

## PORTLAND TOWN COUNCIL

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1<sup>st</sup> November 2017

Dear Councillor / Management Group Member

You are hereby summoned to attend a **MEETING** of the **NEIGHBOURHOOD PLAN MANAGEMENT COMMITTEE**, to be held at the **PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE** on **WEDNESDAY, 8<sup>TH</sup> NOVEMBER 2017** commencing at **7.00 pm**, when the business set out below will be transacted.

It is the Council's intention that all meetings of the Council and its committees be recorded aurally.

Yours faithfully

Ian Looker  
Town Clerk

## AGENDA

1. **Apologies for Absence** – to receive
2. **Declarations of Interest** – to receive any declarations from Councillors or Officers of pecuniary or non-pecuniary interests regarding matters to be considered at this meeting, together with a statement on the nature of those interests
- 3(a) **Minutes of the Inquorate Meeting and Notes of the Informal Meeting held on 19<sup>th</sup> September 2017** (attached) – to agree and sign
- 3(b) **Minutes of the Planning Committee Meeting Held on 27<sup>th</sup> September 2017** (attached) – to receive
4. **Matters Arising from the Minutes** – to consider
5. **Open Forum** – to receive questions and comments from the public regarding the Neighbourhood Plan
6. **Plan Timetable and Budget** – to receive updates (see attached)
7. **Parish Online** – to agree to take out a one-year subscription to the mapping service (see attached)
8. **Current Draft Plan** – to receive a presentation, agree the content and give it formal approval as a public consultation document (see attached)
9. **Exclusion of Press and Public** (discretionary)  
“That pursuant to the provisions of Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for Agenda Item(s) ... by reason of the confidential nature of the business to be transacted.”
10. **Date of Next Meeting**  
The next meeting is scheduled to be on Wednesday, 10<sup>th</sup> January 2018, starting at 7.00pm, venue to be decided.

**MINUTES OF THE NEIGHBOURHOOD PLAN  
MANAGEMENT COMMITTEE MEETING  
HELD ON TUESDAY, 19<sup>TH</sup> SEPTEMBER 2017 AT 7.00 PM  
IN EASTON METHODIST CHURCH HALL**

**PRESENT:** Cllrs Sue Cocking and Jo Atwell, together with Andy Matthews (Working Group)

**IN ATTENDANCE:** Ian Looker (Town Clerk) and Paul Weston (Consultant)

The meeting was inquorate.

Signed ..... Date.....

**NOTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN  
MANAGEMENT COMMITTEE MEMBERS  
HELD ON TUESDAY, 19<sup>TH</sup> SEPTEMBER 2017 AT 7.00 PM  
IN EASTON METHODIST CHURCH HALL**

**PRESENT:** Cllrs Sue Cocking and Jo Atwell, together with Andy Matthews (Working Group)

**IN ATTENDANCE:** Ian Looker (Town Clerk) and Paul Weston (Consultant)

Cllr Cocking in the chair.

The meeting was inquorate. Those present discussed the agenda items informally and agreed that recommendations be taken forward to the next Planning Committee meeting on 27<sup>th</sup> September 2017 for consideration.

Minutes and notes of previous meetings would be considered at the next scheduled Neighbourhood Plan meeting in November.

**Development Paper**

It was agreed that the Development and Growth Policies Report, including its recommendations, should go to the Planning Committee.

With regard to the school sites scheduled under paragraph 38 wording should be added that they also be considered for community or business use if appropriate. The recommendation regarding the Hardy block should apply if the current planning permission lapsed.

**Local Green Space**

The following amendments were made to the schedule on page 4 of the report:-

- Incline Community Orchard – Define as an allotment space
- Liberty Road – Accept as a green space
- Gooseberry Field – Accept as a green space
- Southwell Green – Accept as a green space and recommend to be a community green

It was noted that the sites listed in Appendix B would either be included in additional policy areas of the Plan e.g. allotments or be discussed with the Borough Planning Team as to how they might be registered. The report and all supporting information will be shown on the Plan website.

The Council will notify the landowners of all sites assigned to policies.

**Policy Direction**

Mr Weston has prepared a draft Neighbourhood Plan, which is currently readied for initial circulation. Additional maps need to be obtained from the Local Plan team. It

is aimed to submit a formal draft for agreement at the Plan Management meeting in November.

There remains a need for members to hold a workshop on development boundaries. It was thought an updated Beach Hut policy should be included in the Plan, which would need to be confirmed at the next Planning meeting.

### **Plan Timetable and Budget**

Mr Weston's current grant support finishes at the end of October, so a request to seek further funding would be made to the Planning Committee. Mr Weston will submit a quotation to provide additional assistance.

There was discussion that grant support beyond April 2018 would likely be directed at new groups.

It is hoped to submit a draft Plan to the Borough's Local Plan team towards the end of this calendar year, which would then be subject to statutory procedures.

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING  
HELD AT EASTON METHODIST CHURCH HALL, EASTON  
ON WEDNESDAY, 27<sup>TH</sup> SEPTEMBER 2017 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Susan Cocking, Jim Draper, Lucy Grieve, Ray Nowak (from 7.10 pm), Dave Symes, David Thurston and Rod Wild

**IN ATTENDANCE:** Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group) and eight members of the public

**2620 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. Jo Atwell, Chris Gover and Sue Lees.

**2621 – DECLARATIONS OF INTEREST**

Mr Matthews declared a non-pecuniary interest in Agenda Item 6 and 9A – Neighbourhood Plan as a trustee of the MEMO project.

**2622 – MINUTES OF THE MEETING HELD ON 23<sup>RD</sup> AUGUST 2017**

The minutes were formally agreed and signed as a correct record.

**2623 – CHAIRMAN'S REPORT AND OTHER MATTERS ARISING**

Cllr. Flack reported progress on the applications outstanding as follows:-

<b>Application No</b>	<b>Town Decision</b>	<b>Borough Decision</b>
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/037/OFF	No Objection	Pending
17/082/FUL	Objection	Approved
17/083/ADV	Objection	Approved
17/323/FUL	Objection	Pending
17/270/OUT	No Objection	Pending
17/017/RES	Objection	Approved
17/371/OUT	Objection	Pending
17/372/FUL	No Objection	Approved
17/419/FUL	No Objection	Approved
17/387/FUL	Objection	Pending
17/427/RES	Objection	Pending
17/451/FUL	Objection	Pending
17/552/FUL	No Objection	Approved
17/410/FUL	No Objection	Refused
17/421/FUL	No Objection	Approved
17/485/FUL	No Objection	Approved
17/501/FUL	Objection	Pending
17/537/FUL	Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 23<sup>rd</sup> August 2017:-

17/385/COU	No Comment	Approved
17/535/FUL	Objection	Approved
17/538/FUL	No Objection	Approved
17/578/FUL	No Objection	Approved
17/658/DOM	No Comment	Pending
Commons Act, s38	No Objection	Pending

#### **2624 – PUBLIC PARTICIPATION**

Julian Andrews said he understood there was a covenant on the Brackenbury Infants site (Minute 2617), because it had previously been allotments. Cllr. Grieve said that from her own checks this did not appear to be the case.

(Cllr. Nowak joined the meeting.)

Another gentleman raised the issue of a Wessex Water report on Underhill Junior. This said there were issues of the site having poor drainage that affected neighbouring properties.

#### **2625 – NEIGHBOURHOOD PLAN**

Mr Matthews referred first to the Development and Growth Policies Report, previously approved at the last Planning Committee meeting. Two amendments had been suggested at the subsequent Plan Management Committee meeting, that community use be also considered for the redundant school sites. Consequently a new draft paragraph 40 had been added and new wording applied in para 53 regarding the Hardy Complex if the current planning consent lapsed.

**RESOLVED** – that the two amendments to the Policies Report specified above be approved.

Next Mr Matthews raised the Green Space Review. Policies had been provided for all the sites listed to protect their status.

**RESOLVED** – that the Review be published on the Plan website and the Council write to the landowners involved to make them aware.

Mr Matthews thought they would be ready to circulate Plan information to the public in late October. The planners at the Borough would require at least six weeks to analyse and comment on the Plan. There was therefore some doubt whether a referendum could be held as soon as May to reach a final decision.

About £7,000 grant could still be accessed, possibly more from a new sum of £22m. the Government had recently made available.

**RESOLVED** – that the Council seek the remaining funding and reappoint Paul Weston to carry out further consultancy work under Financial Regulation 11.1(ii).

**RESOLVED** – that the current beach hut policy be incorporated in the Plan.

Members then turned their attention to the Local Plan reviews, in particular comments by the Town Council on two subjects, the landscape south of Southwell and coastal erosion. Mr Matthews thought what was recorded in the Local Plan, nothing in the case of coastal erosion, did not adequately represent the Council's view.

**RESOLVED** – that the Council write to the Borough asking for a more accurate record in both cases.

### **2626 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

Having considered each application in turn, the Advisory Committee agreed the following observations:-

a) 17/323/FUL – Underhill Community Junior School – Partial demolition of the existing school buildings (class D1), conversion of the remaining school building into dwellings (class C3) and the construction of new dwellings, associated access, parking and landscaping; to form a total of 20 no. new dwellings – Amended Plans

**OBJECTION**, on the following grounds:-

#### **Flood risk and drainage issues** (photograph attached)

1. Dorset Flood Risk Management Team, 15/9/17, raise matters of serious concern, particularly given the position of the site relative to Cove Cottages, Three Yards Close and the cliff edge (see below). The Town Council strongly urges that their (Holding) Objection be implemented.
2. Wessex Water, 29/8/2017, also raise serious issues regarding drainage and sewers. These must be fully addressed and resolved in co-operation with Wessex Water before approval is granted.
3. The photograph shows the effect of flooding from the site into a property on Three Yards Close and its destructive potential. Overdevelopment of the site as currently proposed would compound the problem.

#### **Negative impact on key views, viewsheds, streetscape and panoramic roofscape in highly sensitive location** (photograph attached)

4. It is clear from Model View 8 that not only house nos 9 and 13 but the whole west-facing terrace, nos 9-16, would be significantly higher than the 1913 school building. This would have a highly negative effect on panoramic views across to Portland Harbour, Chesil Bank and the Fleet from the South West Coast Path, on the view up from Chesil Cove – a key location on Portland for locals and tourists alike (see photograph) and on the streetscape looking up from Chesil.
5. It would also be out of keeping with the neighbouring roofscape, for example from Fortuneswell looking west over Hambro (see photograph). The roofscape of Underhill is characterised by a graded stepping downwards. The height of the terrace, nos 9-16, would be completely out of line with this grading. The importance of this roofscape is highlighted in the Isle of Portland Heritage and Character Assessment from the progressing Portland Neighbourhood Plan.

6. All this contravenes Local Plan ENV10, “i) All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings. ii) Development will provide for the future retention and protection of ... other features that contribute to an area’s distinctive character. Such features may not always be designated or otherwise formally recognised.”
7. It also contravenes ENV12, “Development will ... only be permitted ... where the siting, alignment, design, scale, mass, and materials used complements and respects (sic) the character of the surrounding area or would actively improve legibility or reinforce the sense of place. This means that:
  - The general design should be in harmony with the adjoining buildings and the area as a whole;
  - The position of the building on its site should relate positively to adjoining buildings, routes, open areas...and other features that contribute to the character of the area ...”
8. It also conflicts with the Strategic Objective of the Local Plan to “protect and enhance the outstanding natural and built environment – this will be the over-riding objective in those areas of the plan which are particularly sensitive to change.”

### **Overdevelopment and overshadowing of multiple homes**

9. The revised plans still pack too many homes into the site. This has led to the west-facing terrace being located much closer to the cliff edge (see below) and the eastern terrace being close to the backs of Three Yards Close. The removal of one of these terraces and reduction of the maximum height of the new homes below that of the 1913 school would overcome many the objections to the current plans.
10. As they stand the plans contravene ENV11, “Within and adjoining existing settlements, development should ensure that: • Places are ... not dominated by the road layout and parking,” ENV12, “siting, alignment, design, scale, mass” as quoted above, ENV15, “Development should optimise the potential of the site and make efficient use of land, **subject to the limitations inherent in the site and impact on local character**” (our emphasis), and ENV16, “Proposals for development should be designed to minimize their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it. As such, development proposals will only be permitted provided: They do not have a significant adverse effect on the amenity of the occupiers of properties through inadequate daylight or excessive overshadowing, overbearing impact.”

### **Threat to stability of cliff** (photograph attached)

11. The section of the 1913 school building to be demolished stands directly above the section of eroded cliff shown in the submitted photograph. The revised plans position the replacement buildings **further forward and closer to this cliff.**
12. The local resident who maintains the grass at West Weares just below the cliff told the Town Council that rock and other material had fallen

down from the cliff recently and he is happy to point this out at a site visit.

13. Inaccuracies remain in the revised Stability Report, which refers to the eroded cliff as being viewed only from a drone. It states twice that the walls and steps in this area will be retained. This is not the case. The demolition of a large section of the western side of the 1913 building and the excavation for foundations for the new buildings nearer to the cliff edge risk destabilising of the ground in this critical area. This jeopardises a stretch of the South West Coast Path, the key location of Chesil Cove and possibly even the site itself. It also contravenes ENV7, “New development will be directed away from areas vulnerable to coastal erosion and land instability to avoid putting people at risk unless it can be demonstrated that the site is stable or could be made stable, and that the development is unlikely to trigger landsliding, subsidence, or exacerbate erosion within or beyond the boundaries of the site.”

**Inappropriate materials that clash with the vernacular, particularly viewed from the Jurassic Coast / South West Coast Path**

14. The wall materials proposed, brick, reconstituted Portland stone, do not fit with the vernacular of the immediate coastal area, predominantly solid Portland stone facades and / or render. As such this contravenes ENV10, “All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings” and ENV12 as quoted above.

**Unjustified demolition of a locally treasured building of historic importance, architectural merit, referencing other key historic buildings in Underhill, mostly grade II listing**

15. The section of the 1913 school building which the plans propose to demolish is built in solid Portland stone. It is an imposing building with features of architectural merit that reference other monumental buildings of the same period in Fortuneswell, some of which are key listed buildings. As such it is a “non-designated heritage asset.”
16. Its destruction contravenes ENV4, “Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would **positively** contribute to the asset’s **conservation**” and “Any harm to the significance of a designated or non-designated heritage

b) 17/593/FUL – 3 Fortuneswell – Change of use from office to dwelling houses and associated works (12 flats)

**NO OBJECTION**

c) 17/597/FUL – 7 Bowers Road – Proposed extension and alterations

**NO OBJECTION**

d) 17/631/FUL – Plot M1B, Hamm Beach Road – Erection of 3 no. industrial and commercial buildings, and associated external works

**NO OBJECTION**

e) 17/658/DOM – 17 Weare Close – Erect single-storey extension to extend 5.3m beyond rear wall of the original dwellinghouse; maximum height 2.8m, height to eaves 2.8m

**OBJECTION**, on the grounds:-

1. To allow any further obtrusive development at this property would exacerbate its negative impact on a very sensitive location. This extension would be the third extension to the property. Application 14/795/CLE was for a Certificate of Lawfulness (Existing), which was granted because the works had been completed more than four years earlier and as such were no longer liable to planning enforcement action. That extension involved the installation of loft rooms with very intrusive storey-wide dormer windows. These are totally out of keeping and character with the streetscape and stepped nature of rooflines in a highly sensitive Jurassic Coast location only a few metres away from the South West Coast Path.
2. It infringes Local Plan, which states as a Strategic Objective to “protect and enhance the outstanding natural and built environment” and “this will be the over-riding (sic) objective in those areas of the plan which are particularly sensitive to change.” No area covered by the Local Plan can be more highly sensitive than this location that dominates the Jurassic Coast overlooking Chesil Cove and the West Weares cliffs. The extension would block aspects from the Coast Path and present an aspect of ugly overdevelopment within metres of a key location.
3. It would have an adverse effect on views from and towards the Coast Path, infringing ENV1, “development which would harm the **character, special qualities or natural beauty** of the ... Heritage Coast, including their **characteristic landscape quality** (our emphasis) and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted.” Also “development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.”
4. The excessive development caused by the proposed extension in a confined space infringes ENV10, “i) All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. **Development should be informed by the character of the site and its surroundings.**” (our emphasis) Similarly ENV12, “It will only be permitted where it complies with national technical standards and where the siting, alignment, design, scale, mass, and materials used complements and respects the character of the surrounding area or would actively improve legibility or reinforce the sense of place. This means that: • The general design should be in harmony with the adjoining buildings and the area as a whole; • The position of the building on its site should relate positively to adjoining buildings, routes, open areas.”
5. The negative impact on available light and outlook for several neighbours and overshadowing of their properties contravenes ENV16,

“Proposals for development should be designed to minimize their impact on the amenity and quiet enjoyment of both existing residents and future residents within the development and close to it. As such, development proposals will only be permitted provided: • They **do not have a significant adverse effect on the living conditions of occupiers of residential properties through loss of privacy**; • They **do not have a significant adverse effect on the amenity of the occupiers of properties through inadequate daylight or excessive overshadowing, overbearing impact.**” (our emphasis)

f) 17/637/FUL – 142 Wakeham – Loft conversion including two dormers, extend rear elevation roof to form gable end with inset covered areas around (additional item)

**OBJECTION**, on the grounds of overdevelopment and the scheme is out of character with the surrounding conservation area, contrary to Local Plan policy ENV 1.

#### **2627 – PLANNING CONTRAVENTION ISSUES**

None were raised.

#### **2628 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

No applications had been received.

Cllr. Flack informed the meeting that the County had removed the bus stop at the higher end of Reap Lane on safety grounds.

He also referred to a highway issue raised by a resident concerning parking across a dropped kerb in Pennsylvania Way and Park Road. Cllr. Flack had reported this to the Police and was hopeful action would be taken. In connection with this Cllr. Thurston suggested the use of a Council form for car windscreens to suggest the owner cease anti-social parking.

#### **2629 – NEIGHBOURHOOD PLAN: IMPLEMENTING A BROWN FIELD REGISTER** (additional item)

Mr Matthews explained that the register is a Borough proposal to accelerate the housing development process. The Plan Working Group were trying to install some safeguards through the Neighbourhood Plan and Local Plan Review.

#### **2630 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 25<sup>th</sup> October 2017 at Peter Trim Hall, St. George's Centre, Reforne starting at 7.00 pm.

The meeting ended at 8.55 pm.

Signed .....  
(Chair)

Dated.....

## PLAN TIMETABLE AND BUDGET

### Programme

As reported elsewhere on the agenda we are now in the process of confirming and circulating a draft plan document ahead of finalising agreement of this for wider public consultation at the Planning and Highways meeting of the 22<sup>nd</sup> November 2017.

This will then allow a full consultative period to run until the first week in January 2018. Details of this proposed program are outlined in the item under Locality Grant below.

At the end of this period all comments will be collated and any changes will be reported prior to a formal submission to the Local Planning Authority. A copy of the revised program is attached.

### Budget

We have been successful in obtaining further Neighbourhood Plan Grant support to the value of £6k. As reported this is planned to be used for £4.5k towards continued support from Paul Weston and £1.5k for publicity etc during the consultation period. The details are below (extract from grant submission).

*We want to make sure our informal consultation stage is as comprehensive as possible. We have been developing our Neighbourhood Plan for some time anticipating a number of issues which are now becoming more evident and as a result it is important that our community engages as much as possible. Portland is complicated as although it is an Island there are 7 distinct settlements on it and we want to ensure we have at least one event in each settlement. The break down therefore is:-*

*2 months 2 page article in local monthly newspaper £350  
3 \* Static Pop up stands plus artwork £250  
Posters and printing resources £100  
Portland Plan Website enhancement and data capture £300  
Hire of Halls -10 venues at £50 = £500*

We have not yet applied for further technical support from AECOM for Strategic Environment Assessment.

### Process

#### Development Boundaries

The workshop held following the October planning and highways meeting helped inform the details within the draft plan.

#### Green Space and Recreation Areas

Once the initial consultative draft is agreed then we will need to write to advise landowners that it is intended to include Local Green Space Areas and also to the

owners/managers of a number of recreation centres and sports fields etc that we will be referring to these within the plan as areas/provision worthy of protection. Allotment spaces will also be listed. We have located a number of additional candidate areas.

Andy Matthews

## Portland Neighbourhood Plan

### Final Stages Project Plan

November 2017

Step:	2016		2017												2018				
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Heritage and Character Study																			
Settlement Strategy <b>consultation</b>						3													
Settlement Strategy acceptance																			
Draft Plan refined																			
Site Allocation Study*																			
Site Allocation Strategy approved																			
Site specific policies drafted																			
Evidence up-dated																			
1 <sup>st</sup> Draft NP completed and published																			
1 <sup>st</sup> Draft NP informal <b>consultation</b>																			
SEA Screening Opinion																			
Strategic Environmental Assessment*																			
Analyse response and amend Plan																			
Pre-submission version of NP approved																			
Formal (Reg.14) <b>consultation</b>																			
NP amended																			
Basic Condition Statement prepared																			
Consultation Statement prepared																			
Submission Documents approved																			
<b>Plan Submission to LPA</b>																			

### Proposed Consultation Method:

- 3 HCA Study posted on website with invitation to comment
- 4 1<sup>st</sup> Consultation Version of the Plan posted on website and on exhibition around the Island for a 4-week period
- 5 Pre-submission Version of the Plan subject to Regulation 14 consultation (website, emails and letters) for a minimum of 6 weeks

## **PARISH ONLINE**

We have been making use of mapping software via Parish Online. This has proven to be an effective tool and could be generally for the Town Council. The 30 day trial finishes in mid November. A request is made to consider obtaining a licence for a year . This will cost £364 plus VAT with a £20 set up fee. A quick demo of the software will be held. This request is separate to the proposed enhancements to the Plan website.

Andy Matthews

## **CURRENT DRAFT PLAN**

For the sake of economy only four pages of the Plan have been included with the paper copies of the agenda. The full draft Plan, 1<sup>st</sup> Consultation Version will be made available to those people circulated with the e-mail version of the agenda.

Ian Looker

## **CURRENT DRAFT PLAN: CONSULTATION CONTEXT AND SCOPE**

### **Purpose**

The purpose of this supporting paper is to provide background information which context's the rationale for issuing the Neighbourhood Plan as a consultative draft at this stage.

The intention of the 1<sup>st</sup> Consultation Version is:-

- Seek general agreement towards the policy approach and coverage scope of the Neighbourhood Plan.
- To provide details of the development of the Plan and the groups directly involved in the process particularly to anyone new or unfamiliar with this.
- To seek the reaction and views of the community and key local stakeholders on specific issues (as set out below) with the intention of informing the Pre-Submission of the Plan that will be subject to a formal 6-week consultation process with the statutory bodies (under Regulation 14).

### **Process**

If confirmed for release by the Management Group then the report will initially be circulated to the Local Planning authority and other relevant bodies such as Dorset County Council, Natural England and Historic England). These will be collated and reported to the Town Council's Planning and Highways Advisory meeting on the 22<sup>nd</sup> November 2017 where agreement will be sought for release of the report onto the Plan's website and into the public domain.

Prior to this and in order to meet copy deadlines an outline of the Plan's content with further information about public consultation dates will be drafted for inclusion in the December copy of the Free Portland News. It is intended that the consultation period will extend until the first week in January 2018 so a more detailed content copy will be included in the January edition.

### **Specific Issues**

The consultation will ask for general comments but also specifically seek views on the following:-

Policy Port/EN3 – Do you agree with the approach adopted towards Wind Energy ?

Policy Port/EN4 – Do you agree with the intentions towards the development of the Quarry Nature Park Area?

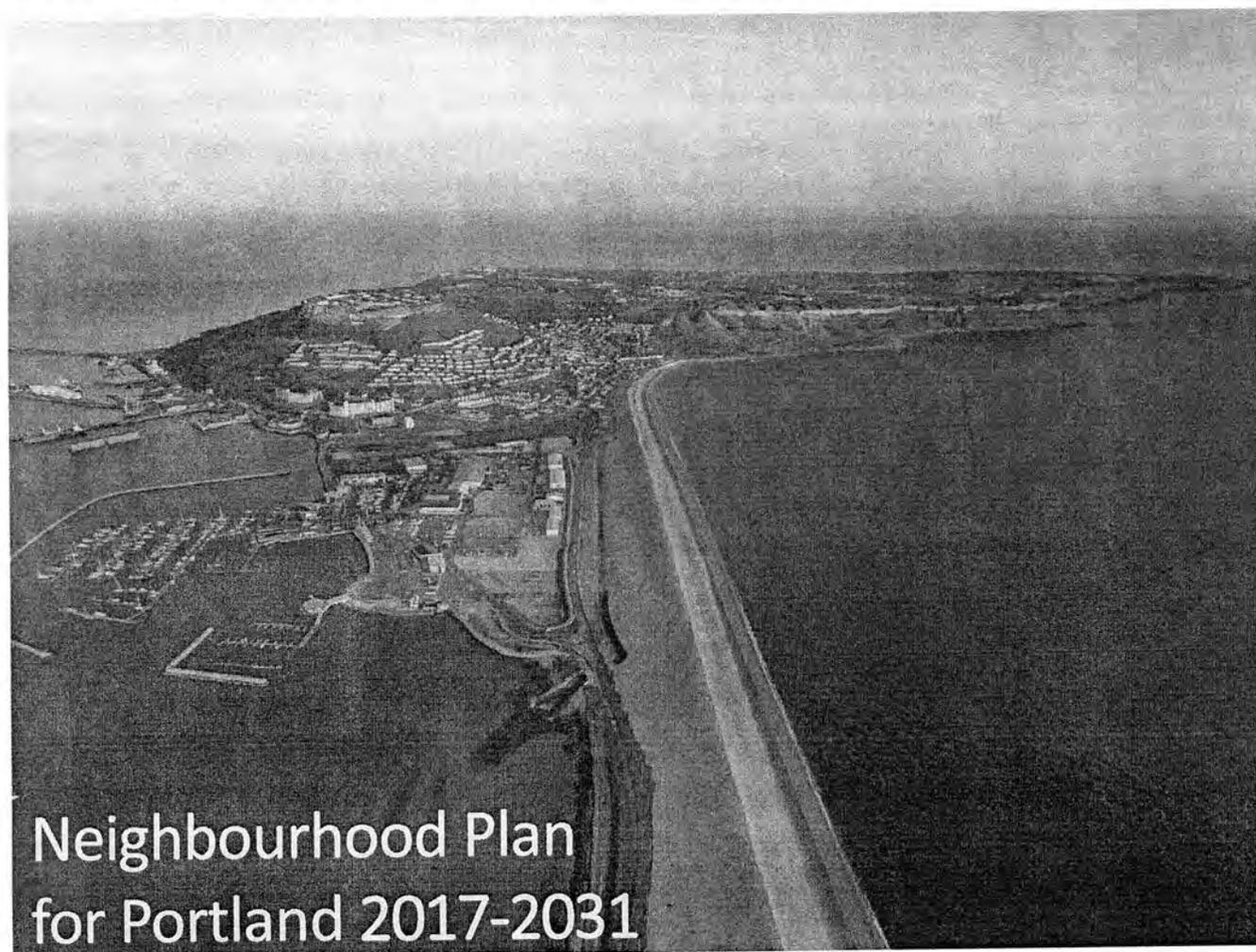
Policy Port/EN8 – Do you agree with the approach taken towards defining Built Up Area Boundaries

Policy Port/ST1 – Do you agree with the approach taken towards allocating Sustainable Tourism Development Areas ?

Andy Matthews



# **The Portland Plan**



Neighbourhood Plan  
for Portland 2017-2031

**1<sup>st</sup> Consultation Version**

Portland Town Council  
November 2017

# Portland Neighbourhood Plan

## 1st Consultation Version

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## 5. The Structure of Our Plan

- 5.1 Our Plan sets out the neighbourhood planning aims and objectives for the neighbourhood area, which have been developed following a dialogue with the community and shaped by existing planning policies, plans and contributions of key organisations and agencies.
- 5.2 Having explained our rationale for these, the Plan sets out our local planning policies on a topic by topic basis. Our topics have been derived by pulling together common aims and common key issues arising from consultation. The brief introduction to each topic, which includes a short description of the situation on Portland today, is based on the findings of the research, surveys and consultations that have taken place as part of the neighbourhood planning process.
- 5.3 For each topic we set out the aim and objectives the neighbourhood planning policies are seeking to respond to and a summary of the characteristics of that topic and the key issues which have been identified. Then, for each policy, we set out:
  - our justification for why we need the policy, including key supporting evidence; and,
  - the other planning policies in national and county-wide planning documents which relate to that policy.
- 5.4 It is important to note that, while we have packaged policies under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be considered as policies in one topic may apply to proposals which naturally fit under another.
- 5.5 Our Plan finishes with an explanation of how we will monitor and review the Plan, a glossary which seeks to demystify some of the planning terminology used in our Plan and a bibliography which includes the details of documents and current web-links to those documents.

### Companion Documents

- 5.6 Several other documents are being prepared to accompany the Neighbourhood Plan. We are obliged to produce a:
  - **Consultation Statement**
  - **Basic Conditions Statement**
- 5.7 We have also commissioned a:  
**Strategic Environmental Assessment**

Where a neighbourhood plan is likely to have significant environmental effects, it will require a strategic environmental assessment. Given the substantial tracts of statutorily protected land on Portland, an SEA for the Neighbourhood Plan is an inevitability. The NPPG states that if likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.8 Regulation 2 states *“the report shall identify, describe and evaluate the likely significant effects on the environment of (a) implementing the plan or programme; and (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”* Regulation 3 says *“the report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required...”*
- 5.9 All three documents will be found on the Portland Neighbourhood plan website:  
<http://www.portlandplan.org.uk/>

## 6. Vision, Aims and Objectives

### Developing a Neighbourhood Plan Framework

- 6.1 The framework for the Neighbourhood Plan comprises:
- a **vision** - for the long-term future of Portland;
  - the **aims** - that it is hoped that the Plan can help achieve; and
  - the **objectives** - that expect the Plan to attain by the application of appropriate neighbourhood planning policies
- 6.2 The Portland communities are not without vision. We have already concurred with the vision statement for Portland in the Local Plan and 'signed up' to the economic vision for Portland as set out in the recently approved Economic Plan for Portland 2015.
- 6.3 A neighbourhood plan should set out a vision for the future of its neighbourhood. The vision should reflect a desired end state that is consistent with the values and overall priorities of the community. Portland's neighbourhood planning group has been 'visioning' from the outset of the neighbourhood plan process. Understanding more about the Island and its people and what is needed and wanted is a major contributor to the visioning process. Our vision is represented by the following set of topic-based aims. It is, we believe, wholly consistent with the Local Plan vision and the economic vision for Portland. The aims have been derived from the consultation process and our analysis of what we have been told. With these high level aims we have endeavoured to capture the direction of travel the community wants the Neighbourhood Plan to take to bring benefits for local people.

#### Portland Neighbourhood Plan – Aims

**Environment** - *protect the special and unique character of Portland's natural and built environment and use its natural resources carefully*

**Business and Employment** - *strengthen the Island's business function, building growth and prosperity*

**Housing** – *encourage a balanced mix of housing in appropriate places that people need and want*

**Transport** - *support non-car travel options and accommodate the car in an unobtrusive manner*

**Shopping and Services** - *support the shopping areas and service functions*

**Community Recreation** - *realise the leisure and recreation potential of the Island*

**Sustainable Tourism** – *accommodate responsible and sustainable tourism development*