



Chief Executive's Office

Chief Executive & Director - Environment: John Wood

Mr M Pendock
Lafarge Tarmac Ltd
The Stables
Panshanger
Hertfordshire
SG14 2NL

Hertfordshire County Council
Spatial & Land Use Planning Unit
CHN 216
County Hall
Hertford, SG13 8DN

Tel: 01992 555200
Fax: 01992 556202
E Mail: spatialplanning@hertfordshire.gov.uk
My ref: JW/MGB/SLUP/CM0090/3/0843-12
Date: 11 June 2013

Dear Mr Pendock

Creation of a Country Park at Panshanger
Section 52 Agreement dated 12 January 1979 between Redland Aggregates (1),
John Walter Murray Wallace and Robert Wallace (2) and The County Council of
Hertfordshire (3)

I am writing to you regarding the non-creation of the Country Park at Panshanger. As you are aware the Country Park was required under the above Section 52 agreement.

It is disappointing to learn, that, although my officers have made suggestions and worked hard with you to achieve an appropriate solution at Panshanger through the planning application process, there are issues which have still not been resolved and the application has still not yet been able to be determined.

Although I am aware that some progress has been made over the last year and that you are currently in the process of organising a charrette type discussion workshop, the situation with regard to Panshanger Country Park has now reached the point where I have had to write to you. I am therefore formally writing to Lafarge Tarmac with reference to your obligations pursuant to the S52 Agreement for Panshanger. You should be aware that your obligations to implement the Country Park still remain those as set out in the approved Management Plan dated June 1982 pursuant to the S52 agreement.

The S52 agreement required the owner to submit a set of Management Plans for Panshanger. These Management Plans were submitted to and approved by Hertfordshire County Council in June 1982. The approved document stated that "Further and more detailed information on the design and management of the Park will be necessary before the Park opens". This information has not been received by the County Council and although substantial discussions have taken place over the years, the unfortunate situation is that the Country Park has still not been opened for the public.

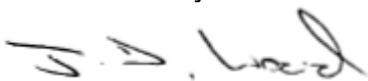
I understand that you are hoping to hold a charrette which you intend will involve stakeholders with an interest in Panshanger and that the intention is that all their opinions will be gathered together on relevant issues so that these could then be incorporated into a new management plan for the Country Park. You should be aware however, that your obligations to implement the Country Park still remain those as set out in the approved Management Plan dated June 1982.

I also have to remind you that the original planning permission was for the extraction of sand and gravel, the restoration of the land and the creation of a country park and although the majority of the mineral has now been extracted and the land restored, there is still no Country Park. Matters now need to be resolved urgently and action needs to be taken to avoid further delay to the restoration of this Grade II* Park and the creation of the Country Park for the public. Lafarge Tarmac need to now employ whatever methods are appropriate and necessary for the company to move the creation of the Country Park forward, including employing specialists if that is what is required.

You are aware that the management plan approved under the S52 agreement required the Country Park to be implemented on a phased basis following restoration of each area with the objectives to maintain the essential features of the historic landscape, soften the environmental impact of the extraction and restoration processes, return areas to agricultural use and to create within the wooded valley a Country Park that could be enjoyed by the public. The management plan required at least 50% of the Country Park to have opened by 1989 and the remainder by 1995. The public were to have been *encouraged* to witness the re-creation of a landscaped park and were to be allowed to wander over extensive areas. This has not happened and the Council therefore considers that Lafarge Tarmac is in breach of the requirements of the S52 agreement to create the Country Park.

You will also be aware that there is significant public feeling about the delays which have occurred and which have resulted in the non-opening of the Country Park. The County Council is regularly asked when the Country Park will be opening and as most of the site has now been restored, it is your company's responsibility to now act and open up those restored parts which are no longer operational. I do not consider it an option to delay further and now invite your company to now act promptly. I see no reason why those parts of the land already restored should not now be open to the public. I have asked officers to put together the outline of an action plan for Panshanger, a copy of which is attached to the end of this letter. You will need to submit the action plans in accordance with the requirements as laid down in the attached Action Plan document. Compliance with the approved action plans will be expected and my officers will take whatever steps are necessary if compliance does not happen, including, regrettably, legal action.

Yours sincerely



John Wood
Chief Executive and Director - Environment

cc. Stuart Wykes, Lafarge Tarmac
John Duffield, Lafarge Tarmac

ACTION PLAN

1. Action Plan 1 – Panshanger Park East – Phase 1

You are required to submit an Action Plan to the County Council by 10th July 2013 for the making available of publicly accessible open space and routes in the eastern half of the Park stretching from Thieves Lane over to Riverside Cottage to include the valley land to both the north and south of the River Mimram. The action plan should specify dates for the opening of the eastern part of the Park to be made available for the peak summer period this year (July and August 2013). The area may need to be temporarily sectioned off from the rest of the Park until the remainder of the Park can be opened up and details of this can be shown in the submission.

This area will be referred to as Panshanger Park East.

2. Action Plan 2 – Panshanger Park West - Phases 2 & 3

By 30th September 2013, a second Action Plan together with details and dates for implementation shall be submitted to the County Council for approval for the remaining phases of the Country Park (referred to as Panshanger Park West).

Panshanger Park West shall be divided into two phases;

Phase 2 shall cover the land to the west of Panshanger Park East up to the plant site on the northern valley side as well as the southern valley side and shall be made available for public access by Easter 2014.

Phase 3 shall make available the remainder of the Country Park area for public access following removal of the plant site.

Phase 2 of Panshanger Park West may require temporary fencing round the plant site. Further temporary fencing may be required around the site of The Orangery and I also expect a scheme for the future use of The Orangery to be drawn up concurrently with the action plan and submitted. Phase 2 shall also include the construction of an appropriate car park near North Lodge which should be implemented and made available by Easter 2014 together with a main access route for pedestrians, horse riders and cyclists into the Country Park and a smaller car park nearer the site of the Orangery for use by the disabled. Phase 3 shall include the restoration of the plant site area and confirmation that this area will be made available for public access (the whole of the Country Park) by the end of 2016.