

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: 24/00056/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: 24/00056/FUL) for essential repairs to the seawall and associated sea structure at Princess Yachts, Newport Street, Stonehouse, Plymouth.

The section of partially collapsed wall is situated in the Port of Plymouth, as indicated on Figure 1.



Figure 1: Location Plan¹

¹ Google Maps, 2023



The proposed works are located adjacent to, and below, the Mean High Water Mark (MHWM).

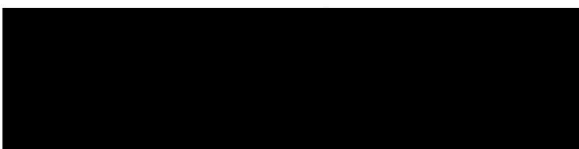
Prior to the submission of this application, consultation was undertaken with Plymouth City Council Planning Department; Plymouth City Council Building Control; the Marine Management Organisation; the Queens Harbour Master; Coastal Protection Authority; Natural England; and the Environmental Agency. 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 sea wall.

Subject to the proposals obtaining planning approval and a Marine License Application, it is anticipated that works will commence May 2024 and be completed in October 2024.

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 procured 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 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



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