Hello David

Many apologies for the delay in getting back to you following our last meeting to consider the potential for a statement of common ground with Sutton Harbour Holdings in relation to the Sutton Harbour area.

We have now had the opportunity to consider the matter internally, and as expected I think the areas where we may be able to agree may be quite limited – but nonetheless hopefully there are some.

I have taken each area where you have sought a change in the plan in turn:

- **Figure 4.1 (Plymouth’s Spatial Priorities) and Figure 4.2 (City Centre and Waterfront Area Vision)** – I believe your concern in relation to these diagrams links to other concerns you have expressed in relation to the JLP replacing the more detailed Sutton Harbour AAP. In our discussions I was able to explain that as a more strategic plan the JLP would not go into the same level of detail as an AAP. However, we discussed the potential for a supplementary document to fill any ‘gaps’ in detail arising from the more strategic approach of the JLP. I think we are able to support a change to the JLP narrative to commit to preparing a supplementary document in consultation with SHH and other stakeholders. However, to be consistent with how we have treated other parts of the City Centre and Waterfront Growth Area this would be in the form of a strategic masterplan rather than a formally adopted SPD. Such a document could take a more aspirational view of the Sutton Harbour area, as well as considering issues such as public realm approaches and longer term opportunities. I have identified below a potential amendment to para 4.86 of the JLP which I would be happy to recommend as a minor modification, provided that your client is in agreement that this element of the SHH objection is satisfied:

  4.86. Sutton Harbour’s Vision document identifies development aspirations for twelve different sites, some of which are further advanced than for others, as well as identifying potential improvements to the waterfront walkway, public realm and viewpoints around the harbour. Some of these sites are given specific site allocation policies below. Others have not been identified due to their small site area or concerns about deliverability. However, these proposals could still be brought forward through the planning application process. Additionally, the City Council will prepare a strategic masterplan for the Sutton Harbour area in consultation with key stakeholders and the local community to support the plan’s aim to strengthen its role as a unique and vibrant historic city quarter.

- **Policy PLY20 (Managing and enhancing Plymouth’s waterfront)** – As explained our view is that the word ‘safeguarding’ is appropriate in the context of PLY20.6 – because it relates to the importance of not just supporting but also protecting the port functions of the waterfront area and its key role in providing infrastructure for the marine sector. We hope that our explanation was persuasive and that you are now able to support this wording.
• **Paragraph 4.85** – See comments above in relation to both points (the AAP and the use of the words 'safeguard').

• **Paragraph 4.86** – The site area threshold is a wider issue that affects the entire plan. However, I hope that the suggested change to 4.86 identified above will allay your concerns and enable you to consider this point as satisfied in a statement of common ground.

• **Policy PLY25 (Sugar House)** – Although our focus in the discussions was mainly on the student accommodation issue we established quite early that this was not an area we were able to reach common ground on.

• **Policy PLY26 (Fisheries Hub, Fishing Quarter, Sutton Harbour (Fish Quay))** – This was the policy we discussed more than any other but I think it is one that we were not able to reach common ground on, other than perhaps making sure that we are in agreement over any background data used in the public examination. I think Amanda Ratsey was liaising directly on that.

• **Policy DEV7 (Meeting Local Housing Need in Plymouth Policy Area)** – We did not discuss this policy specifically in our meetings as it is a wider strategic matter for the plan area as a whole, which will be considered by the inspectors along with other representations on DEV7.

• **Policy DEV12 (Purpose Built Student Accommodation in Plymouth)** – As for DEV7, with exception that we did discuss student accommodation in the context of PLY25.

Do let me know how your client wishes to proceed once you’ve had a chance to consider the above.

Many thanks

Jonathan

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