

REVISIONS TO DEFINED DEVELOPMENT BOUNDARIES

Purpose

To summarise current information concerning the revision of development boundaries as set out in the supporting paper to the recent informal consultation phase.

<https://www.portlandplan.org.uk/wp-content/uploads/2017/11/PNP-BUAB-Assessment-V3-Web.pdf>

This is mainly derived from

- The Local Planning Authorities request for re-wording in regard to paragraph 3.9 of the Informal Consultative draft.
- The Local Planning Authorities responses to the proposals
- The Communities responses to the proposals
- Submissions by landowners
- Recent development work in the formation of a land trust
- Analysis work undertaken in regard to the potential for second homes.
- Recent planning considerations.

The Local Planning Authorities request for re-wording in regard to paragraph 3.9 of the Informal Consultative draft

The original paragraph read

In finding the new Local Plan 'sound' in 2015, the Inspector recommended that an early review should be undertaken primarily because the Local Plan was not robust enough in demonstrating a five-year supply of housing.

The amendment requested

In finding the new Local Plan 'sound' in 2015, the Inspector recommended that an early review should be undertaken primarily because the Local Plan did not make adequate provision for the whole of the plan period (2011 to 2031). The Inspector also noted that the councils' five-year supply of housing land was close to the minimum required to provide choice and competition.

In the amendment the planning authority is indicating that there was a 5 year supply but this was close to the minimum required. On Portland this has to be seen in the context of successive written representations since 2012 that the level of available brownfield sites should be taken into account in the supply calculation which would have added to the robustness of the situation. The potential additional yield from a number of these sites were confirmed in the recent site appraisal conducted by AECOM.

As a result of the view that there was insufficient supply demonstrated a number of planning applications outside of the development boundary were approved. All of these were objected to by the Town Council. A number of these at the time of the

appraisal were still only subject to outline planning permission and had not progressed beyond this. Those that have come forward for detailed permission have continued to be objected to.

The Local Planning Authorities Responses to Proposals

The Local Planning Authorities responses were as follows

- Land Rear of Ventnor – WP/16/00286/Ful - More robust reasons need to be demonstrated
- Reforne, Weston St, Wide St area – Would be detrimental to the protection of this area
- Portland Port -East Weares area – Establishment of DDB's reinforce the strategic employment site (Policy Econ 2) role. Any changes should be part of a review of the Northern Arc proposals and not precede this.
- Land South of Augusta Rd - Whilst recognising this as an exception site queries why the DDB could not be amended.
- Land to the North of 54 New St – Referencing to an invasive species not relevant
- Portland Bill – more robust evidence as to reason for removal

The Communities specific responses to the proposals

- Agree with proposals but surprised at inclusion of St Georges area
- I object to the rural exception site designation at the Grove.

Submissions by landowners

- Portland Port – Reinstatement of development boundaries in the East Weare area to avoided confusion with the Local Development Plan.
- The Stone Firms- Consideration of extending the DDB to the north of Inmosthay opposite the Portland Lodge.
- Albion Stone – Consideration for additional employment options for their site

Recent development work in the formation of a land trust

The Land Trust has now been incorporated as a Community Benevolent Company and founding directors have been appointed ahead of a formal members meeting in June. Initial sites are being considered and a public meeting is scheduled in March 2018.

In general the initial focus is to be towards brownfield sites where possible to reaffirm the Trust's identity as a new solution working for the community. The provision around exception sites does however also provide an opportunity around this aim.

Analysis work undertaken in regard to the potential for second homes.

This work has shown that there is a potential towards new development for higher rates of second homes. Both Central and Local Government attempts to meet Local Housing need could mean that to retain sites as exception sites would strengthen these strategies.

Recent planning considerations.

Portland Town Council recently objected to the detailed application for land next to 151 Weston St on the basis that it currently remains outside the development boundary.

Planning Application WP/17/00916/RES for Bottomcombe works was not supported which again was outside the development boundary .

Amended decision Table

Area	Ref	Current Decision in bold
Land Rear of Ventnor – 8 units	WP/16/00286/Ful - approved	The sensitivity of this site is clearly set out in the planning application by leaving this outside the development boundary this reaffirms the need for this to be developed appropriately – Confirm original decision
Land South of Augusta Rd-22 Affordable	WP/15/00767/Ful- approved as a Rural exception site	No- by keeping this area outside of the boundary it will remain an exception site. – Confirm original decision
Land to the North of 54 New St	WP/17/00076/RES	(In process of construction).Extend boundary to footprint of development. – Confirm original decision
Bumpers Lane	WP/17/0017/Res- 71 units	Yes – following the foot print of the application but reinforcing new development boundary safe guards- Confirm original decision
151 Weston St	WP/15/00619/OUT- 8 units	Yes- boundary change will allow reinforcement of remaining open gap.- Amend boundary change in line with recent Town Council view on application
Land to South of 62 to 72 Weston St	WP/14/00638/FUL	Yes – extend boundary to include development to reinforce limit of boundary area- Development built confirm original decision
Land opp 139-165 Avalanche Rd	WP/16/00783/FUL	Yes – extend boundary to include development with the intention of reinforcing remaining open gap. Development in process of construction confirm original decision
Top of Reforne		Amend boundary to include Conservation area. Policy protection already assigned to Church setting and recreational spaces.- Reinstate original development boundary line
Southwell Business Park.		Remove boundary to east of site. Align boundary at south to include WP/TOPW/031 . To improve integration . Brownfield proposal in part of this area. Confirm original decision

Area	Ref	Current Decision
Tradecroft and Inmosthay		Align development boundary to reflect marked development area which fits with policy Econ 2- Confirm original decision but look at uses classes to ensure that there is not planning creep around residential development on Easton Lane
Portland Bill		Remove development boundary to provide for specific planning approvals- This was reinforce constraints in this area – Confirm original decision
Easton Lane - East		Some minor amendments to existing boundary- Brownfield proposals in this area – Confirm original decision
Portland Port Land Area		Remove all development boundaries within the area classified as LCA2 ahead of reviewing a Masterplan for the whole of Northern Arc Area- Reinstate original Development Boundaries pending further development work
Additions		
Land North of Inmosthay		This could encroach upon landscape designations and the current demand for employment land is limited.- Do not include at this time
Albion Stone		Consider as a Local Employment Site and look at business classes
Land at Bottomcoombe	WP/14/00591/OUT And WP/17/00916/RES	Originally outline application overlooked and considered as a SHLAAR site and not included. Leave outside of development boundary to be consistent of treatment with other outline applications.

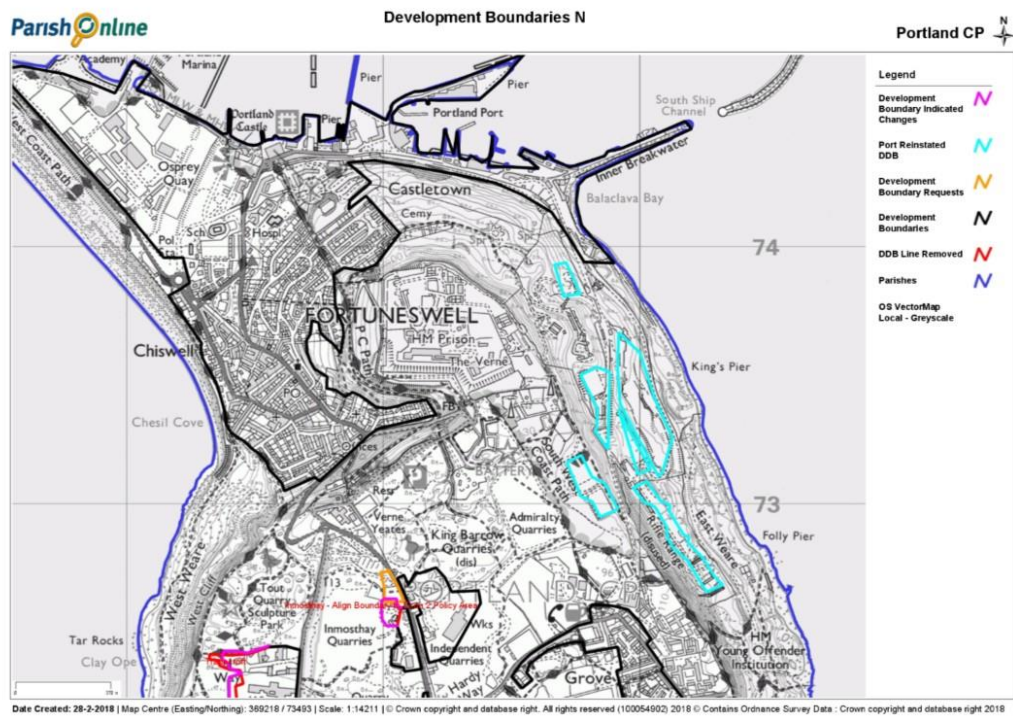
Andy Matthews

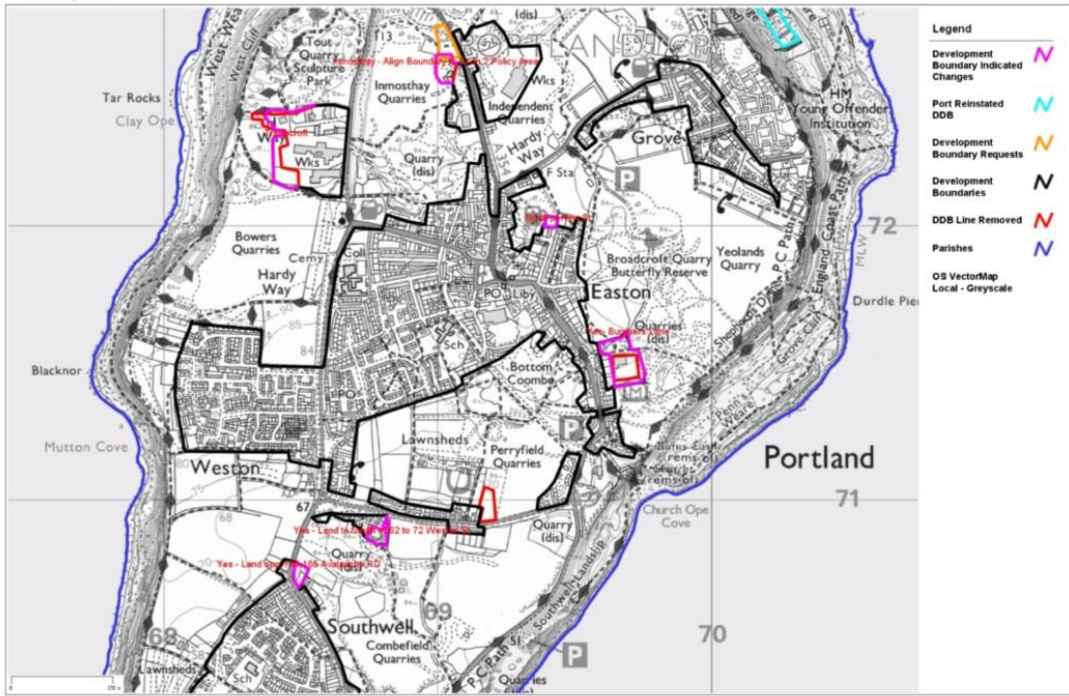
Local Plan Policy Econ 2 Designates the following as Strategic Employment Sites

- Osprey Quay
- Portland Port DDB areas
- Tradecroft
- Inmosthay
- Southwell Business Park

Consideration was also given to

- Stone Firms Works area within separate DDB
- Albion Stone Firms DDB Area
- It was also recognised that there were areas within the Prison sites which may form employment areas in the future.





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