

Neighbourhood Plan Workshop Activity 11th January 2017

The aim of the workshop is to look at 3 theme areas in detail with the intention to have identified by the end of the activity the following

Housing -Potential Housing sites which could form part of the Neighbourhood Plan proposals.

Employment – Designating employment sites and opportunities which would meet future needs

Green Spaces – Supporting the development of a Green Network across the Island for the benefit of the community and the economy

Available Resources to be displayed /available

- Large Map of Policy Areas
- Composite Large Map with Mineral Rights
- Local Plan Land Allocations (SHLAAR 2015)
- FPN Summaries of work to date
- Summary of Objectives and Policies Framework
- Local Plan Review Paper
- Green Corridor Review
- Example Site Proforma
- Copies of Economic Vision Executive Summary
- Evidence Base Document (2014)
- High Level Review Summary (2014)
- Strategic Environmental Assessment Scoping Report (AE Com)

Housing

What You've said

- You want to see any housing to be appropriate in design, size and scale and prioritised towards meeting the needs of affordability , young people and elderly provision.
- Brown field sites should be developed first.
- There is concern around the potential for second homes development.
- There are concerns about the existing housing stock and accessibility issues.
- Community infrastructure and facilities improvement should be linked to any developments
- Retention of green gaps and spaces should be supported
- Conversion of shops and effective use of heritage buildings are recognised as opportunities

What we know

- There are approximately 800 units recognised as being within the Local Plan targets for the next years.
- There are a number of additional potential sites identified which have not yet been assigned numbers.
- These numbers do not include any potentials from the rationalisation of the public estate including school sites, health and social services and possibly Prison sites.
- The Local Plan Review has proposed some additional strategic sites amounting to a further 280 units.
- As the area becomes more widely recognised there will be increasing pressure on the demand for houses.
- The Local Plan Review states there is an oversupply of employment land and therefore potential to convert to housing supply but we know we need as much as possible to protect and develop our own employment sites and opportunities in order to reduce out commuting from the Island.
- Some development boundaries need to be reviewed to reflect the realities on the ground.
- The Local Planning Authority have a site proforma which can be used in assisting with assessing sites.

How we have interpreted this

- We need to find ways to meet the demand from local people first
- Housing supply where possible should be linked to employment opportunities.
- Design, size, scale and location are important.
- We should prioritise brownfield sites.

What we are planning

- To support the development of delivery structures in meeting local needs.
- To identify potential sites using the site proforma
- To provide a better rationale for these sites as possible alternatives to those identified through the Local Plan process.
- To create relevant policies within our Neighbourhood Plan which addresses these issues where we feel the Local Plan policies are not sufficient or absent.

Employment Land

What you have said

- Development of our Economy should be a key element in our Neighbourhood Plan
- We should protect employment land and spaces where possible and create new opportunities to reflect changing demands.
- Sustainable tourism of a higher level value is supported.
- Renewable energy development is supported.
- Opportunities linked to the Maritime sector are supported
- We should encourage retention of our young people

What we know

- There is a predominant blue collar demographic on the Island which differs markedly from the rest of Dorset.
- There is a high level of benefit dependency
- 3000 people out commute from the Island daily
- There are 292 firms employing just under 3000 people of which 1800 commute onto the Island
- The Local Enterprise Partnership estimates a potential to double these levels of employment on Portland.
- Dorset County Council's transport strategies talk in terms of increasing 'self containment' within the Towns of Portland, Weymouth and Dorchester.
- There are conflicting ideas around the future use of redundant quarry sites.
- Mining of stone could offer new employment space opportunities.
- A number of trading estates are looking tired and need of investment
- There is a demand for smaller start up and workshop spaces.
- New Technology allows closer relationship between employment and living spaces.
- There is general support for physically clustering sector areas
- Improvements to Superfast and Ultrafast Broadband will provide new opportunities
- The Port operates at around 10% of its full capacity

How we have interpreted this

- A need to evidence proactive support to address these issues in particular to encourage inward investment and the resilience of our community.

What We are Planning

- Establish policies which indicate a positive approach to the above issues
- Review the employment land offer in a forward looking way.

Green Spaces and Corridors

What you have said

- With a definitive and limited land area all green space is valued
- We should value our natural environment and it can be part of our employment opportunity
- Not all areas though are seen as tidy or maintained well
- Our landscape is closely linked to our built heritage
- The Island has a rich and unique biodiversity
- There is a long history of a 'right to roam'
- Young people have an educational and training opportunity

What we know

- An increasing recognition of the value of Green Networks and connecting green spaces.
- Categorisation of these spaces to aid with definition, use and protection
- A potential for mitigation and substitution to improve the overall green offer.
- Policy frameworks such as permitted development which allow certain employment uses outside of the development boundaries.
- Portland is particularly vulnerable to the impacts of climate change

How we have interpreted this

- Establish a proactive policy framework.
- Review current and future proposals for green space opportunities

What We are Planning

- Establish definitive areas for green space recognition and protection which can be evidenced