

MF/FS/34146

Strategic Planning and Infrastructure  
Plymouth City Council  
Floor 2, Ballard House  
West Hoe Road  
Plymouth  
PL1 3BJ

*Letter sent via Planning Portal*

23rd January 2024

Dear Sir /Madam,

**Coastal Development Statement: 24/00055/FUL – Princess Yachts, Newport Street, Stonehouse, Plymouth PL1 3QG**

This Coastal Development Statement (statement) has been prepared by Bailey Partnership service on behalf of Princess Yachts Ltd (the applicant) in support of a full planning application (reference: 24/00055/FUL) for the part demolition of Unit 3 and the erection of new external elevations to the remaining building at Princess Yachts, Newport Street, Stonehouse, Plymouth.

The proposed works are located on land adjacent to both the tributary to the River Tamar and the Mean High Water Mark (MHWM).

Prior to the submission of this application, consultation was undertaken with Plymouth City Council Planning Department; Plymouth City Council Building Control; the Marine Management Organisation; the Queens Harbour Master; Coastal Protection Authority; Natural England; and the Environmental Agency. It was established that planning permission would be required if any works/development take place above ground level and that a Marine License Application would be required for the works to the repair of the sea wall (sea wall works covered by separate application, reference: 24/00056/FUL).

Subject to the proposals obtaining planning approval, it is anticipated that works will commence March 2024 and be completed in May 2024.

The proposals have had regard to The South West Inshore and South West Offshore Marine Plan (June 2021). The proposals have had regard to The South West Inshore and South West Offshore Marine Plan (June 2021). Both an Ecological Impact Assessment and a shadow Habitats Regulations Assessment have been provided in support of the application. These assessments set out avoidance, mitigation and compensation measures to avoid and reduce the effects/impacts of the development on the coastal habitats within the south west inshore marine plan area, in line with Policies SW-BIO-1, SW-BIO-2, SW-BIO-3 and SW-HAB-1. Furthermore, the proposals comply with



plymouth@baileyp.co.uk  
www.baileypartnership.co.uk

Policy SW-EMP-1 in relation to safeguarding the existing employment and economic activity at Princess Yachts.

We trust that the information provided is sufficient; however, should you wish to request any further information please do not hesitate to ask.

Yours faithfully



**Faye Stewart BSc(Hons) MSc MRTPI**  
On behalf of Bailey Partnership



[plymouth@baileyp.co.uk](mailto:plymouth@baileyp.co.uk)  
[www.baileypartnership.co.uk](http://www.baileypartnership.co.uk)