

Name of Respondent:

Mr Gary O'Leary, MBA, BSc (Eng), MCIM

Local organisation represented:

Hertingfordbury Parish Council

STATEMENT Re: HERTFORD - 7th November 2017 PM**1 INTRODUCTION**

1.1 Hertingfordbury Parish Council (HPC) has been involved in commenting on the East Herts District Plan since its first draft publication. The Parish is also developing a Neighbourhood Plan (NP).

1.2 Within its NP HPC are focusing on Grade II* Panshanger Park, a critically important heritage asset within the Parish. The Park is one of the most important heritage assets within East Herts District and is of national importance. HPC wish to ensure its historic environment is preserved and enhanced and its significance maintained

1.3 HPC is concerned with proposed development sites West of Hertford (and East of Welwyn Garden City) with respect to impacts on Grade II* Panshanger Park.

1.4 HPC is supportive of sustainable development, which aims to meet objectively assessed housing needs. This Council wishes to play a full role in supporting LPAs and developing and adopting a Parish Neighbourhood Plan.

2 INSPECTORS ISSUES Chapter 7 Hertford

3 How and why was the planned level chosen ahead of other options? Is the site selection methodology robust and transparent?

HPC COMMENT:

The policy has not been transparent and the methodology does not appear robust in giving weight to identified constraints around the Hertford sites.

4 Is the Plan sound in its choice of sites to be removed from the Green Belt?

HPC COMMENT:

The evidence base does not support 'exceptional circumstances' for the alteration of GB boundaries to the West of Hertford. The assessment of GB purpose by the Council supports the retention of existing boundaries, in particular the boundary of Thieves Lane. The proposed HERT 3 development South of Welwyn Rd and West of Thieves Lane is of particular concern.

Green belt protection of this area is supported by the interaction of additional issues e.g. the heritage protection of Panshanger Park Grade II* landscape and gardens and the ecological protection of the Park and its setting of ancient woodland.

6 Would the criteria set out in HERT3 be sufficient to protect the local environment, in particular Panshanger Park?

HPC COMMENT:

Development on the site HERT 3 - South of Welwyn Rd and West of Thieves Lane would cause irreversible damage to the setting and significance of Grade II* Panshanger Park.

Any development on this site would appear contrary to East Herts Policy HA1. Any argument of 'public benefit' of housing on this site would be outweighed by damage to the setting and significance of Panshanger Park.

The EHDC Heritage Impact Assessment (March 2016) recognises the significance of Panshanger Park.

Historic England has also identified the potential risks to this heritage asset caused by allocating certain sites within the EHDC plan.

The development criteria and mitigation suggested in the Heritage Impact Assessment for HERT 3 (South) are inadequate with respect to mitigating the impact on the setting of Panshanger Park and are contrary to NPPF and East Herts Local Plan policies.

8 Are the allocated sites appropriate and deliverable, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints?

HPC COMMENT: HERT 3 - South of Welwyn Rd and West of

Thieves Lane is not deliverable due to its impact on the historic and natural environment.