

Plymouth and South West Devon Joint Local Plan

Statement of Common Ground

Between

Defence Infrastructure Organisation on behalf of the
Secretary of State for Defence/Ministry of Defence
and
Plymouth City Council

Relating to Stonehouse Barracks, policy PLY32

8th December 2017

Introduction

This Statement of Common Ground has been agreed by the Defence Infrastructure Organisation and Plymouth City Council. 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 numbers 408 and 411 of the submission version of the PSWD JLP.

Background and policy context

This statement addresses issues raised by the Defence Infrastructure Organisation.

Description of site: Stonehouse Barracks

Proposed development

The proposed allocation as set out in policy PLY32 of the submission version of the PSWD JLP requires the redevelopment of the Barracks site at Stonehouse for a mixed use development.

The Defence Infrastructure Organisation (DIO) have made objections to specific elements of the proposed policy and reasoned justification. These include a series of suggested wording changes to the plan.

Matters agreed by both parties

Discussions have been held between the City Council (on behalf of the JLP Councils) and the DIO in an effort to identify common ground.

The DIO agree that, subject to the following changes being made to Policy PLY32, all of its objections are considered to be satisfied with the exception of those identified in the next Section of this Statement of Common Ground.

The JLP Councils have no objection to these changes being made. Indeed they believe they could be made as minor modifications to the JLP for the reasons identified in the table below.

PLY32 Stonehouse Barracks

Part of JLP (submission version) affected	Minor modifications agreed by both parties	Justification
Strategy for Plymouth Policy Area – Policy PLY32	Land at Stonehouse Barracks is allocated for a mixed use development, the final nature, form and scale of which is determined following the completion of a detailed assessment of the site's heritage assets and the preparation of a masterplan. Subject to confirmation through this process, provision is made for 400 new homes. Other uses to be provided as part of the mix include appropriate local facilities to support the new and existing residents and to enhance the sustainability of the existing area, cultural, community and sports / recreation uses , with opportunity also to provide a high quality hotel with facilities to support local businesses and events, and small scale retail and office uses.	The new wording moves wording that was previously in point 11 of the policy, enabling a consequential deletions in the front end of the policy. There is no new content.
Strategy for Plymouth Policy Area – Policy PLY32	2. High quality sensitive restoration and reuse of the site's historic buildings, including retention and restoration of the Globe Theatre as a community facility .	Agreed to accommodate this minor but unnecessary change as requested
Strategy for Plymouth Policy	6. Retention of the small harbour and the site's slipways	Agreed to accommodate

Area – Policy PLY32	and marine recreational facilities.	this minor but unnecessary change as requested
Strategy for Plymouth Policy Area – Policy PLY32	7. Optimising Enhancing the natural spaces of the site, and protecting the city and coastal views from the site, for the enjoyment of both local people and visitors.	The modifications are considered to be helpful clarifications.
Strategy for Plymouth Policy Area – Policy PLY32	8. Design and juxtaposition of uses that responds to the continued and expanded operation of the Millbay ferry port, with appropriate noise mitigation measures provided in development.	Agreed to accommodate this minor but unnecessary change as requested
Strategy for Plymouth Policy Area – Policy PLY32	10. Public art and other A ppropriate measures to celebrate the military heritage of the site.	Agreed to accommodate this minor but unnecessary change as requested
Strategy for Plymouth Policy Area – Policy PLY32	11. Appropriate local facilities to support the new and existing residents and to enhance the sustainability of the existing area.	These provisions would be moved to front end of policy (see above)
Strategy for Plymouth Policy Area – Policy PLY32	12. Delivery of an access strategy to ensure that the transport impacts of the development are appropriately managed and mitigated. , having regard also to the operation of the port.	Agreed to accommodate the deletion of this text which can be removed without affecting the substance of the provision.
Strategy for Plymouth Policy Area – Policy PLY32	15. Good quality pedestrian and cycling access to and route, as close to the waterfront perimeter of the site as practicable, along the site's whole waterfront through Millbay Port, and around the coast to Devil's Point, as part of linking to and enabling the extension of the South West Coast Path and National Cycle Network Route 27.	The simplification of text can be accommodated without affecting the substance of the provision.

Outstanding matters that cannot be agreed by both parties


There are two matters which the DIO and JLP Councils have not been able to reach agreement on, namely:


1. The JLP's allocation of waterfront land as Local Green Space, which DIO believe should be incorporated into Policy PLY32.
2. The provision on PLY32.4 requiring the retention of the artificial grass pitch for community use. The DIO seek the removal of this provision..

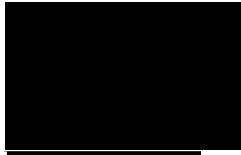
Date of consideration by JLP Management


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 the Defence Infrastructure Organisation on behalf of the Secretary of State for Defence/Ministry of Defence		
Name and position	Signature	Date
Rob Sanderson, Senior Town Planner, Defence Infrastructure Organisation.		8/12/2017

Signed on behalf of Plymouth City Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		4/01/2018

Signed on behalf of South Hams District Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		4/01/2018

Signed on behalf of West Devon Borough Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		4/01/2018