



CATTEWATER  
HARBOUR  
COMMISSIONERS

# Cattewater Harbour Masterplan Overview



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# Functions

## **Cattewater Harbour Commissioners:**

- Fulfilling Plymouth Port Competent Harbour Authority and Cattewater Statutory Harbour Authority Duties
- Driving change in port operations
- Enabling, inspiring and stimulating trade in and around the Cattewater
- As a Trust Port, the commissioners act on behalf of stakeholders and reinvest revenue into the port
- Generating positive publicity and attracting investment to the Cattewater area
- Actively engaging and facilitating stakeholder collaboration
- Logistics planning for efficient development with reduced clashes
- Providing governance

## **The Masterplan:**

- Provides stakeholders with an understanding of the opportunities and challenges the area surrounding the Cattewater is likely to face over the next 25 years
- Framework for stakeholders to operate within, to harness growth sustainably

# Masterplan Aims

## Innovation

- Driving technological investment in marine technology and autonomous industries

## Growth

- Maximising opportunities presented by Plymouth's Freeport status
- Driving national and regional net zero targets
- Establishing Cattewater as an employment centre

## Community and Sustainability

- Developing a strong port-city relationship and addressing climate, nature, and social inclusion
- Aligning with the local government and Joint Local Plan

## Shipping and Port Operations

- Adapting to changes in cargo trends
- Overcoming constraints on port operations





# Context: Cattewater Today

<b>More than 2 Million Tonnes of Cargo Handled Per Year</b>	<b>Liquid cargo accounts for 60% of Cargo Handled</b>	<b>Plymouth's Free Port Status</b>
<b>High Concentration of Leisure Facilities</b>	<b>Direct access to Plymouth Sound</b>	<b>High Technology Marine Services at Turnchapel Wharf</b>
<b>Residential Zones and Commutes via Laira Bridge</b>	<b>Surrounding Environmental and Historical Designations</b>	<b>Visitor Economy Barbican Landing Stage</b>

 Innovation  
 Community

 Growth  
 Port







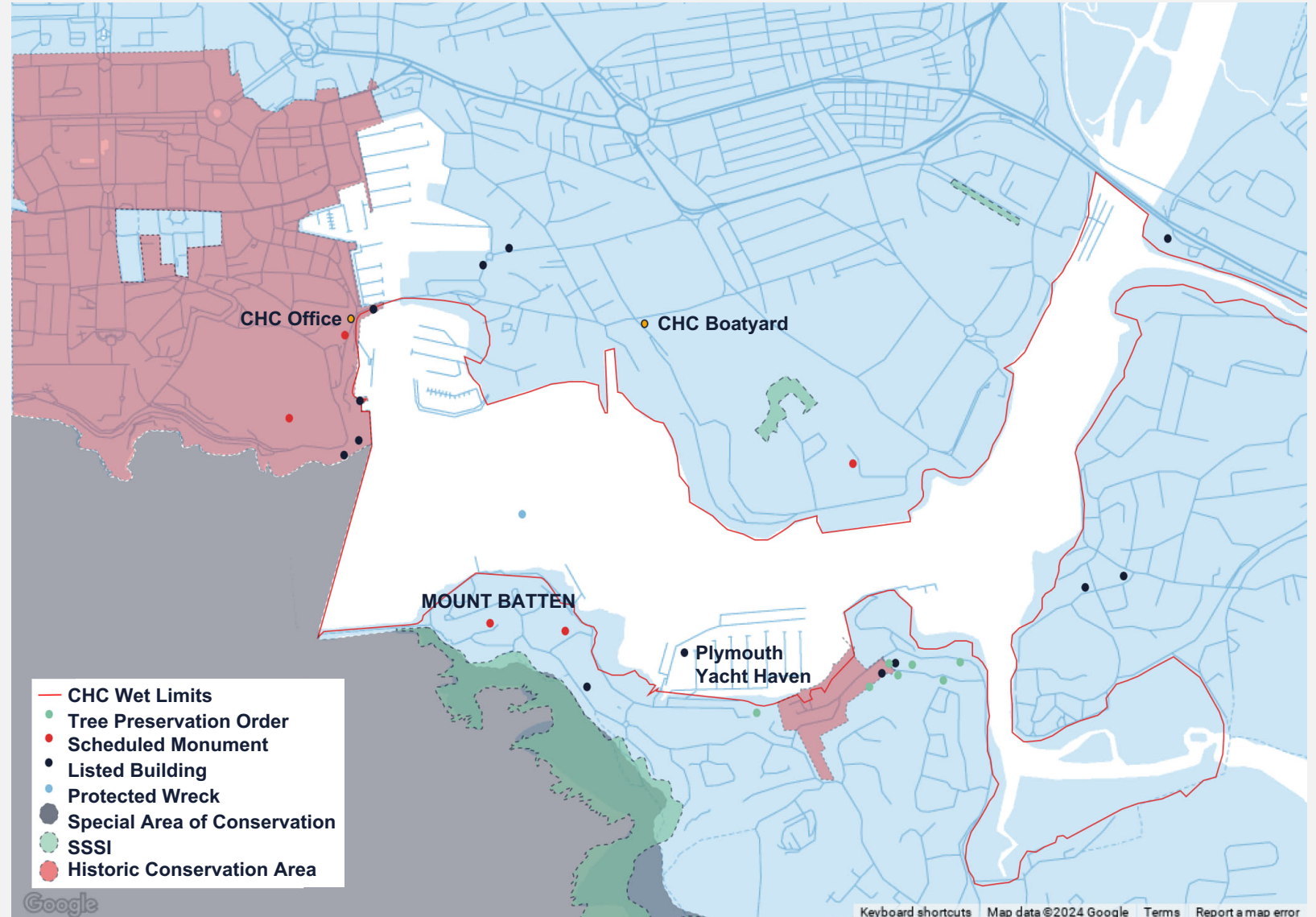
# Elements of Opportunity

Identifying drivers for positive change in the future of Cattewater Harbour



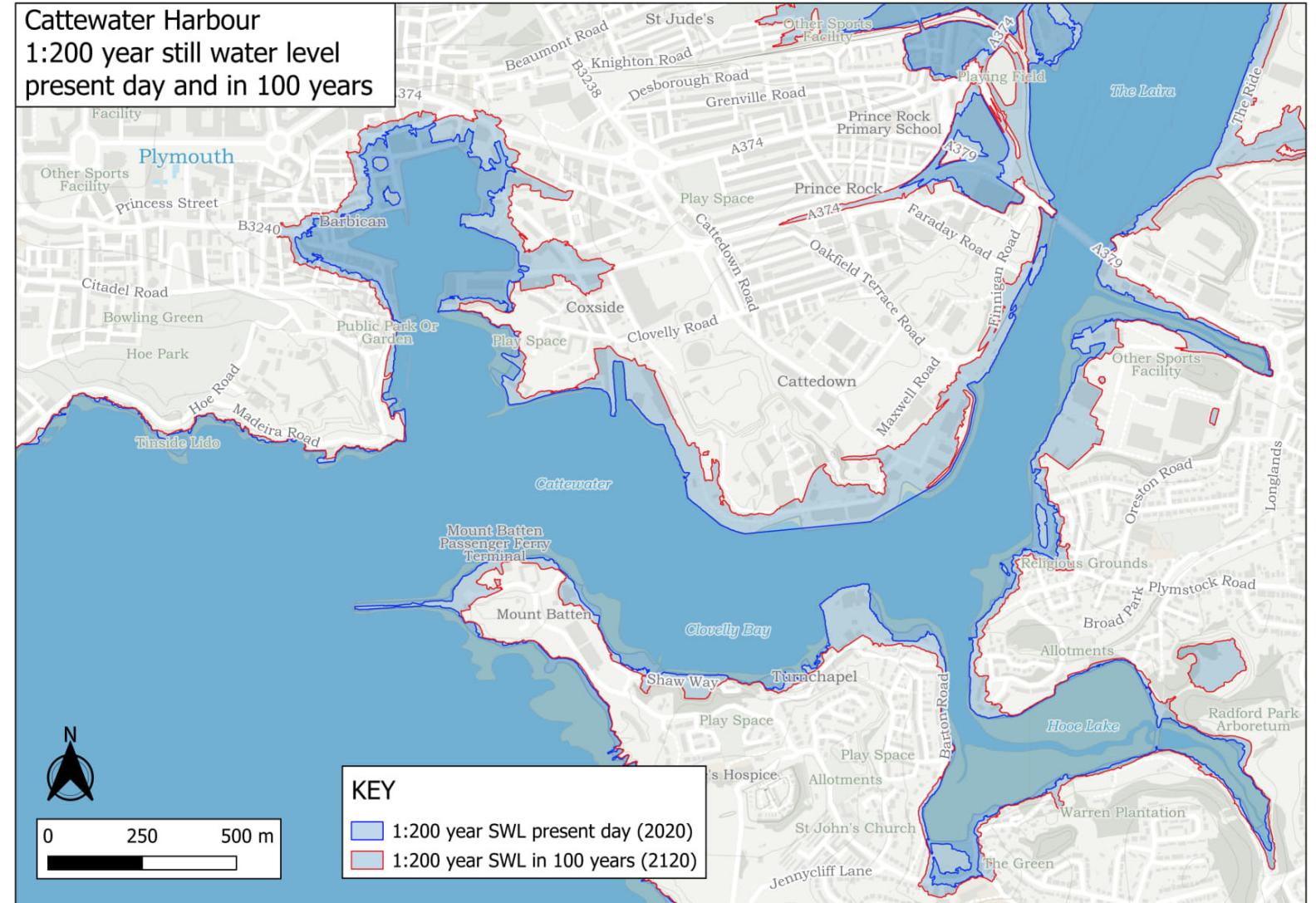
# Conservation

- Recognising these as opportunities and inspiration for growth instead of constraints to development
- Refocusing development of Cattewater to celebrate and highlight special designations as key contributors to the Harbour's distinctive strengths
- Harness economic opportunity provided by these areas and assets, publicity and provision of better related amenities to increase visitor numbers and spend
- Sensitive development and reclamation is feasible as Cattewater lies outside of SAC



# Flood Management

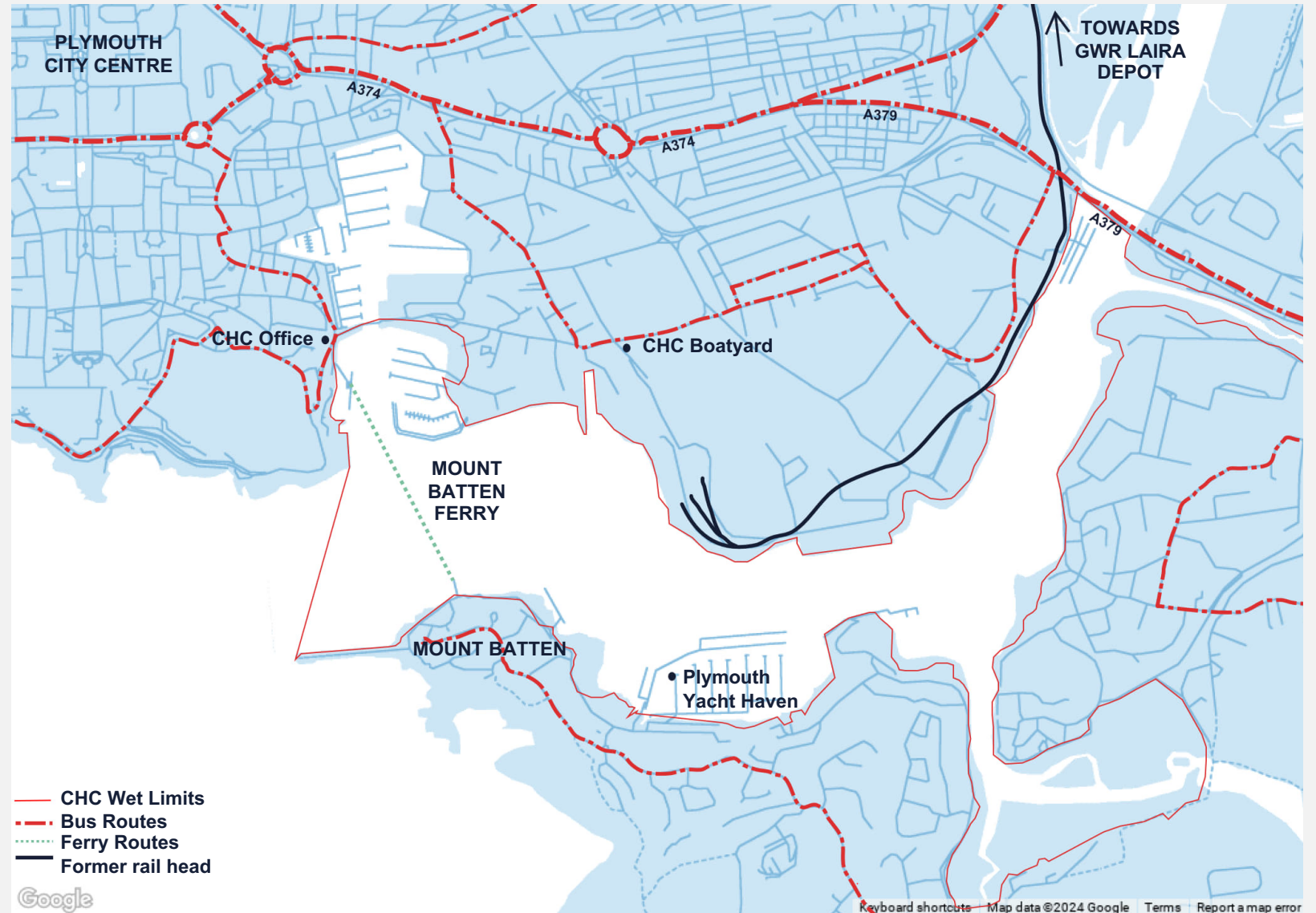
- Increased risk from flooding events over the next 100 years will impact Cattewater
- New development provides opportunity to integrate flood defences for the wider benefit of the city
- Ensures compliance with planning policy
- Funding opportunities to integrate flood defence and waterfront enhancement
- Essential for all development to be climate change resilient





# Transport Links

- Current transport links are limited: only two local routes link land north and south of the Cattewater (Ferry and A379)
- Public transport is mostly bus routes and heavily dependent on Laira Bridge to connect residential zones to the City Centre
- Limited water taxi service between Barbican and Mount Batten
- Expansion of water taxi network can increase interconnectedness, social access, and reduce dependency and congestion of A379





# External trends and opportunities

Trends	Opportunities
Diminishing reliance on hydrocarbons as primary fuel	Diversifying cargo from petroleum
Increased extreme weather events, sea level rise	Integrating flood defence with new Cattewater developments
Pressure for access and public space	Improving access to and value of existing outdoor spaces and designated zones through purposeful development, zoning residential developments away from port activities to reduce pressure for space
Increasing national energy needs and domestic generation	Supporting FLOW developments thanks to proximity to sites
Move to sustainable transport systems	Expansion of water taxi network to connect residential to city centre, improve rail and short sea links
Increased protection for marine environment	Accelerates development, need to act before policy changes increase difficulty
Increased demand for residential developments as Freeport establishes itself as employment centre	Improved public transport networks allow for expansion of residential areas away from waterfront operations
Increased deep sea shipping and bulk exports	Expansion of wharves to accommodate larger vessels
Globalisation/localisation	Freeport provides taxation benefits, supportive planning environment, granting of seed capital, simplified customs, support form port activities from JLP: modernized, accessible, safeguarded infrastructure
Increasing shore power and cold ironing obligations	Proximity to high voltage distribution network for electrification of port operations
Maintained leisure boat and facility use	Growing tourism sector and potential to work with National Marine Park to increase profile
Growing high technology maritime industry	DIT recognized Plymouth as HPO for marine autonomy, presence of brownfield sites, seed capital, support for port activities from JLP
Destination Plymouth aim to increase visitor spend	Presence of cruise ship terminal and increasing popularity of Plymouth as a destination

# Potential for Funding

- Seed capital through Freeport
  - £25 million grant from the government for essential infrastructure
- £20 million to Plymouth waterfront and port from the government Levelling Up Fund, for the Freeport, National Marine Park, and Net Zero vision, supporting
  - Development of “innovation barns”
  - Modernisation of port infrastructure
  - Repurposing derelict waterfront buildings
- Plymouth Waterfront Partnership allocates largest proportion of its budget to promoting Plymouth as a visitor destination
- Central government decarbonisation and innovation grants
- Great South West funding from Innovate UK Launchpads programme





# Programmes of Change

The masterplan aims will be realised through targeted development programmes

## Innovation

- “Innovation barns”
- Publicity
- Safeguard and develop existing infrastructure and brownfield sites

## Growth

- Publicity
- Policy
- Training, upskilling, employment
- Trust port status means that increased revenue means more funding for port activities

## Community and Sustainability

- Improving public transport links
- Harnessing supportive Freeport planning to focus new residential developments away from waterfront
- Focussing development around conservation zones to provide quality outdoor space – Highlighting conservation zones
- Prioritising accessibility in developments

## Shipping and Port Operations

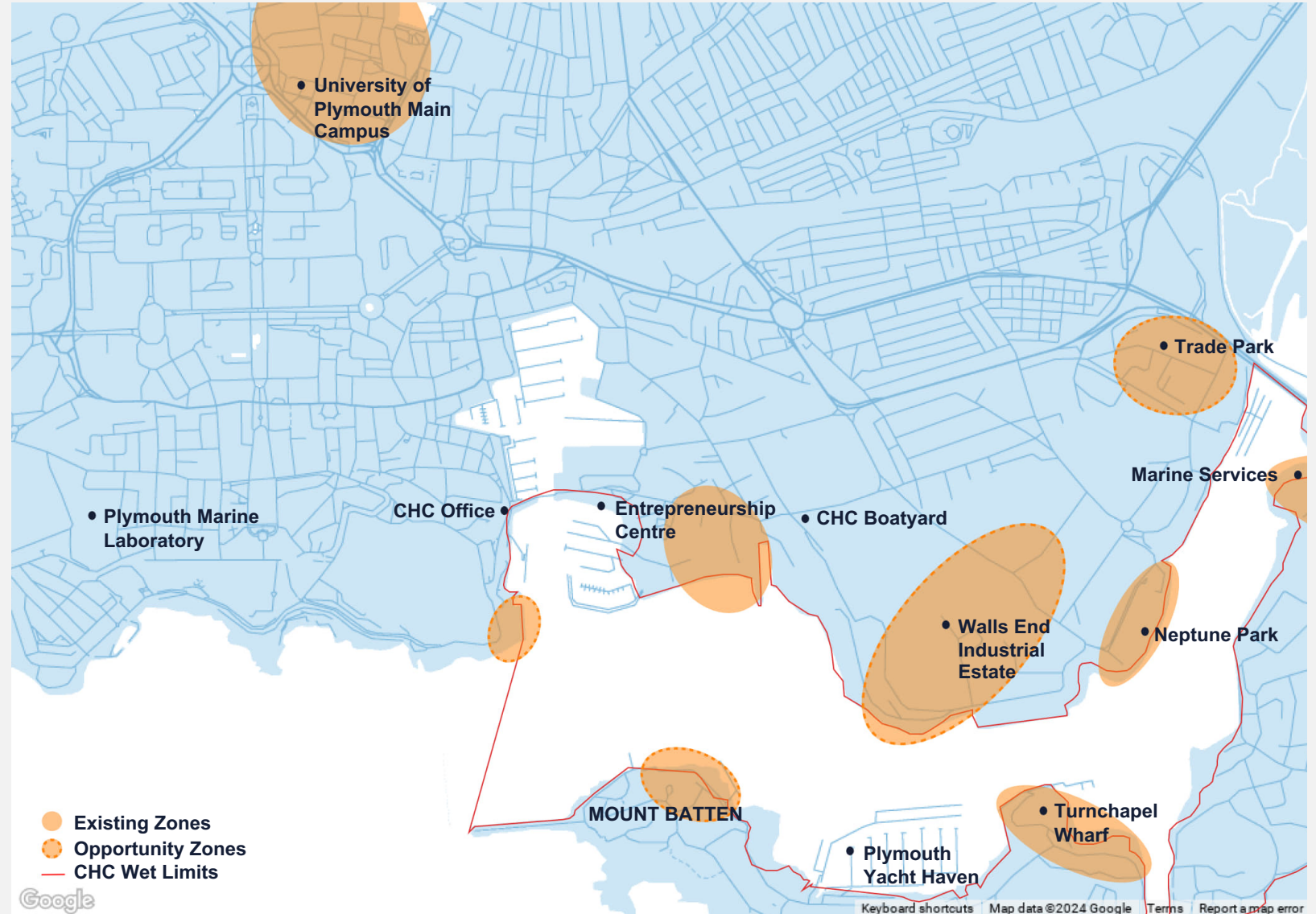
- Infrastructure modernization: expansion, maintenance and rehabilitation, decarbonisation of operations
- Diversifying cargo operations
- Land reclamation
- Development of new waterfront terminal increases cargo and additional direct revenue for CHC
- Safeguard and develop existing infrastructure and brownfield sites



# Innovation

*Identifying innovation opportunities in existing and potential zones*

- Enhancement of existing key zones
- Opportunities for expansion in brownfield sites, harnessing the potential of high-value harbour front land
- Improved links between new and existing zones
- Harnessing Freeport opportunities:
- Taxation benefits
  - Supportive planning environment
  - Granting of seed capital
- Provision of employment and upskilling in high technology industries



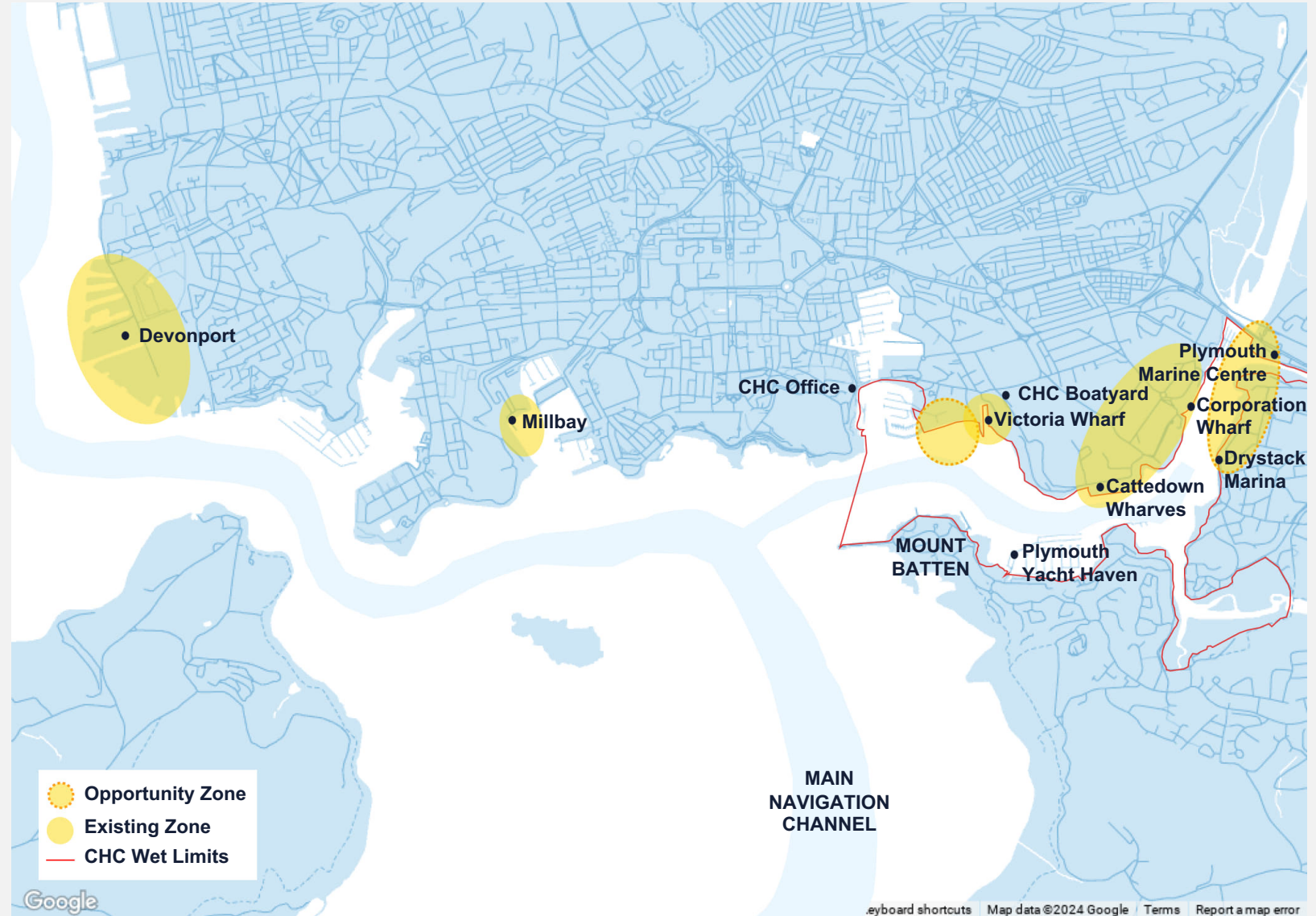
EXISTING AND OPPORTUNITY ZONES IDENTIFIED FOR IMPROVEMENT POTENTIAL: PLOTS DO NOT REPRESENT COMMITTED OR AGREED PLAN.



# Shipping and Port Operations

*Identifying innovation opportunities in existing and potential zones*

- Improvement, electrification, and modernization of infrastructure in existing zones in line with JLP
- Expansion of existing wharves and storage to increase capacity
- Opportunities for expansion in brownfield sites, safeguarding harbour front land for industry
- Potential for land reclamation adjacent to Victoria Wharf
- Harnessing Freeport Opportunities:
  - Simplified customs
  - Taxation benefits
  - Supportive planning environment
- Improved land side transport links

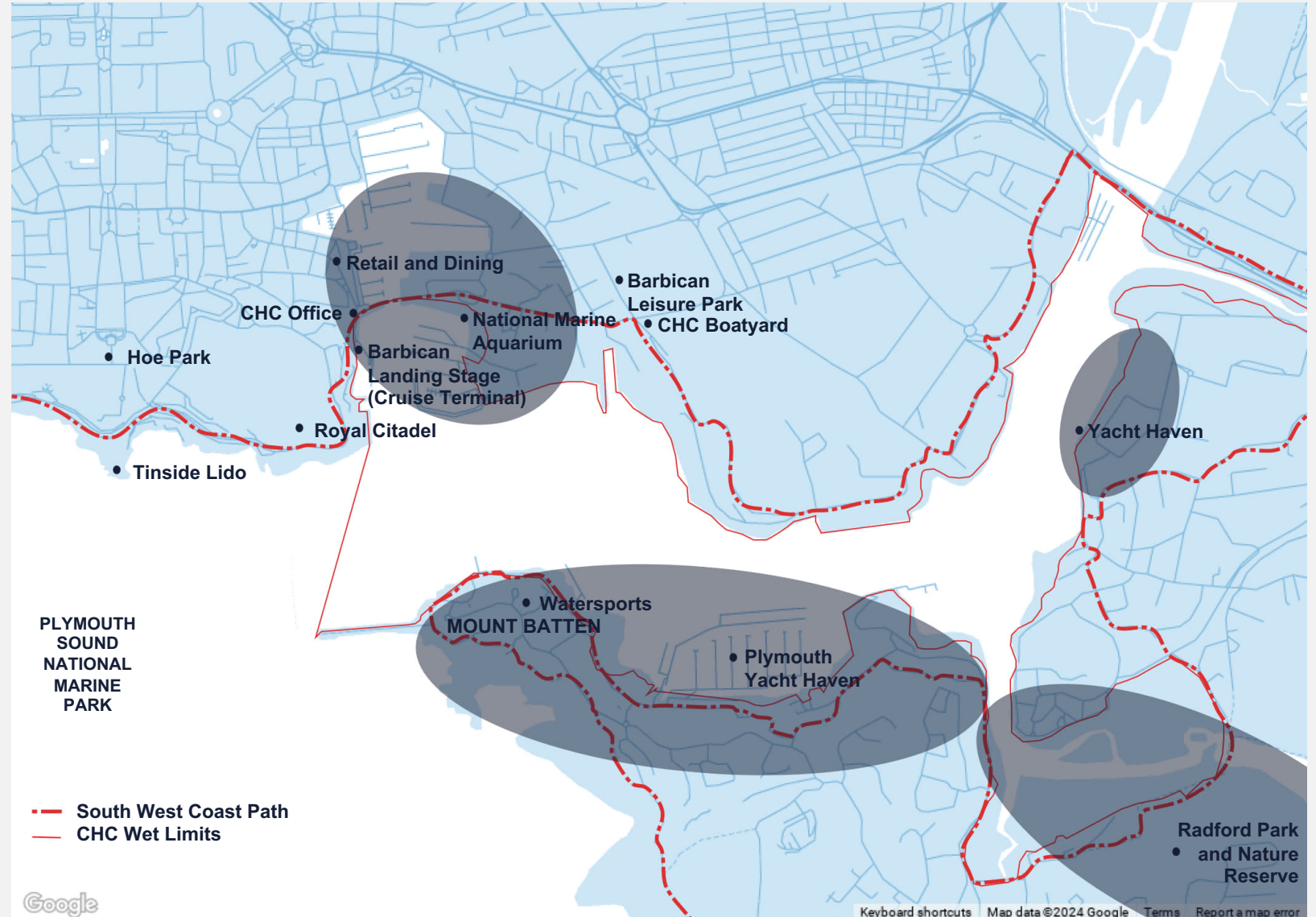


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# Leisure, Tourism and Growth

*Identifying growth opportunities in existing and potential recreational zones*

- Focus on the enhancement of existing zones to attract more visitors and spending
- Ensure maintained access for recreation assets such as Mount Batten watersports as other industries grown and develop
- Emphasis and publicisation of the value of attractions such as SWCP, Dartmoor links, and historic/ environmental areas
- Harness employment opportunities of growing tourism sector
- Improvement of transport links increase access for tourism and local community



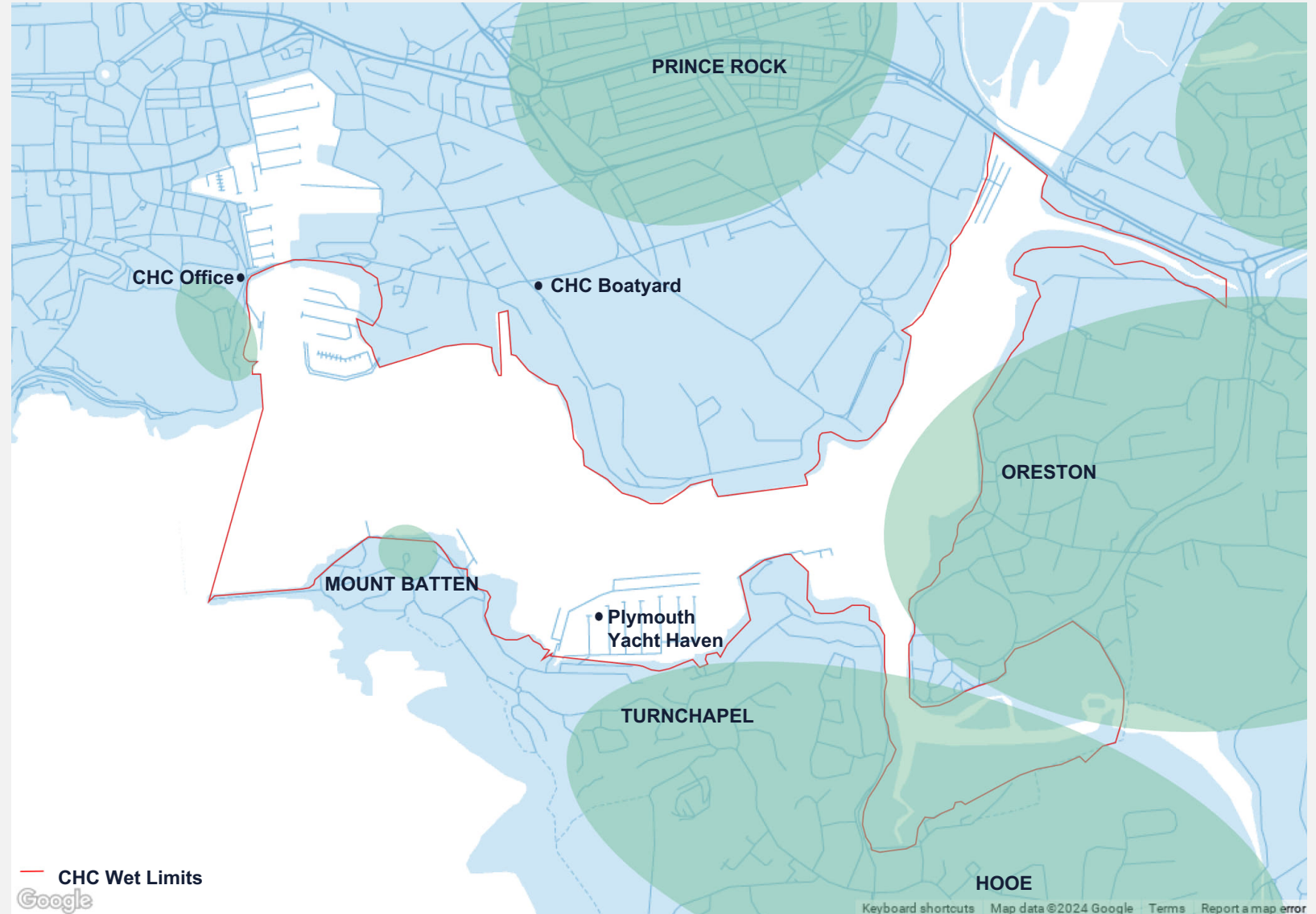
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# Residential and Communities

*Identifying community enhancement opportunities in existing residential zones*

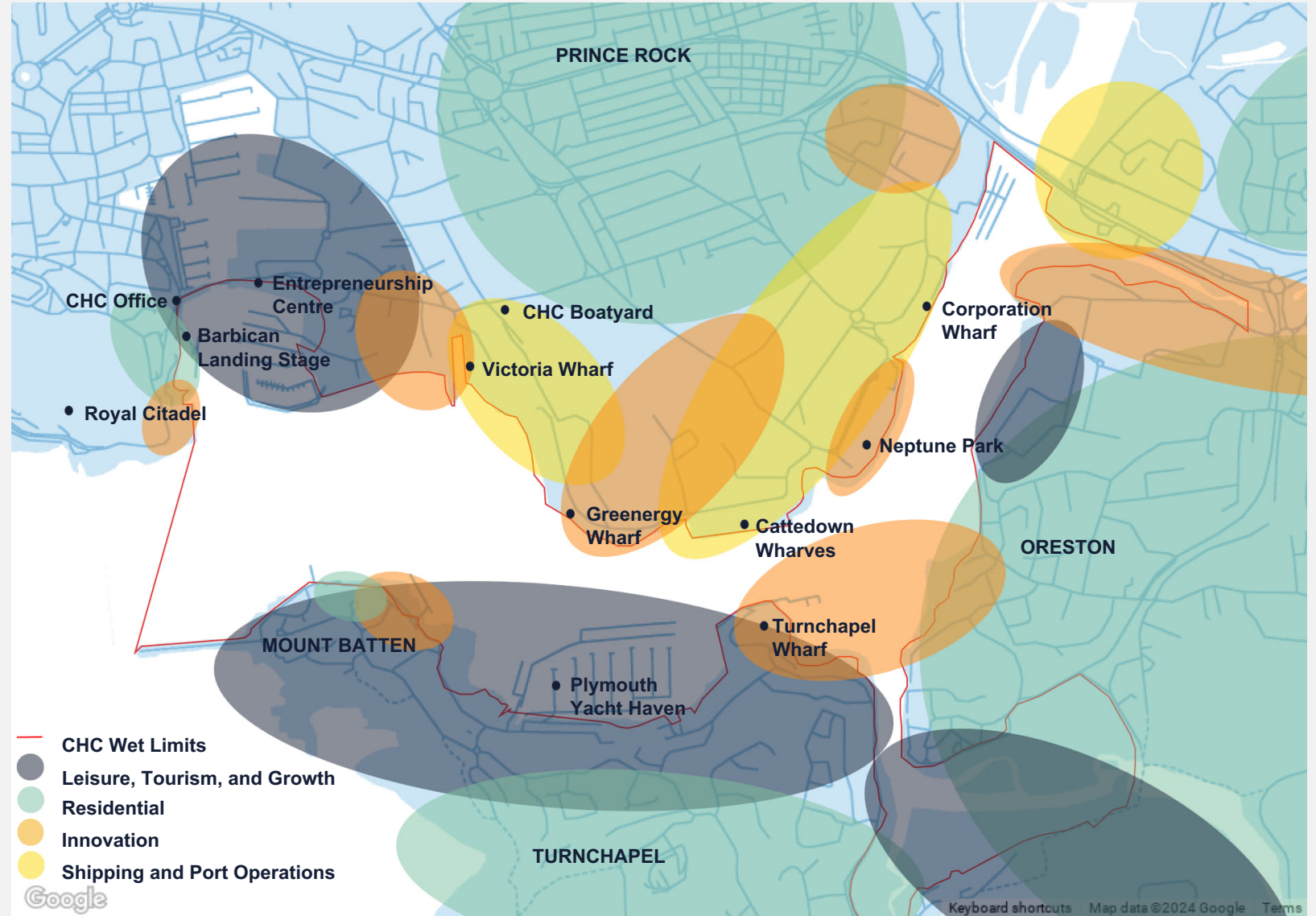
- Increased demand as Cattewater establishes itself as employment centre
- Develop away from harbour front: safeguarding brownfield sites for maritime and commercial industries
- Improvements to public transport links allow expansion of residential zones away from essential waterfront land
- Developments to southeast of Cattewater benefit from increased access to public space and valuable conservation zones, reducing pressure for public space at waterfront



EXISTING AND OPPORTUNITY ZONES IDENTIFIED FOR IMPROVEMENT POTENTIAL: PLOTS DO NOT REPRESENT COMMITTED OR AGREED PLAN.

# Collaborative Land Use

- Sustainability prioritised in development efforts
- Change driven by collaboration
- Whole area has potential; zoning ensures limited overlap and subsequent limited risk of conflict
- Waterfront as catalyst for change: lots of coastline very close to residential, commercial, and maritime facilities presents unique opportunities for each
- CHC to act as intermediary between stakeholders as port develops to maximise efficiency



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# What Next?

- We are now moving to the public consultation phase where our draft Masterplan Overview is formally presented for feedback from 5<sup>th</sup> July 2024 to 5<sup>th</sup> August 2024.
- <https://plymouthport.org.uk/info/masterplan-overview/>





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