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Plymouth City Council
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March 10th 2026

Dear Emily Godwin

26/00257/CDM

**Condition Discharge: Condition 4 (Landscape Ecological Management Plan),
Condition 5 (Environmental Management Plan), Condition 6 (Lighting
Strategy) and Biodiversity Gain Plan of application 25/00220/FUL
Hoe Park, Armada Way The Hoe Plymouth PL1 2PA**

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of The Hoe, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. We have liaised with our colleagues in the Devon Gardens Trust and their local knowledge informs this joint response.

The Hoe comprises a public walk and parade ground of mediaeval origin, developed in the nineteenth and twentieth centuries as a public park as well as a setting for several public monuments.

The Gardens Trust's expressed concern to the previous application (25/00220/FUL) in that the proposed wheel would have a major impact on the RPG and we did not agree with the applicant's statement that it would have 'a minor visual impact on the character of the conservation area' (Heritage Statement, Space Design Architecture Ltd, undated). We concluded by stating that "if the LPA are minded to grant consent in principle to the wheel, it should be positioned where it has the very least, and ideally no impact on the RPGs identified." We are grateful to the LPA Case Officer for taking our comments into consideration as part of the report.

We note that the previous application was approved with conditions and this new application relates to those conditions albeit that there will be a considerable impact on the RPG.

However, it remains regrettable that the documents submitted to this current planning application still fail to make any substantive reference or consideration of the impact of the proposals in the RPG and appear to be the same documents that were submitted as part of last year's application so there is little new information for us to review. Neither the Heritage Statement nor the Landscape Appraisal have been revised to mention the RPG.

However, given that the proposal has now been approved for 4 years between the months of March-September, we would encourage the LPA to monitor the impact on the RPG, to ensure that the structure is removed in line with the approved period and that any physical damage is repaired as soon as possible out of season with the landscape fully restored at the end of the four years. Finally, we remain concerned that a temporary structure, erected and removed every year for such a long period, may become a permanent feature.

Yours sincerely

Joanne Mirzoeff BA (Hons) MSc
Consultant Conservation Officer