

Portland NP – Second Draft Policy Set

Natural Environment		Evidence Requirements:
Port/EN1	<p>Development proposals which seek to prevent coastal erosion or flooding and protect local property and businesses will be supported.</p> <p>Land that may be required for flood defence works will be safeguarded.</p>	<p>Supporting text to cover: Recent examples of flooding and cliff erosion Locations at risk</p> <p>Reference to development plans or strategies of partners</p> <p>Evidence Requirements: Recent reports and strategies Views of key partners Map showing verified ‘at risk areas’</p>
Port/EN2	<p>Development proposals that promote:</p> <ol style="list-style-type: none"> i. the responsible use of natural resources, ii. the re-use and recycling of resources, and iii. the production and consumption of renewable energy <p>will be supported as long as they do not lead to significant loss or damage to any of the island’s natural assets including landscape character, amenity, historic environment, ecology and wildlife corridors, archaeological or geological values of the coast, shoreline, beaches, adjacent coastal waters, and countryside.</p>	<p>Supporting text to cover: Types of development that are preferred and would be supported Examples of natural assets to conserved and locations</p> <p>Reference any incidents of damage or limits that need to be set</p> <p>Evidence Requirements: Recent reports and strategies Community consultation results</p>
Port/EN3	<p>The following areas (listed below and identified on map B) are designated as being of ‘Local Ecological Significance’ and should be protected from the impact of development.</p> <p>Development in the vicinity of these sites should demonstrate how the proposal will support opportunities for protecting and enhancing species, populations and linking habitats, providing mitigation and compensation measures where appropriate (in accordance with Local Plan Policy Env.2)</p> <p>List of sites</p>	<p>Supporting text to cover: List of areas and short descriptions</p> <p>Evidence Requirements: Criteria and identification of areas Maps and descriptions Statutory and non-statutory designations Endorsement by objective body such as Wildlife Trust</p>
Port/EN4	<p>Development proposals for energy generating infrastructure using renewable or low carbon energy sources, including wind and tidal power, will be supported provided that there will be no unacceptable effects on the:</p> <ol style="list-style-type: none"> i. visual impact in the immediate locality and the wider area ii. amenity of nearby dwellings iii. local landscape, countryside 	<p>Supporting text to cover: Opportunities – wind, tidal etc Preferred locations Description of what is acceptable and what is not Definition of community-based initiative Evidence of community support</p> <p>Evidence Requirements: Recent technical reports/scoping studies Community consultation results Previous developments and proposals Any approaches from partners</p>

	<p>and shore</p> <p>iv. highway safety and traffic generation</p> <p>v. sites of local nature conservation and archaeological importance.</p> <p>Proposals for installations will need to include specific assessments related to these criteria.</p> <p>Proposals for wind farms and wind turbines will be supported, but only in areas identified on map A showing 'Wind Energy Search Areas'.</p> <p>Particular support will be given to community-based renewable and low carbon energy generation initiatives.</p>	
Port/EN5	<p>Proposals that further the creation of a 'Quarries Nature Park' within the area shown on map C are supported provided:</p> <ol style="list-style-type: none"> i. they are in keeping with the character and amenity of its surroundings; ii. the scale of the facility is related to the needs of the area; iii. there is safe and convenient access for potential users; iv. any infrastructure is appropriately sited; and v. they adopt high levels of sustainability in design and construction. 	<p>Supporting text to cover:</p> <p>Reasoning for boundary</p> <p>Description of aims and purpose of QNP</p> <p>Type of development envisaged</p> <p>Evidence Requirements:</p> <p>Any studies and reports?</p> <p>Community consultation results</p>
Port/EN6	<p>The re-use of redundant mines and quarries for the following purposes:</p> <ol style="list-style-type: none"> 1. Schemes which will benefit the local economy 2. Schemes that provide active recreation opportunities for local people 3. Tourism-related development appropriate in terms of scale and type <p>will be welcomed and development proposals will be supported provided they will not have any unacceptable impact on:</p> <ol style="list-style-type: none"> a. The nearby natural or built environment b. the transport network and parking conditions c. residential amenity 	<p>Supporting text to cover:</p> <p>What mines and quarries?</p> <p>Relationship with policy NE5</p> <p>What types of use/activities are preferred?</p> <p>Evidence Requirements:</p> <p>Map of mines and quarries</p> <p>Evidence of demand for specific activities</p> <p>Community consultation results</p>
Port/EN7	<p>Development will be supported that maintains or enhances the character and setting of a heritage asset and enables the asset to be used in an appropriate manner.</p>	<p>Supporting text to cover:</p> <p>Examples of local heritage assets and reasoning</p> <p>Reference to any schemes in the pipeline</p> <p>WPBC view on list of local assets</p> <p>Evidence Requirements:</p>

	<p>Development proposals that affect a building or structure on the Local Heritage List must demonstrate how they protect or enhance the said building or structure.</p> <p>Any renovations or alterations of buildings or structures identified on the Local Heritage List should be designed sensitively, and with careful regard to its historical and architectural interest and setting.</p>	<p>Map of local assets by type – any surveys/reports/feasibility studies</p> <p>Community consultation results</p>
Port/EN8	<p>Development proposals to protect, conserve and/or enhance the historic jetties of Portland will be supported. The renovation or alteration of buildings or structures should be designed sensitively, and with careful regard to the jetty's historical interest and setting.</p>	<p>List of jetties</p> <p>Current state and potential</p> <p>Evidence Requirements:</p> <p>Views of owners</p>
Port/EN9	<p>In order to prevent coalescence of settlements, development that would prejudice the aim of maintaining the separation and distinct character of our settlement areas as identified on map D will not be supported.</p>	<p>Supporting text to cover:</p> <p>Character distinctions – settlement areas concerned with reasoning</p> <p>Map of areas</p> <p>Evidence Requirements:</p> <p>Settlement Character Study</p>
Port/EN10	<p>Proposals to improve the public realm in the following areas through the introduction of high quality pavements, signage, street furniture and/or public art installations will be supported:</p> <p>List of locations</p>	<p>Supporting text to cover:</p> <p>Brief description of locations and reasons why improvements are needed</p> <p>Examples of good practice and standards</p> <p>Anything in the pipeline?</p> <p>Evidence Requirements:</p> <p>Results of community consultation</p> <p>Any reports on current townscape and public realm</p>
Business and Employment		
Port/BE1	<p>Development proposals that result in the loss 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.</p>	<p>Supporting text to cover:</p> <p>Need for local jobs and enterprise</p> <p>Relevance of existing local premises to economic strategy and new business development</p> <p>Evidence Requirements:</p> <p>Local economic strategy</p> <p>Business surveys</p>
Port/BE2	<p>Proposals which lead to the improvement, modernisation or upgrading of current employment sites and premises will be welcomed and supported, subject to:</p> <ol style="list-style-type: none"> i. there being no adverse impacts on the amenity of neighbours, visitor attractions and facilities and the character of the area; ii. it will not have an unacceptable adverse impact on the transport network and parking conditions; and iii. it will not have any other unacceptable environmental 	<p>Supporting text to cover:</p> <p>Relevance to economic strategy and new business development</p> <p>Examples of acceptable up-grading</p> <p>Evidence Requirements:</p> <p>Local economic strategy</p> <p>Business surveys</p> <p>Survey of business premises – need to improve and modernise</p>

	impact.	
Port/BE3	<p>The development of small business hubs/centres is supported subject to:</p> <ol style="list-style-type: none"> i. there being no adverse impacts on the amenity of neighbours, visitor attractions and facilities and the character of the area; ii. it will not have an unacceptable adverse impact on the transport network and parking conditions; and iii. it will not have any other unacceptable environmental impact. 	<p>Supporting text to cover: Role and value of business hub in context of economic strategy Type of hub that would be supported Need for space and clustering Value of existing buildings being converted</p> <p>Evidence Requirements: Local economic strategy Evidence of demand</p>
Port/BE4	<p>Development proposals to create new business premises suitable for businesses operating in the area's acknowledged growth industries will be supported within or adjacent to settlement areas except:</p> <ol style="list-style-type: none"> i. where the development would result in significant adverse environmental or highway problems; ii. where general access would be limited; 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; or iv. where the development would result in the loss of dwelling-houses. 	<p>Supporting text to cover: What are the growth industries – how are they determined</p> <p>Evidence Requirements: Local economic strategy Evidence of recent demand by type Marketing strategy</p>
Port/BE5	<p>Development proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses provided that:</p> <ol style="list-style-type: none"> a.i. other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and a.ii. no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and a.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 	<p>Supporting text to cover: Local economic strategy – relevance Examples of suitable home-working proposals</p> <p>Evidence Requirements: Growth in home working Evidence of demand Community consultation Issues/barriers</p>

	which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.	
Port/BE6	A masterplan approach, based on a private, public and community sector partnership, to realise the economic and employment potential of the area designated on map E is supported.	<p>Supporting text to cover: Outline brief including community objectives Partners involved Map of study area</p> <p>Evidence Requirements: Economic strategy recognising concept and value of approach Feasibility or scoping study Evidence of partnership development</p>
Port/BE7	Development proposals that increase relevant training and further education opportunities will be supported.	<p>Supporting text to cover: Definition of “relevant” Needs and demands assessment</p> <p>Evidence Requirements: Community consultation Any relevant studies Recent proposals</p>
Housing		
Port/HO1	Proposals for the development of small-scale housing schemes on brownfield land will be supported as long as they provide a minimum of 40% of affordable housing on the site.	<p>Supporting text to cover: Definition of ‘brownfield’ (probably from NPPF) Relationship to settlement area policies Reason for 40% or whatever alternative % is agreed</p> <p>Evidence Requirements: Availability of brownfield sites Reasoning behind affordability % and definition of what affordable means and who would be eligible for affordable housing (this may need a further policy)</p>
Port/HO2	Proposals for new housing development brought forward to meet a demonstrable local market or affordability need and which seek to retain the dwellings as community assets in perpetuity (for example through Community Land Trusts) are supported.	<p>Supporting text to cover: Problems of local housing market Local interest in CLT and why TC commitment to alternative housing provision Possible development areas – exception site</p> <p>Evidence Requirements: Progress on CLT Description of local need and lack of affordability</p>
Port/HO3	Development proposals of five and more dwellings should demonstrate how they will: <ul style="list-style-type: none"> i. help meet a local housing need ii. include a majority of small dwellings (1 or 2 bedroom dwellings) iii. add to the variety of local house types and styles iv. respect the character and appearance of the locality v. be of high quality design and use locally appropriate materials and colours vi. incorporate renewable energy technologies vii. incorporate sustainable drainage systems 	<p>Supporting text to cover: Local design context and principles Issues to be avoided e.g. on street parking</p> <p>Evidence Requirements: Examples of recent development good and not so good Community consultation Reference to settlement area character study</p>

	<p>viii. provide sufficient off-road parking spaces</p> <p>ix. include sufficient private and shared amenity space and external storage space commensurate with the size and type of dwelling and the likely needs of the occupiers</p>	
Port/HO4	<p><i>Relevant 'second home restriction' policy to be inserted following study and understanding of what is appropriate</i></p>	<p>Supporting text to cover: Reason for 2nd home policy Sustainable community issues Local housing needs</p> <p>Evidence Requirements: Impact study Distortions in market Existing 2nd home clusters Tourism policy context and impact Community consultation</p>
Transport		
Port/TR1	<p>Opportunities for public transport links to be developed and/or maintained between settlements and other destinations on the Island and between Portland and the mainland will be supported.</p>	<p>Supporting text to cover: Value of public transport Importance of links Any proposals in pipeline or feasibility studies</p> <p>Evidence Requirements: Any recent studies/proposals Community consultation Views of public transport providers</p>
Port/TR2	<p>Improvements to the transport infrastructure and network in the interests of safety, increasing choice and/or reducing congestion are supported.</p> <p>Development proposals that serve to take through-traffic away from the following areas and roads (shown on map F) will be supported provided they will not have an unacceptable environmental impact: List of locations</p>	<p>Supporting text to cover: List of areas and issues Community response Types of development that may be acceptable Need to consult community on detailed</p> <p>Evidence Requirements: Accidents/safety Traffic surveys/issues Community consultation</p>
Port/TR3	<p>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 Weymouth and Portland Borough Council.</p> <p>Development proposals that increase the number of public car parking areas will be supported provided that:</p> <ol style="list-style-type: none"> 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; and 	<p>Supporting text to cover: Need for more parking Need to minimise impact of parking areas What is unacceptable</p> <p>Evidence Requirements: Community consultation Parking survey data</p>

	v. electric charging points are provided.	
Port/TR4	Development proposals that improve accessibility or improve links to or extend the network of footpaths, bridleways and cycle-routes will be supported.	Supporting text to cover: Map of current network Identifiable gaps Types of improvement needed Accessibility issues? Evidence Requirements: User surveys Strategic network – study and proposals
Shopping and Services		
Port/SS1	Development proposals, which would result in the loss of existing local shopping facilities through re-development or change of use will only be supported if: <ol style="list-style-type: none"> they include proposals for alternative local shopping provision nearby; or the existing building or its site is to be used for the delivery of community services; or it has been demonstrated that reasonable efforts have been made to secure their continued use for these purposes in accordance with policy Port/BE1. 	Supporting text to cover: Value of local shops Need for local services, with reference to types Define what is meant by “reasonable efforts” Evidence Requirements: Community consultation Anything recent on need for local service delivery
Port/SS2	Support will be given for the development of small shops, including new build, extensions, alterations and changes of use, in the following locations and subject to other provisions of this Plan: List of locations (and map if necessary)	Supporting text to cover: Value of local shops to community and sustainable travel Locations needing local shops Definition of “small shops” Evidence Requirements: Evidence of community need Community consultation
Port/SS3	The following areas (delineated on map I) are designated as ‘local centres’ <ul style="list-style-type: none"> Easton Fortuneswell Others to be added Development proposals that add to the diversity of facilities and services and enhance the vitality and viability of these centres will be supported.	Supporting text to cover: List of local centres Description of centres – historic and modern role/function Distinctions and character matters – from character study Local service needs Tourism/visitor roles Evidence Requirements: Recent trends and development Character/function study Traders survey Community consultation
Community Recreation		
Port/CR1	The following public open spaces, sports and recreational buildings and land (identified on map G) are very important to the local community and should be afforded protection in accordance with Local Plan Policy COM.5. List of sites and buildings	Supporting text to cover: List of recreation spaces Description of locations, their uses and value Community views Evidence Requirements: Open space assessments Open space standards comparison Recent surveys Community consultation

		User details Map of locations
Port/CR2	<p>The areas listed below and identified on Map H are designated as Local Green Spaces and will be protected from development due to their particular local significance and community value: List areas designated as 'local green spaces'</p> <p>Proposals for development on this land that is not ancillary to the use of the land for recreational purposes will be resisted. Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported.</p>	<p>Supporting text to cover: Names and descriptions of areas NPPF Para. 77 matrix Community support</p> <p>Evidence Requirements: Sites and uses Owners views Community consultation</p>
Port/CR3	<p>Proposals that provide additional community, social or recreation facilities for the direct benefit of young people are supported where it is demonstrated, through direct engagement with recognised local youth organisations, that there is a local need and young people have been consulted and involved in developing the proposal.</p>	<p>Supporting text to cover: Type of facilities needed Reference to viability and sustainability (ownership and management)</p> <p>Evidence Requirements: Recent developments/proposals Young people's surveys – needs and demands</p>
Port/CR4	<p>The temporary use of buildings and open spaces for organised-events will be supported provided that the proposed temporary use:</p> <ol style="list-style-type: none"> i. does not cause any significant adverse environmental problems; ii. would not have significant harmful impacts on the amenities of neighbouring residents; iii. would not have significant harmful impacts on the wider visitor experience; and iv. does not exceed one month, unless there is clear community and neighbour support for a longer period. 	<p>Supporting text to cover: The kind of temporary event that may be acceptable Any particular locations preferred? What is meant by "significant harm" Locations to be avoided – cross-reference to environmental policies</p> <p>Evidence Requirements: Previous experiences Evidence of demand – enquiries Previous successful events Relationship to tourism and visitor strategy/policies</p>
Sustainable Tourism		
Port/ST1	<p>Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses within the area(s) delineated on map J, particularly involving the re-use of redundant sites and buildings will be supported in principle. Development proposals will need to demonstrate their sustainability credentials and that the use proposed will not have an adverse impact on the character and landscape of the Island</p>	<p>Supporting text to cover: Define sustainable tourism - making a low impact on the environment and local culture, while benefiting the local economy and helping to generate future employment for local people. Types of activities that are needed/wanted Areas, locations and map Need for a detailed study covering all aspects of sustainability and local benefits – include a list of criteria Relationship to large projects like Memo and Jurassica</p>

	but rather will promote its unique characteristics.	Evidence Requirements: Community consultation results Tourism strategy Method and logic to define area(s)
Port/ST2	Proposals that further the creation of a network of tourist trails will be supported provided: <ul style="list-style-type: none"> 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; and iii. they provide for improved accessibility for wheelchairs and those with impaired mobility. Signage and interpretation facilities should be in keeping with the established standards for local tourist trails; and, where appropriate, they further links to the strategic cycle network of the area.	Supporting text to cover: Example of Legacy Trail Preferred starts and finish points Description of network desired Accessibility standards Reference to LP policy COM.7 Evidence Requirements: Community consultation results Map of network(s)
Port/ST3	Development proposals that enable the provision of new and additional marine berths and facilities at Osprey Quay, Castletown and Portland Port in the interests of increasing tourism will be supported.	Supporting text to cover: Benefits to tourism Location map Evidence Requirements: Economic and/or tourist strategy