

Whether the AAP has taken sufficient account of the setting of Saltram House and the Plympton St Maurice Conservation Area

- 5.1 Red Tree does not wish to add to the statement provided by Red Tree for the Plymouth City Council and South Hams District Council Joint Session: Issue D³, which stated as follows:

“Saltram House

- 5.2 *Sherford as expressed in the AAP will not have a direct impact on Saltram House and Park nor on its immediate setting. The house is located over 2km from the western edge of Sherford and will not be visible due to a combination of distance, the oblique nature of potential sight-lines and screening by intervening landform and vegetation⁴. The construction of new housing to the east of the park would increase the urbanisation of the parks wider setting, which includes Plymouth⁵. Views of the wind turbines will be restricted by the existing intervening vegetation and would have limited impact on the character of views of the park and setting⁶.*

Plympton St Maurice

- 5.3 *Red Tree recognises the value of the Conservation Area of Plympton St Maurice and does not consider that either the proposals contained in the AAP or Red Tree’s application will have a direct impact upon the Conservation Area⁷.*
- 5.4 *The proposed development is not visible from the Conservation Area and it is separated both by the topography and by the A38 corridor.*
- 5.5 *The Transport Assessment modelling has projected only a marginal daily increase in flows from and to the Conservation Area along Buller’s Hill. Whilst Red Tree in principle promotes permeability and expects Sherford to represent a resource in terms of facility to residents of the Conservation Area, it has agreed to underwrite the cost of the installation of a bollard on Buller’s Hill north of Ridge Road should that be successfully promoted.”*

³ Reference – Red Tree submission to the Plymouth City Council and South Hams District Council Joint Session: Issue D.

⁴ Reference - Red Tree planning application, Environmental Statement, Landscape and Visual chapter, page 12-26

⁵ Reference - Red Tree planning application, Environmental Statement, Cultural Heritage chapter, page 9-24

⁶ Reference - Red Tree planning application, Environmental Statement, Landscape and Visual chapter, page 12A-22

⁷ Reference - Red Tree planning application, Environmental Statement, Landscape and Visual chapter, page 12A-14