mineral extraction or WWII disturbance. It notes the large artificial plateau created from the 1930s onwards, through the infill of a gravel extraction complex with London waste. This has since been returned to secondary grassland and agricultural use. It is described in the following manner:

*Urban Fringe Belt around the eastern flanks of Welwyn with a wide range of land uses from recreation through arable cultivation to mineral extraction while the western end of this area between Welwyn and Hatfield has very obvious urban fringe land uses, the area to the east is more rural with arable cultivation and some blocks of woodland.*

#### Welwyn Hatfield Landscape Sensitivity and Capacity Study: Part 3, June 2016

2.33 The Council has completed an assessment of the capacity of the local landscape to accommodate future development, which it sets out in its Landscape Sensitivity and Capacity Study in Parts 1 (2012), 2 (2014) and 3 (2016). The study is described in detail in the Landscape and Visual Appraisal prepared by the Estate's landscape consultant Michelle Bolger.

2.34 Although the study is primarily concerned with ecological and visual sensitivities, it does consider cultural factors, including the historic character of the landscape. The proposed allocation site lies within two broad character areas assessed within the study, which relies on the Historic Environment Characterisation ('HEC') for Welwyn Hatfield. The southern part of the proposed allocation site, identified as part of the Mill Green character area within the HEC, is identified as having been altered both in its settlement pattern and topographically, by the use of the area for mineral extraction and later, as a site for London waste.

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



## Historic Evolution of The Draft Allocation Site and Surrounding Landscape

### 3.0 HISTORIC EVOLUTION OF THE DRAFT ALLOCATION SITE AND SURROUNDING LANDSCAPE

3.1 This section examines the evolution of the proposed allocation site and places it within its historic context, including an examination of its relationship with the designated landscapes of Hatfield and Panshanger Park. We also undertake an analysis of the significance and setting of these heritage assets, as well as other assets within the vicinity. Our assessment has been informed by extensive and detailed research undertaken at the Hertfordshire and Hatfield Estate archives, and has included the consultation of primary and secondary sources. Those utilised in the preparation of the below are:

- Historic Ordnance Survey Maps
- Tithe Plans
- Estate Plans
- Historic England List Descriptions

#### Historic Landscape Context

3.2 The site lies within a corridor of open land that separates the surviving designed landscapes of the Hatfield and Panshanger (Cowper) estates. Historically, it is clear that this river valley landscape was characterised by a mixture of parliamentary enclosure and older strip farming, interspersed with blocks of older woodland, isolated tenant farmsteads and small hamlets, set between great estates enclosed by designed parkland landscapes. The prevalence of such estates, and their proximity to each other in the landscape, indicates both the antiquity and wealth of this area. Estate villages, such as that of Cole Green and Lemsford, are also characteristic, and demonstrate the formative influence of the estates in the dispersed settlement and land use pattern evident in the historic landscape.

3.3 The proposed allocation site is shown on Dury and Andrews' map of Hertfordshire of c. 1766, which illustrates this pattern of dispersal (**Figure 3.1**). Although we do not rely on this for cartographical accuracy, it demonstrates that the designed landscapes of the estates within the area have historically been experienced within an open and rural wider setting. Their separation from each other by agricultural land and woodland is clearly part of the historic character of this landscape.



**Figure 3.1** Dury and Andrews' c.1766 map of Hertfordshire, showing the proposed allocation site to the north of the River Lea, within a swathe of open, rural land. Source: <http://www.duryandrewsmapofhertfordshire.co.uk/>

3.4 These patterns of ownership, settlement and land use appear to have been largely retained until the turn of the 20th century, which saw the commencement of the planned settlements of Hatfield New Town and Welwyn Garden City in the early 20th century, the latter being built on land largely sold to the Garden City Company by the estates of Hatfield and Panshanger (**Figure 3.2** to **Figure 3.5**). The construction and expansion of these settlements throughout the 20th century has resulted in encroachment into the open land separating the estates.

3.5 Intensified farming techniques and mineral extraction have further eroded the historic landscape character of this area. This is particularly evident on the proposed allocation site itself, which has lost much of its historic character through the use of part of the area as a landfill site in the 20th century. The historic field pattern in this area has been almost entirely eroded, although the buildings of Birchall Farm (listed grade II) and Holwellhyde Farmhouse (grade II) have survived. The return of the land to grassland and arable cultivation in the later 20th century has, however, retained its undeveloped, rural and open character.

3.6 The topography of the river valley has served to limit the impact of Welwyn Garden City on the landscape to the south: the settlement is largely located behind the wooded ridge of the northern valley slope, separating the development both physically and visually from the Hatfield Estate. The open character of this part of the asset's wider setting, therefore, has remained intact.

3.7 Although the historic landscape value of the proposed allocation site itself has been significantly compromised, it is nevertheless located within a landscape in which the settlement pattern of great estates, estate villages, and isolated tenant farms, are still discernible. We explore the relationship of the site with this surviving context below, first considering the estates of Hatfield and Panshanger, their history, significance and setting.

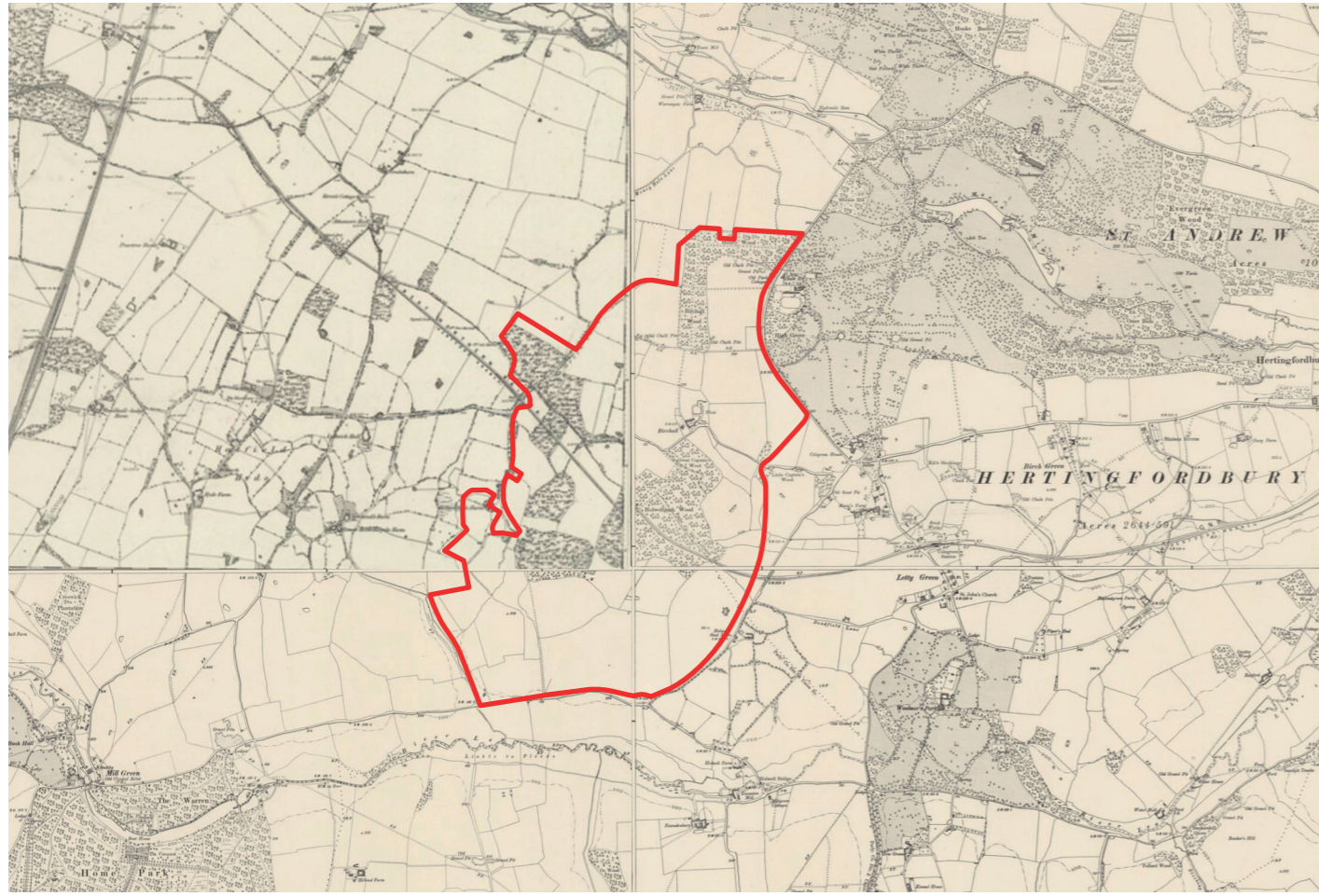


Figure 3.2 OS Map of 1897. Source: National Library of Scotland

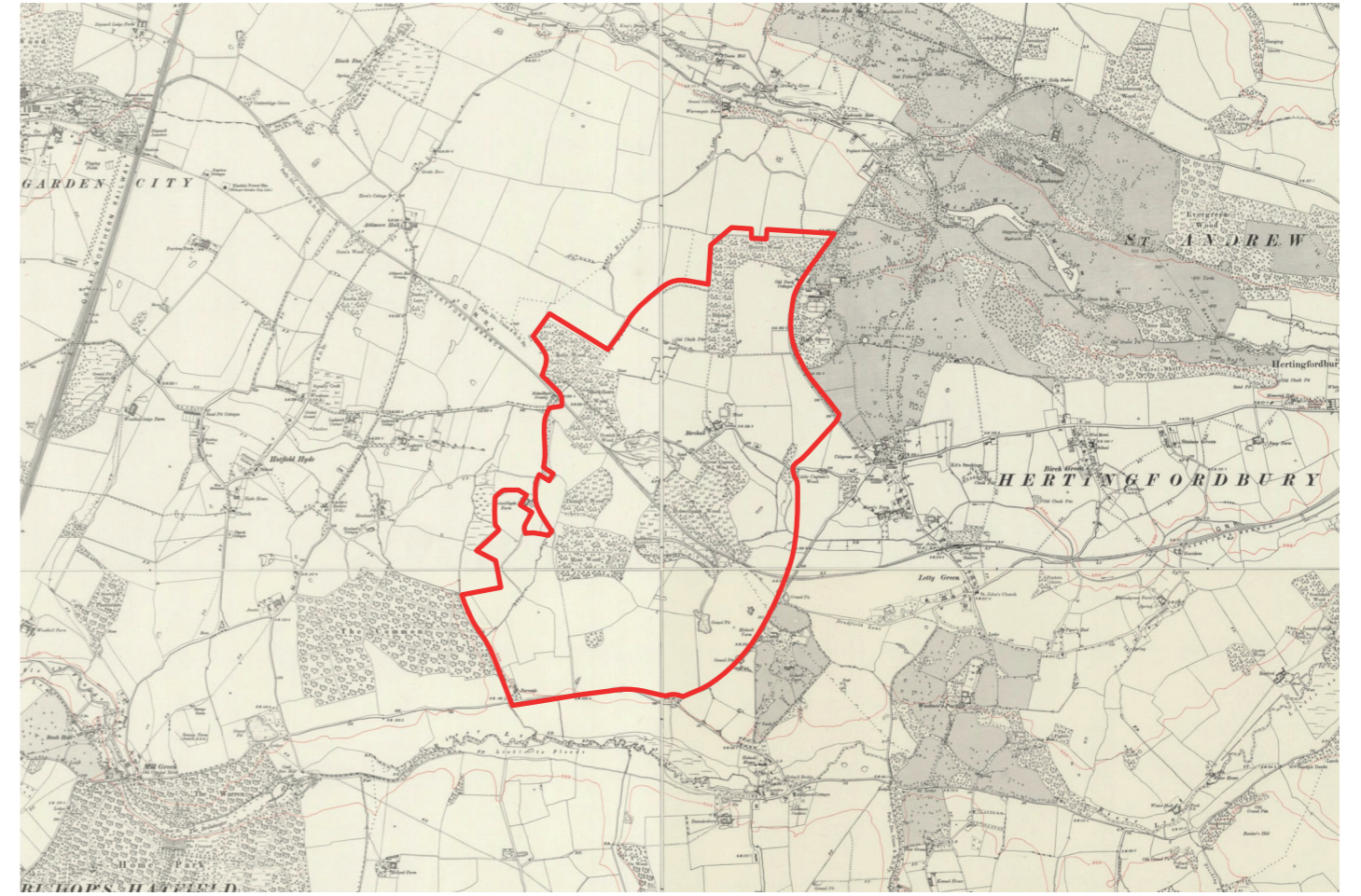


Figure 3.3 OS Map of 1922. Source: National Library of Scotland

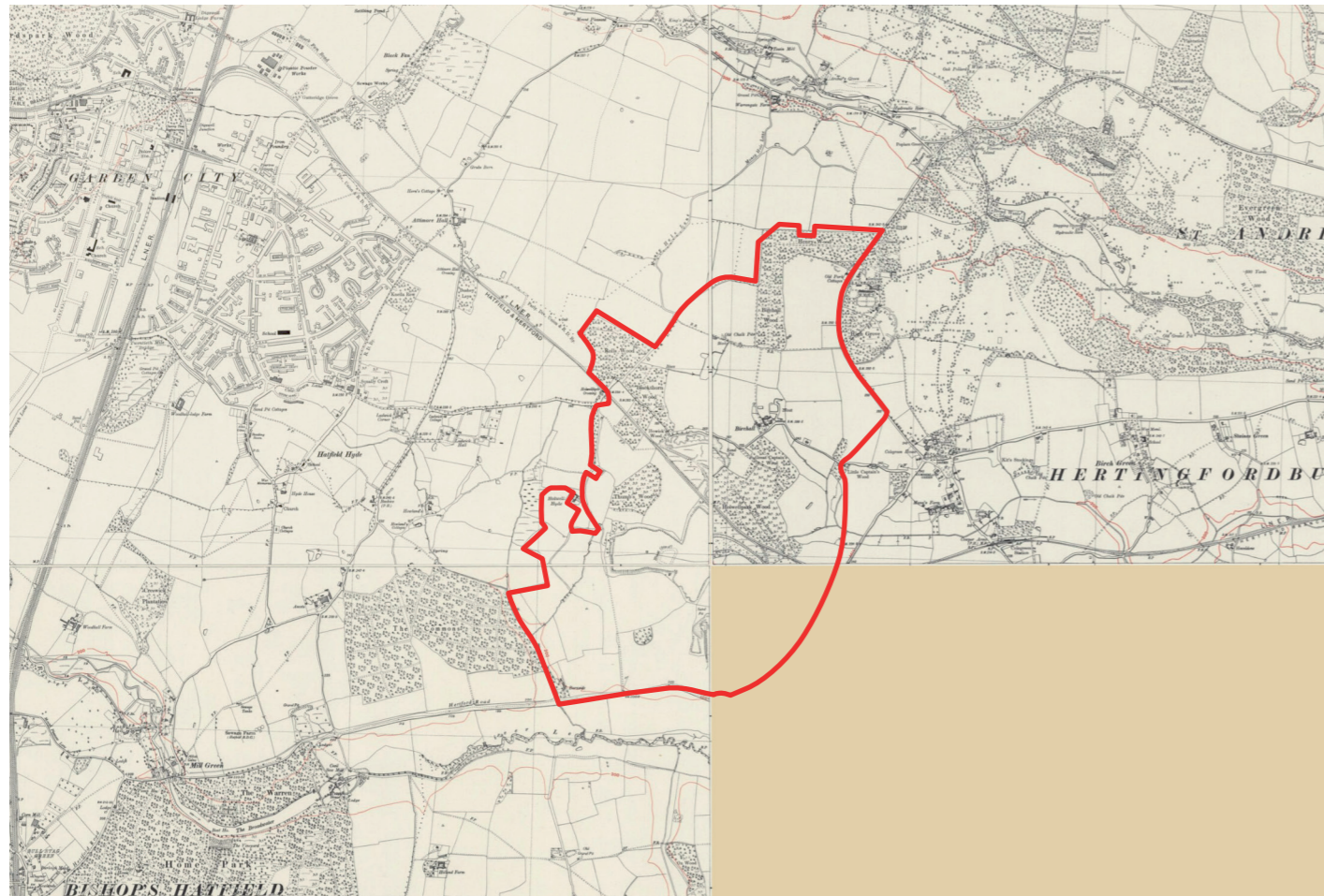


Figure 3.4 OS Map of 1938. Source: National Library of Scotland



Figure 3.5 Aerial View. Source: Google

**Hatfield Estate**

3.8 The draft allocation is located within the parish of Hatfield, and lies, at its closest point, approximately 1km from the boundary of the grade I registered Hatfield Park. Historically, the estate's land ownership in the surrounding area has been extensive, particularly within the parish of Hatfield but also in the neighbouring parish of Essendon. Its patronage and land stewardship has been continual, as one of the major landowners in this area, from its origins as the manor of Hatfield, which was held in the possession of the Bishops of Ely from the 12th century, until the present day.

3.9 The history of the estate is well documented, and it is widely recognised that the grade I listed Hatfield House, the Palace, the gardens and extensive associated park form a place of exceptional historical and architectural significance. We provide, therefore, only a brief history of the relevant aspects of the estate's history and land ownership, and direct readers to the established literature on the topic for more detailed information.

**History**

3.10 The Old Palace at Hatfield, built in c. 1485 by John Morton Bishop of Ely, was acquired by Henry VIII during the Dissolution of the Monasteries. It was retained as a royal palace until the early 17th century, and was the residence of Edward VI, Mary I and Elizabeth I, although it is most closely associated with Elizabeth. In 1607, James I exchanged Hatfield for the manor of Theobalds, and Hatfield came into the possession of Robert Cecil, Earl of Salisbury. Cecil was responsible for the dismantling of much of the Old Palace and the construction of the current Hatfield House and the landscaping of the grounds, using some of the most prominent designers of the time, including John Tradescant the elder (1570s - 1638).

3.11 The estate has remained in the possession of the Cecil family for four centuries. Like many country estates, the gardens and parkland underwent numerous phases of design and alteration to accommodate changes in taste and fashion, and have seen both formal and picturesque landscapes. The extent of Hatfield Park reflects the expansion of the estate over several centuries, through the drawing together of several earlier parks, including Middle (later Miller's and, subsequently, Millward's) Park and Innings Park. The boundaries of Park have changed throughout the history of the estate, and the addition of various parcels of land have altered the extent of its holdings in the

surrounding landscape. Essendonbury Farm, to the east of the estate in the neighbouring parish of Essendon was acquired in 1675, and has remained in estate ownership, whilst other portions of land surrounding the estate were gradually accumulated and consolidated throughout the 18th and 19th centuries (Figure 3.6).

3.12 The extent of Hatfield Park in c. 1766 is shown on Dury and Andrews' map of Hertfordshire, where it is depicted with formal gardens around the House, and an enclosed vineyard to the northeast (see Figure 3.1). The park later was extended to the environs of Hatfield House, and the park and gardens landscaped.

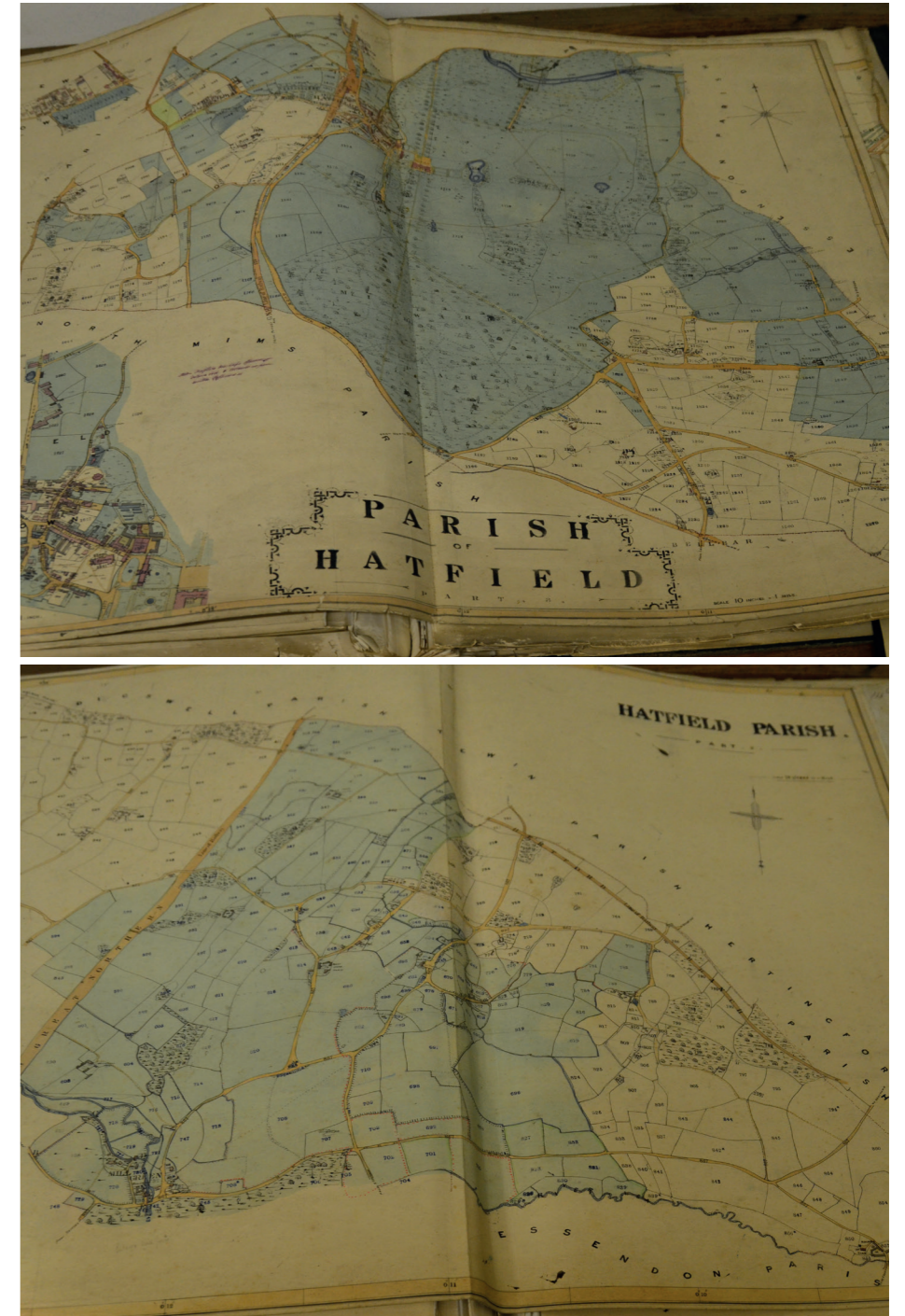


Figure 3.6 1796 Plan showing a large swathe of strip-farmed land, adjacent to the proposed allocation site to the west, which was acquired by the Hatfield estate in the 19th century. Source: Hatfield Archives

- 3.13 Surviving estate maps indicate the increase in estate landholdings throughout the 18th and 19th centuries. In 1785 an estate map was produced following the accession of James, Marquess of Salisbury, which map shows the transfer of lands on the edge of the park and a considerable swathe of agricultural land in Essendon from Rebecca Assheton, at that time the owner of a substantial amount of the neighbouring land, to the new Marquess. Further acquisition of land occurred in the early 19th century. In 1817 the manor of Popes, which had also been in the ownership of Rebecca Assheton, was sold to the Marquess, and in 1819 the manor of Ludwick, to the north of the park, was also acquired. The Tithe Map of 1841 shows the estate in the period following these acquisitions (**Figure 3.7**, **Figure 3.8** and **Figure 3.9**)
- 3.14 Estate plans prepared in 1870 demonstrate that in this period the land ownership to the east of the estate was again significantly expanded, through the acquisition of the agricultural land between the edge of the parkland and Essendonbury Farm. It is clear, therefore, that by the end of the 19th century the estate was one of the major landowners in the area, and was a formative influence, as a steward of the landscape, in the parish.
- 3.15 In the late 19th century the present main approach to the House was created, entering the park from the northwest, from the Great North Road in Hatfield (See OS Map of 1897, **Figure 3.2**). Prior to this, the principal approach to Hatfield House was from the southwest, from the Great North Road. Further accesses, part of a planned parkland ensemble, were from the Hertford Road Lodges (southwest of Commons Wood), and from the north drive, which aligns to the northern elevation of Hatfield House, and enters the park from Hertford Road. Land to each side of the river valley from the east therefore formed part of the approach to the estate from this direction.



**Figure 3.7** Tithe Map of 1841, Hatfield Parish. Source: Hertfordshire Archives



**Figure 3.8** Estate plan of 1870. Source: Hatfield Archives

**Significance and Setting**

- 3.16 The exceptional heritage value of Hatfield House, Palace, Park and Garden is reflected in the grade I designation of these assets, and the designation of ancillary and associated structures within the park at grade II. The estate derives its considerable historical and architectural significance, which is widely recognised and well-documented, from its survival as a prestigious country seat and royal residence, retaining architecture and garden and parkland design from numerous historical periods. English Heritage (now Historic England) in its letter of 16 May 2014 relating to the New Barnfield inquiry, concluded that ‘Hatfield House, its gardens and park and the old palace form a place of extraordinary architectural, historical and artistic importance and are of extraordinary significance’.
- 3.17 Particular historic value is derived from the connection of the estate with numerous prominent historical figures, including Edward VI, Mary I and Elizabeth I, and important political figures throughout the 16th and 17th centuries, as well as notable designers including John Tradescant the elder. Architecturally, the Old Palace and Hatfield House are important architectural survivals of their respective periods, and retain fine examples of craftsmanship associated with royal visits.
- 3.18 Alongside the grade I listed Hatfield House and Old Palace, there are 12 grade II listed associated or ancillary buildings and structures that are experienced within the context of the registered park and gardens, all of value for their historic association with the estate and of architectural merit in their own right. The boundary of the grade I registered park is strongly defined, providing a well-enclosed setting for the listed buildings, although views out to the surrounding area, including the draft allocation site, are obtainable from the roof of Hatfield House, and, to some extent, from the Pavilion on the south side of the Vineyard (grade II). To the north, northeast and southwest the park boundaries are characterised by dense woodland, which serves to restrict views into and out of the designed landscape.
- 3.19 Hatfield Park, a designated asset in its own right, has a wider landscape presence. Historically, Hatfield, as a great, landed estate with a designed parkland at its core, was experienced in association with the surrounding landscape, which comprised open, rural land, interspersed by tenant farmsteads and small hamlets. This wider landscape setting

of the estate has undergone considerable change through the construction and expansion of Hatfield New Town, which abuts the designed parkland along much of its western edge, and has eroded the relationship between the estate and the former rural landscape in this location.

3.20 The characteristics of the local topography influence the way in which the park is experienced within the wider landscape. The parkland extends down one side of the River Lea valley, and forms part of this valley landscape. Peripheral lodges announce points of access into the park, and emphasise the estate’s presence from the A414 as one progresses westwards towards Hatfield.

3.21 Hatfield New Town, and, to a lesser extent, Welwyn Garden City, have eroded the wider landscape setting of the park. Hatfield abuts the designed parkland along much of its western edge, an intrusive feature that has eroded the relationship between the estate and the former rural landscape in this location. To the north, Welwyn Garden City has also encroached into the formerly rural landscape to the north, although its location beyond the ridge to the north of the A414 means that the settlement is heavily screened by both the intervening topography and vegetation. **Figure 3.9** shows the relationship between the estate and the surrounding open land, including part of the proposed allocation site, in 1948.

3.22 To the east of the estate, the agricultural character of the adjacent land survives to a surprising degree notwithstanding the road’s rebuilding and the presence of Welwyn. The latter is, as noted, well contained by a belt of trees and set back behind a ridge defining the upper portion of the river valley. Although the historic field pattern has been largely altered, its use as agricultural land is still apparent. This open character is reflected on the north slope of the valley, which incorporates the proposed allocation site. The site, therefore, forms part of the wider rural environment to the north east of the registered park and as such, comprises an important part of its wider setting. This interest is augmented by the fact that prior to the late 19th century one of the principal approaches to the Hatfield Estate was from the north, accessed by the Hertford Road. The retention of the openness of this approach is of particular note in the context of the significant urban development that has affected the character of the park’s setting to the west.

3.23 We consider, therefore, that the open character of the proposed allocation site makes a contribution to an appreciation of the significance of Hatfield as a great landed estate with parkland at its core.



**Figure 3.9** Aerial Photograph of Hatfield House, looking north, 1948. Source: Britain from Above

**Panshanger Estate**

3.24 To the northwest of the proposed allocation site lies the grade II\* registered parkland of the Panshanger Estate. The park, which comprises approximately 1,000 acres of parkland, forms the remnants of the former Cowper estate, and incorporates six grade II listed buildings.

**History**

3.25 An estate at Panshanger is recorded in the late 12th century, and appears to have changed hands frequently throughout the later medieval period. It was acquired by the Crown in 1539, and again was conveyed through several owners throughout the course of the following century. In c. 1720 the land was inherited by William, First Earl Cowper, and the Cowper family resided, initially, at Cole Green Park, which was extensively remodelled in this period by prominent 18th century designers, including, in 1756, Lancelot 'Capability' Brown. Dury and Andrews' map of c. 1766 shows the original Cowper residence at Cole Green, with the Panshanger estate to the northeast.

3.26 In 1799 Humphrey Repton (1752-1818) was commissioned to assist the fifth Earl Cowper in the improvement of his Hertfordshire estates, including the production of designs for the united Cole Green and Panshanger estates. Repton's Red Book records his designs, although he appears to have taken little part in their implementation, which were instead overseen by the Earl himself. Cole Green House was demolished in 1801-2, and Panshanger House, modified from Repton's design by Thomas Atkinson, was built in 1806 adjacent to the previous house at Panshanger.

3.27 Repton's landscape at Panshanger was laid out after 1799 is shown on Bryant's Map of Hertfordshire of 1822 (Figure 3.10). It is clear, however, that his landscape proposals were expanded almost immediately following their design to accommodate the enclosure of the Hertfordingbury parish in 1801, which allowed the enlargement of the estate boundaries to the west. The extent of the estate and its design in the later 19th century are shown by the Ordnance Survey Maps of the period, and it is clear that by this period substantial plantation and woodland planting had been undertaken on the estate.



Figure 3.10 3.10 Byrant's Map of Hertfordshire, 1822

3.28 After 1913 the estate devolved upon Lord Desborough, and, following the deterioration of the estate following the First World War, 4000 acres of the outlying portions of the estate were sold by the family. Circa 1,500 acres of this former estate land was purchased by Ebenezer Howard and subsequently incorporated into the suburbs of Welwyn Garden City.

3.29 The Panshanger Estate was retained by the Desborough family until 1953, when the estate was dispersed, and in 1954 Panshanger house was demolished. Many of the garden structures within the designed landscape remain.

**Significance and Setting**

3.30 The special interest of Panshanger Park lies primarily in its associative historic value, and for the surviving structures of historic and architectural interest retained within it, including the grade II listed Orangery.

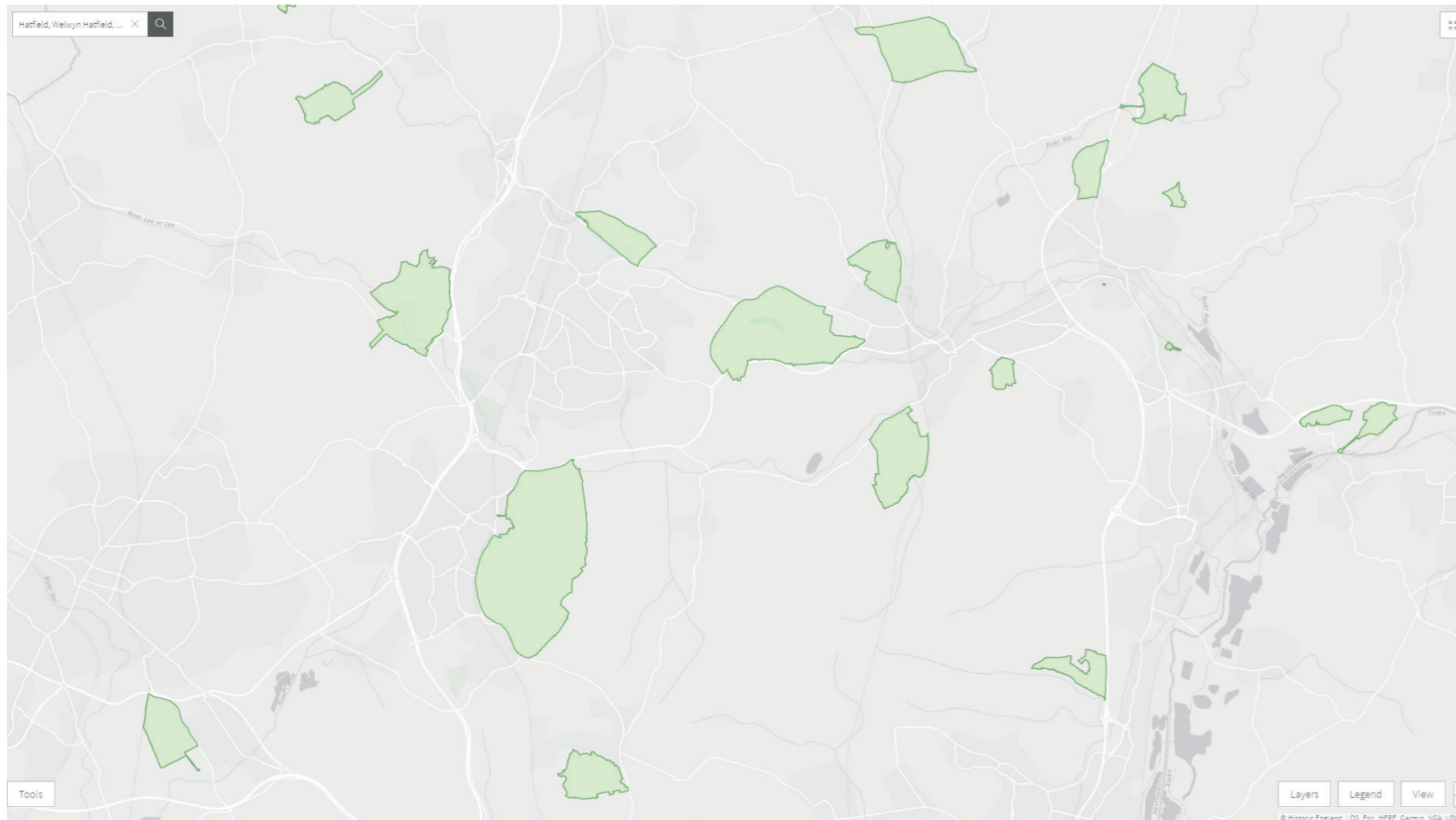
3.31 The park is of particular interest for the associative value derived from its connection with Humphrey Repton, and, to a lesser extent, Lancelot Capability Brown, two of the most prominent landscape designers of their generations. The survival of Repton's Red Book provides valuable evidence of his designs for the landscape, although much of his, and Capability Brown's work at Panshanger and Cole Green has been lost. Notwithstanding, the extent of the designed parkland is still apparent, and thus it is clearly discernible as forming part of the chain of estates distributed across the landscape.

3.32 Panshanger Park is also of interest for its designed landscape links to other Cowper estates, notably land at Cole Green and Tewin Water, which lies to the northwest of Panshanger. Cole Green lies within the registered park and garden, although is separated from the rest of the estate by the A414, which runs through the park to the south, changing the character of this part of the park and compromising its legibility.

3.33 The proposed allocation site adjoins the park's western boundary (albeit across Panshanger Lane). Despite the proximity of Welwyn Garden City to the west, and Hertford to the east, the immediate setting of the park has remained predominately rural, although the dual carriageway to the south of the park and the gravel extraction to the north has compromised this rural context. The extent of the designed parkland is still apparent, and its boundary is still defined.

3.34 Panshanger, Tewin Water and Cole Green were landscapes that were experienced both in relation to each other and in association with the rural land which surrounded the designed parklands. In this respect, then, the character of the proposed allocation site is a contributing factor to an understanding and appreciation of the way in which the Panshanger estate historically functioned as part of a chain of great estates within the landscape, a number of which have survived in varying degrees and are designated accordingly, as shown on the reproduced excerpt of the National Heritage List at Figure 3.11).

3.35 It is an important separating feature between the estate boundary and the development edge of Welwyn Garden City, and contributes in this context to an appreciation of the special interest of the Panshanger as a landed estate with designed parkland at its core.



**Figure 3.11** 3.11 Excerpt from the National Heritage List, showing the distribution of designated landscapes across the surrounding landscape, demonstrating both the wealth and antiquity of this area.

**Other Identified Heritage Assets within the Surrounding Landscape**

3.36 A number of other heritage assets are located in the vicinity of the proposed allocation site and form part of the wider historic landscape of the area.

**Essendon**

3.37 To the east of the Hatfield Estate lies the village of Essendon. The village is situated on the arable southern slopes of the Lea Valley, and is characterised by its farmland as well as areas of steeper woodland interspersed with the agricultural land. The historic landscape character of the area has been partially eroded through 20th century mineral extraction and the creation of a golf-course, both of which have served to disrupt the historic field pattern surrounding the village.

3.38 The village contains the grade II\* listed church of St Mary the Virgin, alongside a number of grade II listed buildings, most of which lie within the Essendon Conservation Area. Notable are the 17th century timber framed Wytmead House and the Manor House. The church is significant, not only as a surviving 15th century structure of architectural and historic interest, but for its local landscape value as a landmark.

3.39 Although Essendon is not an estate village per say, it nevertheless has a long-standing connection with the Hatfield estate through the estate's early acquisition Essendonbury Farm in the 17th century, and the further acquisition of the land between the farm and the eastern boundary of the designed parkland over the 18th and 19th centuries. Throughout the early 19th century it is clear that the Earl of Salisbury sought to consolidate his landholdings in and in the vicinity of Essendon, and by the 1870s lands at Essendonbury were connected to the estate, by ownership, of the lands between the village and the designed parkland. The estate rolls of this period indicate that income for the estate was brought in through a number of properties at Essendon.

3.40 Essendonbury Farmhouse and the surrounding manor was purchased by the owner of Hatfield House in 1675 from Robert Dacres. The current farmstead contains two grade II listed buildings: the Essendonbury Farmhouse and the barn on the east side of the farmyard. The barn dates from the 17th century, whilst the farmhouse was rebuilt in the 18th century around and earlier (17th century) core, with further recladding undertaken in the 19th century.

3.41 Views towards the proposed allocation site are currently obtained from the west side of the churchyard in Eddenson and from the north-western edge of the Essendon Conservation Area. Views can be obtained to the north, across the Lea Valley, and the proposed allocation site forms part of the wider rural landscape visible from the village. Although both Welwyn Garden City and the A414 have affected the open character of the wider landscape, the position of the former beyond the ridge of the northern valley slopes, its distance from Essendon and significant interposing vegetation means that its impact on the village and its heritage assets is negligible.

3.42 The proposed allocation site, therefore, forms part of the wider rural setting of the village of Essendon and the heritage assets within it, although the contribution it makes to an appreciation of the special interest of individual listed buildings and structures is limited.

#### Birchall Farmhouse, Barn and Stables

3.43 This farm complex, described as a partially moated site within the Historic England list description, lies within the centre of the proposed allocation site. The farmhouse, barn and stables are all listed at grade II. The date at which the first buildings on the site were constructed is unknown, although the barn and stable block are described within the list entry as late 18th century, whilst the barn is 17th century.

3.44 The special interest of the complex derives primarily from its historic and architectural significance as a surviving 17th/18th century agricultural complex forming part of the physical record of the historic settlement structure in this area. The survival of the partial moat, which may be medieval in origin, suggests the early date of a dwelling on this site. This archaeological value is recognised by the inclusion of the site within an Area of Archaeological Significance (East Herts. District Council).

3.45 Accessed from Birchall Lane, which runs through the centre of the proposed allocation site, the farm complex is experienced within the context of large, open, relatively flat fields, influenced by the location of the complex on the plateau between the Lea and Mimram valleys. To the south is an area of managed woodland, and hedgerows mark the field boundaries. The historic field pattern of the surrounding area has been largely lost, and this, combined with areas of mineral extraction in the vicinity, has eroded the wider setting of the heritage assets.

Notwithstanding this, the open and agricultural character of the land has been retained, and the farm complex therefore retains its historic functional relationship with the surrounding agricultural land to the north in terms of its character and its use.

3.46 The rural character of this part of the buildings' setting, therefore, does contribute positively to an appreciation of their special interest.

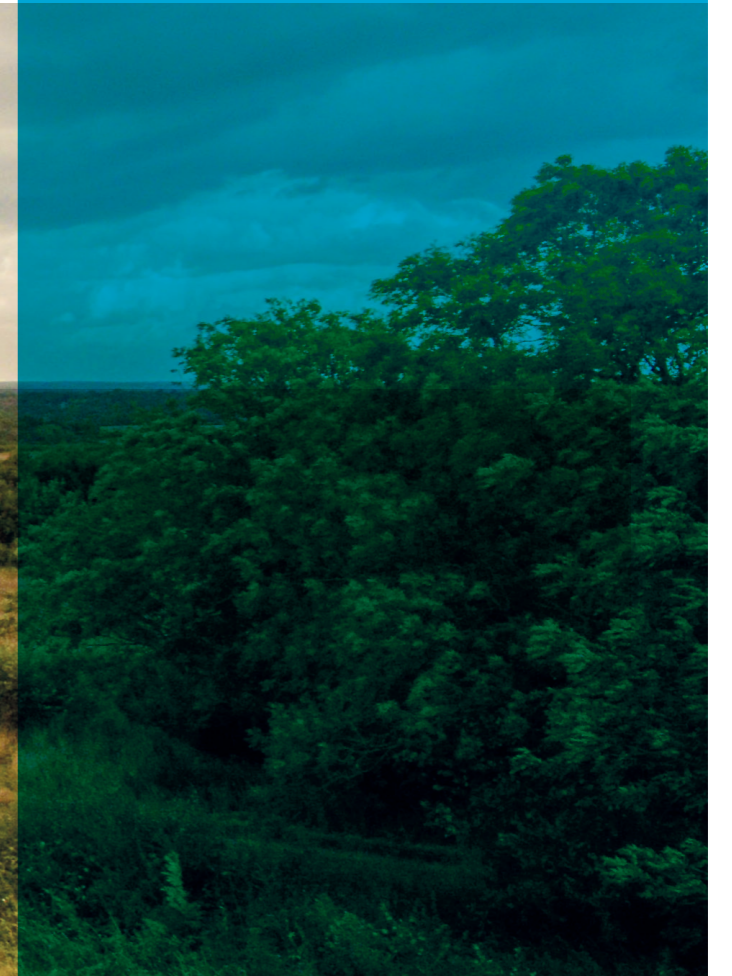
#### Holwellhyde Farmhouse

3.47 This grade II listed building is located to the west of the proposed allocation site, to the southeast of the outer urban fringes of Welwyn Garden City. The farmhouse, which dates from the 16th or early 17th century, is set within a small complex of agricultural buildings. The special interest of the building derives from its historic and architectural value, as a surviving 16th or early 17th century farmhouse, later functioning in a more domestic context.

3.48 Set within a small courtyard complex, the farmhouse is tightly enclosed to the east by mature trees and plantation associated with Holywell Hyde pond, which is located across Holwellhyde Lane to the east. The complex therefore has a secluded character and tightly defined immediate setting. Its wider landscape setting To the immediate north are the urban fringes of Welwyn Garden City, and the presence of Thistle Grove (that part closest to the farmhouse) has served to establish the more domestic character of the farm.

3.49 To the south and southwest, the landscape setting of the farmhouse has undergone considerable change, through gravel extraction, the loss of woodland and hedgerow boundaries, and this has undoubtedly compromised its value. However, the return of this land in the late 20th century to open grassland gives it importance as the remaining element of a formerly extensive open agricultural setting.

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



Welwyn Garden City and The Salisbury Line

4.0 WELWYN GARDEN CITY AND THE SALISBURY LINE

4.1 The proposed allocation site currently forms part of what is known as a 'green corridor' that serves to separate the planned urban settlements of Welwyn Garden City and Hatfield New Town. This section explores the historical development of this planned landscape buffer in the context of Welwyn Garden City and the principles of early town planning in the UK. In particular we will consider the genesis of the 'Salisbury Line' later consolidated and formalised by the introduction of the Green Belt in Welwyn Hatfield. The proposed allocation site forms part of a mosaic of parcels that comprise this buffer.

Welwyn Garden City

4.2 In c. 1919, approximately 1,500 acres of land from the declining Panshanger estate were purchased by Ebenezer Howard. The principles and vision of Howard, author of the book Garden Cities of Tomorrow, stimulated the foundation of Letchworth and the First Garden City Company. Welwyn Garden City was the second of Howard's Garden City schemes, which materialised in response not only to the living and working conditions of the 19th century metropolis, but the acute housing needs of a post-war society.

4.3 Welwyn conformed to the values of the Garden City Movement. It was to be a town 'designed for healthy living' and was to have a mix of low-density housing linked by radial roads and railways. The Movement envisaged the creation of other similar neighbouring towns, and although they would be connected by these transportations, they would be prevented from coalescence by agricultural belts. This was an explicit requirement of these towns: they were not to be allowed to converge. This concept of the Garden City was illustrated by the regional planning diagram produced by Ebenezer Howard in Garden Cities of Tomorrow (1902) (Figure 4.1), which illustrated the:

*'correct principles of a city's grown - open country ever near at hand, and rapid communication between off-shoots.'*

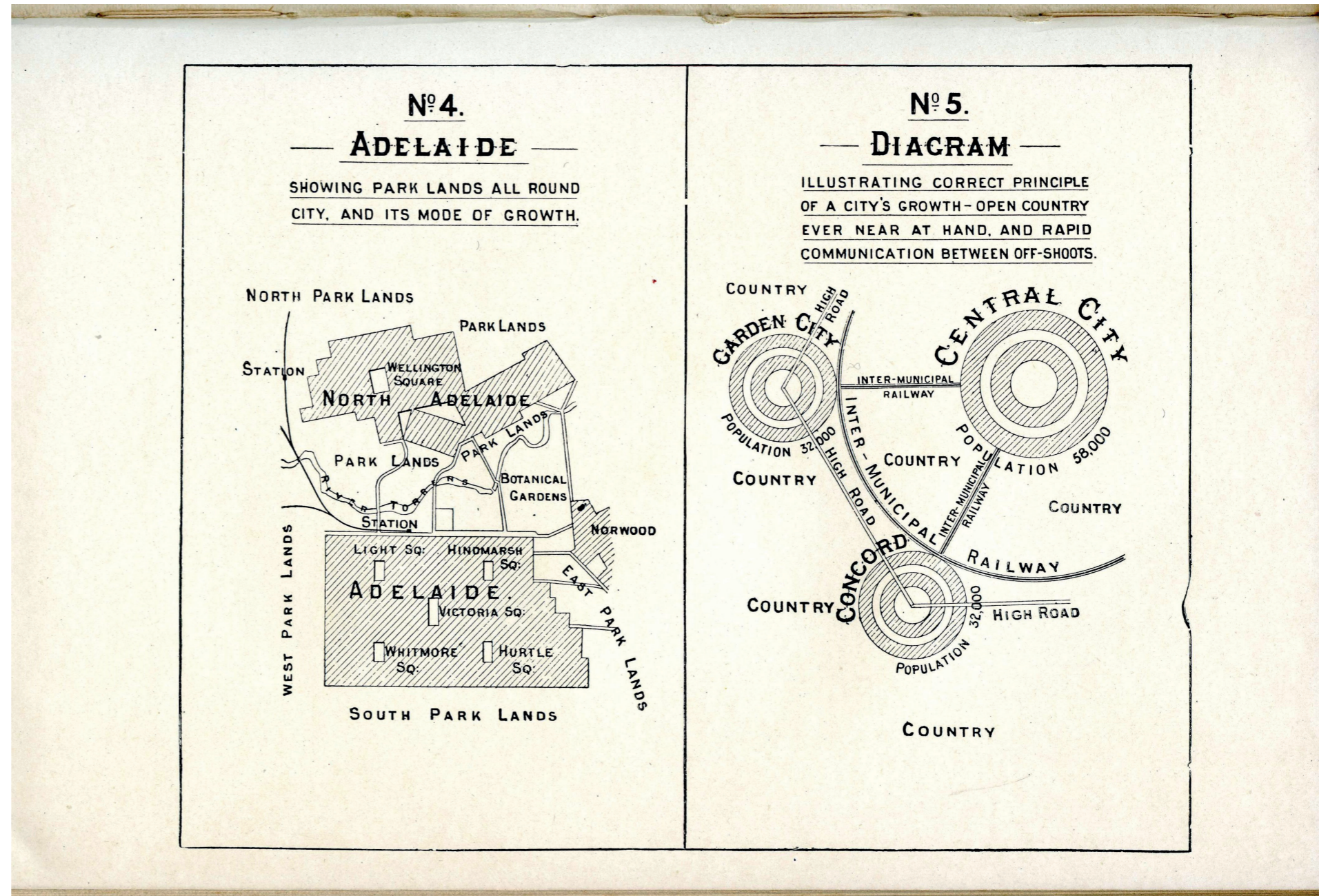


Figure 4.1 Ebenezer Howard's diagram of the correct principles of urban growth, Garden Cities of Tomorrow, 1902

- 4.4 The siting of the Garden City in this location was precipitated by the sale of the land of the Panshanger Estate (1919), following the death of Lady Desborough. The land was well located for the railway and road connections, but was insufficient for the required size of the Garden City, and so a second parcel of land was sold to the Garden City development company by Lord Salisbury of the Hatfield estate.
- 4.5 Alongside the founding principles of healthy living, which governed the design of the settlement, the concept of a rural setting was a key constraining factor. As noted within the Welwyn Conservation Area Statement:
- Welwyn Garden City Ltd was anxious to buy more land in order to secure an open countryside setting as well as to realise Howard's vision of the symbiotic relationship between town and productive farmland near at hand.*
- 4.6 The settlement, it is clear, was always intended as a self-contained, stand-alone city (**Figure 4.2**). Louis de Soissons, the surveyor and designer of Welwyn Garden City stated in 1920:
- Almost the whole of it is suitable for building development, but it is proposed to retain an agricultural belt, and in particular not to build in the beautiful valley of the Mimram which, therefore, will be preserved for the town for ever." (Town Planning Review, 1920, p. 180)*
- 4.7 The preservation of agricultural land to form a green belt around the new settlement was not only central to the philosophy of the Garden City movement, but was a particular consideration in relation to Welwyn and its wider rural setting, which was recognised as an important element to be preserved. Thus it is clear that from its conception, the Garden City was to be constrained and surrounded by a rural, productive farmland landscape, which formed a key governing principle in the design of the development.



**Figure 4.2** Louis de Soissons' first masterplan of Welwyn Garden City, showing the settlement as a self-contained development surrounded by agricultural belts. The Mimram Valley, although unlabelled, is located to the northeast and east of the town.

#### The Establishment of the Salisbury Line

- 4.8 The foundation of Welwyn Garden City and the expansion of Hatfield town stimulated discussions relating to the establishment of a permanent Green Belt. In 1946 a meeting between Lord Salisbury on behalf of the Gascoyne Cecil Estate and Welwyn Garden City Ltd sought to agree the terms of a protected corridor between the southernmost fringes of Welwyn Garden City and the Hatfield Estate. The establishment of this swathe of protected land, which came to be known as the Salisbury Line, was reported in the contemporary press (**Figure 4.3**). In 1946, *The Times* reported:
- WELWYN GREEN BELT**  
*A green belt between Welwyn Garden City and Hatfield has been provided for by the sale by Gascoyne Cecil Estates Company of which Lord Salisbury is the governing director, to Welwyn Garden City, Limited of 564 acres of land. Both parties have undertaken to forbid building for a certain distance on either side of the new boundary. Some of the new land will be devoted to agriculture and recreation. (The Times, Friday 1st Feb 1946)*



**Figure 4.3** Photograph accompanying article in the Times, captioned: A view on the upper reaches of the River Lea which eventually joins the Thames near the Victoria Docks. It was taken between Welwyn Garden City and Hatfield in the area which is to be treated as a green belt between the two towns (February 1946). Source: Hatfield Archives.

- 4.9 The deeds of this exchange were signed on the 16th December 1946 and the associated plan shows an area to the south of Welwyn, and delineates the strip of land which was not permitted to be developed. The only exception was the one parcel of land retained to provide the hospital for the town, which was itself subject of restrictive covenants.
- 4.10 The creation of the Salisbury line was pioneering, anticipating some of the far-sighted stewardship measures we today enjoy as a legacy of the town and country planning movement.
- 4.11 Legislation in the 1930s enabled London to create a metropolitan Green Belt to prevent sprawl and the loss of character and edge definition. Provisions enabling other authorities to do likewise did not come until the first town and country planning act after the war. The Salisbury Line anticipated that legislation and the fact of it is, on that basis, historically significant as part of the story of environmental planning.

#### Historical Background to the Environmental Planning Context

- 4.12 The Salisbury Line and the retained agricultural belt of the Mimram Valley separating Welwyn Garden City from Hatfield was established against a context of social welfare and environmental planning reform.
- 4.13 Reforming legislation concerning social welfare, factories and mines had sought, over the course of the 19th century, to address inadequate living and working conditions in the country's towns and cities. Early experiments in social reform included the development of Saltaire in 1853 (designated by UNESCO as a World Heritage Site), Bournville in 1878 and Port Sunlight in 1887, whilst the foundation of a number of professional bodies and organisations in the late 19th and early 20th centuries also placed emphasis on raising standards of new development.
- 4.14 This period saw the formation of a number of Government Departments born of the former Office of Works. These included the Ministry of Town and Country Planning, the Ministry of Health for Housing, and the Board of Trade for Industrial Location. Individuals and voluntary associations pressing for reforms included Octavia Hill, one of the founding members of the National Trust for Places of Historic Interest and Natural Beauty, and John Ruskin, prominent social reformer and commentator.
- 4.15 With regard to the protection of landscape and cultural heritage a significant amount was achieved by voluntary organisations. The Society for the Protection of Ancient Buildings was founded in 1877 by William Morris, and the National Trust 1895, with the first National Trust Act passed in 1907. The Ancient Monuments Act was passed in 1882, with a further Act in 1913 to provide compulsory purchase powers. The Council for the Preservation (later Protection) of Rural England, which saw itself as the guardian of the countryside, dedicated to the limitation of urban sprawl, was founded in 1926, and the Ancient Monuments Society in 1927.

- 4.16 It is evident therefore, that the Salisbury Line was agreed in the context not only of social reform, but also an increasing appreciation of the countryside and cultural heritage, and a growing desire for their statutory protection. The ethos of the Garden City Movement reflected this national trend, and the agricultural belt of land retained around Welwyn Garden City, including the proposed allocation site, represents a physical manifestation of the principles and ideals of the early 20th century social reformers and environmental planners. Importantly, the Salisbury Line agreement preceded the passing of the 1947 Town and Country Planning Act, which allowed local authorities to incorporate green belt proposals in their first development plans. It is part of the tradition of private individuals attempting to preserve parts of the natural and cultural environment through ownership and traditional property rights.

#### The Welwyn and Hatfield New Town

- 4.17 The New Towns Act of 1946 sought to depopulate urban centres in the south east of England through the creation of new settlements elsewhere. In this process of designation 28 New Towns were created. Four were rejected as being too close to existing towns, and therefore unlikely to survive as separate entities.
- 4.18 Following the 1946 Act, Welwyn Garden City and the largely historic town of Hatfield, were together designated as a New Town. The designation order was made in January 1948 and, although contested, was confirmed after a public inquiry. Consequently, a new Masterplan, taking into account both Welwyn and Hatfield, was prepared and published in 1949. This masterplan, although combining the two settlements, retained the green belt of land between the two cores as negotiated by Lord Salisbury in 1946.

4.19 The concept of a separating agricultural belt was retained throughout this process. The Town Plan of 1949 states:

*Amongst the numerous helpful suggestions we received from the public, two were dominant and supported by substantial argument. They were (a) that we should avoid any great encroachment into Sherrards Wood and Brockswood in the area of Welwyn Garden City as had previously been proposed, and (b) that we should not countenance any overlapping into the area suggested as the Green Belt between the two towns.*

4.20 In relation to the limits of the development the Plan states:

*The first major question which the Corporation had to decide concerned the extent and location of the green belt to separate the two towns. This is illustrated on the diagrammatic plan reproduced as the frontispiece which indicates the urban areas of the two towns and their green belts. On the west side of the main railway, the green belt extends from a line within the Welwyn designated area from which the ground falls southward to the Lee Valley and includes the portion of the Hatfield area to the north of Jack Olding's factory. The only building which may possibly be erected on the western section of the green belt is a major hospital and the suggested site for this has been under discussion with the Chairman of the North West Metropolitan Regional Hospital Board, who asked that this site be provisionally reserved until that Board was in a position to indicate whether they thought it suitable for their purpose. Such a hospital, if erected, would serve not merely Welwyn Garden City and Hatfield, but a substantial area mainly to the north and south of the two towns. To the east, the green belt is only to a limited extent within the Welwyn designated area, but includes the whole of the portion of the Hatfield designated area lying between its northern boundary and the Hatfield Hertford Road. There is in this eastern green belt the small hamlet of Mill Green, which it is proposed should remain and not be further developed; the existing sewage disposal works of the Hatfield Rural District Council and, temporarily, the Mill Green Building Trades camp.*

4.21 The Masterplan of 1949, showing the proposed extent of development with agricultural land surrounding the town, is reproduced at **Figure 4.4**.

4.22 It is evident, therefore, that the aspirations of Howard, Soissons and the Marquess of Salisbury in the first half of the 20th century have been realised by the designation of large swathes of agricultural land as Green Belt within the administrative boundaries of Welwyn Hatfield Borough Council and East Hertfordshire District Council. This demonstrates an early recognition and continuing protection of the land's value as an open, separating space between the planned settlements of the 20th century.

4.23 We therefore find that the open character of the site is itself a tangible remnant of a wider cultural movement, and of cultural heritage value for its own sake, and for its contribution to an understanding of the early thought processes of environmental planning in the first half of the 20th century. The open land itself, therefore, is historically interesting as evidence of progressive land use planning.

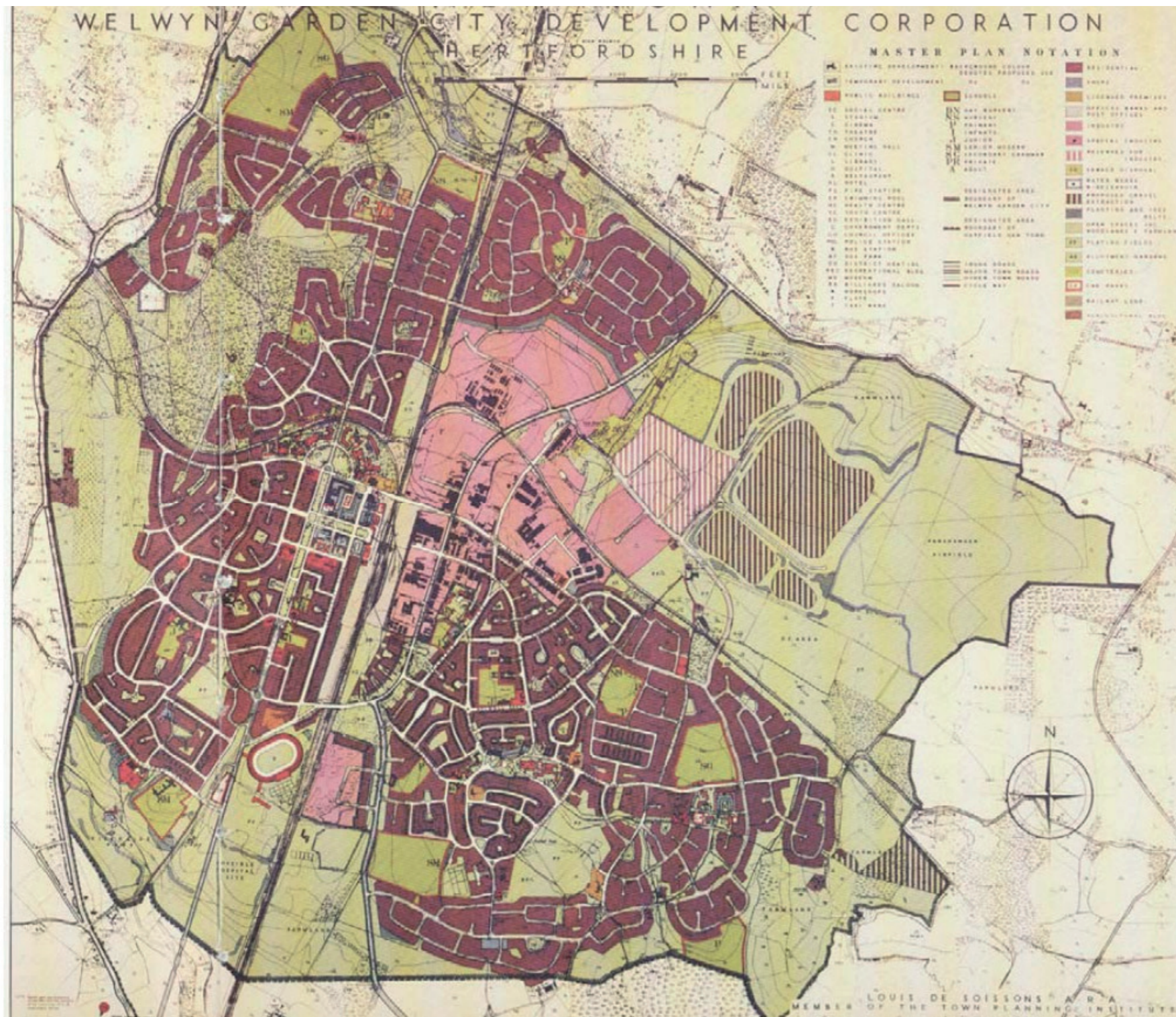
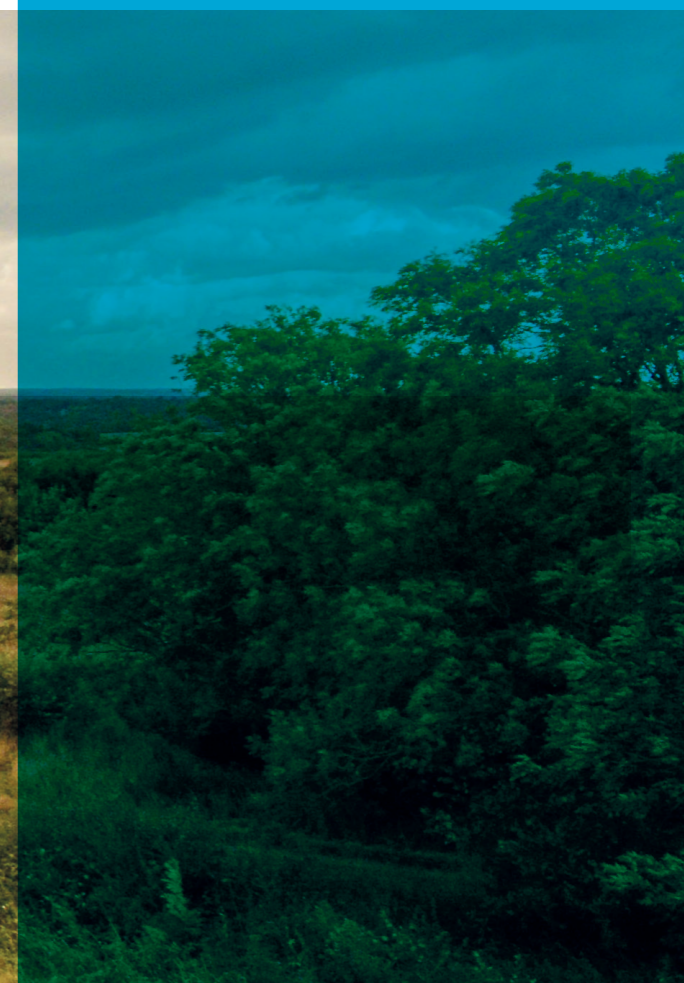


Figure 4.4 Masterplan of Welwyn Garden City, 1949, showing the proposed extent of development. The proposed allocation site forms part of the agricultural land surrounding the Garden City to the south east. Source: Hertfordshire Archives

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



## Assessment of the Proposed Allocation Site

## 5.0 ASSESSMENT OF THE PROPOSED ALLOCATION SITE

5.1 Based on the analysis undertaken above, we find that the critical heritage considerations in assessing the impact of development, should the proposed allocation site come forward, to amount to the following:

- The extent of change to the pattern of historic relationships within the landscape;
- Particular heritage impacts on individual heritage assets; and
- The cultural heritage legacy represented by the 'Salisbury Line', an important example of early environmental planning.

5.2 We consider each in turn below.

### Impact on Historic Relationships within the Landscape

5.3 Although the historic landscape value of the proposed allocation site has been affected by the patterns of 20th century mineral extraction and landfill, the site is located within a landscape in which the settlement pattern of great estates, hamlets, and isolated tenant farms is still largely discernible, albeit disrupted by the large urban settlements of Welwyn Garden City and Hatfield New Town. These layers of the landscape's historic development are therefore evident, notwithstanding the infrastructure associated with the modern development in the area. This is a landscape that has been influenced by the prevalence and proximity of great estates, and the extent of estate landholdings. The Gascoyne Cecil Estate remains a steward of large parts of this landscape today.

5.4 The allocation site forms a prominent component of the open space separating the highly significant designated landscapes the Hatfield and Panshanger parklands. Historically, these great landed estates have been characterised by, and experienced in association with, large swathes of productive farmland, with a designed parkland at their cores.

5.5 The development of a large portion of the proposed allocation site, therefore, would undermine the function of this landscape, and so erode the historic separation of the estates by undeveloped land, altering the interrelationships and patterns of settlement within this river valley landscape we have described. As a result, we consider, this would cause a degree of harm to heritage assets.

### Impacts on Individual Heritage Assets

#### Hatfield House, Park and Garden

5.6 It is recognised that the grade I registered Hatfield Park, together with the grade I Hatfield House and Palace and associated grade II listed structures within it, comprise a place of exceptional heritage value (as stated by English Heritage in its New Barnfield letter of May 2014). In accordance with paragraph 132 of the NPPF, great weight should be given to their conservation, proportionate to their special interest.

5.7 The immediate setting of the grade I listed park has been significantly altered through the development of Hatfield New Town against the park's western edge. Welwyn Garden City to the north is also an intrusive feature, although less significant due to the topography of the intervening land and interposing vegetation, partially resulting from Howard's early decision to plan the Garden City around pre-existing mature trees, and hedgerows, resulting in the settlement being well concealed in a tree-lined landscape. Both, it should be noted, were extensively developed prior to the parkland's designation in 1987. The park therefore retains only part of its original open agricultural setting. The setting to the northeast is still rural in character, which complements the landscape form of the park, which lies on the other side of the valley.

5.8 The location of the land to the north of the A414 means that it forms part of the approach to the estate from the east, which is currently characterised by its rural and open character and the marked topographical character of an open sided river valley, with very little sign of development. The introduction of new development to the north of the A414, and the associated influences of lighting, landscaping and signage, would urbanise what one presently perceives as a rural or semi-rural landscape, and influence one's perception of the character of the land not only looking out from the registered park, but also as one approaches it from the A414.

5.9 We note that elsewhere this wider rural setting of the estate has been significantly compromised by the urbanising influences of Hatfield New Town and Welham Green. The spilling of the urban form of the development down the southern slope of the proposed allocation site would encroach into this current rural approach, increasing the sense of coalescence between Hertford, Welwyn Garden City and Hatfield, and would consequently erode the contribution that this part of the estate's wider setting makes to an appreciation of this highly significant group of assets. We note a similar point has been made by Historic England, and we concur. Accordingly, we conclude that the allocation would cause harm to the historic environment.

5.10 Surprisingly, this allocation has not been prepared with the benefit of a Zone of Theoretical Visibility ('ZTV'), to ascertain the potential visibility of the allocation from within the registered park and garden. We are aware, having visited the house and park, that the proposed allocation site is visible from the roof of Hatfield House, and there may be other locations of intervisibility throughout the park. Due to its extensive nature we are unable to triangulate the potential points of visibility, and for this reason we consider that a ZTV would be desirable to inform the decision on allocation. The high grading of the house and park at the very least require ZTV testing. Without that we consider the evidence base supporting the allocation is deficient.

#### Panshanger Park

5.11 The effect of development on the proposed allocation site would be to further reduce the agricultural land separating the designed parkland from development to the west, altering the character of its historic wider rural setting and affecting the interrelationship of the park with the other surviving historic landscape features.

5.12 The information provided within the Strategy Diagram (Figure 12) and the masterplan prepared by David Lock Associates indicates the provision of a buffer between the park edge and the proposed development. However, without the benefit of a ZTV we are unable to ascertain whether the buffer proposed would be effective in preserving the special interest of the heritage asset.

#### Buildings at Birchall Farm and Holwellhyde

- 5.13 The survival (and partial survival) of the rural settings of the buildings and Birchall Farm and Holwellhyde respectively, currently positively contribute to an appreciation of their special interest as historic isolated farmsteads. Although we welcome the intention of protecting this rural setting, as demonstrated within the Strategy Diagram accompanying the proposed allocation site, we note that the masterplan prepared by David Lock Associates shows that the buffers would be relatively small and that there would be encroachment of development towards the heritage assets.
- 5.14 This would result in a change in the character of this setting from predominately rural to predominately urban, and, we consider, has the potential to cause harm to these assets. We find that further detail relating to the positioning of proposed development and the interrelationships of these buildings with the wider agricultural landscape is required to understand whether the proposed buffers can prevent harm to an appreciation of their significance.

#### Impact on Cultural Heritage Legacy Represented by the Salisbury Line

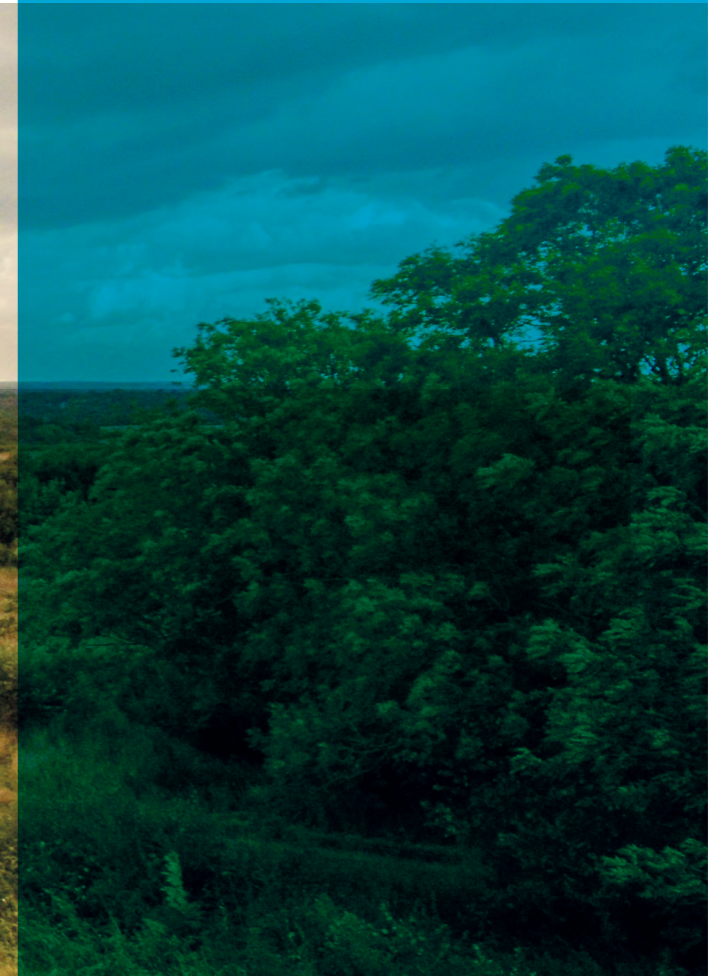
- 5.15 The relationship between town and countryside was central to the original concept of a garden city, as visualised by social reformer Ebenezer Howard in his publication *Garden Cities of Tomorrow*. The open character of the land surrounding Welwyn Garden City was recognised and valued from the first point of its conception, as evidenced by the statement of Louis de Soissons published in the *Town Planning Review* in 1920. The land, it is clear, was valued not only for its natural beauty, but for its agricultural use, and the potential it held to realise Ebenezer Howard's vision of the symbiotic relationship between town and surrounding productive farmland.
- 5.16 Howard and Soissons' ideals in this respect were realised by the agreement to establish the Salisbury Line in 1946, which enabled the creation and protection of the notional southern boundary to Welwyn Garden City and the land beyond, which remains within Estate ownership. It functions as an important green corridor between the Garden City and the settlement of Hatfield to the south. Its

conception against a background of social and development reform, and importantly, before the formalisation of Green Belts under the Planning Act of 1947, means that it represents a cultural heritage legacy as an early example of environmental planning.

- 5.17 Notwithstanding its former uses, the land proposed for allocation now comprises open agricultural land, and this green corridor, extending beyond the Salisbury Line to the east, has been historically maintained on either side of the A414 in this part of the Mimram Valley. This policy of restraint is consistent with the precedent set by the early principles of Howard and Soissons' development of Welwyn, consolidated by the establishment of the Salisbury Line and formalised by the designation of the land as Green Belt under the 1947 Planning Act.
- 5.18 As noted by Historic England in its representation of 20 October 2016, due to the topography of the land, development on the proposed allocation site would lead to the spilling of urban form over the northern ridge of the Lea Valley and towards the A414. Such development would both breach and fundamentally undermine the longstanding principle of retained open land in this location. As such it would significantly erode the cultural heritage legacy of Welwyn Garden City and the Salisbury Line, representative of the ethos of contemporary social reform, the Garden City Movement and the innovations in early and environmental planning.



// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



Conclusion

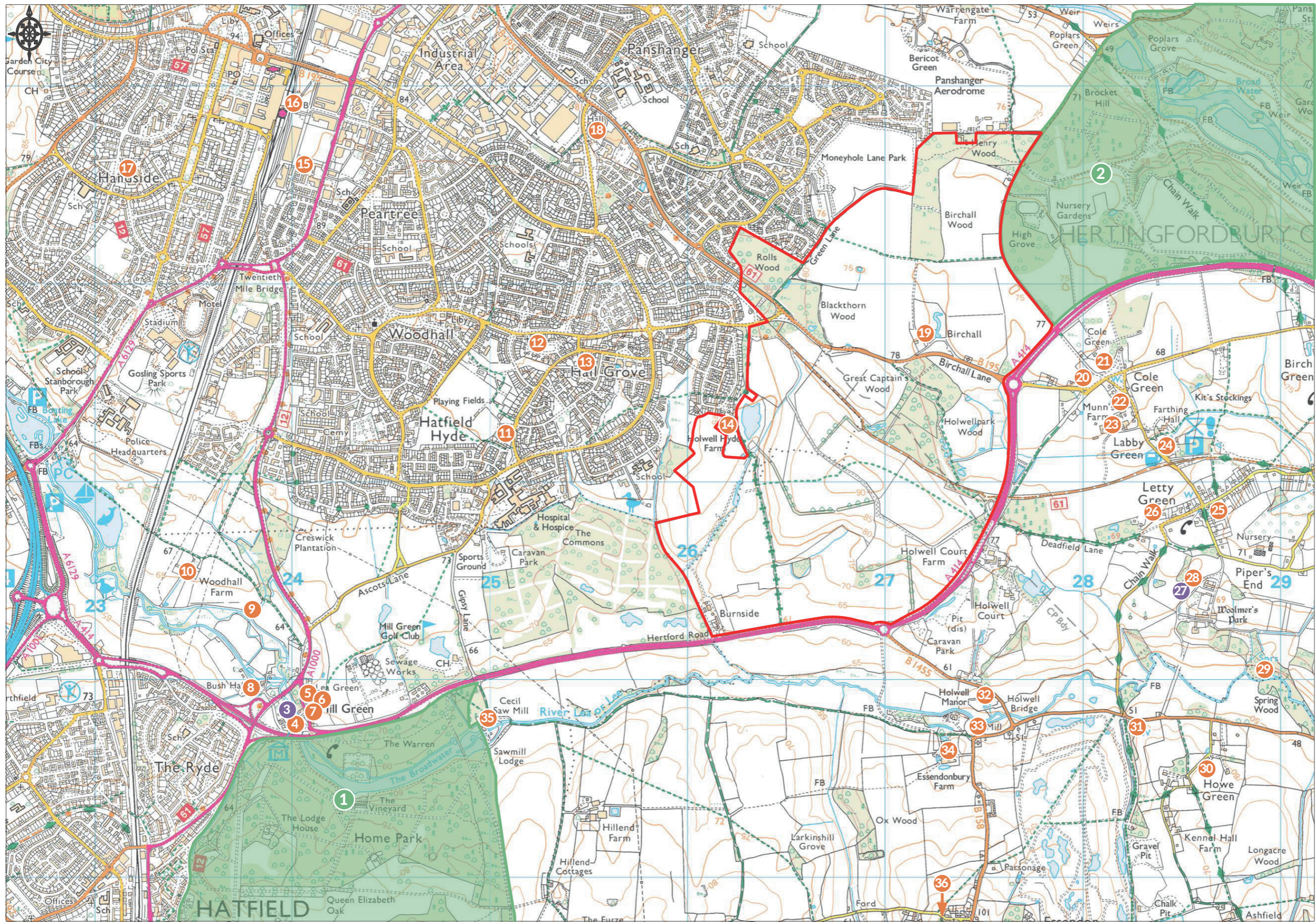
## 6.0 CONCLUSION

- 6.1 On behalf of Cecil Gascoyne Estates, we have in this report highlighted significant concerns about the proposed allocation's potential harm to the historic environment of Welwyn Hatfield, through:
- The erosion of the historic separation of the Hatfield and Panshanger estates by open land;
  - The urban encroachment on the southern slopes of the proposed allocation site, which could potentially harm the wider setting of Hatfield Park (grade I registered) and appreciation of its significance, a material consideration in the decision making process;
  - The erosion of the rural setting of Birchall Farm and Holwellhyde, which currently contributes positively to an appreciation of their special interest;
  - The erosion of the cultural heritage legacy of Welwyn Garden City and the Salisbury Line, which in its current form is tangible evidence of the history of town planning.
- 6.2 We consider that the existing information supporting the allocation is deficient, due to:
- The lack of a ZTV which would enable an understanding of the likely impact on Hatfield House and Park, and Panshanger Park;
  - Insufficient information provided to ascertain whether the buffer to Panshanger Park, Birchall Farm or Holwellhyde proposed as part of the Strategy Diagram (Figure 12) and the masterplan prepared by David Lock, would be effective in preventing harm to the significance of these assets.
  - The lack of any significant consideration given to the range of historic interests outlined in this submission.
- 6.3 The evidence base supporting this proposed allocation is therefore, on these several bases, unsound.

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



APPENDIX 1: Heritage Asset Plan from National Heritage List



**INDICATIVE HERITAGE ASSET MAP**

Indicative Draft Allocation Site Boundary

**Registered Parks and Gardens**

1. Hatfield Park (grade I registered), containing Hatfield House and the Palace (grade I) and associated grade II listed buildings
2. Panshanger Park (grade II\* registered), containing associated grade II listed buildings

**Listed Buildings**

Grade II\*    Grade II

3. The Old Mill House Museum and Mill Green Mill (II\*)
4. Mill Cottages (II)
5. 1-6, Mill Green Lane (II)
6. The Green Man Public House (II)
7. Telephone Kiosk (II)
8. Bush Hall Hotel (II)
9. The Cottage (II)
10. Woodhall Farm Cottage South of Farmhouse (II)
11. The Beehive Public House (II)
12. Ludwick Corner (II)
13. Ludwick Hall (II)
14. Holwellhyde Farmhouse (II)
15. Office Block (Buildings 1-4) to Roche Products Factory (II)
16. The Nabisco Shredded Wheat Factory (II)
17. The Barn Theatre and Hand Side Farmhouse (II)
18. Attimore Hall, Granary and Barn (II)
19. Birchall Farmhouse, Barn and Stables (II)
20. Cole Green House, Game Larder, and Stables (II)
21. Panshanger South Lodge With Gate Piers and Gatehouse (II)
22. Sharmane The Old Brewhouse (II)
23. Munn's Farm House (II)
24. Spriggs (II)
25. Church Of St John The Baptist (II)
26. 30 and 32, Letty Green (II)
27. Woolmer's Park With Attached Outbuildings And Wall (II\*)
28. Gardener's Cottage and Kitchen Garden Wall (II)
29. Summer House at Arkley Hole (II)
30. Laurel Cottage (II)
31. Hertford Lodge (II)
32. Holwell Manor (II)
33. Essendon Mill (II)
34. Essendonbury Farmhouse and Barn (II)
35. Saw Mill Cottage (II)
36. Listed Buildings In Essendon (II)



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**Location:**  
 Birchall Garden Suburb - Draft Site Allocation

**Date:**  
 May 2017

**Scale:**  
 1:20,000 @ A3

**Figure:** ▲ North

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



APPENDIX 2: List Descriptions

# BARN ON EAST SIDE OF FARMYARD AT ESSENDONBURY FARM

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BARN ON EAST SIDE OF FARMYARD AT ESSENDONBURY FARM

List entry Number: 1296519

## Location

BARN ON EAST SIDE OF FARMYARD AT ESSENDONBURY FARM

The building may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish: Essendon

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Dec-1983

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 158304

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

TL 20 NE ESSENDON ESSENDON (north side)

9/44 Barn on E side of farmyard at Essendonbury Farm -

GV II

Barn. C17 timber framed. Weatherboarded. Corrugated asbestos roof. 3 bays. Queen post roof construction with gabled projecting cart entrance on W. C18 red brick single storey N extension with half-timbered gable end. 2 small

recessed windows on E.

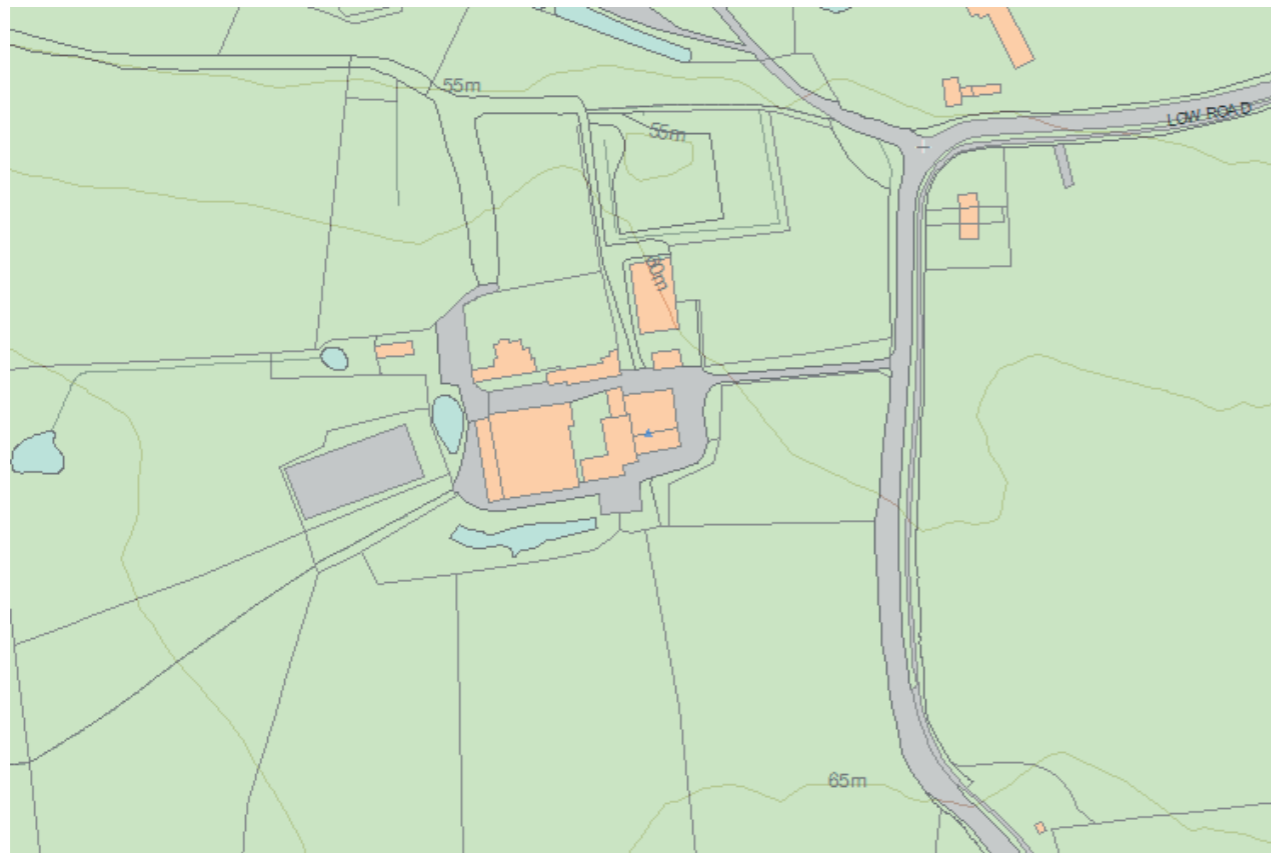
Listing NGR: TL2734609591

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 27346 09591

## Map



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The above map is for quick reference purposes only and may not be to scale.  
For a copy of the full scale map, please see the attached PDF - [1296519 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/269756/HLE_A4L_Grade|HLE_A3L_Grade.pdf)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/269756/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/269756/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

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End of official listing

# ESSENDONBURY FARMHOUSE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ESSENDONBURY FARMHOUSE

List entry Number: 1348134

## Location

ESSENDONBURY FARMHOUSE

The building may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish: Essendon

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Dec-1983

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 158303

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

## Details

TL 20 NE ESSENDON ESSENDON (north side)

9/43 Essendonbury Farmhouse -

GV II

Farmhouse. Mid C18 chequered red brick front to timber framed core, probably C17. Late C19 E and N elevations. S entrance elevation has floor band with burnt headed course. Segmental headed flush panel door on left centre. Early C19 3-light casement window with Gothic top lights. 2-light casement of same date to right side 1st floor. 1-storey brick and timber

framed outbuilding on left. Chamfered floor beam.

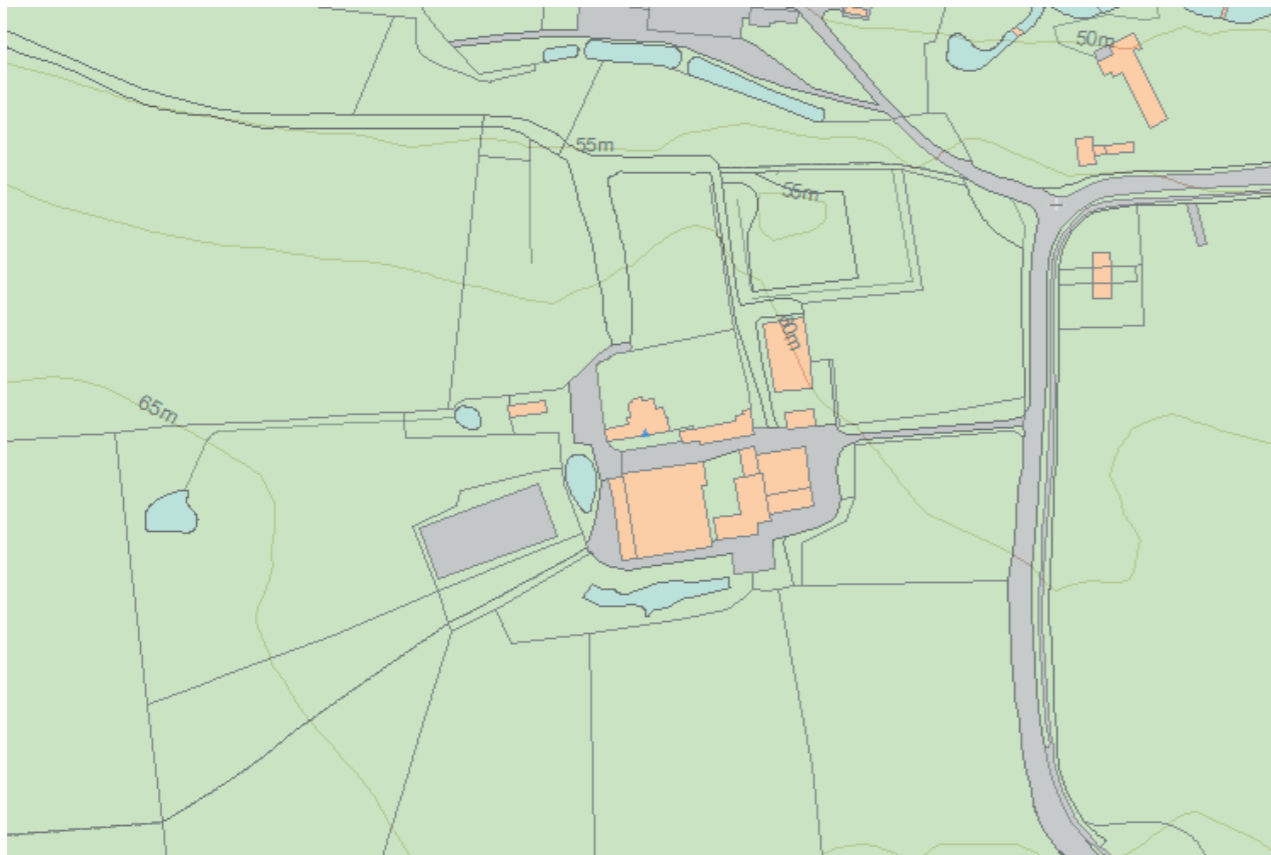
Listing NGR: TL2729309614

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 27293 09614

## Map



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The above map is for quick reference purposes only and may not be to scale.  
For a copy of the full scale map, please see the attached PDF - [1348134 .pdf](#)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/314957/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/314957/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

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End of official listing

# HATFIELD HOUSE

## List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: HATFIELD HOUSE

List entry Number: 1000343

## Location

The garden or other land may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish: Hatfield

National Park: Not applicable to this List entry.

Grade: I

Date first registered: 11-Jun-1987

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1289

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

## Details

An early C17 country mansion surrounded by extensive and complex gardens and park, created from the medieval parks of Hatfield. Robert Cecil's formal, early C17 gardens were created with input from designers including Thomas Chaudler and Salomon de Caus, and planted by John Tradescant the elder, at that time the head gardener. The gardens were landscaped in the C18, but then remodelled and extended in the C19 and C20.

NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed

accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport.

#### HISTORIC DEVELOPMENT

The bishops of Ely owned a house and park at Hatfield from at least the C13 (VCH). Hatfield Palace was built c 1480-97 by Cardinal John Morton, Bishop of Ely and minister of Henry VII, with formal garden compartments along the south side (ibid). Henry VIII acquired the estate during the Dissolution of the Monasteries and it was here that Queen Elizabeth was brought news of her accession in 1558. Her first three Councils were held in the hall of the Palace. The estate was exchanged in 1607 by James I for Robert Cecil's Theobalds Palace (Herts). Cecil (1563-1612, cr first Earl of Salisbury 1605) pulled down three sides of the Palace, leaving the hall, and built a new house close by to the south-east, flanked by gardens to the west and east. The eastern gardens were overlooked by the family's private apartments, and were the main formal gardens, being walled and terraced in an Italianate form which was influential on other contemporary gardens. A vineyard was constructed within a walled enclosure in the park, at some distance from the house.

Cecil's gardener from Theobalds, Mountain Jennings, collaborated with Robert Bell, a London merchant and garden expert, in drawing up garden plans. One 'Bartholomew the gardener' agreed to act as a consultant initially, with Jennings and Bell; various other advisers were used during the course of construction. Thomas Chaundler laid out the splendid East Garden c 1610-11, with waterworks by a Dutchman, Simon Sturtevant. By late 1611 Chaundler had been replaced by Salomon de Caus who worked on the gardens until mid 1612. John Tradescant the elder became gardener at Hatfield at this time, supervising the planting of the gardens, the plants including rare specimens from abroad, some collected by Tradescant himself (Strong 1979). Lord Salisbury died deeply in debt in 1612, just before the house was finished.

The estate remained in the possession of the Cecils, the park being extended to the environs of Hatfield House in the late C18 by Emily, the first Marchioness, and the park and gardens landscaped (gardens guide 1989). Dury and Andrews' map shows the estate c 1766 with formal gardens around the House, and the vineyard enclosing formal features; Watts' engraving (1779) shows the park sweeping up to the walls of the House on the south and east sides. In the mid C19 James, the second Marquess, recreated

terraces around the House, although these were built higher and wider than the C17 originals. He also laid out new parterres and a maze on the remains of the C17 work to the west and east of the House. In the late C20 Marjorie, the sixth Marchioness remade the gardens, creating several new features, including works in the East Gardens and two sunken parterres in the courtyard on the south front. The estate remains (1999) in private ownership.

#### SUMMARY DESCRIPTION

Hatfield Park lies c 30km north of the centre of London, adjacent to the east side of the village of Hatfield, and incorporates several former medieval hunting parks. The c 7.5 sq km site is defined to the west largely by the former Great North Road, now (1999) the A1000, apart from a section north-west of the House which is bounded by the village. The site is bounded to the north by the A414, to the east by agricultural land and woodland, and to the south-east by a lane linking the Great North Road with the settlement of Lower Woodside. The ground is gently undulating, with a plateau towards the west boundary, on which stand the House and Old Palace. The setting is rural to the east, with the new town of Hatfield adjacent to the west, and several villages to the south.

Hatfield House (1607-12, listed grade I) stands at the west edge of the park on a level plateau, approached via several drives and avenues. The present main approach (late C19) enters 500m north-west of the House, off the Great North Road, directly from the west side of Hatfield village, opposite the railway station. The broad gateway (late C19, listed grade II), set back off the road and flanked by low, curved brick walls, comprises two carriage entrances, each flanked by carved stone piers surmounted by stone lions and separated by an iron screen in similar style to the gates. In front of the screen stands a tall stone plinth supporting a seated statue of the third Marquess of Salisbury (G Frampton 1906, listed grade II), three times Prime Minister of Great Britain, who erected the gateway in order to provide access to the newly built station. From here the drive is carried 120m east on an embankment to a brick bridge which takes it high across the main village street, Park Street, to the entrance to the park. The drive continues 250m east to join the north drive at a point 300m north of the House. The north drive was, before the west entrance was built in the late C19, one of the principal approaches. The north drive, aligned on the north front of the House, enters the park from the Great North Road 1.2km north of the House, via a brick gatehouse. It extends south flanked initially by woodland, opening out into the park c 500m north of the House, from here continuing southwards flanked by a double avenue. Some 60m

north of the House the drive enters the square, gravelled forecourt between terracotta ornamental posts (mid(late C19, listed grade II).

The forecourt (walls and gates 1845 and late C19, by the second and third Marquesses of Salisbury, listed grade II) is enclosed on three sides by ornamental red-brick and terracotta walls, with two further gateways, in similar style to the central gateway, at the west and east ends of the north wall. The fourth, south side is taken up by the north front of the House, at the centre of which a broad stone staircase (C19) leads up to the central front door. Beyond the west and east ends of the north front of the House, set into the south ends of the west and east forecourt walls respectively, stand two pairs of tall, brick and stone, polygonal gate piers with iron gates (listed as part of the forecourt), giving access to the West and East Gardens beyond.

The former south approach (the main C17 approach), is now (1999) disused. The course of the former south drive is aligned on the centre of the south front. The remaining southern section enters off the Great North Road at a lodge, 2km south of the House. The drive extends north through the wooded Millward's Park, crossing, 850m south of the House, a further avenue giving access from the Great North Road to the north-west and the Pepper Pot Lodges (C17, listed grade II) on Woodside Lane to the south-east. This avenue marks the former course of the Great North Road, before it was moved to the south-west side of Millward's Park in the C19. The south drive ends at the cross drive, its former course northwards being marked by a grass ride flanked by a broad avenue of lime trees. The ride terminates 60m south of the House at a further forecourt (pavilions C17, restored c 1845; gates and walls c 1845, listed grade II) enclosed by low brick and terracotta walls. The entrance at the centre of the south side is marked by an iron screen and gates flanked by four brick and stone piers. Single-storey brick and stone pavilions are set into the west and east walls. Within the forecourt a broad gravel drive, flanked by late C20 sunken parterres, leads to the carriage sweep on the south front, adjacent to a stone loggia in which is set the central south entrance. Several other drives also traverse the park.

A series of formal gardens, the West Gardens, extends from the west front, overlooked by the C19 west terrace. The Privy Garden, lying below the terrace and bounded by a lime walk, contains the West Parterre. To the west of the Privy Garden lies the lower Scented Garden, occupying the site of a former kitchen garden, with a raised walk running along the west side. The Wilderness Garden extends 350m south from these formal gardens, alongside the south avenue ride, incorporating the remains of C19 wooded pleasure

grounds.

At the north-west corner of the West Gardens, 90m north-west of the House, stands the remains of the Old Palace (1480-97), overlooking to the east a garden made amongst the foundations of the three wings which were demolished in the early C17. A forecourt lies on the west side of the Old Palace, bounded to the north by the present stable yard and to the west by the churchyard of Hatfield parish church. A brick gatehouse at the north-west corner of the forecourt provides direct access from the village via Fore Street.

The East Gardens, a series of terraced gardens, lead down a slope from the east front, overlooked by the C19 east terrace. They occupy the site of the main area of early C17 gardens laid out for the first Earl of Salisbury, these having been largely rebuilt in the 1840s and restored in the late C20. A double flight of steps leads down from the east terrace to the east parterre, flanked to the north by a late C20 kitchen garden and to the south by an orchard and the Mount Garden. From the East Parterre a flight of steps leads down to the Maze Garden (maze 1840s, restored mid(late C20), and below this the Pool Garden, containing a swimming pool set in lawn and enclosed by clipped yew hedges. Beyond this to the east lies the New Pond and Wild Garden, an informal area of lawn and trees surrounding the irregularly shaped pond, the pond having been laid out during the initial garden works of the early C17.

Hatfield Park, surrounding the House to the south, east and north, is composed of several earlier parks, drawn together over successive centuries, including Middle Park and Innings Park. The central area surrounding the House and gardens is laid to pasture, with scattered trees, and contains several areas of woodland including Coombe Wood and Conduit Wood. The northern section, Home Park, is largely wooded, bounded to the north by the Hertford Road and bisected from west to east by the broadly curving Broadwater, made from the widened course of the River Lea. The Broadwater is straddled by the early C17 Vineyard, standing 1.2km north-east of the House within the Home Park Woodland. The rectangular Vineyard is surrounded by 4m high red-brick walls (early C17, listed grade II). Brick pavilions terminate the ends of the south wall in the southern half, with a Tudor-style cottage at the centre (these three listed with the walls), overlooking a series of earth terraces running down to the riverside. This section was laid out as a vineyard in the late C19 (OS 1879). The north half, formerly laid out as a kitchen garden (OS 1879), is bisected from west to east by a narrow arm of the river. It contains at the centre of the north side a late C18 Gothick-style pavilion, set into an angled recess at the centre of the wall.

The Lodge House (early C17, listed grade II), formerly the residence of the Ranger of Hatfield Park, stands towards the west side of Home Park, c 800m north-east of the House. The brick and timber-framed house stands within its own enclosure, surrounded by a garden wall with gate piers set into the south side (wall and piers early C18, listed grade II).

Millward's Park, the third (southern) main section of the park, lies south-west of the 2.2km long avenue linking Woodside Lane with the Great North Road. It is largely wooded, and crossed by woodland rides and the south drive, with to the north-west an open area of agricultural land enclosed on the west boundary with the Great North Road by a belt of trees.

The C19 kitchen gardens known as the New Gardens lie c 500m south-west of the House, surrounded by brick walls, with two main service compartments containing glasshouses adjacent to the north. The New Gardens, built to augment the kitchen gardens in the Vineyard in Home Park, have been superseded in the late C20 by a kitchen garden on the north side of the East Gardens, lying adjacent to the east side of the north forecourt.

#### REFERENCES

Note: There is a wealth of material about this site. The key references are cited below.

W Watts, *The Seats of the nobility and gentry in a collection of the most interesting and picturesque views* (1779), pl 53 *Country Life*, 1 (8 May 1897), pp 491-3; (15 May 1897), pp 519-22; 22 (14 December 1907), pp 872-83; 61 (12 March 1927), pp 390(7); (19 March 1927), pp 426-34; 175 (15 March 1984), pp 662-4; (22 March 1984), pp 770-2 *Victoria History of the County of Hertfordshire* 3, (1912), pp 91-100 R Strong, *The Renaissance Garden in England* (1979), pp 103-9 *Hatfield House, guidebook* (1984) *The Gardens at Hatfield House, guidebook*, (1989) M Batey and D Lambert, *The English Garden Tour* (1990), pp 40-6

Maps Hatfield estate map, 1607 (private collection) Dury and Andrews, *A topographical Map of Hartford-shire*, 1766 Tithe map for Hatfield parish, 1838 (Hertfordshire Record Office)

OS 6" to 1 mile: 1st edition published 1879 2nd edition published 1899 OS 25"

to 1 mile: 2nd edition published 1898

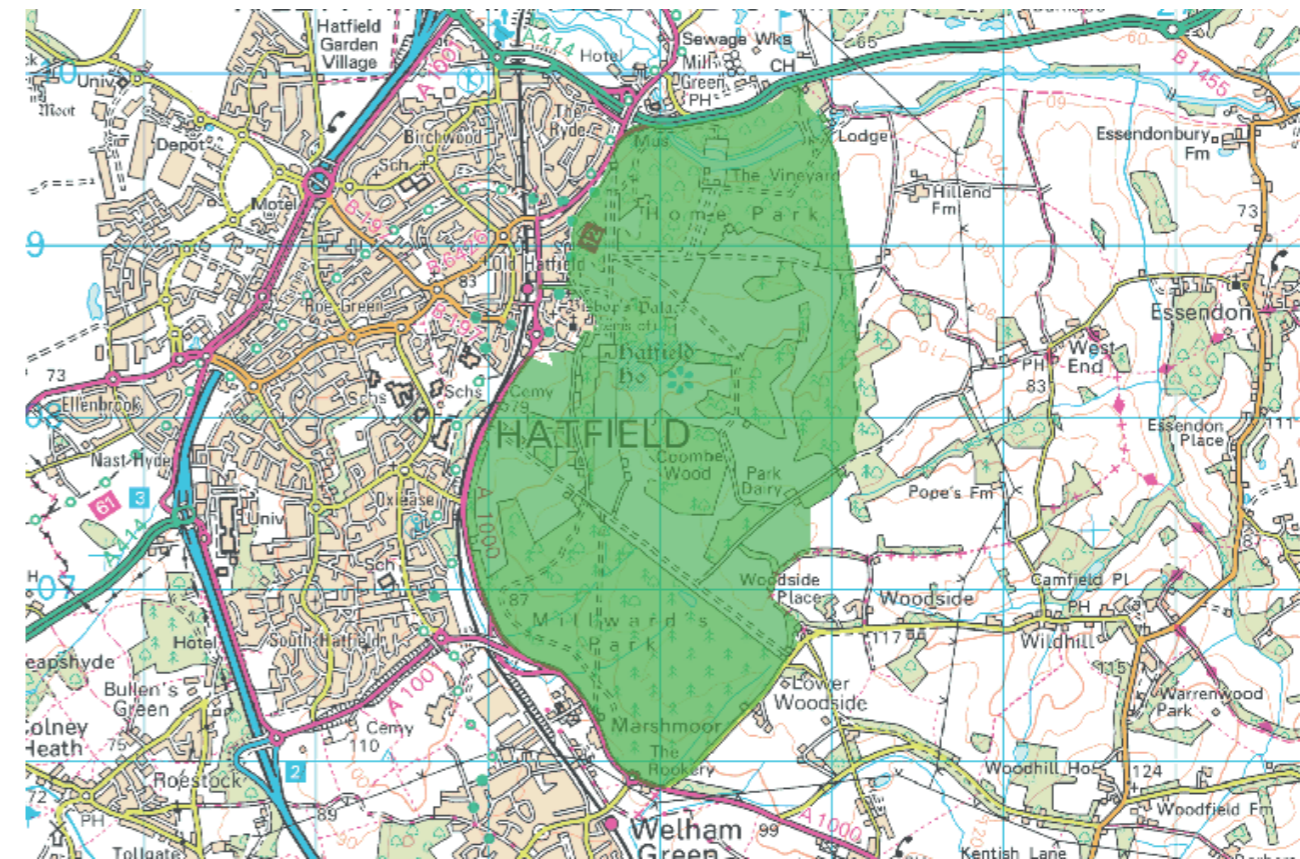
Description written: June 1999 Register Inspector: SR Edited: October 2000

#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 24018 07769

#### Map



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This copy shows the entry on 02-Feb-2017 at 10:00:58.

End of official listing



## HATFIELD HOUSE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HATFIELD HOUSE

List entry Number: 1173363

### Location

HATFIELD HOUSE, HATFIELD PARK

The building may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish: Hatfield

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 06-Feb-1952

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 158402

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

Old Hatfield TL 2308 HATFIELD HATFIELD PARK (west side)

15/139 Hatfield House

6.2.52

GV I

County house. Built for Robert Cecil, first Earl of Salisbury, between 1607 and 1612. Designed by Robert Liming or Lyminge, assisted by Robert Cecil, his friend Thomas Wilson, and probably by Simon Basyll and Inigo Jones. The W

wing was gutted by fire in 1835 and redecorated by the second marquess (d. 1868), who also did much decoration in other parts of the house.

Red brick with stone dressings. E-shape.

3 storeys and attic over basement. Stone mullioned and transomed windows of 2 to 6 lights. N entrance elevation is 15 windows. Central 3-storey porch bay with arched, shell-headed door flanked by pairs of fluted Roman Doric columns. Strapwork to pedestals, frieze and overthrow. C19 steps in 2 flights. 4-window flanking walls have 2-storey canted window bays near 3-window end projections. End projections have 3 and a half storey tower projections, formerly with cupola domes. The basement has a moulded plinth and 2 4-centre doors on each side of the right hand end pavilion. Main south front has a 9-window loggia in ashlar stone. The central feature is a 3-stage triumphal entrance with pairs of Doric, Ionic and Corinthian columns at each level. Double doors like those of N elevation. Strapwork to columns and pedestals. Large coat of arms to third stage and 1611 date on parapet. Top stage renewed 1982. Loggia either side was enclosed by stone trellis-work windows c1846, when much of the stone work of the front was probably restored. Ground and 1st floor Doric and Ionic fluted pilasters with carved pedestals and strapwork friezes. Strapwork parapet renewed c1950. Upper floor windows have bracketed sills. Flanking sides of courtyard are 6 windows: 3 2-storey bay windows alternating with 2-light openings and 3-light attic windows with strapwork semicircular crests. Doric doorways with similar crests. W side has large chapel window with 2-storey 12-arched light windows. End elevations of wings have square projecting turrets with leaded cupolas and strapwork parapets between them. Central 2-storey canted bay windows, that on W with C19 balcony and steps. E and W elevations are two part compositions. N parts have 3 canted 2-storey window bays with flat parapets. Recessed narrow gabled central bay. S part with two small gables. Rising from the centre of the house is a 3-stage wooden clock tower. The bottom stage has triplets of Doric columns at the angles and triplet arches between. Cube-shape middle stage has clocks N and S and pairs of Ionic columns at angles. Arched octagonal turret with leaded cupola. This part is possibly by Inigo Jones.

Outstanding features of the interior are the Hall and Grand Staircase, both with wood carving by John Bucke. The hall screen has profuse Jacobean ornament and a projecting upper gallery, closed in the C19. A second gallery is corbelled out of the E wall which has here two stone doorways. Hammerbeam ceiling with paintings by Taldini, brought in by Third Marquess,

1878. The Grand Staircase has richly carved balusters and newel posts, the newels of carved lions and cupids. The Summer Drawing Room, E of the staircase has a well-preserved original interior. The Chapel in the W range has a large E window with twelve panes of original stained glass. The secondary staircase in the W wing, called the Adam and Eve staircase, was remodelled in the C19, but retains of fire door surround of c1700 on the 1st floor. The Long Gallery has panelling in two tiers and divided by pilasters, the fireplaces and ceilings possibly C19. King James's Drawing Room on the E has a restored ceiling and a contemporary fireplace by Maximilian Colt. King James's Bedroom, adjoining, has a fireplace taken from the Summer Dining Room. (C.L. 11.8.1900; 28.6 and 5.7.1907; 14.12.1907; Pevsner (1977)).

Listing NGR: TL2371508394

## Selected Sources

### Books and journals

Pevsner, N, Cherry, B, The Buildings of England: Hertfordshire, (1977)

'Country Life' in 11 August, (1900)

'Country Life' in 14 December, (1907)

'Country Life' in 28 June, (1907)

'Country Life' in 5 July, (1907)

### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 21 Hertfordshire,

National Grid Reference: TL 23715 08394

## Map

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([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/382897/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/382897/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

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End of official listing

# HOLWELLHYDE FARMHOUSE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HOLWELLHYDE FARMHOUSE

List entry Number: 1172793

## Location

HOLWELLHYDE FARMHOUSE, HOLWELLHYDE LANE

The building may lie within the boundary of more than one authority.

County: Hertfordshire

District: Welwyn Hatfield

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Nov-1980

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 158245

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 5260 HOLWELLHYDE LANE (west side) Holwellhyde Farmhouse TL 21 SE 3/11

II

2. C16 or early C17 farmhouse with C19 additions and modern alterations. The gabled cross wing to the left was reconstructed in the mid-late C19, 2 storeys in painted brick with slate roof. The original, central, section is of 2 storeys, tiled and rendered over a timber-frame. One casement window to both storeys. This section has exposed timber-framing to part of the interior and original roof timbers and brick chimney stack, with grouped flues. An

extension of one storey to the right, although now mainly of modern brick, incorporates original ceiling beams.

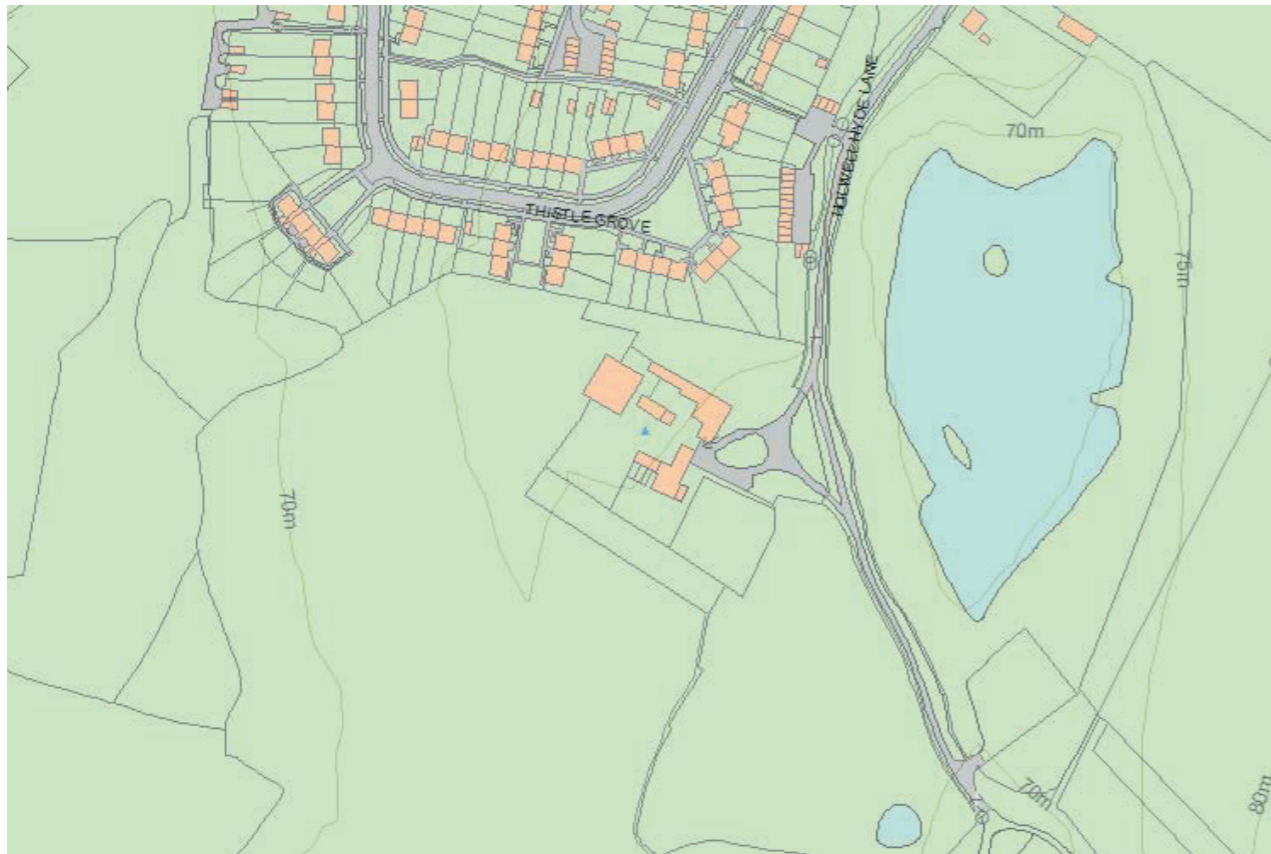
Listing NGR: TL2618311288

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 26183 11288

## Map



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End of official listing

// BIRCHALL GARDEN SUBURB - DRAFT SITE ALLOCATION



APPENDIX 3: Extracts from Historic England Representation



EAST OF ENGLAND OFFICE

Mr Colin Haigh  
Planning Policy  
Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
AL8 6AE

Direct Dial: 01223 582775

Our ref: PL00035518

20 October 2016

Dear Mr Haigh

**Welwyn Hatfield Draft Local Plan Proposed Submission August 2016 (including Sustainability Appraisal and Infrastructure Delivery Plan).**

Thank you for your e-mail dated 19<sup>th</sup> August consulting Historic England on the above document. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We therefore welcome this opportunity to comment. We have had the opportunity to assess the consultation documents and can offer the following advice. This follows two previous consultations and our comments dated 31<sup>st</sup> January 2013 and 18<sup>th</sup> March 2015.

**General Comments**

Overall we welcome the Plan. It is noted that the plan contains both a strategic policy relating to the historic environment, as well as a development management policy pertaining to historic assets. Site specific policies generally refer to the historic environment where necessary which is to be welcomed.

On occasions however, site specific policies do not provide sufficient detail or clarity to aid developer or decision maker. As such, as currently drafted, the plan is unsound in terms of its effectiveness, deliverability and consistency with national policy. Paragraph 157 of the National Planning Policy Framework requires Local Plans to provide detail with site allocations where appropriate (fifth bullet point), with the Planning Practice Guidance stating "where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions)" (PPG Reference ID: 12-010-20140306 (last revised 06/03/2014)). Paragraph 154 of the NPPF also states that only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. Conservation of the historic environment is a core planning principle (Paragraph 17) and Local Plans should set out a positive strategy in this respect (Paragraph 126).



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To this end, and in order to make the Plan sound, we suggest a number of minor modifications to the Plan outlined in detail below (see Specific Comments section).

We have particular concerns regarding the following allocations:

- South East of Welwyn Garden City
- North West Hatfield
- Marshmoor
- Symondshyde

Our concerns with respect to these sites are set out in full below.

We also note that there is no reference to locally listed buildings and a Local List. We consider this to be a significant omission from the Plan.

**Specific Comments (in plan order)**

**Section 2 Welwyn Hatfield Now**

Paragraph 2.10 We welcome the identification of the Borough's unique heritage including conservation Areas, listed buildings and structures, historic parks and gardens and the garden city itself. It might also be helpful to include reference to the 4 Scheduled Monuments in the Borough and the Heritage at Risk Register of which there is one building or structure on the register in the Borough.

**Section 3 Vision and Boroughwide Objectives**

**Spatial Vision**

We welcome reference to heritage issues in the overall Spatial Vision for Welwyn Hatfield. We note reference to the Garden City and New Town heritage in the 6<sup>th</sup> paragraph and reference to the wider historic environment in paragraph 7 of the Vision.

We also broadly welcome Strategic Objective 8 which addresses the historic environment. However, we suggest the deletion of the words 'where possible'.

Policy SP1 bullet point 4 relates to heritage issues. We would suggest the minor amendment to replace the words, heritage assets with historic environment. This is considered the most appropriate term to use as a topic heading as it encompasses all aspects of heritage, for example the tangible heritage assets and less tangible cultural heritage. Indeed, this point applies throughout the plan.



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in the wider area through appropriate mitigation measures. In addition we welcome bullet point 11 which requires structural landscaping to minimise visual impact on the surrounding heritage assets.

Following our request during the previous round of consultation, we are pleased to note that the Local Authority has commissioned Beacon Planning to undertake a Heritage Impact Assessment of the potential impact of development in this location. We note the findings of the Heritage Impact Assessment by Beacon Planning which provides advice on the development criteria and possible mitigation measures for this site. This is to be welcomed. It would be helpful if reference was made to the report in the policy and supporting text in order that it can inform future masterplanning and mitigation measures.

There are strategic cross-boundary development issues in this location given the proximity of East Hertfordshire. With an exceptionally significant heritage asset in the form of Panshanger registered park and garden affected by these cross-boundary issues, we would expect Historic England to be actively involved in on-going and constructive duty to cooperate discussions. We look forward to such discussions in the near future.

#### SDS2 South East of Welwyn Garden City and policy

This is potentially a large allocation for approximately 1,200 dwellings.

The proposed development would be visible from along the ridge across the valley and from parts of the Hatfield Estate and Registered Park and Garden, an ensemble of the highest significance. Careful consideration should be given to the extent of the proposed development and in particular the potential impact upon the setting of the Historic Park and Garden of Hatfield House and its associated listed buildings to the south. In addition, given the topography of the land, development in this location will lead to the spilling of urban form over the ridge and down towards the A414. Currently the A414 is surrounded by a green corridor, giving an open rural feel and important separation between Welwyn Garden City and Hatfield.

We therefore are concerned that the allocation extends too far south and as currently shown would lead to an erosion of the setting of Hatfield House. This would have important implications for the indicative capacity of the site. Development should be set back from the A414 and should not extend down the south facing slope in order to retain this open rural approach and setting. The boundary should be redrawn to reflect this and the indicative capacity of the site reduced accordingly. Careful masterplanning and appropriate mitigation measures will be required to minimise the impact of the development upon the setting of Hatfield House Historic Park and Garden and also to retain a rural feel and important separation between the two towns. This should also inform the ultimate dwelling capacity of the site.



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We noted in the previous consultation that there is a grade II listed farmhouse that dates from the late 16<sup>th</sup> or early 17<sup>th</sup> century (Holwellhyde Farmhouse) immediately adjacent to the northeast boundary of the allocation and development of this site could result in the urbanisation of the setting of this farmhouse, divorcing it from open agricultural land which currently is an intrinsic part of its setting. Historic England recommends that should this site be brought forward for development, consideration is given as to how the setting of Holwellhyde Farmhouse might be protected, either through a revision to the boundary in the immediate vicinity of the farmhouse, or through a requirement for public open space to be used to form a buffer between the farmhouse and the new housing. Heritage issues should be covered in the masterplan.

Following our request during the previous round of consultation, we are pleased to note that the Local Authority has commissioned Beacon Planning to undertake a Heritage Impact Assessment of the potential impact of development in this location. We note the findings of the Heritage Impact Assessment by Beacon Planning which provides advice on the development criteria and possible mitigation measures for this site which is to be welcomed. It would be helpful if reference was made to the report in the policy and supporting text in order that it can inform future masterplanning and mitigation measures.

In view of the sensitive nature of this landscape and the historic settings, we welcome the requirement at bullet point 10 of policy SP19 for the protection and enhancement of heritage assets and their setting, both on-site and in the wider area through appropriate mitigation measures. We would also add the words, 'careful masterplanning and' before 'appropriate mitigation measures'. However, more fundamentally, the extent of the site allocation and indicative capacity should be reduced to step back from the A414 and avoid development encroaching on the south facing slope which has the potential to affect the setting of Hatfield House and the Registered Park and Garden.

#### Sites SDS3 and SDS4 Policy SP17

Historic England have previously advised that the mixed use (employment/residential) site is immediately adjacent to the Welwyn Garden City conservation area and contains the grade II listed former Shredded Wheat factory. There is a further grade II modern movement listed building immediately to the south of this site. Historic England is keen to see the most significant elements of the former Shredded Wheat factory retained and brought back into suitable use that would then ensure the future of this important listed building complex, and we have provided detailed guidance on both pre-application proposals for the listed building and the redevelopment of the brown field site to the south. We have no objection to the principle of redevelopment of this site for mixed employment and residential use, but it will be important to ensure



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