
Project:	Cattewater Harbour Masterplan		
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Subject:	Designated Land Assessment		

1 Introduction

This technical note presents an assessment of areas and features in the vicinity of the Cattewater which benefit from designations that give them additional status under planning regulations. It aims to give an insight into how these designations may affect the consenting process for future land use or operations.

This exercise forms a key component of the overall masterplanning scope, as it informs regulatory constraints and opportunities that could impact future operations in the port. It sits alongside a wider body of knowledge that has been researched for Plymouth and the Cattewater, including a market assessment, synthesis of policy aims and stakeholder feedback, and a study of prevailing port conditions. Together, these are intended to form a sound basis of evidence for decisions to be made on the future of the harbour.

The assessment is carried out as a desktop study using existing port data and information available to Mott MacDonald. Designations can be categorised along the following lines:

- Historic Environment
- Health & Safety Executive (HSE) Consultation Zones
- Natural Environment

The technical note has the following structure:

- Section 1: Introduction
- Section 2: Historic Environment
- Section 3: Health & Safety Executive Consultation Zones
- Section 4: Natural Environment

2 Historic Environment

2.1 Introduction

The historical environment around the Cattewater can be identified via:

- Designations associated with individual features such as the formal listing of buildings and areas and the designation of areas of archaeological potential, such as Scheduled Monuments or Protected Wrecks.

- Designations associated with general areas, such as conservation areas designated under the Planning (Listed Buildings and Conservation Areas) Act 1990

All of these benefit from an additional layer of permission or consideration in the overall planning and consents process.

2.2 Individual Features

Various designations exist for historic features. The area around the Cattewater has elements falling under the following designations:

- Listed Buildings
- Scheduled Monuments
- Protected Wrecks

Listing of a building brings it under the closer consideration of the planning system and manages permissible development. For listed buildings, consent is required for demolition, alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Published guidance must be followed in the planning system that regulates proposed changes to listed buildings and land, but typically consent is sought from the local planning authority with the input of Historic England.

The need to apply for permission does not necessarily rule out changes to a listed building or place in the future but means that the impact of any change upon its special interest will be carefully considered. The Department of the Environment uses the process of applying for permission to make decisions that balance the building or place's special heritage interest against other planning issues which can include function, condition or viability, amongst others.

Scheduled Monuments require consent for works that would repair, alter, add to, destroy, or damage the monument, although some limited categories of works that fall within various statutory classes do not require consent. Scheduled Monument Consent is sought from Historic England, but the ultimate decision is made by the Secretary of State. Local planning authorities do not have a decision-making role. Scheduled Monument Consent must be sought separately to planning permission.¹

Protected Wrecks require a licence granted by the Secretary of State, and administered by Historic England, for any of the following:

- Tampering with, damaging or removing any part of a vessel lying wrecked on or in the seabed or any object formerly contained in such a vessel
- Carrying out diving or salvage operations directed to the exploration of any wreck or to removing objects from it or from the seabed, or using equipment constructed or adapted for any purpose of diving or salvage operations. This is likely to include deployment of remotely operated vehicles
- Depositing anything including anchors and fishing gear which, if it were to fall on the site, would obliterate, obstruct access to or damage any part of the site.

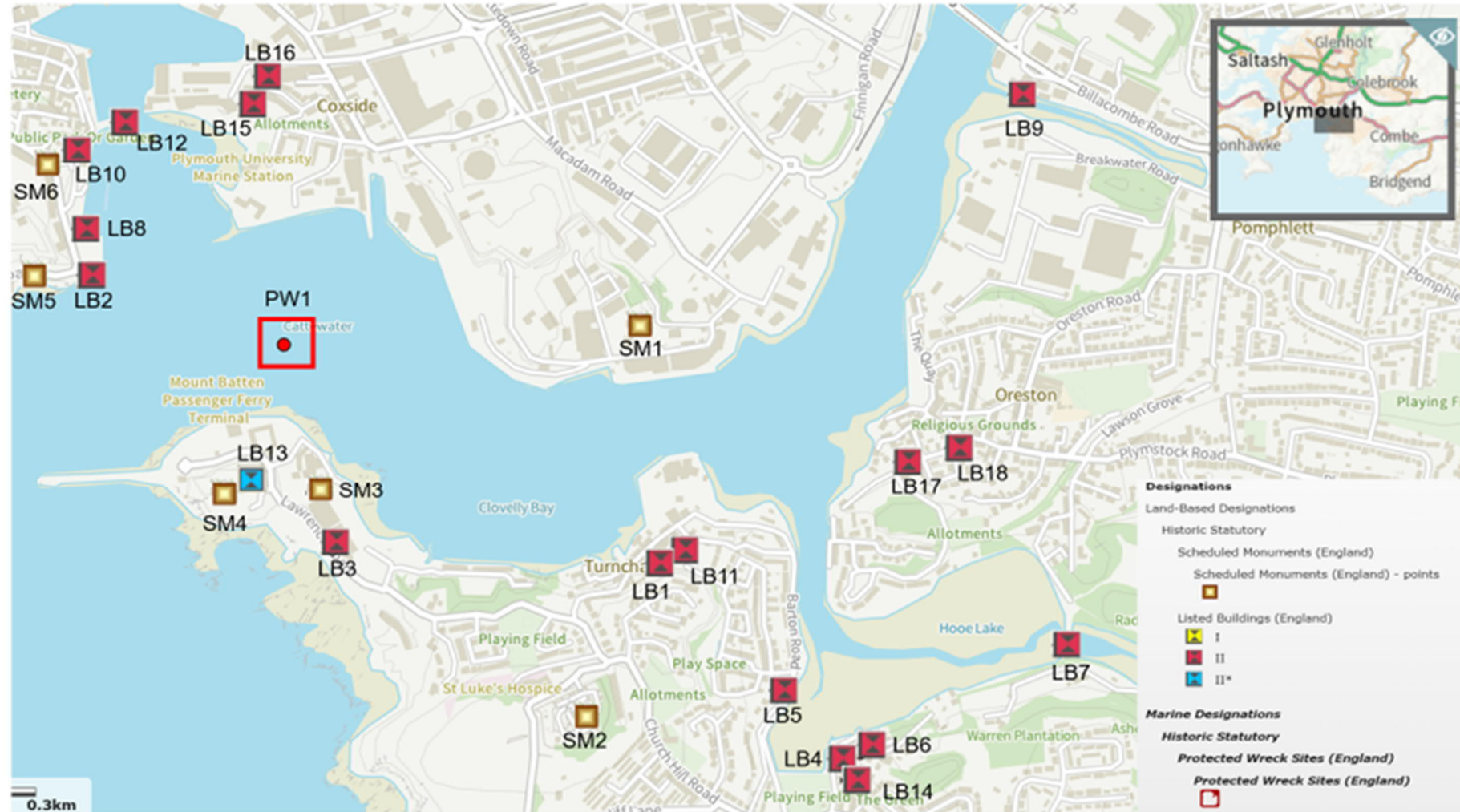
Bathing, angling and navigation are permitted within the restricted area around a Protected Wreck provided they do not breach the above restrictions. Anchoring on the site is only permitted for licensed activities or in cases of maritime distress.

The protected historic environment around the Cattewater can be found in the National Heritage List for England (NHLE), published by Historic England. Figure 2.1 illustrates locations of the designated historic environment around the Cattewater while Table 2.1 gives further information

¹ [Introduction to the Heritage Protection Guide: The Extent and Nature of Heritage Protection | Historic England](#)

associated with individual elements. To maximise the likelihood of developments being approved, the impact of developments on these items should typically be favourable or otherwise be minimised.

Figure 2.1: Designated Historic Environment around the Cattewater



Source: DEFRA Magic Map Application

Table 2.1: Designated Historic Environment around the Cattewater

Figure Ref.	Historic England Ref.	Name	Listing Grade	Notes
Listed Buildings				
LB1	HE1330508	2-12 Boringdon Terrace	II	Terrace of small houses. Early C19.
LB2	HE1246341	Duttons Cafe (Former Artillery Store/Magazine)	II	Magazine and armoury with guard house, now cafe. 1847.
LB3	HE1390609	Flying Boat Hangars at Former Raf Mount Batten	II	Flying boat hangars. 1917.
LB4	HE1386511	Clover Cottage	II	Small house. C17.
LB5	HE1129996	Pair Of Lime Kilns Approximately 260 Metres Northeast of Church of St John	II	Pair of lime kilns. Probably early-mid C19.
LB6	HE1386512	Powderham	II	House. Probably late C18
LB7	HE1386347	Radford Bridge and Castle	II	Mock castle lodge on a dam at the lower end of Radford Lake. Early C19.
LB8	HE1386215	Mayflower Sailing Club	II	Former warehouse, now clubhouse. Early C19.
LB9	HE1322011	The Morley Arms Public House	II	Public house. Early C19.
LB10	HE1322013	Remains of Plymouth Castle	II	Remains of the gatehouse of the "South Port". Probably C14 or C15.
LB11	HE1330578	(Mansion House) Boringdon Terrace	II	House. Early C19.
LB12	HE1386422	West Pier	II	Pier forming one side of entrance to harbour. C17, much rebuilt 1791-99.
LB13	HE1386253	Mount Batten Tower	II*	Coastal defence tower, 1660s.
LB14	HE1113285	Brakeview	II	House. Late C17 or early C18.
LB15	HE1386315	Teats Hill House	II	Farmhouse. C17, remodelled in the C18.
LB16	HE1330559	Archway On Lockyer Quay	II	Archway. Early C19.
LB17	HE1386313	Park Cottage	II	Small house. Late C18.
LB18	HE1386332	160 And 162, Plymstock Road	II	Pair of cottages. C18.

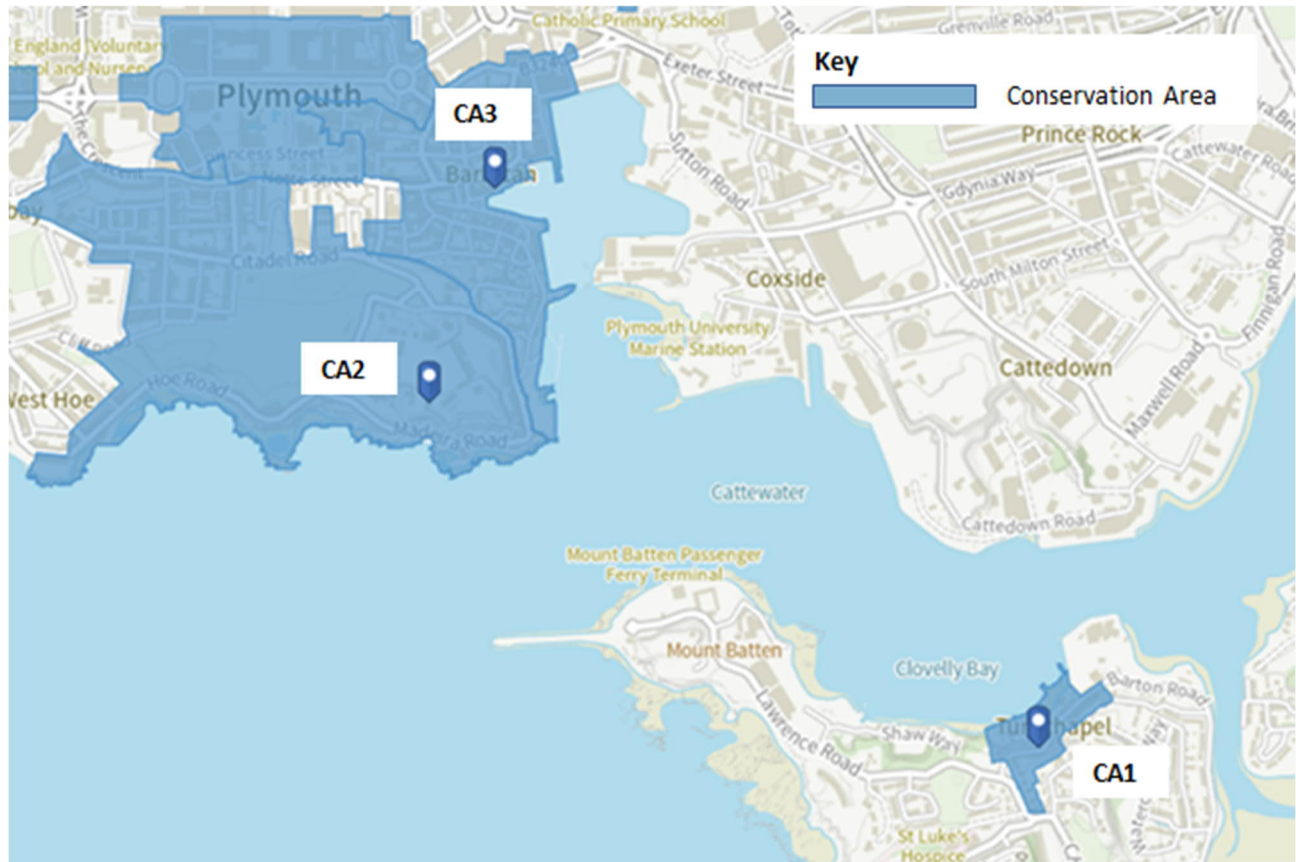
Figure Ref.	Historic England Ref.	Name	Listing Grade	Notes
Protected Wrecks				
PW1	HE1000065	Maritime Wreck, Cattewater	-	Wreck thought to be early sixteenth-century vessel.
Scheduled Monuments				
SM1	HE1021406	Worth's Cattedown Bone Cave	-	Palaeolithic caves and rock shelters providing evidence of human activity from 400,000 to 10,000 years ago.
SM2	HE1002544	Fort Stamford	-	19 th Century fortifications.
SM3	HE1017598	Mount Batten: prehistoric and Romano-British settlement	-	Site known for artefacts dating from Bronze Age to 17th century – scheduling primarily affects ground below modern structures which may themselves be exempt depending on their nature.
SM4	HE1017599	Mount Batten: 17th century artillery tower, Civil War breastwork, and World War II remains	-	17th century artillery tower, a Civil War breastwork as well as World War II remains. Modern structures in the area may be exempt depending on their nature.
SM5	HE1012943	The Royal Citadel	-	Mid 17th century bastioned artillery defence.
SM6	HE1003833	Plymouth Castle (remains of)	-	The remaining tower and lengths of walling forming part of Plymouth Castle.

2.3 Conservation Areas

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Conservation Areas are designated by local planning authorities for special architectural or historical interest which is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. Planning legislation requires local authorities to consider areas for designation and formulate and publish proposals for the preservation and enhancement of these designated areas. In general, consent requirements are stricter within conservation areas and planning permission applications are subject to a higher level of scrutiny than elsewhere, all with the aim of ensuring that proposed activities are sympathetic to the character of the area and aligned with any published policy for the area.

Figure 2.2 illustrates Conservation Areas near the Cattewater while Table 2.2 gives further information associated with individual elements.

Figure 2.2: Conservation Areas near the Cattewater



Source: DEFRA Magic Map Application

Table 2.2: Conservation Areas near the Cattewater

Figure Ref.	Name	Date Registered	Last Updated
CA1	Turnchapel	February 1 1975	June 17 2016
CA2	The Hoe	February 1 1975	June 17 2016
CA3	Barbican	February 1 2007	June 17 2016

3 Health & Safety Executive Consultation Zones

3.1 Introduction

To ensure the safety of areas near hazardous sites, a zoning scheme is implemented. Any planned development within a certain distance of these sites requires consultation with the Health & Safety Executive (HSE), which would in turn affect the granting of planning permission. Identifying and outlining hazardous sites within the consultation zones for the Cattewater area will help inform the scope of any future development.

3.2 Hazardous Sites

Sites with the possibility of a major accident are:

- Valero Logistics UK Ltd: Oakfield Terrace Road, Cattedown, Plymouth, PL4 0RY
- Greenergy Terminals Ltd: Plymouth Tank Farm, Breakwater Hill, Coxside, Plymouth, PL4 0RJ

These sites are illustrated in Figures Figure 3.1 to Figure 3.3.

Valero Logistics UK Ltd and Greenergy operate terminals that receive petroleum products by visiting vessels. The petroleum products are stored in tanks on-site prior to loading and distribution via road tankers. Petrol and bioethanol are highly flammable and in a major accident would have an acute effect on the surrounding area. Therefore, any development work would have to consider and be in accordance with **Land use planning advice around large scale petrol storage sites²** and associated hazard zones.

The sites are also subject to the statutory duty under the Control of Major Accident Hazards Regulations 2015 (COMAH) to prepare, review and test internal emergency plans for the sites. These plans are published in an **External Emergency Plan** which has been used to inform the guidance given in this section.

Figure 3.1: Site Location and Boundary – Valero



² [SPC/tech/general/43 - Land use planning advice around large scale petrol storage sites \(hse.gov.uk\)](https://www.hse.gov.uk/SPC/tech/general/43)

Figure 3.2: Site Location and Boundary – Greenergy (site 1)



Figure 3.3: Site Location and Boundary – Greenergy (site 2)



A domino site has also been designated by the Health & Safety Executive (HSE) within Cattedown and is a site where the likelihood or consequence of a major accident may be increased because of location and closer proximity of dangerous substances present. The major domino site in the area, due to being in the proximity to Valero Logistics UK Ltd, is Origin Fertilisers (UK) Ltd as shown in Figure 3.4.

This site features plants importing, blending, and distributing fertilisers containing ammonium nitrate (AN), which is classified as an oxidising agent and therefore supports the combustion of such materials. It is classed as a dangerous substance for the purposes of the COMAH regulations. It is also responsible for emitting toxic gas fumes when decomposing in fires.

Figure 3.4: Site Location and Boundary – Origin Fertilisers



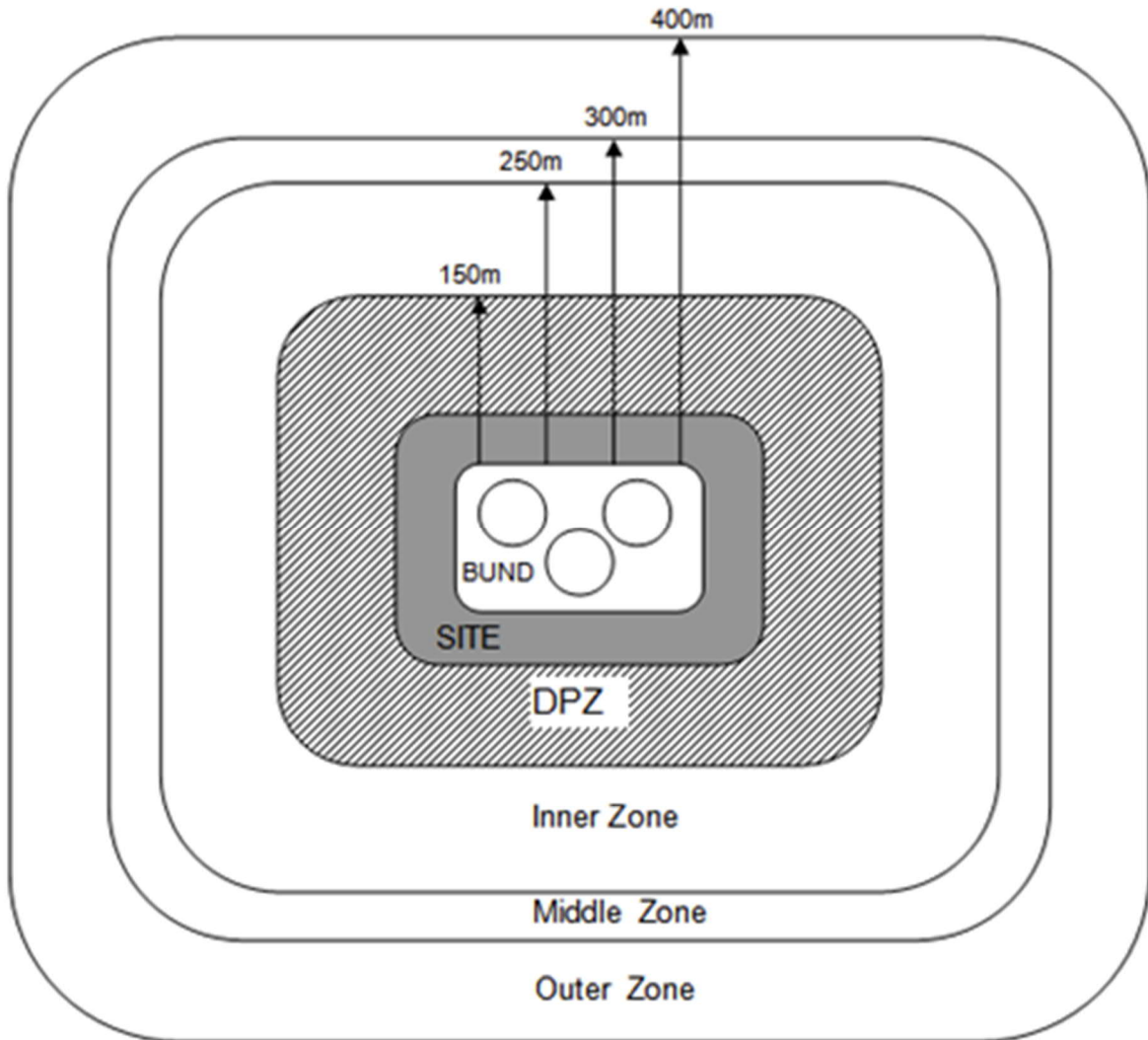
3.3 Consultation Zones and HSE advice

Prospective developments within a certain distance of hazardous sites are subject to planning advice from the Health & Safety Executive (HSE), which feeds into the planning permission process.

The HSE's land use planning methodology is codified and guidance is freely available online. Advice will be specific to the nature of the hazard, the nature of the development, and their respective locations. This section presents a high-level summary and its implications for the Cattewater area. Broadly, the HSE's approach relies on:

- The creation of “consultation zones” around a hazardous site, as illustrated in Figure 3.5.
- The classification of potential developments into one of five sensitivity levels (SL) depending on the severity of impact that an incident could have on people associated with that development. Sensitivity levels are illustrated in Table 3.1.

Figure 3.5: HSE Consultation Zones around sites handling Petroleum products



Source: Health & Safety Executive

Table 3.1: HSE Sensitivity Levels

Sensitivity Level	Description	Example
Level 0	Not normally occupied	Car parks (not multi-storey, under 500 cars)
Level 1	Based on normal working population	Offices under 3 storeys with under 100 occupants
Level 2	Based on the general public - at home and involved in normal activities	Housing developments up to 30 units, no denser than 40 per hectare
Level 3	Based on vulnerable members of the public (children, those with mobility difficulties or those unable to recognise physical danger)	Schools smaller than 0.25 hectares in area
Level 4	Large examples of Level 3 and very large outdoor developments	Sports stadia

The HSE's advice on a particular development proposal will depend on the sensitivity and risk zone involved as listed in Figure 3.6.

Figure 3.6: HSE Decision Matrix

Sensitivity Level	Development in DPZ	Development in Inner Zone	Development in Middle Zone	Development in Outer Zone
0	DAA	DAA	DAA	DAA
1	AA	DAA	DAA	DAA
2	AA	AA	DAA	DAA
3	AA	AA	AA	DAA
4	AA	AA	AA	AA

Source: Health & Safety Executive

Key:

DAA = HSE does not advise against the development

AA = HSE advises against the development

If the above approach leads to an 'Advise Against', then more detailed site/location specific assessment of the risk is required, and the planning authority would have to make a decision on whether the socio-economic and other planning benefits associated with the development were sufficient to outweigh the levels of residual risk.

3.4 Consultation Zones at Cattedown

Figure 3.7 show the HSE consultation zones described in Section 3.3, as applied to the Hazardous Sites located in Cattedown as described in Section 3.2.

Figure 3.7: HSE Consultation Zones at Cattedown



4 Natural Environment

4.1 Introduction

Some elements of the natural environment around the Cattewater benefit from particular designations which may affect proposed developments and land uses in their vicinity. Information on these can be obtained from the following sources:

- GOV.UK Sites of special scientific interest (SSSI)³
- Natural England SSSI⁴
- Plymouth GOV.UK Tree Preservation Orders (TPOs)⁵
- Plymouth GOV.UK Conservation areas
- JNCC Special Areas of Conservation (SAC)⁶

This section summarises the details of such designated sites.

4.2 Sites of Special Scientific Interest (SSSI)

Natural England selects areas of land that are recognised to feature special interests such as wildlife, geology, and landform for designation as Sites of Special Scientific Interest (SSSIs). Certain proposed activities within a SSSI require consent from Natural England in addition to any other permissions that may be required. Natural England's objective is to ensure a SSSI's habitats and features are in a healthy state and are being conserved by appropriate management and as such planned activities that align with this goal are more likely receive consent.

Public bodies have the responsibility to take reasonable steps to conserve and enhance the special features of sites of special scientific interest (SSSIs) when carrying out their statutory duties and giving others permission for works, such as reviewing planning applications.

Figure 4.1 highlights SSSIs in the Cattewater area, with further detail given in Table 4.1.

³ [Sites of special scientific interest: managing your land - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/sites-of-special-scientific-interest)

⁴ [SSSI detail \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

⁵ [Tree Preservation Orders \(TPOs\) | PLYMOUTH.GOV.UK](https://www.plymouth.gov.uk)

⁶ [Special Areas of Conservation \(jncc.gov.uk\)](https://www.jncc.gov.uk)

Figure 4.1: Sites of Special Scientific Interest near Cattewater



Source: DEFRA MAGIC Map Application

Table 4.1: Sites of Special Scientific Interest near Cattewater

Figure ref.	Natural England ref.	Name	Interest	Notes
S1	HE: National Grid Reference: SX 518540	Billacombe	Biological	Site supports a population of plants protected under the Wildlife and Countryside Act 1981
S2	HE: National Grid Reference: SX 498542	Faraday Road	Geological	Road section features exposed rock of particular geological and paleontological interest.
S3	HE: National Grid Reference: SX448513, SX 487512, X 442488	Plymouth Sound Shores and Cliffs	Mixed	Site supports important habitat/ecological features and demonstrates notable geology.
S4	HE: National Grid Reference: SX 493537	Wallsend Industrial Estate	Geological	Disused quarry exposes a notable geological cross section.

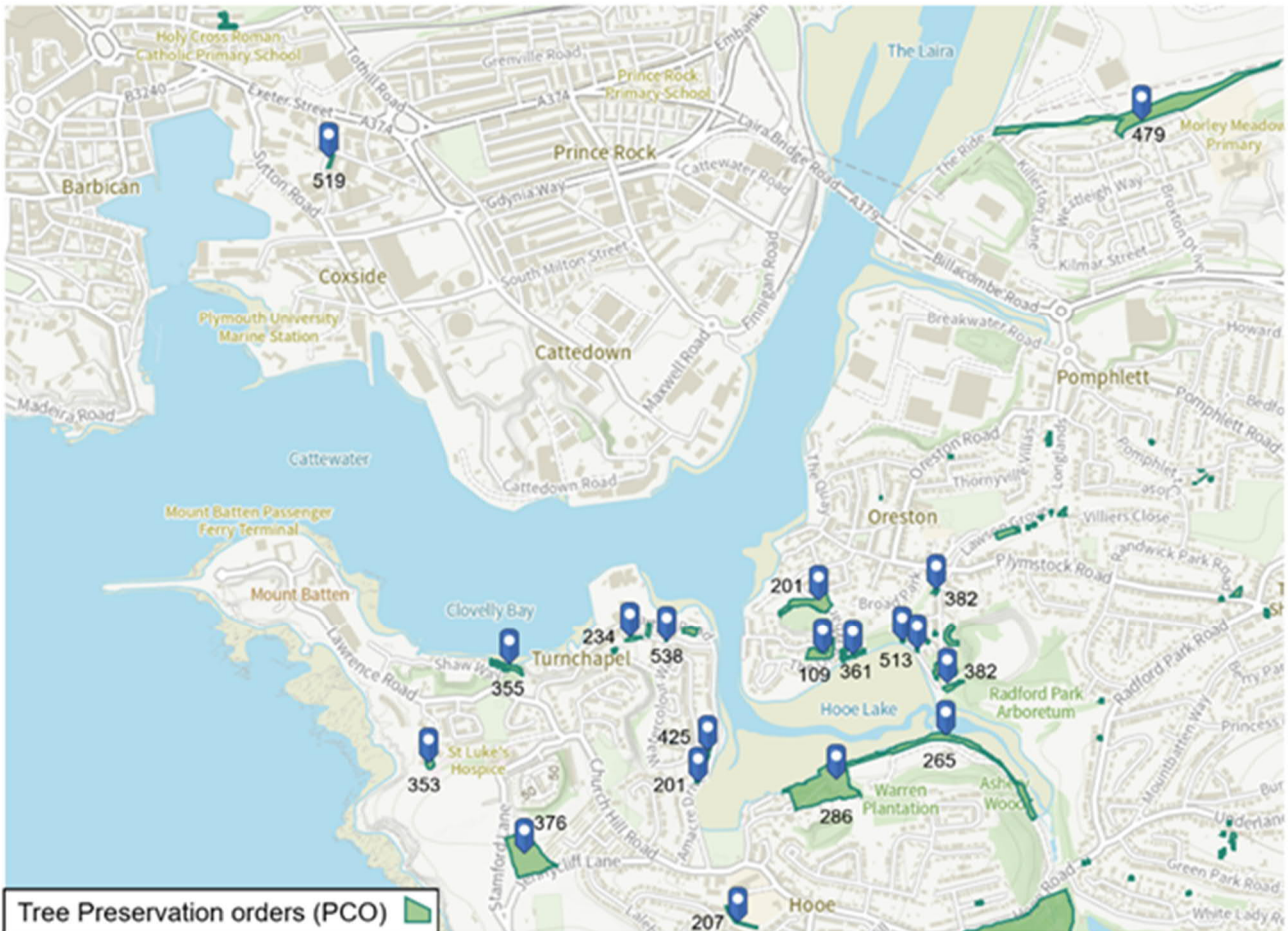
4.3 Tree Preservation Orders

Tree Preservation Orders (TPOs) are made by local planning authorities to protect specific trees, groups of trees or woodlands. Written consent from the local planning authority is generally required for activities which would have a detrimental effect to protected trees.

Within a Conservation area (refer to Section 2.3) the Council must also be notified of any work to trees over 7.5-inch diameter and chest height. These are then assessed and a TPO may be implemented.

TPOs are listed on Plymouth.GOV.UK⁷ site with an interactive map that shows the location of the orders across the city of Plymouth. Figure 4.2 below shows the location of TPOs in the vicinity of the Cattewater.

Figure 4.2: Tree Preservation Orders near Cattewater



Source: DEFRA MAGIC Map Application

4.4 Special Areas of Conservation

Special Areas of Conservation (SACs) are protected areas in the UK designated under Conservation of Habitats and Species regulations 2017.

The Cattewater is adjacent to the Plymouth Sound and Estuaries SAC, a 64 km² site encompassing Plymouth Sound and its associated tributaries, comprising a complex site of marine inlets. The important aspects of the site, formally referred to as Qualifying Features, are listed in Table 4.2. Guidance in terms of conservation advice for the site is published by Natural England and freely available online.

The overarching objectives for the area is to ensure that, subject to natural change, the integrity of the site is maintained or restored as appropriate and that the site contributes to achieving the Favourable Conservation Status of its qualifying features by maintaining or restoring:

- the extent and distribution of qualifying natural habitats and habitats of the qualifying species
- the structure and function (including typical species) of qualifying natural habitats

⁷ [Tree Preservation Orders \(TPOs\) | PLYMOUTH.GOV.UK](https://www.plymouth.gov.uk)

- the structure and function of the habitats of the qualifying species
- the supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- the populations of each of the qualifying species
- the distribution of qualifying species within the site

Proposals that affect the site may require consultation with the following organisations where applicable:

- The Marine Management Organisation (all marine developments would require discussion with the MMO in any case)
- The Association of Inshore Fisheries and Conservation Authorities
- Environment Agency
- Offshore Petroleum Regulator for the Environment and Decommissioning (OPRED)
- Devon & Severn Inshore Fisheries and Conservation Authority
- Cornwall Inshore Fisheries and Conservation Authority
- Plymouth City Council
- South Hams District Council
- West Devon Borough Council

Table 4.2: Qualifying Features of the Plymouth Sound and Estuaries SAC

Name	Interest	Notes
Sandbanks	Habitat	Extensive areas of sublittoral sandbanks within the inlet and on the open coast.
Estuaries	Habitat	Representative of ria estuaries in south-west England.
Shallow inlets and bays	Habitat	Inlet of Plymouth Sound and the Yealm enters the adjacent Wembury Bay. The Yealm has good examples of habitats and community's characteristic of sheltered marine inlets
Reefs	Habitat	Wide variety of intertidal and subtidal reef biotopes. Of particular importance are the limestone reefs running along the northern shore from West Hoe to Batten Bay
Atlantic salt meadows	Habitat	The well-developed salinity gradient supports Atlantic salt meadow together with natural transitions to brackish and freshwater communities, including reedbeds supporting the only UK population of triangular club-rush <i>Schoenoplectus triquetus</i> .
Mudflats and sandflats	Habitat	Not covered by seawater at low tide.
Shore dock (<i>Rumex rupestris</i>)	Species	One of the chief rocky-shore strongholds for Shore dock flowering plant on the UK mainland. The site also holds a sizeable area of additional suitable habitat.
Allis shad	Species	Member of the herring family.