

PORTLAND TOWN COUNCIL

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3rd February 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** on **WEDNESDAY, 10TH FEBRUARY 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**
- 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 13th January 2016**
(attached)
- 4. Minute Update and Matters Arising from the Minutes**
- 5. Open Forum** – to receive questions and comments from the public regarding the Neighbourhood Plan
- 6. Plan Update** – to receive a report from Mr Matthews and consider any necessary actions (see attached)
- 7. Project Work Plan** – to consider the updated plan (attached)
- 8. Draft Aims and Objectives** – to consider the report by Mr Weston, receive any initial observations and proposals to develop (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 Management Committee’s next scheduled meeting is on Wednesday, 9th March 2016.

Background Report and Forward Plan

Paul Weston has now submitted an initial draft policy set for consideration (Agenda Item 8). As explained in his paper, he has suggested a few modifications to the wording of objectives discussed at the last meeting. His paper includes an explanation for these suggestions.

Paul has also scheduled his thoughts on the timetable for the current project plan. He has allowed a reasonable amount of time during the spring / summer period for refinement of the policies including workshops, informal consultations and feedback from the Local Planning Authority. This period also includes commissioning of any technical studies needed which as you know we can apply for funding support for from the Department of Communities and Local Government.

Obviously if we were to make very good progress then this timeframe could be condensed.

Next Stage

Following an outline review tonight of the proposed policies it is felt that Working Group sessions should be set up to progress, develop and detail the policies further and identify the further support work that will be necessary. The following areas could be appropriately considered together:-

- Environment / Sustainable Tourism (11 policies)
- Housing / Shopping and Services / Community Recreation (9 policies)
- Business / Employment / Transport (11 policies)

It is suggested that this should be done in three half-day workshop sessions.

Economic Vision and Plan Developments

Following a presentation to Weymouth and Portland Borough Council members by the Economic Vision Board copies of the Vision Document, Consultation Programme and Action Plan have been submitted to the DCLG under the Coastal Communities Team initiative.

The next stages will be to strengthen the Vision Board and identified work groups, and communicate to businesses the work going on with a view to improving both the content of the Action Plan and the likelihood of achieving outcomes.

It is proposed at an appropriate date to make a formal presentation to Council. Meanwhile copies of the information made available to Borough members have also been distributed to Town Council members.

Andy Matthews
29th January 2016
[Edited]

Portland Neighbourhood Plan Project Plan

Portland Project Plan Draft Timetable																								
	2013	2014				2015				2016												2017		
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Getting Started	C1																							
Identify Issues			C2																					
Vision & Objectives					C3																			
Generate Options																								
Prepare Draft Plan																								
Consultation & Submission																								
Independent Examination																								
Referendum & Adoption																								

Community Consultation Points:

C1 - publicise intention, recruit helpers

C2 - survey of local needs & demands

C3 - consult on vision & objectives

C4 – informal consultations

C5 - consult on draft plan

C6 – Referendum 2017 NB. This is the responsibility of the local planning authority

Organising

Stage 1 Getting Started:							
No.	Process	Method	Pre-Sep13	Sep13	Oct13	Nov13	Dec13
1.1	Publicise intention	local media & website				✓	✓
		NP Website design				✓	✓
1.2	Consult Working Partners	discussion with LPA & PHA	✓	✓	✓		
		agree working arrangements		✓	✓	✓	
		Approve working arrangements				✓	
1.3	Devolve task	agree to form NP Group	✓				
		prepare terms of reference		✓	✓		
		approve terms of reference				✓	
1.4	Form NP group	identify group members			✓	✓	
		brief members					✓
		allocate responsibilities					✓
		Identify training needs					
1.5	Communication proposal	identify stakeholders & targets	✓				
		prepare communications strategy	✓				
		approve communications strategy		✓			
1.6	Set plan area	Consider options	✓				
		approve NP boundary	✓				
1.7	Application to LPA	prepare application statement & map	✓				
		submit application	✓				
1.8	Designation	publicise application	✓				
		review comments	✓		✓		
		approve application				✓	
1.9	Delivery plan	prepare project plan			✓		
		approve project plan				✓	
		prepare community engagement strategy				✓	
		approve community engagement strategy					✓
1.10	Budget/resources	identify resource requirements				✓	
		Make funding applications	✓				
		approve budget					✓

Survey & Analysis

Stage 2 Identifying the Issues:											
No.	Process	Method	Jan14	Feb14	Mar14	Apr14	May14	Jun14	Jul14	Aug14	Sep14
2.1	Strategic context	research/review strategy documents	✓	✓	✓						
		liaise with LPA	✓								
		prepare report			✓	✓					
2.2	Community context	research/review local situation/strategies	✓								
		prepare report			✓	✓					
2.3	Local needs	consult local bodies/organisations		✓				✓	✓		
		design community consultations					✓				
		carry out community consultations						✓	✓	✓	
		analyse survey & prepare report									✓
2.4	Development potential	planning history & current land uses		✓				✓	✓		
		assess development potential & constraints						✓	✓		
2.5	Future demands	trends & forecasts				✓					
		specialist studies (<i>if necessary</i>)									
		report & mapping				✓					
2.6	Stakeholder views	consult landowners					✓	✓			
		consult statutory bodies and agencies						✓	✓		
		prepare report								✓	
2.7	NP Issues	analyse surveys & consultations								✓	✓
		prepare issues & opportunities report									✓
2.8	Scope & content	prepare & recommend scope & content									✓
		agree NP purpose & focus									✓

Stage 3 Vision & Objectives:								
No.	Process	Method	Jan15	Feb15		Dec15	Jan16	Feb16
3.1	Draft vision	visioning exercise	✓					
		prepare vision statement	✓					
		agree draft vision		✓				
3.2	Draft objectives	interpret vision & prepare draft objectives	✓					
		agree draft NP objectives						
3.3	Consult	publicise draft vision & objectives	✓					
		Consult on vision & objectives	✓					
		analyse and report on consultation		✓				
3.4	NP vision & objectives	prepare vision & objectives report				✓	✓	
		approve vision & objectives						

Plan Making

Stage 4 Generate Options:								
No.	Process	Method	Aug15	Sep15	Oct15	Nov15	Dec15	Jan16
4.1	Options	Economic strategy development	✓	✓	✓	✓	✓	✓
		Generate development options	✓	✓				
4.2	Impacts	Consider who/what will be affected and how	✓	✓	✓	✓		
4.3	Options Appraisal	Options Appraisal		✓	✓	✓		

Stage 5 Prepare Draft Plan:												
No.	Process	Method	Jan16	Feb16	Mar16	Apr16	May16	Jun16	Jul16	Aug16	Sep16	Oct16
5.1	Policies	Draft NP Policy statements	✓									
		Technical studies										
5.2	Proposals	Prepare NP Proposals and Justifications										
5.3	Compliance	Informal consultation with LPA and others										
5.4	Sustainability Appraisal	Screening Opinion from LPA										
		Carry out sustainability audit										
5.5	Implementation	Prepare implementation strategy										
	Consultation document	Approve draft plan										

Stage 6 Consultation and Submission:										
No.	Process	Method	Sep16	Oct16	Nov16	Dec16	Jan17	Feb17	Mar17	Apr17
6.1	Statutory consultees	Consult formally								
6.2	Community	Apply communication strategy								
6.3	Stakeholders	Consult formally								
6.4	Consultation	Prepare consultation statement								
6.5	Amendments	Consider comments & amend if necessary								
6.6	Submission documents	Approve submission documents								
6.7	Publicity	Publicise intention to submit								
6.8	Submission	Prepare and submit required documents								

**Report by Paul Weston to the
Portland Neighbourhood Plan Management Group
10th February 2016
Neighbourhood Plan Policy Development**

Purpose of Report

To show members how the first stage of policy development for the Neighbourhood Plan is progressing and what is to happen next.

Background

At your meeting on the 13th January 2016 you reviewed a draft set of aims and objectives for the Portland Neighbourhood Plan. A few changes and modifications were agreed at the meeting. The resultant set of 'working objectives', has been used as the basis for developing a preliminary set of draft neighbourhood plan policies.

Report

Members will find appended to this report a table that shows how far we have progressed in policy development.

The table comprises three columns. Members should note that column 1 is the set of 'working objectives', which have been subject to a few minor modifications. Those modifications are highlighted in blue. The modifications are all minor and have been made to make the purpose of the objective clearer or to ensure that it focusses on matters relevant to a neighbourhood plan. I have explained, in blue text, why I have suggested the modification.

Column 2 of the table sets out a first draft version of neighbourhood plan policies, which reflect the objectives and may be appropriate for Portland. You will note that there are some empty cells in column 2. This is where I have concluded, from my understanding of the local issues and opportunities, a neighbourhood plan policy may not be required. I have concluded that there is a Local Plan policy that probably serves the purpose of achieving the objective adequately. Where I feel this is the case, I have, in column 3, provided not only the title of the Local plan policy but the text as well, so it can be judged further.

For all of the objectives I have included in column 3 a reference to a Local Plan policy where I have identified one that has at least some relevance to the

objective. Where I consider that the Local Plan policy may be insufficiently focussed or localised, I have provided a brief commentary to explain why I think a neighbourhood plan policy would be of value.

Next Steps

I must emphasise that at this stage the policies are very much in a first draft form and require further development and refinement. This includes, for instance, setting local criteria for several or identifying local areas to be 'covered' by the policy. It is now intended to refer this set of first draft policies to a working group that can help develop a more detailed set of draft policies ready for approval and consultation. The working group will also be asked to assess for itself, based on the evidence, whether the Local Plan policies are adequate for local purpose.

I hope that a revised set of draft policies will be ready for consideration by April 2016. It will then be possible to proceed with the preparation a first version of the Portland Neighbourhood Plan.

Further Work

Members should note that every neighbourhood plan policy will need to be fully justified and backed up by evidence that is relevant and proportionate. It is almost inevitable, for some of the policies, that further studies and technical appraisals will be necessary. It should be possible to identify what this further work is and make it the subject of an application for neighbourhood plan grant funding (via Locality) during March/April 2016, so as to keep the current momentum going.

Timetable

An up-dated project plan (version 5) has been prepared to reflect the good progress made recently and as a result of the work on the economic strategy. Should the grant funding be secured fairly quickly, we can look forward to a draft Neighbourhood Plan ready to put out for consultation in the autumn of 2016.

Paul Weston
February 2016

Portland Neighbourhood Plan – First Draft Policies

Objective	Draft NP Policy	Local Plan Policy and NP Policy Justification
Environment		
Recognise and protect heritage buildings, spaces and structures and enable the appropriate use of heritage assets Word change from ‘proper’ on suggestion of Jan Farnan	PNP Policy EN1 Heritage assets within the area must be protected, conserved and enhanced when development proposals are brought forward, unless any harm is outweighed by the public benefit to be gained by the development. Development proposals in or adjacent to the following areas of ‘local heritage significance’ (listed below and identified on inset map X) must provide a heritage impact assessment which will be taken into account by the local planning authority. The areas of local heritage significance are: List areas and cross-reference to map	ENV 4. Heritage Assets The NP policy recognises those areas of the Island of heritage significance (cross-referenced to on a local study) and protects them
Protect and enhance the distinct character of settlements	PNP Policy EN2 Development proposals must demonstrate how they will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements: I. height, scale, spacing, layout, orientation, design and materials of buildings, II. the scale, design and materials of the development (highways, footways, open space and landscape), and - Is sympathetic to the setting of any heritage asset, III. respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, IV. creates safe, accessible and well-connected environments that meet the needs of users, V. will not result in unacceptable levels of light, noise, air or water pollution,	ENV 10. The Landscape and Townscape Setting The NP policy provides a detailed set of criteria on which to judge a development proposal as to how it protects and reinforces local character and distinction – this could be based on Portland Design Statement, which could be referenced in the policy

	VI. makes best use of the site to accommodate development Development proposals must show how the Portland Design Statement has been taken into account.	
Support public realm improvements in identified areas such as Sea Wall/West Weares	PNP Policy EN3 Proposals to improve the public realm in the following areas through the introduction of high quality pavements, signage, street furniture and public art installations will be supported: List locations	No relevant LP policy
Support measures that improve our resilience to climate change	PNP Policy EN4 Development proposals required for new flood defences are supported. Land that the Environment Agency designates as being required for flood defence works will be safeguarded.	ENV 5. Flood Risk ENV 7. Coastal Erosion and Land Instability The NP policy emphasises the need for and value of flood defence work and supports the Environment Agency (need to liaise closely with the EA and identify in the Plan any areas that should be safeguarded) Could also refer to measures to protect against coastal erosion if SMP and ENV 7 is considered inadequate
Make responsible use of the island's natural resources	PNP Policy EN5 New development proposals will only be supported in the event that they achieve all of the following: I. protect, conserve or enhance the natural, built and historic environment; II. minimise the loss of trees and hedgerows; III. reduce the use of fossil fuels; IV. promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy; Continue list	ENV 1. Landscape, Seascape and Sites of Geological Interest The NP policy lists those natural resources on the Island that should be looked after
Identify opportunities to increase renewable and sustainable energy production	PNP Policy ENX Sites could be identified	COM 11. Renewable Energy Development The NP policy could identify areas where renewable energy production is acceptable In the written ministerial statement (HCWS42) of 18th June 2015 it stated that wind energy development should only be granted permission if;

		• The development site is identified as suitable for wind energy in a local or neighbourhood plan There are no areas identified in the WDWP local plan and so you could identify them for Portland through the NP.
Identify, protect and enhance the Island's biodiversity	PNP Policy EN6 Development will not be permitted in designated landscape areas and in other open spaces of local significance, identified on Map X and listed below, unless: - it fully conforms to the objective to conserve and enhance these areas and their surroundings. - it does not significantly harm the landscape character, amenity, historic, nature conservation, archaeological or geological values of the coast, shoreline, beaches, adjacent coastal waters, and countryside; - there would be no adverse environmental impact in terms of the number of trips generated or over-reliance on cars; - the development is capable of being effectively integrated into the surrounding landscape through landform and appropriate planting. List sites and their designations	ENV 2. Wildlife and Habitats The NP policy lists and delineates those special areas on the Island to be protected
Support Portland Quarry Nature Park development plan where appropriate	PNP Policy EN7 Proposals to create a Quarry Nature Park within the area shown on Map X are supported provided: List localised criteria	PORT 3. Portland Quarries Nature Park An NP policy could introduce criteria to control development and its impact – need to define full extent of area backed up by study
Support of the re-use of redundant mines and quarries in benign and sustainable ways	PNP Policy EN8 The re-use of redundant mines for the following purposes: - Schemes which will benefit the local economy and/or society - Tourism-related development appropriate in terms of scale and type Any other? will be welcomed and supported provided:	No relevant LP policy

	a) they will not have any other unacceptable environmental impact b) they will not have an unacceptable adverse impact on the transport network and parking conditions c) they will not have an unacceptable impact on residential amenity Any other?	
Business and Employment		
Protect existing employment spaces	PNP Policy BE1 Re-development or change of use, outside of permitted development¹, of existing employment sites or premises will only be supported if they have been empty for over 18 months and during that time actively marketed at the current market rate without securing a viable alternative employment use	ECON 2. Protection of Key Employment Sites The NP policy establishes time frame within which employment site cannot be lost
Facilitate appropriate conversions and extensions of local business space word change from 'consider' so as to give the policy a positive intent	PNP Policy BE2 Proposals which lead to the improvement, modernisation or upgrading of current employment sites and premises will be welcomed and supported, subject to: I. there being no adverse impacts on the amenity of neighbours, visitor attractions and facilities and the character of the area any other criteria?	ECON 1. Provision of Employment The NP policy facilitates growth of local business on their existing sites and sets local criteria to protect surrounding uses
Enable business hub development in local building if justified word change from 'consider' so as to give the policy a positive intent in support of the Ec. Strategy policy; but recognises that the hub proposal is not yet a commitment	PNP Policy BE3 The development of small business centres in redundant buildings is supported subject to the following criteria being met: I. The traffic generation and parking impact generated by the proposal does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety II. no significant and adverse impact arises to nearby residents or other sensitive land uses from noise,	No relevant LP policy

¹ by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment

	fumes, odour or other nuisance associated with the work activity III. any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient List others	
Set criteria for developing land for business development	PNP Policy BE4 Proposals to create suitable office, commercial, warehouse or industrial premises will be supported in existing designated business areas (as shown on Map X), except: I. where such developments would result in significant adverse environmental or highway problems, or II. where general access would be limited, or III. where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking.	ECON 1. Provision of Employment The NP designates the business areas where business development will be supported subject to local criteria
Set criteria for new business development to priority and growth industries	PNP Policy BE5 Development proposals for 'high tech' industries and businesses, particularly those based on digital communications, marine, renewable technologies, will be encouraged and supported.	No relevant LP policy
Establish policy that supports conversion of redundant buildings for business purposes	PNP Policy BE6 The conversion of redundant buildings for employment use will be supported provided that the development does not result in any loss of a dwelling and there is no adverse impact on the character and amenity of nearby residential areas.	No relevant LP policy
Encourage creation of business start-up units	PNP Policy BE7 Development proposals to provide new and improved employment opportunities for local people and to help businesses to start-up and grow through the re-use or conversion of an existing building will be supported provided:	No relevant LP policy

	I. it is within a settlement boundary and would not have an adverse impact on residents or other business users; II. or when the development is outside the settlement boundary it is for one of the following: III. it would support rural diversification; IV. it re-uses or converts an existing building, without the need for substantial reconstruction or extensions; or V. it is a proposal for homeworking that would not have an adverse impact on existing or future residential amenity or the local environment and the rural area.	
Encourage and facilitate northern arc masterplan approach	PNP Policy BE8 A masterplan approach to realising the economic and employment potential of the area designated on Map X is supported.	No relevant LP policy
Support development that provides for local education and training opportunities	NP policy probably not needed	COM 6. The Provision of Education and Training Facilities i) Proposals for the provision of new/replacement facilities or the expansion of existing education and training facilities will be supported, provided that: • The location is well linked in terms of accessibility to the local catchment (taking into account how this may change through the development of strategic housing sites); and • Any loss of facilities consequential to the development is re-provided to the same or higher standard.
Encourage development to bring about better connectivity for all	NP policy probably not needed	COM 10. The Provision of Utilities Service Infrastructure i) Development will not be permitted where the problems associated with the lack of necessary utilities service infrastructure, including energy supplies, drainage, sewerage, sewage treatment and water supply, cannot be overcome. ii) Proposals for the development of telecommunications or radio equipment will be permitted provided that: • the development will not be unduly detrimental to the appearance of the locality, particularly in sensitive areas of landscape, nature conservation or townscape importance; and • the applicant has demonstrated that there is a need for the technology and that all technically feasible alternatives have

		been explored and that the application proposal results in the least visual harm. iii) The provision of infrastructure to support superfast broadband technology will be a requirement on all new site specific allocations and on all other housing development of 50 or more units and on commercial premises where the site area is 0.5 hectares or more.
Housing		
Focus development on brownfield sites	PNP Policy HS1 Proposals for the development of small scale housing schemes on brownfield land will be supported as long as they comply with the current affordable housing policies of the local planning authority.	PORT 2. Former Hardy Complex SUS 2. Distribution of Development The NP policy emphasises support for housing development on brownfield sites and the supporting text will refer to local study/appraisal of brownfield sites
Recognise exception site development to meet affordable housing needs provided by approved providers including CLT	NP policy <u>may not</u> be needed	HOUS 2. Affordable Housing Exception Sites The NP policy could 'reserve' site for CLT if one is identified and brought forward by a CLT group
Relate housing development to local housing need	PNP Policy HS2 New housing development within or adjacent to existing settlement boundaries is supported in principle provided it is able to demonstrate it meets an objectively assessed local need.	HOUS 1. Affordable Housing The NP policy support new housing development as long as it meets a local need as identified by a local assessment
Establish a second home policy	PNP Policy HS3 From St Ives: <i>New Open Market Housing without a restriction to ensure its occupation as a Full Time Principal Residence (occupied for at least 270 days per year) will not be permitted. Sufficient guarantee must be provided of such occupancy through the imposition of a planning condition. New second homes and holiday lets will not be permitted at any time.</i>	No relevant LP policy
Set criteria for new housing development including standards and infrastructure requirements	NP policy probably not needed	HOUS 3. Open Market Housing Mix i) Wherever possible, residential developments should include a mix in the size, type and affordability of dwellings proposed, taking into account the current range of house types and sizes and likely demand in view of the changing demographics in that locality.

Transport		
Support development which helps facilitate improvements to the public transport network	PNP Policy TP1 Opportunities for public transport links to be developed and maintained between settlements and other destinations on the Island and between Portland and the mainland will be supported.	COM 8. Transport Interchanges and Community Travel Exchanges The NP policy emphasises support for improvements to the public transport network – specifically links/routes
Support development which helps facilitate a more effective transport network	PNP Policy TP2 Improvements to the transport infrastructure and network in the interests of safety, increasing choice and/or reducing congestion are supported. Development proposals that serve to take through traffic off the following areas and roads: List locations Will be supported provided they will not have an unacceptable environmental impact.	COM 7. Creating a Safe and Efficient Transport Network The NP policy identifies the locations where development should serve to improve the local transport network
Support provision of off-street parking including public car parks Added reference to public car parks as this aspect had been raised by many during consultation	PNP Policy TP3 All development proposals must make adequate provision for off-street parking taking into consideration the type of development, the accessibility of the location, and the prevailing parking standards of W&PBC Development proposals that increase the number of public car parking areas will be supported provided that: I. There is no significant negative impact on habitats and biodiversity II. The loss of or damage to trees and hedgerows is minimised and if necessary mitigated III. Visual impact is minimised IV. Nearby residential amenity is protected V. Electric charging points are provided Add to list	COM 9. Parking Standards in New Development The NP policy applies to all types of development and supports provision of more public parking areas
Support improvements to existing footpath, bridleway and cycle routes and extension to the networks	NP policy probably not needed	COM 7. Creating a Safe and Efficient Transport Network i) Development that generates significant movement should be located where the need to travel will be minimised and the use

		of sustainable transport modes including public transport, walking and cycling can be maximised. ii) Development should be located where the volume of traffic likely to be generated can be accommodated on the local highway network without exacerbating community severance. iii) Development will not be permitted where the residual cumulative impacts on the efficiency of the transport network are likely to be severe. iv) Development will not be permitted unless it can be demonstrated that it would not have a severe detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions. v) The delivery of a strategic cycle network and improvements to the public rights of way network will be supported. Development should not result in the severance or degradation of existing or proposed routes. Where development degrades the attractiveness of a route, compensatory enhancements will be sought such that there is a net improvement to the public right of way network. Where development proposals provide the opportunity to significantly improve links within the public rights of way network, an appropriate link through the development will be required.
Shopping and Services		
Retain existing retail spaces Supporting existing does not really work as a planning objective	PNP Policy SS1 Proposals, outside of permitted development², which would result in the loss of existing local shopping facilities through re-development or change of use will not be supported, unless they include proposals for alternative local shopping provision nearby or there is no reasonable prospect of viable continued use of the existing building or facility for similar local and community uses.	No relevant LP policy
Support new shops in appropriate locations	PNP Policy SS2 Support will be given for the provision of small shops, including new build, extensions, alterations and changes	ECON 4. Retail and Town Centre Development The NP policy identifies areas where new shops would be welcome

² by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment

	of use, in the following locations and subject to other provisions of this Plan: List locations include map	
Define and protect local shopping centres Inserted “local” as an alternative to “two”	PNP Policy SS3 The following areas are designated as “local centres” and delineated on the Map Y • Easton • Fortuneswell Development proposals for A1-A5 uses ³ , provided the number of A2-A5 uses does not exceed 50% of the proportion of the total number of A1-A5 uses in the local centre will be supported The change of use of existing A1-A5 uses to non-A1-A5 uses will be resisted, unless it can be clearly demonstrated that the A1-A5 premises have been actively marketed and no demand exists for the continuation of that use (in accordance with policy EC1)	No relevant LP policy
Community Recreation		
Support development of leisure and recreation facilities	NP policy probably not needed	COM 4. New or Improved Local Recreational Facilities i) Proposals for new or improved open space or recreation facilities will be permitted provided that: • The proposal would be well-located to be accessible to its main catchment population and would not generate significant single purpose trips by private car; and • The proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community. ii) Proposals for recreational facilities away from settlements in the coast or countryside will only be permitted if they require a coastal or countryside location and their scale is in keeping with the surrounding environment. Such proposals must not be intrusive in the landscape or cause unacceptable impacts to local amenity or through increased vehicle movements.

³ Use classes A1, A2, A3, A4 and A5 of the Town and Country Planning (use classes) Order 1987 (as amended)

Use Class A1 – Shops, Use Class A2 - Financial and Professional, Use Class A3 - Restaurants and Cafes, Use Class A4 - Drinking Establishments, Use Class A5 - Hot Food Take-aways

		iii) Proposals to enhance water sports or marine based recreational provision will be permitted, subject to the protection of any land and maritime nature conservation in the area and potential impact on the existing use of the recreation facility.
Protect and enhance local parks	PNP Policy CR1 The following public open spaces, sports and recreational buildings and land (identified on map X) are very important to the local community and should be afforded protection in accordance with Local Policy COM 5. List sites and buildings Proposals that could result in the loss of or harm to an Asset of Community Value will be resisted vigorously.	COM 5. The Retention of Open Space and Recreational Facilities i) Development on, or change of use of open spaces of public value and recreational facilities (including school playing fields) will not be permitted unless: • The development proposed is ancillary to the use of the site and the proposal will either support or improve the recreational and amenity value of the site or does not adversely affect the number, size or quality of playing pitches or their use; or • The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the open spaces and recreational facilities (including school playing fields); or • Alternative and/or suitable replacement outdoor or indoor provision of equal or better recreational quality or value is provided in a location which is suitable to meet any deficiency in provision, and/or better placed and accessible to the surrounding community it serves, and there is a clear community benefit; or • It can be demonstrated that the open space, buildings or land are surplus to requirements and there is no need for alternative open space of public value or recreational uses which could reasonably take place at the site. ii) Existing marine based recreational facilities should be retained. The NP policy lists those recreation areas that should be protected
Support development of new community buildings and spaces	NP policy probably not needed	COM 2. New or Improved Local Community Buildings and Structures

		i) Proposals for new, replaced or improved local community buildings or structures will be permitted providing the proposal is within or adjoining an existing settlement, or where it involves the re-use of rural buildings, provided that: • The proposal would be well-located to be accessible to its main catchment population and would not generate significant additional single purpose trips by private transport; and • The proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community. ii) Regard will be had to the desirability of concentrating new community buildings and structures in settlements, especially where new housing development is permitted, and also ensuring that, where practicable, the design allows for a range of current and future uses.
Support new facilities for young people	PNP Policy CR2 Proposals that provide additional facilities for the direct benefit of young people are supported where it is demonstrated, through direct engagement with recognised local youth organisations, that local young people have been consulted and involved in developing the proposal.	No relevant LP policy
Support use of buildings or land for events and festivals	PNP Policy CR3 The temporary use of buildings and open spaces for organised events will be supported subject to the following criteria: - the temporary use would not have significant harmful impacts on the wider visitor experience - the temporary use would not have significant harmful impacts on the amenities of neighbouring residents - the temporary use does not exceed one month, unless there is clear community and neighbour support for a longer period	No relevant LP policy
Sustainable Tourism		
Support sustainable tourism-related development in appropriate locations	PNP Policy ST1 Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses will	ECON 5. Tourism Attractions and Facilities ECON 6. Built Tourist Accommodation The NP policy emphasises the need for tourism development to

	be supported in principle. Proposals will need to demonstrate that the use proposed will not have an adverse impact on the character and landscape of the Island but rather will promote its unique characteristics.	complement and enhance the special offer
Support the creation of individual, or a network of, tourist trails	PNP Policy ST2 Proposals that further the creation of a network of tourist trails will be supported provided that: I. The construction and appearance of new paths, tracks or links are appropriate in scale and sensitive to the character of the locality; II. They avoid sensitive ecological areas and habitats III. They provide for improved accessibility for wheelchairs and those with impaired mobility List any other criteria	COM 7. Creating a Safe and Efficient Transport Network The NP policy identifies the potential of tourism trails and sets appropriate local criteria
Facilitate appropriate new marine developments	PNP Policy ST3 Development proposals that enable the provision of new and additional marine berths and facilities will be supported provided: List any criteria required	No relevant LP policy