

North Plymstock Area Action Plan

Public Examination

Document Number:	PCC test 7E
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Title:	Whether the AAP has taken sufficient account of the development at Plymstock Quarry on setting of Saltram Park.
Examination Session:	7E

Summary of Key Issues

1. The National Trust has raised objections on a number of issues, and suggests that the AAP fails to put forward an appropriate policy to protect Saltram, that NP01 takes insufficient account of setting, and objects to any development proposals for Wixenford Quarry. The National Trust has also put forward an alternative boundary for the registered park and garden.

Detailed Points

Western field of the northern fields is part of the essential setting of Saltram estate and should be included within the countryside park proposal NP11 (National Trust ID:0373)

2. The westernmost field of the 'northern fields' at Plymstock Quarry falls within the area indicated as the 'essential setting' in the Historic Landscape Survey & Management Plan, of 1999 (Nicholas Pearson Associates), referred to in the Historic Scoping Report. This forms part of the North Plymstock AAP evidence base document.
3. The current countryside park proposal NP11 does not include this field, and this is based on the evidence base of the Westbury Homes scheme (Planning Application No 05/00475), which retained the field but as part of the school playing fields, which the National Trust were satisfied with at that time (National Trust letters dated 28th April 2005 & 31st May 2005). It is not considered appropriate to include a school playing field site in the countryside park proposal, which will predominantly promote public access in the short to medium term.
4. The boundary of the countryside park should not however be confused with the issues of the essential setting. The setting is an independent issue, which is already covered through PPG 15 at the planning application level. NP01 also states there should be a positive relationship with surrounding sites and uses, and in particular the historic house, park and garden at Saltram. To provide further clarity, the Council recommends that Proposal NP01 is amended to specifically state that development at Plymstock Quarry should take account of the setting and visual impact from the listed buildings and Registered Park and Garden at Saltram.
5. The western field was not included during the first registration of Saltram as a Park and Garden at Grade II* in 1987, nor was it included in an upgraded mapped version of 2000 which provides the current definitive guide to the extent of the Registered Park and Garden.
6. In summary the Council considers that the AAP is based on the current evidence base and therefore considers it to be sound. No changes are proposed to the boundary of the countryside park.

Development at Wixenford Quarry and the related access works is part of the essential setting of Saltram Estate and would have an impact on landscape character and harm the connection of Saltram with its surroundings (National Trust ID:0373)

7. This issue is covered in the paper in response to Test 7F on whether the AAP should contain more options for the location, timing and delivery of housing.

Concerns over transport links associated with proposal NP01 (National Trust ID:0373)

8. The Council considers that the North Plymstock AAP has sufficiently addressed the protection of Saltram and is sound as submitted. The City Council does however understand that the National Trust has some concerns over potential impacts at the detailed level. To provide further reassurance, the City Council considers that, should the Inspector be so minded, references could be expanded without affecting the inherent soundness of the plan as submitted by including references to;

Traffic use of Colesdown Hill- the wording of Proposal NP01 will state that this area will be included within the 20 mph homezone network.

Visual impact of access to Colesdown Hill – Proposal NP01 does not prescribe a route, however, it is considered that clarity could be given in the wording of the Proposal to acknowledge that a sensitive solution is required. It is also proposed to amend the illustrative plan Plymstock Quarry Design Issues, so as not to show the specific route of this access link.

Impact of Stag Lodge - Although any transport proposals will be considered at the planning application stage, it is recommended that additional wording is provided in Proposal NP01 to emphasise the potential direct impact on the listed lodge buildings and the registered park and garden.

Include a specific policy to protect Saltram Registered Park & Garden (National Trust ID:0373)

9. The Council considers that the protection of the Registered Park & Garden, and its setting are covered through PPG15, echoed in the Core Strategy, and additional guidance will be provided in the city wide Design SPD. A specific policy to protect Saltram is not considered to be required therefore, and that more specific issues are raised in the individual proposals.

There are not considered to be any direct impacts of Sherford on Plympton St Maurice Conservation Area or Saltram (Red Tree IIP ID: 1978)

10. These issues have been covered in the cross borders issues paper. . It was accepted by participants that the AAP had provided for impacts on these areas during the discussion.

PCC Suggested Adjustments- make clear what changes are

11. The existing plan is considered by the Council to be sound. However the following minor amendments are suggested to improve the clarity of the plan in relation to the issues, raised by the National Trust:

Impact of Plymstock Quarry on Saltram - It is recommended that NP01, 1. a) is amended with the following wording: “ **The effects of any proposed development upon the listed buildings at Saltram or upon the registered park and garden or its setting will be taken into account as a material consideration in the planning process in line with PPG15..**”

Traffic use of Colesdown Hill -. It is recommended to add the following sentence to Proposal NP01, 47).” **The homezone principle should be extended beyond the main area of development, incorporating the new access route along Colesdown Hill.**”

Visual impact of access to Colesdown Hill - It is recommended that the following wording is included in Proposal NP01, 46). **Northern site access from Colesdown Hill should ensure that it takes account of impact on the registered park and garden and listed buildings at Saltram.** The illustrative plan Plymstock Quarry Design Issues to be amended so as not to show a specific route of the access link with Colesdown Hill.

Impact of Stag Lodge - Recommend additional sentence to NP01 43 f) **Design and location of any requirement to improve the junction of Colesdown Hill and Haye Road should ensure that there is no adverse impact on the registered park and garden and listed buildings at Stag Lodge.**

Related Documents

- North Plymstock Evidence Base & Historic Scoping Report.
- Saltram Historic Landscape Survey and Management Plan, November 1999, Nicholas Pearson Associates for the National Trust
- The setting of Saltram Park. A Historic Landscape Assessment, The Parks Agency: Part Two Jan 2007.
- National Trust letters dated 28th April 2005 & 31st May 2005

- Planning Application No 05/00475 & ES. (Former Blue Circle Cement Works, Plymstock Quarry, Wixenford Quarry, The Ride and Billacombe Road, Plymouth (Westbury Homes))