

PORTLAND TOWN COUNCIL

Council Offices
52 Easton Street
PORTLAND
Dorset
DT5 1BT

Tel: 01305 821638

E-mail: office@portlandtowncouncil.gov.uk

20th September 2017

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in **EASTON METHODIST CHURCH HALL, EASTON, PORTLAND**, on **WEDNESDAY, 27TH SEPTEMBER 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. Minutes of the Meeting Held on 23rd August 2017** – to agree and sign (see attached)
- 4. Chairman's Report and Other Matters Arising** – to receive
- 5. Public Participation** – to allow questions or comments from the public on any item on the agenda
- 6. Neighbourhood Plan** – to receive and consider updates on progress, including:-
 - a) Notes of Management Committee Members' Meeting, 19th September 2017
 - b) Local Green Space Review, with Appendices
 - c) Development and Growth Policies Report (attached)
- 7. Planning Applications Notified by Weymouth & Portland Borough Council** – to consider
 - a) Standard List of Planning Applications (attached)
 - b) Any other applications received subsequent to the publishing of this agenda
- 8. Planning Contravention Issues** – to receive reports
- 9. Planning Applications Notified by Dorset County Council** – to consider
- 10. Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 25th October 2017, at Peter Trim Hall, St. George's Centre, Reforne starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE

MINUTES OF THE MEETING

**HELD AT EASTON METHODIST CHURCH HALL, EASTON
ON WEDNESDAY, 23RD AUGUST 2017 AT 7.40 PM**

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Chris Gover, Lucy Grieve, Sue Lees, Sandra Reynolds and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group)

2608 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Jim Draper, Ray Nowak and David Thurston.

2609 – DECLARATIONS OF INTEREST

All the members present declared a non-pecuniary interest in application 17/385/COU – 52 Easton Street. Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2610 – MINUTES OF THE MEETING HELD ON 26TH JULY 2017

Minute 2597 should read, “Cllr. Reynolds declared a non-pecuniary interest in application ...”

With this alteration the minutes were formally agreed and signed as a correct record.

2611 – CHAIRMAN’S REPORT AND OTHER MATTERS ARISING

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

Application No	Town Decision	Borough Decision
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	Pending
17/083/ADV	Objection	Pending
17/323/FUL	Objection	Pending
17/270/OUT	No Objection	Pending
17/017/RES	Objection	Pending
17/371/OUT	Objection	Pending
17/291/FUL	No Objection	Approved
17/292/LBC	No Objection	Approved
17/372/FUL	No Objection	Pending
17/419/FUL	No Objection	Pending
17/430/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 26th July 2017:-

17/387/FUL	Objection	Pending
17/427/RES	Objection	Pending
17/451/FUL	Objection	Pending
17/552/FUL	No Objection	Pending
17/410/FUL	No Objection	Pending
17/421/FUL	No Objection	Pending
17/485/FUL	No Objection	Pending
17/501/FUL	Objection	Pending
17/537/FUL	Objection	Pending

a) Minute 2602 – 17/427/RES: Land Opposite 139 – 165 Avalanche Road

The comments of the Planning Officer were presented as an additional agenda paper.

b) Minute 2599 – 17/372/FUL: Redundant Buildings at Broadcroft Quarry

The Clerk reported verbally on comments just received from the Planning Officer. Members considered the application again with the background information available and resolved:-

NO OBJECTION; subject to the comments of the Environment Agency, which it requested be added to the list of consultees, and implementation both of Natural England's recommendations and the comments of the public rights of way officer.

2612 – PUBLIC PARTICIPATION

Mr Matthews requested permission to speak on Agenda Item 7(b) – Commons Act 2006, s38 – Verne Common.

2613 – NEIGHBOURHOOD PLAN

Mr Matthews spoke to his agenda papers, saying it was important to set out the intentions regarding housing and employment land. Council's approval was sought to proceed with policy development. Comments from Jan Farnan at the Borough in an additional agenda paper would be taken into account.

RESOLVED – that approval be granted to the draft Plan papers presented to the meeting, subject to queries about paragraph 50 on housing and planning application numbers being sorted.

2614 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/385/COU – 52 Easton Street – Change of use of ground floor from A2 (Financial Services) to B1(a) Local Government Office

NO COMMENT

b) 17/535/FUL – Hut 30, West Weares – Erection of beach hut (retrospective)
OBJECTION, on the grounds that the Committee had concerns about the size of the replacement hut. Since the applicant had not submitted any details of the previous hut on the site the Committee thought the application was thereby rendered incomplete. It also questioned the accuracy of the submission at section 13(c).

c) 17/538/FUL – Land north of 36A – 36B Easton Street – Erect dwelling
NO OBJECTION

(Cllr. Lees left the meeting at 9.00 pm.)

d) 17/578/FUL – 1 Wheatlands – Erect single-storey side extension
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 (additional item)
NO COMMENT – Details not available

f) Commons Act 2006, s38 – Verne Common
NO OBJECTION

**2615 – PLANNING CONTRAVENTION ISSUES
BICYCLE AT CHEYNE WEARES**
The bicycle had been removed.

**2616 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY
DORSET COUNTY COUNCIL**
There were none.

2617 – FORMER BRACKENBURY INFANTS SCHOOL
RESOLVED – that the Council nominates Brackenbury Infants School and Community Nursery as a Community Asset and delegates to Cllr. Grieve the preparing and submission of the final version of the nomination form, subject to Proper Officer considerations.

The Committee took the decision because of the short time available to submit the application and it will be reported to Town Council.

2618 – ADDITIONAL ITEMS CONCERNING HIGHWAYS

a) Exit from Pennsylvania Way

It was agreed that the Clerk would write to Dorset Highways requesting white lines be painted on Pennsylvania Road at this point to maintain visibility.

b) Cove Cottages

It was agreed the Clerk would also write requesting provision of a warning notice at the top of the road regarding access.

2619 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 27th September 2017 at Easton Methodist Church Hall, Easton, starting at 7.00 pm.

The meeting ended at 9.15 pm.

Signed
(Chair)

Dated.....

**NOTES OF THE NEIGHBOURHOOD PLAN
MANAGEMENT COMMITTEE MEETING
HELD ON TUESDAY, 19TH 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. It was agreed that action points arising from discussion at the meeting should be forwarded to the Planning Committee meeting on 27th September 2017 for consideration.

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 eg 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 Neighbourhood Plan - Local Green Space

Purpose of Report

This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as local green space, to be subject to policy Port/CR02 in the Plan.

Legislation

The NPPF gives town and parish councils the right to designate small local recreation and amenity areas that are of “*particular importance to the community*” as ‘local green spaces’ and give them protection in the Neighbourhood Plan. The NPPF states that the green space should be:

- in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- is local in character and is not an extensive tract of land.

In addition to these criteria, National Planning Practice Guidance states:

“Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented”.

Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

Candidate Sites

The long list of candidates for assessment as local green space was taken from the Portland Green Space Review, which categorised green areas on Portland according to the Borough Council’s typology. The table below shows the typology and how the sites were selected for further assessment. The full list of sites in each category can be found as Appendix B to this report.

1	Parks and Gardens	Included for assessment if the site his freely accessible by the public
2	Sports Fields	Excluded if the prime purpose is sport – and therefore subject to a more specific policy in the NP
3	Allotments and Community Gardens	Excluded if the prime purpose is horticulture - and therefore subject to a more specific policy in the NP
4	Children’s and Young People’s Play Areas	Excluded if part of a larger site or a ‘hard’ play-space only
5	Graveyards	Excluded if it is still in use as a graveyard
6	Heritage Paths	Excluded if it is an extensive track/path - and therefore subject to a more specific policy in the NP
7	Settings of Heritage Assets	Excluded, unless the site has amenity or recreation value in its own right
8	Community Greens	Included for assessment
9	Estate Greens	Excluded if the site(s) are incidental green space only - and therefore subject to a more specific policy in the NP

Appraisal and Conclusions

Each of the selected sites has been subject to a survey and assessment. The results of this 'work', carried out in July and August 2017, is set out in a schedule for each site which can be found in Appendix A to this report (along with a location map in Appendix C). I have used the information contained on these schedules to consider whether each of the sites meets sufficient of the criteria demanded by the NPPF to merit a LGS designation.

The NPPF is quite stringent and specific in its criteria relating to local green space designation. It states that *"designation will not be appropriate for most green areas or open space"* (para. 77). There is now a significance body of 'evidence' of how they are being interpreted by examiners of neighbourhood plans. Some of the criteria have been tested subsequently in law.

As regards it being an **extensive tract** of land, the NPPG¹ states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the NPPG goes on to emphasise that an LGS designation should only be used where *"the green area is not an extensive tract of land"*. There is a no set maximum nor minimum size limit but the site needs to be 'local' in character. The NPPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs. We do know that 19 hectares of countryside close to Backwell near Bristol, was rejected by the Examiner as being an extensive tract of land for which no substantive or compelling evidence has been presented to justify its designation in the context of the NPPF criteria.

It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space on Portland, I have asked:

- does the space or combination of adjoining spaces 'feel' local in character and scale, in respect of the local community that the space serves?
- Is the proposed space larger than other areas of land in the vicinity?
- Is it contained with clearly defined edges?
- How does the space connect physically, visually and socially to the local area?

As for being in proximity to the community it serves, we are advised to apply the **reasonably close** test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community. Some councils have introduced a maximum distance between the space and the community. For instance, Leicester has stated it must be within 400 metres, Central Bedfordshire, 600 metres. Using Natural England's standards, it could mean up to 1.25 miles.

The third test that needs to be applied is whether the site is **demonstrably special** to the local community and holds a particular **local significance**. The examples given in the NPPF are: *"because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife"*. I have looked for a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. I have been cognisant too of the NPPG's advice that, how a local green space will be *"managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved"*.

¹ NPPG = National Planning Policy Guidance

The table below has been produced as a to summarise the assessment findings and my own conclusions, which are set out in more detail overleaf.

Portland Local Green Space Analysis 2017									
Site No.	Extensive tract of land?	In proximity to community it serves	Demonstrably Special for:						Should it be designated as a LGS?
			<i>beauty</i>	<i>Historical significance</i>	<i>Recreational value</i>	<i>Richness of wildlife</i>	<i>Tranquillity</i>	<i>Other</i>	
1a	No	Yes		✓	✓		✓		Yes
1b	No	Yes	✓	✓	✓		✓		Yes
1c	No	Yes	✓	✓			✓	✓	Yes
1d	No	No		✓					No
1e	No	Yes		✓			✓		Yes
3a	No	Yes						✓	Yes
3c	No	No			✓			✓	?
4a	No	Yes			✓				Yes
4f	No	Yes			✓				Yes
4i	No	Yes			✓				Yes
8a	No	Yes					✓		?
8b	No	Yes			✓			✓	Yes
8c	No	Yes	✓				✓		Yes
8d	Yes	No	✓			✓			No
8e	Yes	No							No
8f	Yes	No	✓	✓		✓			No
8fa	Yes	Yes			✓	✓			No
8g	No	Yes			✓				Yes
8ga	No	Yes		✓			✓		?
8h	No	Yes			✓				?

Recommendations

Based on the survey and assessment, I make the following recommendations:

	Site	Recommendation	Reason
1a	Victoria Gardens	Accept	Prominent well-loved park, serving community for many years
1b	Easton Gardens	Accept	A well-used green oasis in the centre of the village
1c	Governor's Garden	Accept	A historical garden. Its renovation and maintenance symbolises community action and pride
1d	Portland Castle Gardens	Reject	A garden/parkland setting and car park for the Castle.
1e	Ladymead Garden	Accept	Attractive green pedestrian route with planting making good use of heritage site
3a	Chiswell Walled Garden	Accept	Community garden open for public enjoyment. Another symbol of community action.
3c	Incline Community Orchard	Consider/Reject	Has been created for the community but does it allow community access and involvement? Might be better treated as an allotment site
4a	Church Lane	Accept	Local site with fenced children's play area, benches and shrub beds
4f	Reap Lane	Accept	Grassed informal recreation area with well-equipped play area
4i	Westcliff Play Area	Accept	Grassed informal recreation area with well-equipped fenced play area serving local estate
8a	Liberty Road	Consider/Accept	Recently created site – is there evidence of community use/support?
8b	Victoria Square Entrance	Accept	Flat green area that provides for variety of community activities
8c	West Weares	Accept	Tranquil green cliff top area with full public access, well used by community
8d	New Ground	Reject	Extensive tract of land away from community – serves tourists. Candidate for 'settings/views' protection.
8e	Heights Market Area	Reject	Extensive area that has some commercial use. Candidate for 'settings/views' protection.
8f	Portland Bill Common	Reject	Extensive tract of land away from community – serves tourists. Candidate for 'settings/views' protection.
8fa	Portland Bill Greens	Reject	Series of green spaces primarily benefiting hut occupiers
8g	Weston Green	Accept	Amenity grassland that provides informal recreation space
8ga	Gooseberry Field	Consider/Reject	Historic site (possible Saxon farm). The location of an annual fete, which has not been held recently.
8h	Southwell Green	Consider/Reject	Site with football pitch and play area – could be LGS if sport is not prime function

Appendix A - Nominated Site Appraisal Forms

Site No. 1a	General Information
Name and address of site	Victoria Gardens
Site location plan	See Appendix C
Ownership of site, if known	Crown Estate
Is the owner of the site aware of the potential designation? Do they support the designation?	
Description/Current Condition	Maintained by WPBC and Friends Group
Community served by the potential LGS	Underhill
Planning History	
Is there currently a planning application for this site?	No
Is the site allocated for development in the Local or Neighbourhood Plan?	No
If allocated, could part of the overall site still be used as a Green Open Space?	N/A
Size, scale and "local nature" of proposed Local Green Space	
Area of proposed site	Approx. 0.42 ha
Is the site an "extensive tract of land"?	No
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, Victoria Gardens is a gateway green area from Victoria Square to Fortuneswell and Tophill
How does it connect physically, visually and socially to the local area?	Connecting green area. Within gardens is Children Play Area, Bowling Green, Tennis Courts, Basketball Net
Need for Local Green Space	
Is there a need for a local green space in this location?	Yes, Underhill has limited amenity park space.
Evidence that "the green space is in reasonably close proximity to the community it serves"	
How far is the site from the community it serves?	Direct
Are there any barriers to the local community accessing the site from their homes?	Not directly more with general accessibility in Underhill area for those who live at the upper end
Evidence that the green area is "demonstrably special" to the local community	
Evidence of support from Town Council	
Evidence of support from other local community groups or individuals	Friends Group
Evidence of support from community leaders	
Evidence of support from other groups	Support within community consultations
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	http://www.portlandhistory.co.uk/victoria-gardens.html

Site No. 1b	General Information	
Name and address of site	Easton Gardens	
Site location plan	See Appendix C	
Ownership of site, if known	Crown Estate	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained by WPBC	
Community served by the potential LGS	Easton/Tophill	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	Approx. 1.2 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, Easton Gardens are an integral part of the Easton Centre	
How does it connect physically, visually and socially to the local area?	Child Play Area, Basketball Net. Friends Group	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes, provides gardens in the busy centre of the village	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Central to the neighbourhood	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals	Friends Group, Green Flag Designation	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	http://www.portlandhistory.co.uk/easton-gardens.html	

Site No. 1c	General Information	
Name and address of site	Governor's Garden	
Site location plan	See Appendix C	
Ownership of site, if known	Ministry of Justice/Crown Estate	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Garden Area maintained mainly by Community Payback. Bowling Green by own group	
Community served by the potential LGS	Grove/Portland/	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	1.92 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	The gardens represent a green community space for the Grove community. It is now part of the redirected South West Coast Path	
How does it connect physically, visually and socially to the local area?	Changing Spaces funding in 2009 raised awareness of public access.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes. Bowling Green is used by Local Club	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Within an accessible walking distance	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups	http://www.portlandcommunitypartnership.co.uk/governors-garden	
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	http://www.portlandhistory.co.uk/governors-community-garden.html	

Site No. 1d	General Information	
Name and address of site	Portland Castle Gardens	
Site location plan	See Appendix C	
Ownership of site, if known	English Heritage	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained	
Community served by the potential LGS	Visitors to Castle area	
Planning History		
Is there currently a planning application for this site?		
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Part of designated listed building setting	
How does it connect physically, visually and socially to the local area?	The site is a distinct defined location – of Castle with Gardens on the approach to the Port	
Need for Local Green Space		
Is there a need for a local green space in this location?	The Castle benefits from the garden setting	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Visitor destination for tourists and islanders	
Are there any barriers to the local community accessing the site from their homes?	Yes. Gardens are open when castle is open to public.	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	http://www.portlandhistory.co.uk/portland-castle.html see Governors Garden at end	

Site No. 1e	General Information	
Name and address of site	Ladymead Gardens	
Site location plan	See Appendix C	
Ownership of site, if known	Possibly WPBC	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained by WPBC	
Community served by the potential LGS	Adjacent to Ladymead mixed use housing complex Aster. Access point from Estates through to GP surgery and Tesco	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.18 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	The site is situated at the point of the previous Easton Railway Station and conveys an open gateway effect. The Court Leet have recently enhanced the site by installation of additional seating	
How does it connect physically, visually and socially to the local area?	As above	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	As above	

Site No. 3a	General Information	
Name and address of site	Chiswell Walled Garden	
Site location plan	See Appendix C	
Ownership of site, if known	Links to Chesil Community Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained by volunteers	
Community served by the potential LGS	Chiswell and as a wider amenity	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	Approx. 0.02 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	See http://www.portlandhistory.co.uk/chiswell-walled-garden.html	
How does it connect physically, visually and socially to the local area?	See website	
Need for Local Green Space		
Is there a need for a local green space in this location?	See website	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Direct	
Are there any barriers to the local community accessing the site from their homes?	Open at certain times	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish/Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders	See website and volunteers	
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	See website above and https://en.wikipedia.org/wiki/Chiswell_Walled_Garden	

Site No. 3c	General Information	
Name and address of site	Incline Community Orchard	
Site location plan	See Appendix C	
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained as a community orchard	
Photographs of site	See over	
Community served by the potential Local Green Space	Verne Common/Underhill	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.84 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	The area was previously an allotment space. It was taken over by the Chiswell Community Trust and ran as a community orchard. However, the status of the Trust is currently unclear.	
How does it connect physically, visually and socially to the local area?		
Need for Local Green Space		
Is there a need for a local green space in this location?	There is an absence of space for cultivation in Underhill	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Within walking distance	
Are there any barriers to the local community accessing the site from their homes?	No as such	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish/Town Council		
Evidence of support from other local community groups or individuals	See link below	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 4a	General Information	
Name and address of site	Church Lane Play Area	
Site location plan	See Appendix C	
Ownership of site, if known	WPBC	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Modern equipped play area with landscape scheme	
Community served by the potential LGS	Adjacent residential area	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.02 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Corner site that is integrated with the residential area	
Need for Local Green Space		
Is there a need for a local green space in this location?	Play area nearer the original village	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Direct	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 4f	General Information	
Name and address of site	Reap Lane	
Site location plan	See Appendix C	
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	WPBC Maintained informal recreation area with defined children's play area	
Community served by the potential LGS		
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Integral part of housing area	
How does it connect physically, visually and socially to the local area?	Central focus	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Direct	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 4g	General Information	
Name and address of site	Sweet Hill Play Area	
Site location plan	See Appendix C	
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Grassed area with playground	
Community served by the potential LGS	Southwell	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Constructed as part of housing development	
How does it connect physically, visually and socially to the local area?	Yes	
Need for Local Green Space		
Is there a need for a local green space in this location?	Identified with housing development	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Direct	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Amenity Value	

Site No. 4i	General Information	
Name and address of site	Westcliff Play Area	
Site location plan	See Appendix C	
Ownership of site, if known	WPBC	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained by WPBC	
Community served by the potential Local Green Space	Westcliff	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.18 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Adjacent green space. Limited play spaces in area	
How does it connect physically, visually and socially to the local area?		
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Within	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish/Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	As above	

Site No. 8a	General Information	
Name and address of site	Liberty Rd	
Site location plan	See Appendix C	
Ownership of site, if known	Area managed by the Land Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained by Land Trust. Improvements funded under Growth funding	
Community served by the potential LGS	Potentially Castletown and new development at Castle Court	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.16 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Part of development of site	
How does it connect physically, visually and socially to the local area?	Provides a setting to Portland Castle	
Need for Local Green Space		
Is there a need for a local green space in this location?	Identified part of development	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent	
Are there any barriers to the local community accessing the site from their homes?	No although not currently seen as a community space	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		

Site No. 8b	General Information	
Name and address of site	Entrance Green, Victoria Square	
Site location plan	See Appendix C	
Ownership of site, if known	Part WPBC/ Part HCA-Land Trust	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Open grass area	
Community served by the potential LGS	Underhill – The area was designated as a community facility when the Officer's Field development took away the Naval Playing Fields. It is also part of flood alleviation network and setting of the two pillars public art installation. Regular used for sports and other leisure activity groups. It is also an open space next to the Helicopter training base	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No. Unlikely as part of flood alleviation network	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	Approx. 3 ha	
Is the site an "extensive tract of land"?	The immediate area then extends towards the previous SAR helicopter base	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Previously the area was the location for the railway station and as such the open nature represents a continuation of a gateway to Portland (Victoria Square)	
How does it connect physically, visually and socially to the local area?	As above	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes as above	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Is used by specific groups and some community activity takes place there. It is also the location for the Annual Portland Fair.	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	As above	

Site No. 8c	General Information	
Name and address of site	West Weares Community Green Area	
Site location plan	See Appendix C	
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?	WPBC / the Town Council and the Hut Owners Association own various part of the site	
Description/Current Condition	Various areas are maintained by different agencies	
Community served by the potential LGS	The site includes an art installation	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site		
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes	
How does it connect physically, visually and socially to the local area?	Yes, see website link	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Underhill and Wider Community	
Are there any barriers to the local community accessing the site from their homes?	No – some areas are under private ownership but not barriers within designated section	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals	The area has recently benefitted from Coastal Revival Funding	
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	https://en.wikipedia.org/wiki/Chiswell_Earthworks	

Site No. 8d	General Information	
Name and address of site		New Ground
Site location plan		See Appendix C
Ownership of site, if known		Private, MOD, WPBC
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition		Part of site has SSI designation, See Pictures
Community served by the potential LGS		Portland
Planning History		
Is there currently a planning application for this site?		Recent planning application for a Visitor Centre refused
Is the site allocated for development in the Local or Neighbourhood Plan?		No
If allocated, could part of the overall site still be used as a Green Open Space?		N/A
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		3.5 ha approx.
Is the site an "extensive tract of land"?		Yes
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?		Yes, part of a gateway to Quarry Nature Park. Open and undeveloped setting important to protect
How does it connect physically, visually and socially to the local area?		As above
Need for Local Green Space		
Is there a need for a local green space in this location?		Yes
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?		Portland and visitor community
Are there any barriers to the local community accessing the site from their homes?		No
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		Planning Refusals WP/16/00216/FUL and WP/15/00310/COU
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)		Open nature gateway to QNP and view across Underhill.

Site No. 8e	General Information	
Name and address of site	Market Site, Opposite Portland Heights	
Site location plan	See Appendix C	
Ownership of site, if known	Private Ownership	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained grassland	
Community served by the potential LGS	Portland	
Planning History		
Is there currently a planning application for this site?	There has been previous applications for caravan sites all of which were refused on appeal	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	Yes	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	Approx. 3 ha	
Is the site an “extensive tract of land”?	Yes	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes, its open nature is part of the gateway which adds to the visual impact of entering Tophill and expansive views therefrom	
How does it connect physically, visually and socially to the local area?	As above	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes, for reasons above	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central to the Portland Community	
Are there any barriers to the local community accessing the site from their homes?	The site is not located in proximity to any homes. A market is held on Tuesdays in summer	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Planning Appeals WP/15/00242/FUL and WP/14/01036/COU	
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Planning Appeals	

Site No. 8f	General Information	
Name and address of site	Portland Bill Common	
Site location plan	See Appendix C	
Ownership of site, if known	Crown Estate/Court Leet	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained grassland - setting of Lighthouse	
Community served by the potential LGS	Portland Bill and wider community	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		
Is the site an "extensive tract of land"?	Yes	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, integral to character of Portland Bill	
How does it connect physically, visually and socially to the local area?	Linking Bill with Cottages	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?		
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Character Study	

Site No. 8fa	General Information	
Name and address of site	Portland Bill Smaller Greens	
Site location plan	See Appendix C	
Ownership of site, if known	Crown Estate/Court Leet	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained	
Community served by the potential LGS	Portland Bill and Wider Community- setting of Lighthouse	
Planning History		
Is there currently a planning application for this site?	Yes, in regard to huts	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		
Is the site an "extensive tract of land"?	No, not individually	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, integral to character of Portland Bill	
How does it connect physically, visually and socially to the local area?	Are greens integral to setting of huts and should have a higher degree of protection?	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?		
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Character Study	

Site No. 8g	General Information	
Name and address of site	Weston Green	
Site location plan	See Appendix C	
Ownership of site, if known	DCC/WPBC	
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Open Green maintained by WPBC	
Photographs of site	See over	
Community served by the potential Local Green Space	Weston	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site		
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, integral part of Weston Village. Previously swings were located on part of the site.	
How does it connect physically, visually and socially to the local area?	Central to Weston Village	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Central to Village	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish/Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Conservation Area assessments designated as Village Green	

Site No. 8ga	General Information	
Name and address of site	Gooseberry Green	
Site location plan	See Appendix C	
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Open Green maintained by WPBC	
Photographs of site	See over	
Community served by the potential Local Green Space	Weston	
Planning History		
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.2 ha	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Yes, adjacent to Weston Village. Site of Gooseberry Fayre annual event but not run recently	
How does it connect physically, visually and socially to the local area?	Regarded as part of Weston Village	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Adjacent to Village	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish/Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Conservation Area assessments. See also http://www.geoffkirby.co.uk/Portland/685710/#Pond	

Site No. 8h	General Information	
Name and address of site	Southwell Green	
Site location plan	See Appendix C	
Ownership of site, if known		
Is the owner of the site aware of the potential designation? Do they support the designation?		
Description/Current Condition	Maintained area of grass	
Community served by the potential Local Green Space	Southwell has no community green. The area marked in red could be a possible candidate	
Planning History		
Is there currently a planning application for this site?		
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?	N/A	
Size, scale and "local nature" of proposed Local Green Space		
Area of proposed site	0.72 ha approx.	
Is the site an "extensive tract of land"?	No	
Is the proposed site "local in character"? e.g. does the site feel as though it is part of the local area and why?	Part of open nature of area. Adjacent to Academy and could provide a sports/amenity space as well	
How does it connect physically, visually and socially to the local area?	By removal of fence it could offer a linking space into the Academy	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes, Southwell has no village green	
Evidence that "the green space is in reasonably close proximity to the community it serves"		
How far is the site from the community it serves?	Potentially central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is "demonstrably special" to the local community		
Evidence of support from Parish/Town Council		
Evidence of support from other local community groups or individuals		
Evidence of support from community leaders		
Evidence of support from other groups		
Evidence to show that the green area "holds a particular local significance, for example because of its beauty," (if applicable)	Preserves open nature of this area. Potential community amenity	

Green Space Review – Candidate Policy Areas

The following categories of open space will be scheduled for consideration within the Neighbourhood Plan as to the need for specific policy statements.

1) Parks and Gardens – LGS Proformas to be completed

- a. Victoria Gardens
- b. Easton Gardens
- c. Governors Community Gardens and Bowling Green
- d. Portland Castle Gardens
- e. Ladymead Gardens
- f. Pennsylvania Gardens (already has policy designation)

Within these gardens are also other areas such as Play Areas, Tennis Courts etc

2) Sports Fields (which can show active use) – Separate Policy with listing and background details

- a. Osprey Quay School Playing Field
- b. Grove Playing Fields
- c. The Stadium Football Ground – The Grove
- d. Portland United Football Ground
- e. Weston Rd School Playing Field (includes a MUGA)
- f. Weston St Playing Field -East
- g. Weston St Playing Field – West
- h. Royal Manor School Tennis Courts and Sports Field (setting of St Georges Church)
- i. Red Triangle Cricket Ground (setting of St Georges)
- j. Atlantic Academy Sports Field
- k. St Georges School – Sports Field area- school use
- l. Grove Cricket Bowl

3) Allotments and Community Orchards and Gardens (Active Use) - Allotments subject to allotment policy. Community Gardens etc subject to a LGS Review proforma

- a. Chiswell Walled Gardens
- b. Clovens Rd Allotments
- c. Incline Community Orchard
- d. South of Grove Rd – Allotments
- e. Governors Garden – Allotments
- f. Weston St Allotments
- g. Westcliff near Blacknor
- h. Rear Avalanche Rd – Allotments
- i. Wide St (near Portland Engineering)

4) Childs/Young Persons Play/Activity Areas (Areas which are self-contained will be subject to LGS Review Proforma) Areas which are within larger parks will be listed and cross referred.

- a. Church Lane Play Area 0-12
- b. Victoria Gardens Play Area
- c. Easton Gardens Play Area
- d. West Weares Play Area (MUGA)
- e. The Grove Play Area (0-14)
- f. Reap Lane Play Area 0-8

- g. Sweet Hill Play Area
- h. Governors Garden Play Area
- i. Westcliff
- j. Skatepark

5) Graveyards (No policy but separate listing on LP Green Space Review)

- a. Strangers Graveyard
- b. St Johns
- c. St Georges
- d. All Saints
- e. St Andrews- Southwell
- f. Old St Andrews (Church Ope)
- g. St Peters
- h. Weston Cemetery
- i. Naval Cemetery

6) Heritage Paths (designation) – paths which have integral heritage assets or narrative- subject to Heritage Path policy

- a. Merchants Incline
- b. Merchants Railway
- c. Belle Vue Terrace/Higher Lane
- d. Cemetery Rd and East Weares Heritage
- e. Old Hill
- f. Legacy Trail and linked gulleys
- g. Church Ope
- h. Railway Line
- i. Southwell Ancient Cart Tracks
- j. Quarry Haul roads
- k. SW Coastal Path
- l. Verne Hill

7) Settings of Character and Heritage Assets and Landforms – proformas to be completed but for reference only

- a. Portland Hospital – Underground hospital
- b. Doctors, Captains and Admirals House
- c. Hambro Car Park (areas identified under SHLAA)
- d. West of Old Hill
- e. St Georges
- f. St Peters
- g. Rufus Castle – Castle Gardens
- h. Nicodemus and Engine Shed, Admiralty
- i. Withey's Croft Wall
- j. East Weare Battery and Camp
- k. Portland Windmills
- l. Culverwell
- m. Portland Lighthouses
- n. Pulpit Rock
- o. Wide St, Weston Rd, Weston St, Wakeham verges (droveways)
- p. East Weare Piers
- q. Verne Yeates (Cenotaph, Rings, Memory Stones)

- r. Verne LNR
- s. High Angle Battery
- t. Sawmills Tavern Area
- u. South of Augusta Rd

8) Community Greens (proformas to be completed)

- a. Liberty Rd
- b. Entrance Green -Victoria Square (setting of pillars)
- c. West Weares
- d. New Ground (planning evidence)
- e. Market Site (planning evidence)
- f. Portland Bill Common
- g. Weston Greens
- h. Candidate Southwell Green

9) Estate Greens (proformas to be completed)

- a. Verne Common and East Weares (some identified under SHLAA 2015)
- b. Haylands & Furlands (some SHLAA 2105) /Pound Piece/Westcliff & Courtlands/Southwell Estates

Appendix C Site Location Plans

To be added to website version

The Portland Plan



A Neighbourhood Plan for Portland 2015 -2031

Development and Growth Policies Report

Purpose

- Report sets out the current position regarding the [supply of development land](#) on Portland
- Considers [development potential and constraints](#) of other areas
- Considers implication of [local needs](#)
- Weighs up the [options](#)
- Makes recommendations on [policy approaches](#) that should be taken in developing the Portland Neighbourhood Plan
- The aim is a 1st Version of the Neighbourhood Plan available for comment by the end of 2017
- The Plan then has to pass through a number of statutory processes with the intention of seeking referendum approval in 2018

Background

Why a Neighbourhood Plan for Portland ?

- [Local Plan \(LP\) sets the Strategic Context](#) and covers West Dorset and Weymouth and Portland. It reflects the National Planning Policy Framework (NPPF)
- The issues and opportunities for Portland were not addressed fully in the Local Plan finally approved in 2015
- A Neighbourhood Plan(NP) looks specifically at [Portland issues](#) and is able to focus a more joined up approach
- The NPPF is quite clear about the predisposition to sustainable development if any area is not covered by evidence based policy
- The [Local Plan Review](#) which commenced in 2017 provided an improved strategic framework for the NP to develop within and inform the LP for Portland
- In order to provide [robustness to the LP](#), land required for housing need [to 2036](#) has been included as part of the Review

Background

Development Assessment

- Housing – Across Local Plan area an estimated 15,500 net additional dwellings to 2031 is needed, which pro-rata means a further 3,875 to 2036. However due to likely shortfalls, this figure is actually **4,520**. Associated land requirements do not however include the potential yield from a ‘strategic’ review of brownfield sites including the impact of public sector rationalisation.
- Employment Land – Currently the supply of land at **60 hectares** is considered sufficient for growth needs however this needs further analysis to take account of the changing nature of employment and a refreshed focus on growth opportunities arising from the development of the Western Dorset Growth Corridor.

Background

Distribution of Development

- The Local Plan recognises a hierarchy for development with the main focus being attributed to Weymouth and Dorchester
- Portland is shown as second tier but with a recognition of the historic settlement pattern
- The LP review will look again at greenfield designations in the context of the growth potential
- Portland's mineral safeguarding and extraction policies are uniquely and fundamentally linked to development over the planning period

Background

Housing Numbers and Local Need

- There are approximately a further **1,229 dwellings** which have been identified or have planning permission for on Portland. The largest of which is from the former Hardy Block (a total of 554)
- A site assessment conducted by the Neighbourhood Planning Group identified the potential for a **further 160 dwellings** on mainly school sites.
- The local housing register has been analysed and currently there are around **380 households in need** who can demonstrate a 'Portland connection'
- There are an **unknown number of others**, not on the register, who may wish to downsize etc.
- A **community land trust** would focus on meeting the needs of local people

Background

Employment

- Dorset LEP have identified the employment area on Portland as being able to yield an additional 3,000 jobs.
- In order to reduce the impact of commuting and strengthen communities DCC plans to encourage more local employment and sustainable transport options.

Conclusions

- There is [sufficient supply of housing land](#) identified to meet current assessed local need and demand
- [No need to allocate sites](#)
- Neighbourhood Plan should [concentrate on criteria-based housing policies](#) to ensure future housing development delivers type of housing required
- With regard to employment land there is sufficient identified and policies should [concentrate on making sites more appealing, encourage business development and growth in the interests of boosting the local economy](#) and creating much needed good quality local jobs
- Policies should ensure that the [impact on the natural environment is minimal](#) and facilitate an appropriate and positive role for this

Recommendations

Portland NP Housing Policies

- Recognise the different character areas on Portland, refer to the Heritage and Character Assessment
- Linking future provision to a thorough assessment of local housing need and address recognisable imbalances in supply
- Specifically tailored to the known intentions of a Community Land Trust, probably in the form of an exception site policy
- Encourage innovative solutions to housing provision, including self-build and custom-built developments in appropriate locations
- Discourage the proliferation of second homes

Recommendations

Employment Land

- Safeguard existing employment sites
- Support new employment development particularly new business hubs/centres to provide for SMEs and start-up businesses
- Support a masterplan approach to the northern arc (Osprey Quay, Castletown, Portland Port) that achieves a rationalisation of land uses

Recommendations

Policies for Specific Sites

- [Hardy Complex](#) – supporting a more environmentally-friendly and less visually intrusive scheme including full/partial demolition of the block (a proposal with widespread community support)
- [The Verne](#) – establishing the constraints and criteria that any development would need to meet (with reference to the Heritage Character Assessment), perhaps in association with the Community Land Trust
- [France Quarry area](#) –protecting wildlife habitats
- [Moorfield Road](#) – ensuring the site is protected because of its wildlife value and as part of the green gap
- [Site of derelict house, Weston Road](#)– protecting the site’s historic and wildlife value and as part of the green gap

Q/A Session and Consideration of Recommendations

Portland Town Council Applications

Consultation Start	Application No	Location and Proposal	Applicant and Agent's Name
31/8/2017	17/323/FUL	Underhill Community Junior School	Bayview Developments Ltd
		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	MH Architects Ltd

PTC Recommendation.....

4/9/2017	17/593/FUL	3 Fortuneswell	Chinewood Ltd
		Change of use from office to dwelling houses and associated works (12 flats)	Ellis & Partners

PTC Recommendation.....

8/9/2017	17/597/FUL	7 Bowers Road	Mr & Mrs Mounce
		Proposed extension and alterations	Fisher & Associates Ltd

PTC Recommendation.....

19/9/2017	17/631/FUL	Plot M1B, Hamm Beach Road	Tidebank UK Ltd
		Erection of 3 no. industrial and commercial buildings, and associated external works	Forum Architecture Ltd

PTC Recommendation.....

23/8/2017	17/658/DOM	17 Weare Close	Mr Chris Harrison
		Erect single-storey extension to extend 5.3m beyond rear wall of the original dwellinghouse; maximum height 2.8m, height to eaves 2.8m	Steven Jones Plan Design

PTC Recommendation.....