

PORTLAND TOWN COUNCIL

Council Offices

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30th November 2016

Dear Councillor / Management Group Member

You are hereby summoned to attend a **MEETING** of the **NEIGHBOURHOOD PLAN MANAGEMENT COMMITTEE**, to be held in the **PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE, PORTLAND** on **WEDNESDAY, 7TH DECEMBER 2016** 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. Minutes of the Meeting held on 12th October 2016** – to agree and sign (attached)
- 4. Minute Update and Matters Arising from the Minutes** – to receive and consider
- 5. Open Forum** – to receive questions and comments from the public regarding the Neighbourhood Plan
- 6. Plan Update and Project Budget** – to receive reports and consider any necessary actions (see attached)
- 7. Progressing Plan Policies** – to receive reports from the leaders of the theme areas with any updates and discuss
- 8. 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.”
- 9. Date of Next Meeting**
The Management Committee’s next meeting is scheduled to be on Wednesday, 11th January 2017 at Easton Methodist Church Hall, Easton starting at 7.00pm.

PLAN UPDATE AND PROJECT BUDGET

Due to a potential clash with another public meeting at which a number of members were likely to attend this meeting was cancelled.

The papers planned to be discussed at that meeting are therefore re-submitted (Papers A and B). An update is also included below.

Heritage and Character Study

I have discussed the intended study with Jon Rooney from AECOM on 4th November 2016. He indicated that they were likely to commence the work during November with a visit by a field officer. He anticipated that a final report would be available by March 2017 although initial draft findings etc which could inform the Management Group's thinking would be available prior to this. At the moment however the work has not yet commenced although I have sent a couple of enquiries. I advised Jon that we were looking to include the allocation of possible sites within the study.

Allocation of Housing Sites and Local Plan Review

I now understand that discussions led by Dorset County Council under their Living and Learning Centres Consultation Framework will occur in the New Year. This will cover options around the future use of the public estate on Portland.

In addition we have now received proposals for the content and nature of consultation under the Local Plan Review. Papers C and D were initially taken to the Town Council's Planning and Highways Advisory Committee on 23rd November 2016 and it was agreed at that meeting to draft responses to the Questions set out for agreement by the Town Council. These papers are submitted to the Management Group so that issues concerning the Neighbourhood Plan are advised. The various theme leads may wish to consider the questions raised, in particular those relevant to their theme areas.

For information there are linked issues with the Portland Community Partnership's development work around a Land Trust formation.

Budget

The end of grant report has now been submitted and a return of part of the grant of £1,125 will be issued by the Town Council.

The Council will remain entitled to a maximum basic grant of £5,625 and it is proposed to await further details of the AECOM work before deciding on the level of further grant request needed. Any submission has to be spent by 31st March 2017 although currently the grant system is running into 2017/18.

From Council direct funds there was agreement for £250 to be paid to the Community Partnership for the cost of the publicity of the Plan and report printing undertaken in mid-2016.

Timetable

The original timetable looked at the publication for consultation of a Plan document by the end of November 2016. This was set out ahead of receiving technical support and as stated this has put the timeline back.

At a recent Town Council meeting a question of the how long it was likely to be before a plan was available was raised.

Following a discussion with our consultant he has estimated that it may still be possible to have a draft plan available by mid-2017 however with more experience of Neighbourhood Planning it is now known that the subsequent stages required to be undertaken by the Planning Authority is currently taking up to 12 months to complete. This includes the appointment of an Independent Inspector and statutory consultation periods. This would be at no direct cost to the Town Council although funds can be applied by the Council to promote awareness of consultation periods. The draft plan can be used as a material consideration in planning applications.

Andy Matthews
29 November 2016
[Edited]

Plan Update and Project Budget

Plan Update

The original plan timelines projected the autumn period as to when development options would be considered and a first version of the draft Neighbourhood Plan would be approved for public consultation. The following have occurred which may have an impact on this timeline:-

- a) The commencement of the Heritage and Character study by AECOM. Initial contact with Jon Rooney who is leading on this for AECOM will be made on 4th November. The likely data requirements are set out on the attached Paper B. An update of information will be available at the meeting on the 9th.
- b) Consideration of development options for public land holding sites. Dorset County Council are proposing a structured review and consultation for these under their Learning and Living framework. It is likely that other public sector bodies will be involved in this as well. This work is scheduled for early 2017.
- c) Agreement for possible additional housing sites. Consideration has already been made for possible sustainable sites. The Government support local communities being proactive in facing these issues and have announced several new initiatives, including prefabrication and additional financing.

Our consultant Paul Weston will be able to advise further and help us complete a first draft version of the Neighbourhood Plan once we have the benefit of the completed Heritage and Character study. Paul has used 6.5 days of the 10 days that are being grant funded by Locality / DCLG, of which he has been paid for 5 days. The planned end (and reporting) date to produce the first version of the Plan was November 30th 2016. This will need to be extended until after the Heritage and Character study is completed. I should have a better idea of the revised timetable once I've spoken to AECOM on 4th November. I will discuss programming with Paul Weston and submit a revised timetable and funding profile to the meeting on the 9th.

Project Budget

It should be noted that the Town Council is entitled to request further grant assistance up to a further £4,500 after the 30th November 2016, but any grant awarded would have to be spent by the end of the financial year.

Of the £3,000 provided by the Council approximately £500-600 has been spent, depending on whether the full Council supports the Management Group's request for a £250 contribution to be paid to the PCP against additional publicity costs incurred. For Council's information PCP would use this to reprint and distribute the Economic Vision Executive Summary.

Andy Matthews
[Edited]

Heritage and Character Assessments: Guidance and information for Community Groups

This note has been produced to aid community groups awarded the Neighbourhood Planning Heritage and Character Assessment technical support package. This work, which will be delivered by AECOM on behalf of Locality, is intended to identify and articulate the heritage and character of the Neighbourhood Plan area in an objective way. The inputs of the group are invaluable as this adds depth, perspective and insight that can only be gained through local knowledge.

In order to produce a document that accurately reflects your area we feel it is essential for you to be involved by providing us with background information to help inform our survey work and our professional assessment. With this in mind groups are requested to provide the following information at the beginning of the project.

Historic Photographs

Historic photographs are a vital part of understanding how a place has evolved and also help to create a visually engaging document. By providing historic photographs early in the we can take comparison photographs of the current scene to demonstrate the degree of change, including features or characteristics which have been lost or features of heritage value which remain today.

Local history books, information on history of the place and local information

Our assessment will include a brief summary of the historical development of the area, illustrated along a timeline. Local history books are vital to informing this section of the report. Other information may include sales particulars, brochures or posters of historic events, for example. Often community groups collectively can draw upon a vast selection of reference materials. We would be grateful if you could forward any books or material that you feel would be of use to us by post to:

Jon Rooney, AECOM, 36 Storey's Way, Cambridge, CB3 0DT.

These will be returned, by special delivery, at the end of the project. Alternatively, please scan this information and send it along with any website or other references that you feel are useful and informative to jon.rooney@aecom.com.

Important views and vistas, landmarks, open and green spaces

Views are a key part of understanding how the area is experienced and enjoyed. Using the Neighbourhood Plan map for your area we would be grateful if you would mark up and annotate views and vistas, landmarks, open and green spaces that you feel are important. Please also indicate if you intend to include policies on protecting views within your neighbourhood plan and if so, which views you expect to apply protection to.

Cultural associations

Important people, events and traditions are important elements that provide context to the area and are often an aspect of a place that local people are most familiar with. Please let us know of any that you feel will inform the report.

Local lists

Not all buildings or features of historic interest are likely to be formally listed. Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. They can be used to identify significant local heritage assets, which require protection through the planning system.

At its heart, local listing provides an opportunity for communities to have their views on local heritage heard. However, not every local authority has a local list. Firstly, it would be useful to know if there is a local list for your area. Secondly, if there is no local list, we would be grateful if you could identify buildings, structures and features within the area that the group considers contribute to the heritage and character of the area.

Building that make a positive contribution to the area

If you do not have a local list we have provided some guidance to help you identify buildings and other assets that contribute to the history and character of the area. This is based on a checklist of questions formulated by Historic England in their Guidance '*Conservation Area, Designation, Appraisal and Management*' *Historic England Advice Note 1*. A positive response to one or more of the following may indicate that a particular element within an area makes a positive contribution. Where these are identified they should be marked on a map along with a brief description of telling us why they have been selected.

- ☐ Is the work attributed to a particular architect or designer of regional or local note?
- ☐ Does it have landmark quality?
- ☐ Does it reflect a substantial number of other elements in the area in age, style, materials, form or other characteristics?
- ☐ Does it relate to adjacent designated heritage assets (e.g. listed buildings) in age, materials or in any other historically significant way?
- ☐ Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- ☐ Is it associated with a designed landscape, e.g. a boundary wall, terracing or a garden building?
- ☐ Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- ☐ Does it have historic associations with local people or past events?
- ☐ Does it reflect the traditional, functional character or former uses in the area?
- ☐ Does its use contribute to the character or appearance of the area?

This information needs to be provided **within two months** of the project starting if it is to be considered within the Heritage and Character Assessment.

Information Checklist

At the start of project please provide the following information:

- ☐ Historic Photographs – at least 300dpi
- ☐ Local History Books and other information on history of the place
- ☐ Annotated map of important views and vistas, landmarks, open and green spaces
- ☐ Cultural associations
- ☐ Local list and map
- ☐ List of buildings that make a positive contribution to the area marked on a map

NEIGHBOURHOOD PLAN

Purpose

To provide a short report to members so they can evaluate whether the Town Council needs at this stage to make any representation to the Borough Management Committee concerning the content of the Local Plan Consultation papers ahead of these being considered for approval.

To provide an assessment on the potential impact on the Neighbourhood Plan and any other related issues currently being progressed.

Background

The Local Planning Authority has now published their consultation content proposals to instigate a review of the Local Plan following the Inspectors recommendations made when approving the Local Plan in 2015.

The main area which has proven problematic is establishing a basis to a five-year supply of housing and this has led to issues with housing outside the development boundaries being approved under the general direction of the National Planning Policy Framework rather than the Local Plan.

The review re-examines the underlying basis to the original Local Plan which was based on a period of time when we were in recession and recasts the total need to reflect economic growth.

This review therefore looks to present a number of strategic land allocations across the Plan area to start to stabilise this position. This will inform the updating of the Local Plan which is scheduled for 2018 (need to check). Two consultation rounds are planned the first in the early part of 2017 and then later in the year when firmer proposals would be included.

The consultation proposals are currently passing through the Borough's Committee stages.

The consultation also covers other issues such as:-

A revised joint vision for the area until 2036

The distribution of development

Types of housing and design

Employment Land and Sites

Retail and Town Centres

Green Infrastructure

Coastal Change

Wind Energy

Portland

In terms of the distribution of development Portland is deemed as a second tier area where planned development should occur. The main areas are Weymouth and Chickerell, and Dorchester. Nevertheless within the proposals are three main sites

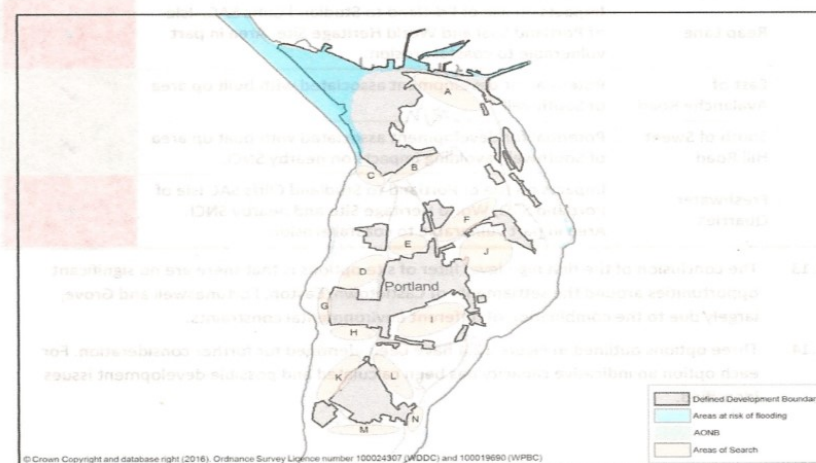
totalling 280 additional units. These are located in the Southwell and Weston Road areas.

The consultation also looks at the nature of current development and seeks to reflect the current position rather than the traditional recognition of villages, so combining Fortuneswell and Castletown, Weston and Easton. It is not clear within the review what impact this would have on future planning.

Neighbourhood Plan and Other Issues

- The Local Plan Review utilises a number of search areas for Portland and the bulk of these were dismissed because of environmental sensitivities however this would not preclude these search areas being used by the Neighbourhood Plan for smaller scale and local need development opportunities which may not impact in a similar manner.
- It also does not stop the Neighbourhood Plan also looking at sites outside of these search areas if these can be shown to be sustainable etc.
- In both cases above the Neighbourhood Plan could present alternative options against the strategic proposals.
- As this is looking at new sites brown field areas such as the redundant schools are not shown.
- The review includes a number of 'determination grids' for assessing green areas which would be helpful to use in compiling our own Neighbourhood Plan evidence base.
- It also defines the hierarchy of shopping and retail centres.
- The planners are keen to identify with AECOM aspects of the technical study which can be utilised by the Local Plan Review.

Figure 12.3 Broad areas of search - Portland



AREA	NAME	POTENTIAL IMPLICATIONS	CONCLUSION
A	South of Castletown	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI, and scheduled monuments. Steep topography.	×
B	New Ground	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and nearby SNCI	×
C	West Weare	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area also vulnerable to coastal erosion.	×
D / E / F	Bowers, Immosthay and Independent Quarries	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and Portland (Easton) conservation area. Areas either working quarries or part of Portland Quarries Nature Park.	×
G / H	West of Weston / Barleycrates Lane	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area in part vulnerable to coastal erosion.	×
I	Weston Road to Perryfields Quarries	Potential for development along Weston Road avoiding impacts on Isle of Portland SSSI, nearby SNCI and Weston conservation area.	✓
J	Between Easton & Grove	Impacts on Isle of Portland SSSI and nearby SNCI	×

AREA	NAME	POTENTIAL IMPLICATIONS	CONCLUSION
K	Reap Lane	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area in part vulnerable to coastal erosion.	×
L	East of Avalanche Road	Potential for development associated with built up area of Southwell.	✓
M	South of Sweet Hill Road	Potential for development associated with built up area of Southwell, avoiding impacts on nearby SNCI.	✓
N	Freshwater Quarries	Impacts on Isle of Portland to Studland Cliffs SAC Isle of Portland SSSI, World Heritage Site and nearby SNCI. Area in part vulnerable to coastal erosion.	×

13.13 The conclusion of the first high level filter of site options is that there are no significant opportunities around the settlements of Castletown, Easton, Fortuneswell and Grove, largely due to the combination of different environmental constraints.

13.14 Three options outlined in Figure 12.4 have been identified for further consideration. For each option an indicative capacity has been calculated and possible development issues identified.



West Dorset, Weymouth & Portland Local Plan Review

DEVELOPMENT OPTION	INDICATIVE CAPACITY (DWELLINGS)	DEVELOPMENT ISSUES
P1: Eastern end of Weston Street	50	Possible impact on SAC, SSSI and SNCI, World Heritage Site, Portland Coastline, scheduled monument and conservation area.
P2: North of Southwell	100	Landscape impact
P3: South of Southwell	130	Landscape impact - impact on Portland Coastline, SNCI and scheduled monument

13.15 Although the table and map present three option sites that could be developed individually there is no reason why they could not come forward in combination or as smaller parcels.

13.16 At this stage, no commitment is being made to the development of any individual or group of options. Information about the potential development options is being sought. Additional work will need to be undertaken to further refine site suitability and fully establish infrastructure and employment land requirements as well as constraints to development such as landscape or heritage impacts.

13-i. Development on Portland has taken place at an average rate of 45 dwellings per year over the last 5 years. Given the constrained nature of Portland and the need to address social and economic issues, should we plan for a lower level of growth or maintain the current level of growth?

13-ii. Are there any additional issues related to the development of any of the site options?

13-iii. What are the infrastructure requirements for the development of the site options, individually or in combination with others?

- 19.8 To provide a standard basis on which to determine planning applications for retail uses, it is proposed that the Local Plan Review outlines a definition of centres within a hierarchy which can be applied locally before defining the extent of the centres.

PROPOSED APPROACH

- 19.9 Figure 19.1 includes a definition of town and local centre and suggests which centres fit within each category. The intention will be to apply the final definitions across the plan area to identify which centres fit within each category and therefore enable the extents of the centres to be defined on the local plan policies map.

Figure 19.1: Hierarchy of the town and local centres

CATEGORY	DEFINITION	LOCAL HIERARCHY
City Centres	City centres are the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment.	There are no city centres in the plan area.
Town centres	Town centres are the principle centres within an area. In rural areas they can often be found within market or coastal towns. They function as important service centres, providing a range of facilities and services for extensive rural catchment areas.	Town centres have been defined at Weymouth, Dorchester, Bridport, Sherborne and Lyme Regis.
District Centres	District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks and restaurants, as well as local public facilities such as a library.	A District Centre is under construction at Queen Mothers Square, Poundbury.
Local Centres	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, and a pharmacy. Other facilities could include a hot-food takeaway, hairdressers and launderette. In rural areas, large villages may perform the role of a local centre.	Larger local centres in the plan area include: Weymouth & Portland - Easton Square - Portland Road, Wyke Regis - Littlemoor Centre - Fortuneswell - Abbotsbury Road, Westham - Lodmoor Hill - Southill Centre West Dorset - Beaminster - Chickerell - West Bay

CATEGORY	DEFINITION	LOCAL HIERARCHY
Small parades of shops	Small parades of shops are largely defined by how people use them and their relation to other centres. They have a mainly local customer base, with strong local links and local visibility, have a high number of independent small or micro-businesses with some multiples and symbol affiliates; and have a mixture of retail based shops (convenience stores, newsagents, greengrocers etc) and some local service businesses (hairdressers, café etc).	Small parades of shops of purely neighbourhood significance are not regarded as centres. There is no intention to identify "small parades of shops" within the local plan.

- 19.10 The councils are commissioning a retail study to examine the need for additional retail floorspace and the potential to accommodate future retail growth in and around the town centres. Town centre boundaries already identified on the local plan policies map, would be reviewed as a result of the retail study with a view to meeting the need for town centre uses in the most appropriate location.

19-i. Are there any other factors in defining a retail hierarchy that the councils should consider?

19-ii. Using the draft definition of local and town centres, do you agree with the centres named under each category?

Figure 20.1: Types and functions of green infrastructure

TYPE	EXAMPLES	PRIMARY FUNCTION
Outdoor recreation facilities, parks and gardens	Sports pitches and greens, playgrounds, urban parks, country parks, formal gardens.	Offer opportunities for sports, play and recreation and to enable easy access to the countryside (for example <i>Bridport Leisure Centre, Redlands Sports Hub, Dorchester's Borough Gardens</i>)
Amenity greenspace	Informal recreation spaces, housing green spaces, landscape planting, village greens, urban commons, other incidental space	Creating attractive and pleasant built environments, providing community and private outdoor leisure space (for example <i>'Green' off Sprague Close, Weymouth</i>)
Natural and semi-natural green / blue spaces	Nature reserves, woodland and scrub, grassland, heathlands, wetlands, ponds, open and running water, landscape planting	Creating areas for biodiversity, geodiversity, access to education associated with the natural environment (for example <i>Radipole Lake, Jellyfields Nature Reserve, Portland Quarries Nature Park</i>)
Green corridors	Rivers including their banks and floodplains, trees & hedgerows, dry stone walls, road and rail corridors, cycling routes, pedestrian paths, rights of way, Coast	Creating a sustainable travel network promoting walking and cycling, enhancements to semi natural habitats and integrating micro green infrastructure into urban areas (for example <i>Rodwell Trail, English Coastal path, River Brit corridor</i>)
Local character areas	Churchyards, treed areas, roadside verges, landscape screening, setting of a building, open gaps, important views	Creates a sense of character within a settlement contributing to the attractiveness of an area or building. (for example <i>Sherborne Abbey Close, Tree lined Avenues and Green spaces at Coneygar Road, Coneygar Lane and Beaumont Ave in Bridport, Open gap between Preston and Sutton Poyntz</i>)
Other	Allotments, community gardens, orchards, cemeteries and churchyards	Providing accessible facilities to meet needs within settlements, including enabling local food production (for example <i>Poundbury Community Farm, Bridport Community Orchard, St Georges church yard, Portland</i>)

The full report can be found at
<http://moderngovdcp.dorsetforyou.gov.uk/ieListDocuments.aspx?CId=184&MId=252&Ver=4>, Item 6 – appendix 1

Questions Summary

- P12 – Concerning the use of a single vision for the whole area
- P15 – Determining the basis to the housing volumes needed
- P19 – The approach towards directing growth within the settlement hierarchy
- P20/21 – Specific reference to constraining development to within development boundaries
- P22 – Determination of appropriate scale of developments and factors to be used
- P23 – Allowing for new DDB introduce by Neighbourhood Plans
- P24 – Specific Reference to the settlement patterns on Portland**
- P88 – Questions concerning the proposed land proposals for Portland**
- P97 – Housing allocations in rural areas
- P98/99 – Determination of the type of affordable housing to be supported (starter homes)
- P102 – Self serviced self-build plots – how best to be delivered
- P104/105 – Questions about the supply of employment land
- P109 – Continued protection of key employment sites
- P112 – Determination of retail hierarchy
- P116 – Questions around the proposed Green Infrastructure Network (as above)
- P117 – Accessibility and adaptability of housing (design issues)
- P120 – Space standards and water efficiency
- P122/123 – Questions about coastal change and measures to deal with
- P125 – Allocation of wind energy sites through Local Plan or just to rely on Neighbourhood Plans.

NEIGHBOURHOOD PLAN

Projected Housing Development Sites

1) Sites with Extant Permission as per September 2015 Report

<i>1A Avalanche Road</i>	<i>1</i>
2 East Street	1
28 Fortuneswell	2
52 Park Estate Road	1
72 Easton Street	3
8 Rufus Way, Grove	1
9 Rufus Way	1
<i>Adj 44 Chiswell (site of former 34a Chiswell)</i>	<i>1</i>
Adj 88 Avalanche Road	10
Adj Westcliff House, Weston Road	1
<i>Alma Terrace</i>	<i>11</i>
<i>Between 12 & 14 Woolcombe Road, Weston</i>	<i>3 (2)</i>
Bumpers Lane	64
Castle Court Site, Osprey Quay	39
<i>The Hardy Complex, Castle Road</i>	<i>285 (384)</i>
<i>Land adj 19b, Clements Lane</i>	<i>1</i>
Land adjacent to 33 Park Road	1
<i>Land adjacent to 8 Moorfield Road</i>	<i>1</i>
<i>Land at Bransbarrow, Brandy Row, Chiswell</i>	<i>1</i>
<i>Land at North End of Perryfield Work,</i>	<i>6</i>
<i>Pennsylvania Road</i>	
Land r/o 95 to 127 Reforne	4
Land to east of 35 Park Road	1
Land to rear of 6 Southwell	1
Land to south of 62-72 Weston Street	8
Osprey Quay	31
<i>Perryfield Works, Pennsylvannia Road, Easton</i>	<i>9 (17)</i>
Rear of 20 East Street	1
<i>Rear of 44c-62 Weston Street</i>	<i>1 (5)</i>
Royal Victoria Lodge, Victoria Square	4 (2)
<i>Workshops, Bottomcoombe Works, Easton</i>	<i>15 (62+40)</i>
<i>(Windmills)</i>	

Total 609

2) Sites with Pending Planning Applications

Augusta Road
Land behind Ventnor Road
Per Planning and Highways listing

3) Sites Identified within SHLAAR 2015, Not Identified Above (need to fully check against list 2)

a) Submitted Sites, Large Potential

			0-5 Years	6-10 Years	11-15 Years
Tophill East	WP/TOPE/001	Land r/o 23 Moorfield Road	2	0	0
Tophill East	WP/TOPE/002	Land at Reforne (r/o Fancys Close)	5	0	0
Tophill East	WP/TOPE/003	Land at Reforne	0	3	0
Tophill East	WP/TOPE/010	Offices & Stone Factory	0	0	18
Tophill East	WP/TOPE/014	Glen Caravan Park	0	0	5
Tophill East	WP/TOPE/015	Land Adjacent Tophill Junior School	16	0	0
Tophill East	WP/TOPE/016	Allotment and Gardens at Reforne	0	0	0
Tophill East	WP/TOPE/018	67 New Street, Portland	1	0	0
Tophill West	WP/TOPW/001	52, Park Estate Road	1	0	0
Tophill West	WP/TOPW/002	Land beside 1-13 Courtlands Road	4	0	0
Tophill West	WP/TOPW/003	Land behind Avalanche Road	0	5	0
Tophill West	WP/TOPW/005	Sea Mist, Sweethill Road	0	0	0
Tophill West	WP/TOPW/023	Land to rear of 119-145 Avalanche Road	0	10	0
Tophill West	WP/TOPW/024	Parking area between Bowers Road and Four Acres	0	4	0
Tophill West	WP/TOPW/029	17 Sweethill Road	3	0	0
Tophill West	WP/TOPW/016	Land north west of Croft Road	4	0	0
Tophill West	WP/TOPW/022	Land to the rear of Branscombe Close	0	5	0
Underhill	WP/UNDE/	Hambro Car Park	10	0	0
Underhill	WP/UNDE/001	Underhill Methodist Church, Fortuneswell	0	10	0
Underhill	WP/UNDE/002	Land to the west of Fortuneswell	0	3	0
Underhill	WP/UNDE/003	Garages adjacent 105-107 East Weare Road	2	0	0
Underhill	WP/UNDE/004	Land adj 2-14 Amelia Close	5	0	0
Underhill	WP/UNDE/005	Garages adjacent 31-39 Coronation Road	2	0	0
Underhill	WP/UNDE/008	Former Council Offices, Fortuneswell	8	0	0
Underhill	WP/UNDE/009	Green Shutters Inn, DT5 1BD	3	0	0
Underhill	WP/UNDE/010	Land off Clovens Road	0	7	0
Underhill	WP/UNDE/016	Land adjacent 44 Leet Close	0	10	0
Underhill	WP/UNDE/017	Boscawen House, Castle Road	10	0	0
Underhill	WP/UNDE/018	Islanders Club	0	25	0

Total approx. 181

4) Sites Shown within SHLAAR as Potential Sites, but with Local Sensitivity (with reasons)

Not all the sites are shown. Refer to the Land Allocations map for full information.

Doctor's House (YHA)

Admiral's House (Outlooks)

5) Sites Subject to Public Asset Review over Period of Plan (not identified above)

Underhill Junior School

New Brackenbury School

Royal Manor School

Southwell School

Sites subject to CCG Review (Hospital and Health Centres)

Sites subject to MoJ Review (Declared Verne Houses)