

The Portland Plan



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Consultation Period

28th November 2017 to 12th January 2018

Consultation material:

Background

Dates and Venues

Vision and Aims

Objectives

Policy List

Specific Questions

Neighbourhood Plan Informal Consultation Phase

We are currently consulting on the draft Neighbourhood Plan to inform the next formal stages to be taken forward during 2018. The consultation period is from the 28th November 2017 to 12th January 2018.

The plan is mainly policy based setting out a potential direction for land use over the next 15 years building on the Vision , Aims and Objectives that have been the subject of extensive consultation with the community.

Policies cover Environment, Business and Employment, Housing, Transport, Shopping and Services, Community Recreation and Sustainable Tourism and provide a local context to those set out in the Local Development Plan including the Local Plan and the Minerals and Waste Plan.

We are seeking your comments both at a general level and to specific questions (sq) which will help guide the plan further.

The draft plan will be available on our website www.portlandplan.org.uk alternatively we have arranged a number of drop in events as set out below at which we will explain how you may contribute to the consultation or alternatively a full set of the information will be available at the following locations during their opening hours:

Osprey Leisure Centre, Castletown
Tophill Library, Easton
Portland Town Council Offices, Easton

For further information please email info@portlandplan.org.uk or leave an enquiry form at the above locations.

Background Information

We have broken the Plan down into separate topic areas:

Introduction and Background	p2 - p13
Structure, Aims and Objectives	p14 - p17
Environment	p18 - p35
Business and Employment	p36 - p42
Housing	p43 - p48
Transport	p49 - p53
Shopping and Services	p54 - p57
Community Recreation	p58 - p66
Sustainable Tourism	p67 - p76

For each topic area there will be an opportunity to lodge general comments as well as an overall comment/ feedback section on the separate form.

Within each topic area we will be also seeking responses to specific questions in this booklet. If responding to a specific question, please refer to the topic area or policy on the response form.

You do not need to complete every section.

Thank you for taking the time in completing the response form.

Process

Although information is available via the Plan's website www.portlandplan.org.uk we intend on this stage to try and speak to as many people as possible and help explain the purpose and content of the Plan. Due to limited resources and the time of year, we rejected holding large consultation events. Instead we have identified occasions where local people will be gathering and where we can attend to undertake some consultation on the Plan.

Consultation Dates & Venues

Tophill				Underhill			
Day	Date	Venue	Times	Day	Date	Venue	Times
Tuesday	28 th Nov	YMCA	6pm-8pm				
Thursday	30 th Nov	Clifton Hotel	6pm -8pm				
Saturday	2 nd Dec	Tophill Library	10am – 1pm				
Sunday	3 rd Dec	Tesco Foyer	10am-1pm				
				Monday	4 th Dec	Osprey Leisure	2pm – 4pm
				Tuesday	5 th Dec	Osprey Leisure	9am – 12 noon
Wednesday	6 th Dec	St Andrews Church Hall	10am- 1pm				
Thursday	7 th Dec	YMCA	10am – 1pm	Thursday	7 th Dec	Outpost, Fortuneswell	4pm – 7pm
Saturday	9 th Dec	Tophill Library	10am- 1pm				
				Thursday	14 th Dec	Osprey Leisure	9am-12 noon
Friday	15 th Dec	Tophill Library	5pm- 8pm				
				Saturday	16 th Dec	St Johns Hall	10am-1pm
January							
Thursday	4 th Jan	Tophill Library	1.30pm -4pm	Thursday	4 th Jan	Osprey Leisure	9am -12 noon
Saturday	6 th Jan	Tesco Foyer	10am- 1pm	Friday	5 th Jan	Chesil Beach Centre	11am-2pm
				Monday	8 th Jan	St Johns Hall	10am-1pm
				Tuesday	9 th Jan	Osprey Leisure	3pm – 5pm
Wednesday	10 th Jan	St Andrews Hall	6pm – 8pm				
				Thursday	11 th Jan	Chesil Beach Centre	11am- 2pm
				Friday	12 th Jan	Outpost, Fortuneswell	5pm – 7pm

Vision and Aims

West Dorset, Weymouth and Portland Local Plan - A Vision for Portland

“In 2031, Portland:

- has maintained and enhanced the unique character of the island in terms of its built and natural assets, whilst thriving economically and socially for the benefit of residents and visitors
- is the home of specialist maritime industries and other growth sectors that benefit from its unique location, providing it with a good supply of well-paid jobs that benefit the local community and wider area. Portland Port will have maintained and expanded its role as a port of national and international importance as a location for sustainable job creation
- has a broad tourist offer including activity based on sustainable tourism such as water sports, climbing, walking and bird watching that capitalises on its unique location
- has reduced the levels of multiple deprivation and has good education and skills provision”

Portland Economic Vision Group -Vision

“Drawing upon our key strengths, the island will be a leader in innovative business, destination development, maritime services and low carbon technologies, connecting its residents and businesses to more opportunities, and providing an ideal environment to grow, start and locate a business. Portland will be a leading player in the thriving Western Dorset Growth Corridor and to the UK.”

Plan Aims

From these and from Community and Business Consultation the following Aims for the Neighbourhood Plan have been defined:

Environment - protect the special and unique character of Portland’s natural and built environment and use its natural resources carefully

Business and Employment - strengthen the Island’s business function, building growth and prosperity

Housing – encourage a balanced mix of housing in appropriate places that people need and want

Transport - support non-car travel options and accommodate the car in an unobtrusive manner

Shopping and Services - support the shopping areas and service functions

Community Recreation - realise the leisure and recreation potential of the Island

Sustainable Tourism – accommodate responsible and sustainable tourism development

Portland Neighbourhood Plan – Working Objectives

Environment -Pages 18 to 35

Support measures that improve our resilience to climate change

Make responsible use of the island's natural resources

Identify opportunities to increase renewable energy production

Identify, protect and enhance the Island's biodiversity

Support Portland Quarry Nature Park development plan where appropriate

Support of the re-use of redundant mines and quarries in benign and sustainable ways

Recognise and protect heritage buildings, spaces and structures and enable the appropriate use of heritage assets

Protect and enhance the distinct character of settlements

Support public realm improvements in identified areas such as Sea Wall/West Weares

Business & Employment -Pages 36 to 42

Protect existing employment spaces

Facilitate appropriate conversions and extensions of local business space

Enable business hub development in local buildings if justified

Set criteria for developing land for business development

Set criteria for new business development to priority and growth industries

Establish policy that supports conversion of redundant buildings for business purposes

Encourage creation of business start-up units

Encourage and facilitate Northern Arc masterplan approach

Support development that provides for local education and training opportunities

Encourage development to bring about better connectivity for all

Housing – Pages 43 to 49

Focus development on brownfield sites

Support exception site development to meet affordable housing needs provided by approved providers including a Community Land Trust

Relate housing development to local housing need

Establish a second home policy

Set criteria for new housing development including standards and infrastructure requirements

Transport -Pages 49 to 53

Support development which helps facilitate improvements to the public transport network

Support development which helps facilitate a more effective transport network

Support provision of off-street parking including public car parks

Support improvements to existing footpath, bridleway and cycle routes and extension to the networks

Shopping and Services – Pages 54 to 57

Retain existing retail spaces

Support new shops in appropriate locations

Define and protect two shopping centres

Community Recreation – Pages 58 to 67

Support development of leisure and recreation facilities

Protect and enhance local parks

Support development of new community buildings and spaces

Support new facilities for young people

Support use of buildings or land for events and festivals

Sustainable Tourism – Pages 68 - 76

Support sustainable tourism-related development in appropriate locations

Support the creation of individual, or a network of, tourist trails

Facilitate appropriate new marine developments

Policy List

ENVIRONMENT
EN1 - Prevention of Flooding and Erosion
EN2 - Protecting Natural Resources and Assets
EN3 - Renewable Energy Development - Map of Potential Wind Search Areas
EN4 - Portland Quarry Nature Park - Map of Allocated and Aspirational Areas
EN5 - Re-Use of Redundant Mines and Quarries
EN6 - Local Heritage Assets
EN7 - Historic Jetties
EN8 - Built Up Areas - Map of Areas
EN9 - Design and Character
EN10 - The Verne
EN11 - Public Realm
BUSINESS AND EMPLOYMENT
BE1 - Protecting Existing Employment Sites and Premises
BE2 - Upgrading of Existing Sites and Premises
BE3 - New Business Premises
BE4 - New Business Centres
BE5 - Working from Home
BE6 - The Northern Arc -Map of Proposed Area
BE7 - Training and Further Education
HOUSING
HS1 - Housing Mix and Types
HS2 - Self Build and Community Housing Schemes
HS3 - Second Homes
HS4 - Hardy Block
TRANSPORT
TR1 - Improving Public Transport
TR2 - Improving the Transport Infrastructure
TR3 - Reducing Parking Problems
TR4 - Increasing Transport Links
SHOPPING AND SERVICES
SS1 - Local Shops and Services
SS3 - Reinforcing Local Centres - Map of designated areas
COMMUNITY RECREATION
CR1 - Protecting Recreation Space - Map of designated resources
CR2 - Local Green Space - Map of designated areas
CR3 - Allotments
CR4 - Sites of Open Space Value
CR5 - New Community Facilities
CR6 - Community and Visitor Events
SUSTAINABLE TOURISM
ST1 - Sustainable Tourism Development - Map of proposed areas
ST2 - Beach Huts
ST3 - Tourist Trails - Map of proposed trails
ST4 - Marine Berths for Tourists

Portland Neighbourhood Plan - Specific Questions

Environment

Reference	Background	Questions
Q1)Policy Port EN1 Paras 7.11-7.19 Flood Risk	Paragraph 7.16 sets out the current Shoreline Management Plan for different areas of Portland. The section Hamm Roundabout to the Fleet indicates 'no active intervention'. Given the importance of the Beach Rd to Portland is this sufficient?	Can you suggest areas where works to prevent flooding should be a priority?
Q2)Policy Port EN3 Renewable Energy	Para 7.24 - 7.26. Renewable energy was a key element in the Portland Economic Vision. Government guidelines require areas where wind energy development could occur to be specified so the community have the opportunity of confirming these. We believe not to specify any areas would be seen as a negativity to this aspiration however equally we feel that any such development must be appropriately located. New designs in turbines may provide opportunities. We have therefore indicated possible areas where turbines maybe sighted where the visual impact maybe alleviated. Given the strength and frequency of the wind on Portland we feel this may not compromise their effectiveness.	Do you agree with the initial areas defined? If not do you propose any other areas and on what basis? Do you agree that the type of turbine design is significant?
Q3)Policy Port EN4 Quarry Nature Park	An issue which occurred with previous consultation is the awareness of the Quarry Nature Park (QNP) proposals(some of which are already contained within the Local Plan) and its role within the wider Green Infrastructure Network. Comments are normally around could this land be used for alternative proposals? The Plan supports the development of the QNP but we feel it important that the Community has an opportunity to comment on this. Please note policies EN5 and ST1 cross refer.	Do you support the proposed extension of the QNP as shown on map 6?
Q4)Policy Port EN7 Historic Jetties	As part of the Economic Development of Portland transport access is a major issue. Greater linkages with the Bournemouth and Poole Conurbation and the Purbecks could form part of a wider solution and provide new opportunities. This has to be set against the current 'wild' and remote nature aspect the Weares but recognising as well that in the past these were populated areas.	Can you suggest ways in which the jetties can be used in future?
Q5)Policy Port EN8 Built Up Areas	A working group considered the current development boundaries which had not been reviewed for some time. This review is summarised at https://www.portlandplan.org.uk/wp-content/uploads/2017/11/PNP-BUAB-Assessment.pdf (hard copy also available)	Do you agree with the proposals for the revised development boundaries?

Business and Employment

Reference	Background	Questions
Q6)Policy Ref Port/BE6 The Northern Arc	It is a key element of our plan that we wish to encourage more employment on the Island. We may never be able to fully replace those numbers that were lost when the Navy and MoD withdrew and we are still vulnerable to reductions in the Public Sector. Without more employment it is difficult to envisage a sustainable community. The Northern Arc concept is intended to bring fresh visibility and the potential for 'Enterprise Zone' recognition to this area. It also recognises the potential for increased access to the East Weares area for heritage and active tourism.	Do you agree with this policy approach to the development of this area for employment purposes?

Housing

Reference	Background	Questions
Q7)Policy Port HS2	An assessment of housing sites concluded there was sufficient sites to focus development around the brownfield potential in Underhill and Easton area to improve its viability. Any housing development outside the development boundary would have to proceed on an exception site basis with community support.	Do you support the identification of land outside the built-up area for community housing projects? Can you suggest any suitable sites?
Q8)Policy Port HS3 Second Homes Para 9.15 - 9.17	The community have asked that any additional housing is focused on local need and/or additional employment opportunities. There was concern that increasing the visibility of the area to attract inward investment could lead to a growth in second homes and there was a desire to avoid the problems currently seen elsewhere. Policies can only influence new build however.	Do you think it is necessary to restrict the growth of 2nd homes, if so why?
Q9)Policy Port/HS4 Hardy Block Para 9.18 - 9.20	The Hardy block remains a controversial development. It is however a substantive part of the overall housing numbers for the area. Policy HS4 is a contingent policy which tries to balance the desire of the Community to see its removal with the continuation of a recognition of the housing yield the land could offer.	Do you support this policy whilst recognising its contingent nature?

Transport

Reference	Background	Questions
Q10)Policy Port TR1 Improving Public Transport Para 10.6 - 10.8	The Local Plan makes no specific references to transport issues on Portland and yet at the same time promotes the development of the Island across a number of areas. This policy attempts to provide a gap to indicate the communities support for this to be looked at in a joined up manner using development funds as indicated in the Heritage and Character study.	Have you any suggestions for public transport development linking employment /tourism as a core demand which could alleviate transport flows on and off the island ?
Q11)Policy Port/ TR2 Improving the Transport Infrastructure	There is a general recognition that access around the Island could be improved particularly pinch point areas. This policy provides a framework for the community to work with the Highways Authority on finding solutions.	Can you suggest areas where the reduction of through traffic should be a priority?
Q12)Policy Port /TR3 Reducing Parking Problems	Finding a solution to parking issues is also linked to improving other transport options. Ideas around 'village' car parks have come forward in the past and could in certain areas assist with alleviating on road demand and parking infringements.	Can you suggest locations where a village car park would be beneficial? Do you have any other suggestions to address car parking issues?

Shopping and Services

Reference	Background	Questions
Q13)Policy Port SS3 Reinforcing Local Centres Paras 11.8 - 11.10	The desire to see our centres as active again is directly linked to increasing footfall. With over a quarter of the population leaving the Island to work daily this has a direct effect on weekdays and evening. If we can encourage wider use and indicate a positive approach then this is a start . By defining Easton as a District Centre this would help in raising its profile and potential levels of support.	Do you agree that Easton should be defined as a District Centre ? Do you have any ideas to improve the vitality and viability of these centres ?

Community Recreation

Reference	Background	Questions
Q14)Policy Port CR1 Protecting Recreation Spaces Paras 12.8 -12.14	The rationale for this policy is clearly shown in paras 12.8 - 12.14	Can you suggest any other sports and recreation facilities that could be added to the list in Policy CR1?
Q15)Policy Port CR2 Local Green Space Paras 12.15 - 12.17	The rationale for this policy is clearly shown in paras 12.15 - 12.17	Can you suggest any other areas of local green space that meet the required criteria?
Q16) Policy Port CR4 Open Space Value Para 12.20 - 12.21	There is a potential to see more development applications building on open space within housing estates. Over a period of time this could see a direct erosion of the quality of space within these. This policy registers this potential and introduces an additional degree of protection.	Do you support the policy to protect green amenity areas on estates?

Sustainable Tourism

Reference	Background	Questions
Q17)Policy Ref Port / ST1 Sustainable Tourism Development Paras 13.5 -13.12	A main concern is that whilst recognising the need to develop tourism there is a potential for inappropriate proposals. There is also a concern that the tourism value of the unique landscape and preserving this is not reflected , settings and impact could be easily lost. This policy tries to encapsulate the ethos of Portland's tourism potential in a way that would give added support to planning authorities whilst also recognising that directing opportunities to some areas could help with developing the tourism industry in a structured manner.	Do you agree with the areas as shown on Map 13? Do you propose any other areas?
Q18)Policy Port ST2 Beach Huts. Paras 13.13 - 13.16	The supplementary planning guidance was last reviewed in 2006. By including an update in the Plan this provides continuing coverage of the guidance intentions within a policy framework.	Do you have any comments on this policy ?

**Please use the separate response form for
your general comments or specific responses
to any or all of the questions set out in
this booklet.**