

## Portland Neighbourhood Plan - Main Changes Since the Public Consultation Version Nov 2017 - Jan 2018

Main areas of change to policy wording and scope. Please refer to <https://www.portlandplan.org.uk/wp-content/uploads/2018/03/Portland-Plan-Comments-Summary-March-18.pdf> for more information. The Local Planning Authority and the Port Authority have made some further observations since and actions around these are included below.

**Policy EN1** - Prevention of Flooding and Erosion . We have expanded and clarified the policy wording and include a reference to possible issues within the Shoreline Management Plan areas where 'No active intervention' is proposed .

**Policy EN2** - Responsible Use of Natural Resources and Assets. This policy supports the request from the Community to support living sustainably and we have changed the title of the policy and added additional text to clarify this specifically para 7.23.

**Policy EN3** - Renewables Energy Development. The main issue here is the specific assignment of wind search areas without further technical analysis. The fall back position is a more general policy with referencing to the technical requirements. On paper the whole of Portland fulfils the viability test for wind . The backdrop is that the targets for renewable energy production which currently are not being met in Dorset will underpin policy direction. We have also added additional referencing to support a criteria based approach. We have also added some wording concerning possible small scale tidal schemes and land based infrastructure Paras 7.30 and 7.31 in particular.

**Policy EN4** - The Portland Quarries Nature Park - This development is referenced in the Local Plan however we feel that it is appropriate to refer to this within the Neighbourhood Plan so that the community can better understand the intentions around this and support the approach to further bolster the Local policy designation. We have added additional text to clarify the differing environmental constraints within the current and aspirational policy areas.

**Policy EN5 old** - Reuse of Mines and Quarries. A general policy concerning the re-use of mines and quarries proved difficult with the planning authorities and has been deleted but with a strengthening though of the policy concerning sustainable tourism (ST1). There is still considered a need to support re-use of mines as previously expressed by the Town Council when commenting on the current Mineral's Strategy and appropriate wording has been included .Para 3.18 cross refers.

**As a consequence of this deletion the following policies have been re-numbered**

**Policy EN5** - Local Heritage Assets Schedule. Historic England are supportive of the establishment of a Local Heritage Asset Schedule held by the Town Council the Local Planning Authority has indicated that it is not intending to prepare a Local Heritage List . Therefore three candidate entries have been identified to commence the list and an appropriate process compiled to allow further entries to be captured. The policy wording has been amended to include this and other non designated heritage assets. Para 7.43 also refers.

**Policy EN6** - Historic Piers. Although seen as aspirational by the planning authorities we have kept this policy as we believe it sets out an desired intention towards sustainable transport access to the Island. We have added text to alleviate the security issues of the Port authorities.

**Policy EN7** - Defined Development Boundaries. A separate paper updating previous work has been prepared and approved by the Management Group. See <https://www.portlandplan.org.uk/wp-content/uploads/2018/03/Portland-Plan-Development-Boundaries-Revisions.pdf>. This has informed further revisions to the development boundaries and those areas defined as Key Employment Sites.

By removing the development boundaries around a number of the sites we have provided for future employment development flexibility whilst safeguarding these areas from potentially alternative inappropriate development. Referencing to Local Plan Policy SUS2 in Para 7.53 also supports.

**Policy EN8 - Design and Character.** The Local Planning Authority were supportive of the referencing to the Heritage and Character study and we consider that emphasising the other criteria as set out highlights the particular issues around design on the Island.

**Policy EN9 - The Verne .** We have differentiated the buildings within the Verne this policy is intended to cover. Para 7.59 refers.

**Policy EN10 - Public Realm Improvements.** Additional text referencing to priority areas.

**Policy BE1 - Protecting Existing Business Sites and Premises.** As explained under Policy EN7 Those key sites which are generally remote from development areas we have identified solely as policy areas as this will provide additional flexibility in providing new employment opportunities.

**Policy BE2 -Upgrading of Existing Employment Sites and Premises.** The determination of policy areas for key sites will help with flexibility.

**Policy BE3 -New Business Premises -** policy wording to reiterate sensitivity around type of allowable activity.

**Policy BE4 - New Business Centres -** Additional text to add sensitivity to the application of permitted development under Local Plan Policy SUS2. Para 8.18 refers.

**Policy BE5 - Working From Home -** Additional wording within the policy to clarify intention of policy to support appropriate development beyond existing permissions.

**Policy BE6 - The Northern Arc -** Additional wording to reflect recent changes in the Local Plan Review and security and development issues from the Port. Paras 8.21 and 8.22 refer.

**Policy HS1 - Housing Mix and Amenity.** Additional wording to emphasise appropriate nature of development on Portland. Para 9.9

**Policy HS2 -.Community Housing Assets.** Ensured policy referencing is to schemes taken forward as Community Housing with the objective of providing 100% local affordable units by removing separate references to self build or custom built housing. Updating to allow for establishment of a Community Land Trust.

**Policy HS3 - Second Homes.** Revised wording to allow for proposed operational implementation . Paras 9.16 and 9.18 reflect recent further evidence and also definition of Principal residence as proposed by the Local Planning Authority.

**Policy HS4 - Hardy Block -** Some refining of policy text to reflect the current position with the block but also to maintain a community default position in the event of change.

**Transport Policies TR1-TR4 -** No major changes

**Policy SS1 - Reinforcing Neighbourhood Centres -** The Local Plan Review proposes some differences in areas and designations to our Neighbourhood Plan policy . The NP policy includes relevant car parking areas.

**Community Recreation - Policy CR1 - CR5 -** No major changes

**Policy ST1 - Sustainable Tourism -** Refining this as a more strategic policy rather than area specific .

**Policy ST2 - Beach Huts -**Additional wording to reinforce policy intentions

**Policy ST3** - Tourist Trails. Some descriptive refinement to routes outlined

**Policy ST4** - Marine Berths - No major changes.

**Strategic Policy Team Comments**

We anticipate that the Team may still have some issues but specifically with the policies below.

EN3 - Wind energy developments

EN8 - Need for additional criteria against robustness of Local Plan policies

BE3 - Referencing to 'Employment' rather than Business

HS3 - On basis of Strategic view of the Local Second Home Issue. Clarification of Holiday Lettings

SS1 - Local Plan Review development

These will be reflected in their comments under the Section 14 Consultation which can then be assessed against other comments made.