

Plymouth and South West Devon Joint Local Plan

Statement of Common Ground

Between

Historic England

and

The JLP Authorities

Relating to Joint Local Plan Policies:

PLY6, PLY7, PLY8, PLY10, PLY12, PLY13, PLY14, PLY15,
PLY27, PLY28, PLY30, PLY31, PLY36(2,3), PLY53, PLY59
(11,12), PLY60 (11)

DEV21, DEV22, DEV31

TTV2, TTV6, TTV11 (1), TTV13, TTV16, TTV18, TTV21,
TTV27, TTV28 (4,5), TTV29 (11,20), TTV31
SO7, SO8, SO9

01/2018

Introduction

This Statement of Common Ground has been agreed by Historic England and Plymouth City Council/South Hams District Council/West Devon Borough Council/the JLP authorities of Plymouth, South Hams and West Devon Councils. This Statement has been prepared to assist the Inspectors conducting the Examination in Public of the Plymouth and South West Devon Joint Local Plan and clarifies those matters that have been agreed and those that remain outstanding in relation to representation number 961942 of the submission version of the PSWD JLP.

Background and policy context

This statement addresses issues raised by Ross Simmonds, Principal Historic Environment Planner at Historic England at the pre-submission stage.

Historic England submitted detailed comments on the JLP which have been summarised with preliminary responses in the Regulation 22 Statement (Response Report) (Document SUB22) and its appendices.

<https://www.plymouth.gov.uk/sites/default/files/Regulation22StatementResponseReport.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfRepresentationsConsulteeID.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfRepresentationsPolicyObjectiveThemeArea.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfRepresentationsJLPOtherSupportingDocuments.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfLateRepresentations.pdf>

Matters agreed by both parties

Historic England confirm that, subject to the modifications below being made their representations in relation to the plan are satisfied.

The JLP Councils confirm that they are happy for these modifications to be identified as potential minor modifications to the plan.

Part of JLP (Submission version) affected	Potential modification
Plymouth Policy Area PLY6	2. Respects and celebrates the centre's mid-twentieth century built heritage, including preserving and enhancing the Beaux Arts grid of the 1943 Abercrombie Plan and the highest and good quality non-designated assets identified in the City Centre Masterplan
Plymouth Policy Area PLY6	NEW POINT Recognises the importance of reinforcing the primacy of Armada Way as the principal thoroughfare from the station to the Hoe. This will be achieved by focusing larger development - building heights of six to eight storeys - on the Armada Way frontage to provide enclosure to the space and to maintain a degree of consistency to these increased building heights to respect the Abercrombie Plan's form and historic context.
Plymouth Policy Area PLY6	9. Facilitates easier movement in and around the City Centre for all modes of transport including reconnecting the City Centre with its neighbouring areas - which include Millbay, Sutton Harbour and the Hoe – by high quality walking and cycling links.
Plymouth Policy Area	6. The retention and refurbishment of the Art Deco Colin Campbell House

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PLY7	where it is practicable and viable to do so. Demolition will only be considered should there be no reasonable alternative and justified.
Plymouth Policy Area PLY8	NEW POINT Conserving and enhancing the significance and settings of designated and non-designated heritage assets along Royal Parade
Plymouth Policy Area PLY10	2. Buildings of between 5-6 storeys in height, with (6-8 storeys along Armada Way, frontage) to reinforce the primacy of this principal thoroughfare from Plymouth Railway Station to the Hoe.
Plymouth Policy Area PLY12	1. Recognition of the high heritage and architectural value of the buildings and the protection and enhancement of these in any partial demolitions and external alterations.
Plymouth Policy Area PLY13	1. Recognition of the high heritage and architectural value of the buildings and the protection and enhancement of these in any minor partial demolitions and external alterations.
Plymouth Policy Area PLY14	1. High quality layout and building design that appropriately responds to the local context, including the significance and setting of the listed Crescent.
Plymouth Policy Area PLY15	5. New build development on the existing surface level car park which optimises the use of the site but respects conserves and enhances the historic and architectural interest and setting of the Civic Centre and Council House, Plymouth Theatre Royal and The Bank.
Plymouth Policy Area PLY27	1. High quality architecture that maximises the site's redevelopment potential whilst responding positively to the Hoe Conservation Area's historic character and the site's and role as a strategic gateway to Armada Way. The design should be informed by a detailed heritage character assessment to be undertaken for the proposal and should preserve or enhance the character and appearance of the Hoe Conservation Area and Registered Park and Garden.
Plymouth Policy Area PLY28	1. A development which respects the site's heritage assets and context, as informed by a detailed heritage character assessment to be undertaken for the proposal preserves or enhances the character and appearance of the Hoe Conservation Area and Registered Park and Garden, as informed by a detailed heritage character assessment to be undertaken for the proposal.
Plymouth Policy Area PLY30	REPLACEMENT TO EXISTING POINT 3 High quality design which preserves or enhances the setting of the adjacent listed buildings and Union Street Conservation Area, informed by a detailed heritage character assessment to be undertaken for the proposal.
Plymouth Policy Area PLY30	REPLACEMENT TO EXISTING POINT 4 East / West public linkages through the site to provide better connections through the area.
Plymouth Policy Area PLY31	4. A development which respects the site's heritage assets and context, as High quality design which preserves or enhances the setting of the adjacent

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	listed buildings and Union Street Conservation Area informed by a detailed heritage character assessment to be undertaken for the proposal.
Plymouth Policy Area PLY31	REPLACEMENT TO EXISTING POINT 5 East / West public linkages through the site to provide better connections through the area.
Plymouth Policy Area PLY36(2)	I. Site is within a conservation area Devonport - Area A therefore design will need to be in keeping with historic features conserve and enhance the significance including the setting of the heritage assets.
Plymouth Policy Area PLY36(3)	I. Site is within a conservation area therefore design will need to conserve and enhance the significance including the setting of the heritage assets be in keeping with historic features.
Plymouth Policy Area PLY53	7. A form of development which visually makes a positive contribution to the wider historic landscape setting and the setting of the designated Boringdon Arch
Plymouth Policy Area PLY59(11)	NEW POINT b. A sensitively designed landscape scheme to minimise the impact of nearby highly graded heritage assets
Plymouth Policy Area PLY59(12)	NEW EST. HOUSING PROVISION 94 HOMES
Plymouth Policy Area PLY59(12)	<p>a. Provide a buffer along the southern boundary of the site to safeguard the setting of the neighbouring heritage assets, including Ernesettle Battery east extension, St Budeaux church and yard, and Agaton Farmhouse a.</p> <p>Conservation and enhancement of the area's historic environment, as supported by a detailed heritage and visual landscape assessment, including:</p> <ul style="list-style-type: none"> i. Retaining and, where possible, opening up key views and partial views of heritage assets, from outside and within the site, including St. Budeaux parish church and embankment and Agaton Fort. ii. Taking account of existing built boundaries and following existing lines so as not to impact on the setting of the church or encroach on to land within its setting iii. Delivery of remedial work to the earthworks of Ernesettle Battery to facilitate its removal from the Heritage at Risk Register. <p>b. Protection and maintenance of historic hedgerows</p> <p>c. Transport assessment and mitigation in relation to Victoria interchange</p> <p>d. Development must include delivery of high quality publicly accessible greenspace to mitigate for the loss of greenspace.</p> <p>e. Delivery of a Sustainable Urban Drainage system to manage surface water that is also designed to deliver wildlife and amenity benefits.</p>
Plymouth Policy Area PLY60(11)	a. Development to take place in a manner which facilities (closed loop cycle track) does not harm and instead enhances the setting of the nearby heritage assets, including the Boringdon Arch , as demonstrated by appropriate environmental and heritage assessments.
Thriving Towns and Villages Policy Area	South West Devon's towns, villages and countryside communities will have contributed to achieving a prosperous and sustainable sub-region with a

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Strategic Policies Strategic Outcome	<p>diverse rural economy, housing stock and rural services that meet the needs of its population. The integrity of South West Devon's rural and urban landscapes countryside will remain intact, with strong rural communities that reflect the traditions of the historic rural landscape.</p> <p>The urban and rural landscapes countryside will continue to enjoy national recognition and contribute to a thriving rural economy through investment in traditional industries and innovative diversification.</p>
Thriving Towns and Villages Policy Area TTV2	5. The delivery of sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and respect the character of the countryside and historic settlements .
Thriving Towns and Villages Policy Area SO7	4. Protecting and enhancing local distinctiveness and historic character of the Main Towns.
Thriving Towns and Villages Policy Area TTV6	7. Careful consideration and investigation of opportunities to ensure the future of un-designated heritage assets on site, and that the Scheduled Monument and its setting are conserved and enhanced .
Thriving Towns and Villages Policy Area TTV6 explanatory text para. 5.35 In order for this to happen it is accepted that this site for housing development in the order of 100 dwellings is appropriate to ensure that the wider community benefits from redeveloping in this location can be realised. It is expected that the scale and form of the development proposed will be guided by a design code.....
Thriving Towns and Villages Policy Area TTV11(1)	a. Conservation and enhancement of the heritage assets, delivering its renovation and reuse. Sensitive renovation and re-use of heritage assets.
Thriving Towns and Villages Policy Area TTV13	2. A high quality design which conserves and enhances the character and provides for enhanced public realm and better connectivity for pedestrians and cyclists to the town centre and estuary.
Thriving Towns and Villages Policy Area TTV13 explanatory text para. 5.55	<p>The Quayside area is a naturally beautiful setting at the head of the Kingsbridge estuary, providing a setting to heritage assets with informal open space and a focal point for residents and tourists alike. The local community has a long held aspiration for regeneration of the Quayside area. It is considered this can be best achieved by a mixed-use scheme incorporating a range of uses, including the retention of the leisure centre. A well designed comprehensive redevelopment scheme should provide a focus for the estuary, accessibility and links to the rest of the town. Maintaining mature trees and restricting height of new buildings to below tree level could help to mitigate against potential harm to heritage assets.</p>
Thriving Towns and Villages Policy Area TTV16	4. Enhancing the historic character and vitality of the town centre .
Thriving Towns and	10. A design and layout which conserves and where appropriate enhances is

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Villages Policy Area TTV18	sensitive to the scheduled monument and its setting to the north west of the site and which respects the layout of the Roman Road running across the site which should be incorporated as part of the public realm.
Thriving Towns and Villages Policy Area TTV21	4. High quality design and layout that conserves and enhances has regard to the Tamar Valley Area of Outstanding Natural Beauty, the Outstanding Universal Value of the West Devon and Cornwall and West Devon Mining Landscape World Heritage Site, the Dartmoor National Park and the Conservation Areas and mitigate for avoid any impacts on these important designations and their settings .
Thriving Towns and Villages Policy Area TTV27	7. A high quality form of development which integrates with the existing area and the setting of nearby heritage assets .
Thriving Towns and Villages Policy Area Strategic Objective SO8	NEW POINT 4. Conserving and enhancing the local distinctiveness and the historic character of the smaller towns and key villages.
Thriving Towns and Villages Policy Area TTV28(4)	NEW POINT b. Sensitive and high quality design which integrates with the existing area and the setting of nearby heritage assets.
Thriving Towns and Villages Policy Area TTV28(5)	NEW POINT b. Sensitive and high quality design which integrates with the existing area and the setting of heritage assets.
Thriving Towns and Villages Policy Area TTV29(11)	NEW POINTS 7. Conserving and enhancing heritage assets 8. A layout and design of development which is informed by the pattern of development and characteristics of the Conservation Area.
Thriving Towns and Villages Policy Area TTV29(20)	2. Layout and design to be guided by landscape and heritage
Thriving Towns and Villages Policy Area Strategic Objective SO9	NEW POINT Protecting and enhancing the local distinctiveness and the historic character of the smaller towns and key villages.
Thriving Towns and Villages Policy Area TTV31	NEW POINT 2. v. Protecting and enhancing the character of historic assets and their settings in the countryside.
Policy DEV21	Conserving the historic environment Strategic approach to the historic environment

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	<p>The LPAs will pursue a proactive and solution-orientated approach for the conservation of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness, forms a strategic context for regeneration and development, and is conserved as part of the area's cultural offer which include:</p> <ul style="list-style-type: none"> i. Protecting and enhancing the character and special interest of heritage and their setting, including: <ul style="list-style-type: none"> i. Scheduled monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology). ii. Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment. <p>In particular they will support proposals for heritage-led regeneration and working with developers and investors to encourage them to see historic and culturally led regeneration as the first choice method to achieve a quality legacy. In this respect, development should make a positive contribution to local character and the enhancement of local distinctiveness.</p>
Policy DEV 22	<p>Development proposals will need to sustain the local character and distinctiveness of the area, by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The following provisions will apply:</p> <ul style="list-style-type: none"> a. The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to determine impact b. Great weight will be given to the conservation of Plymouth, South Hams and West Devon's heritage assets. Where development proposals will lead to any harm to the significance of a designated heritage asset, they must be fully justified against significant wider public benefits; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of harm to the assets significance and if the work is the minimum required to secure its long term use. c. Where harm can be justified applicants will be required to undertake excavation or recording as appropriate, followed by analysis and publication to professionally acceptable standards. d. Support proposals which conserve Plymouth, South Hams and West Devon's locally important non-designated heritage assets. Ensuring that development that harms the significance of such assets, or their

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	<p>contribution to the character of a place will only be permitted where it can be justified. Proposals will be weighed against the public benefits.</p> <p>e. Development should help secure the long term sustainable future for Plymouth, South Hams and West Devon’s heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.</p> <p>f. Development should respond positively and creatively to ensure those elements that contribute to the special character or appearance of conservation areas are preserved or, enhanced using, where appropriate Conservation Area Appraisals and Management Plans to inform future development.</p>
Policy DEV31	<p>Development will be required to contribute positively to the achievement of a high quality, effective and safe transport system in the Plan Area. It will which promotes sustainable transport choices and facilitate sustainable growth that respects the natural and historic environment. Development proposals</p>

Outstanding matters that are still being discussed by both parties with a view to reaching agreement on potential modifications before the hearing sessions

Thriving Towns and Villages Policy Area policy TTV29.4, TTV 29.5 and TTV29.10 – matters relating to the heritage impacts of development at the Dartington. Current approach being considered is to delete TTV29.4 and TTV29,5 and incorporate into an overarching strategic policy for the Dartington Estate.

With regard to all other matters raised by Historic England through representation 961942 it has been agreed by both parties that no further changes are necessary.

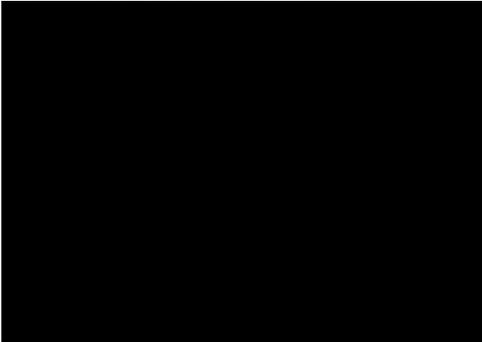
Date of consideration by JLP Management

Date of consideration by JLP Steering Group

The contents of this document are agreed for the purposes of the Plymouth and South West Devon Joint Local Plan Examination.

Signed on behalf of Historic England		
Name and position	Signature	Date
Ross Simmonds Planning Directorate Lead Historic England		5 January 2017

Signed on behalf of Plymouth City Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		5 January 2017

Signed on behalf of South Hams District Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		5 January 2017

Signed on behalf of West Devon Borough Council

Name and position	Signature	Date
Richard Grant Local Planning Manager		5 January 2017