

Comment

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Please summarise your comments about this site in the box below.

Whilst there are no designated heritage assets with the site boundary, the site immediately abuts the northern boundary of Tewin Registered Park and Garden (grade II). The site forms part of the setting of Tewin Water and makes a positive contribution to its significance. Development of the site also has the potential to impact the setting of the grade II* listed Digswell viaduct. We understand that the site, (approximately 60 dwellings), was considered in previous iterations of the Local Plan. In your Housing and Employment Availability Assessment (HELAA) the site was found to be unsuitable because of its impact on the historic environment, in particular Tewin Water Registered Park and Garden (grade II listed) and also on Digswell Viaduct which is grade II* listed. In our Consultation response on the draft Local Plan in March 2015, we commented, Dig1 'This site abuts the northern boundary of Tewin (grade II Registered Park and Garden) and the topography of the area would result in development of this site having an adverse impact to the setting of the Registered Park and Garden.'

Furthermore, on 17th December 2015, we provided additional comments on this site and stated that the site 'lies outside of the registered park and garden so would not result in direct physical impact and alteration of designated heritage asset. However, Dig1 forms part of the setting of Tewin Water and makes a positive contribution to its significance. Many of the elements that contribute to the site's Green Belt value noted in paragraph B.17 of the January 2015 consultation also contribute to the site's heritage value. The site consists of open countryside rising northwards from the river and overlooks the registered park and garden. There are views of the site from within the registered park and garden, along the entrance road into the park from the west. Development of the site would result in harm to the significance of Tewin Water through change within its setting. Development would overlook the park and intrude into its setting. The access road would probably be provided along the site's southern

boundary immediately next to the registered area and is likely to have a negative impact. While this site isn't as harmful as some, we would prefer other sites to be brought forward first before this one. It remains a less favourable site from our perspective and the council would have to demonstrate that it meets the tests of soundness to be allocated. This includes the impacts on the historic environment.' The site was not included in the Draft Local Plan Proposed Submission Document published in August 2016.

We understand that you received a proposal for a smaller development of between 20 and 30 dwellings on the southern portion of the site from the developer and contacted us for our view on this proposed smaller allocation. Whilst the size of the revised proposal was considerably reduced, the development would still abut the northern boundary of Tewin Registered Park and Garden. The site forms part of the setting of Tewin Water and makes a positive contribution to its significance. The site access would still be provided along the sites southern boundary immediately next to the registered park and would be likely to have a negative impact. In addition, development of this site would still affect the setting of the Digswell Viaduct. In conclusion, Historic England consider that the both the larger and the smaller sites would have an impact upon the historic environment; both the setting of Tewin Water RPG and Digswell Viaduct. To that against we continue to advise against the allocation of this site on these grounds.

How did you hear about this consultation?



Historic England

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



Our ref: PL00035518

17 June 2019

Dear Mr Haigh

Welwyn Hatfield Additional Sites

Thank you for consulting Historic England on the Welwyn Hatfield Additional Sites. As the government's adviser on the historic environment, we are responding as a statutory consultee for local plans.

We have completed a number of brief desk based site assessments but unfortunately time does not allow for us to consider all of the sites. We apologise for this but as explained we are very much under capacity at the moment and are having to prioritise our work. We have therefore focussed on those sites that your team has indicated to us may have particular heritage issues.

We attach our comments on the sites that we have considered. Absence of a comment on a site does not mean that we are content with a site, or have no comments. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise as a result of this plan, where we consider that these would have an adverse effect upon the historic environment.

We hope you find these comments helpful. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



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