

Neighbourhood Plan Public Information Meeting 9th January 2018

Update of Position following Regulation 14 Consultation, the Next Stages and Summary of Current Draft Policies

The Portland Neighbourhood Plan sets out local land use policies for Portland to help realise the Vision, Aims and Objectives that have been the subject of extensive consultation with the community. It's a community-led plan whose preparation has been overseen and managed by the Town Council.

Policies cover Environment, Business and Employment, Housing, Transport, Shopping and Services, Community Recreation and Sustainable Tourism. They provide more detailed local policies to complement those in the Local Development Plan including the Local Plan and the Minerals and Waste Plan.

Following the formal public consultation held in June and July 2018 under Regulation 14 of the Neighbourhood Planning Regulations, we have amended the Plan document to take account of the many helpful comments received from individuals, organisations and statutory consultees. If you wish to understand more about why changes have been made, the Plan's website (www.portlandplan.org.uk) contains a detailed Consultation Report, which includes all comments received and actions taken in response to the comments received during the Regulation 14 Consultation. The proposed amendments to the Plan were discussed and generally agreed with the local planning authority. The local planning authority suggested some further changes might be appropriate. The Schedule below indicates the extent and type of changes that have been made to the Plan document subsequent to the Regulation 14 consultation.

Portland Town Council is preparing to submit the Portland Neighbourhood Plan to the local planning authority at the end of January 2019, for its examination and Referendum.

Once received, the local planning authority is obliged to hold a further six weeks consultation period to ensure that all interested persons and bodies are aware that a Plan has been submitted. Once this period is over, an examination of the Plan will be undertaken by an independent Examiner to ensure the Portland Neighbourhood Plan conforms with the 'basic conditions' required by the legislation. After examination and any modifications required the Examiner, the Plan will be ready for a Referendum on Portland. We are hopeful that this will take place no later than Autumn 2019.

The latest version of the Neighbourhood Plan and various supporting documents can be viewed on the website and also available for inspection at the Town Council Offices, Portland Community Venue, Three Yards Close, Fortuneswell and Tophill Library, Easton.

These include:

- A copy of the Submission Version of the Portland Neighbourhood Plan
- A Consultation Statement setting out the full consultation process and how it has affected the Plan
- A Basic Conditions Statement which establishes the Plan's legal conformity
- A Strategic Environmental Assessment compiled by consultants AECOM
- A summary of the Plan's timeline and links to supporting evidence documents

Policy Amendments since Regulation 14 Consultation

Green Text – Wording is unchanged from last consultation version

Black text – Changes made to policy and/or context, which have the full agreement of the local planning authority

Red Text – Changes made to policy and/or context, with which local planning authority still has concerns, but accepts that policy can be presented

Please note Policy EN2 Responsible Use of Natural Resources and Assets was deleted and remaining policies in that section renumbered

Policy Reference	Subject Area	Any updates since the pre-submission version
Foreword and Sections 2 to 6	Local Plan Review Minerals Policy Old Policy EN2 Removed	Alignment to Preferred Options para 3.10 Additional wording and reference to early restoration Para 3.18 Additional wording to compensate 3.23,3.25 and 3.28
Environment		
Port EN/1	Prevention of Flooding and Erosion	Slight changes to policy wording and inclusion of reference to Local Plan Policy Env 5. Additional wording to paras 7.21 and a new para 7.22 to emphasise the importance of protecting assets of economic importance in areas designated as not subject to active shoreline protection.
Port EN/2	Renewable Energy Development	Additional wording in policy to link development potential to future needs and future guidance. Additional wording with para 7.25 and some text 7.27 and 7.28
Port EN/3	Portland Quarries Nature Park (QNP)	Some additional referencing to biodiversity and minerals safeguarding 7.32,7.34,7.35
Port EN/4	Local Heritage Assets	No changes
Port EN/5	Historic Piers	Additional text in policy to reference context of Jurassic Coast and wildlife sites 7.44. Text at 7.45 to refer to Local Transport Plan 3 support for waterborne access solutions
Port EN/6	Defined Development Boundaries	Additional wording at 7.50 to emphasise scope of development within the boundaries and additional reference to the need to contribute to the sustainability of the local area.
Port EN/7	Design and Character	Additional text at Para 7.53 -Emphasising importance of Heritage and Character Assessment and wording in new National Planning Policy Framework 2018
Port EN/8	The Verne	No changes
Port EN/9	Public Realm	No changes
Business and Employment		
Port BE/1	Protecting Existing Employment Sites	Rewrite of policy wording to include reference to Employment sites and Local Plan Policy Econ 3 and a requirement for active marketing of potentially redundant sites for 18 months. Additional wording in para 8.10 and 8.11
Port BE/2	Upgrading of Existing Employment Sites	No changes
Port BE/3	New Business Premises	Reference to redundant buildings
Port BE/4	New Business Centres	No changes

Port BE/5	Facilitate Home Working	Adoption of policy wording similar to that in the adopted Fontwell Magna Neighbourhood Plan. Additional text at 8.19 and 8.20
Port BE/6	Northern Arc	Referencing to an incremental approach to the area's development and flexibility with additions at 8.22, 8.23 and 8.24
Housing		
Port HS/1	Housing Mix	Policy reworded. Use of 10 units instead of 5 but additional referencing to collation of data around local housing need. Paras 9.10 and 9.11 and emphasis on smaller dwellings 9.9 and 9.11. Access issues 9.9
Port HS/2	Community Housing Assets	Additional wording to policy reference points f,g,h and scope of linked open market housing para 9.15
Port HS/3	Second Homes	Policy reworded to reflect flexibility around determination .Additional wording to policy to include residential conversions and at para 9.18 concerning monitoring and data collection by the Town Council
Port HS/4	Hardy Block	Additional wording at 9.24 to indicate ability to mitigate loss of numbers if impact of block is reduced additional reference text in footnote
Transport		
Port TR/1	Improving Public Transport	Text additions at 10.7 to affirm Access group's representation
Port TR/2	Improving the Transport Infrastructure	No changes
Port TR/3	Reducing Parking Problems	No changes
Port TR/4	Increasing Transport Links	Text additions at 10.18 and 10.19 to recognise need for better management of
Shopping and Services		
Port SS/1	Reinforcing Neighbourhood Centres	Additional wording aligning designation of local centres with the Local Plan and referencing the Shopfront Design guidance. Plan extends the areas covered by the policy at Fortuneswell and Easton
Community Recreation		
Port CR/1	Protecting Recreation Spaces	Additional wording at 12.9 to recognise Access Group's representation
Port CR/2	Local Green Spaces	No changes
Port CR/3	Allotments	No changes
Port CR/4	Sites of Open Space Values	No changes
Port CR/5	New Community Facilities	No changes
Port CR/6	Community and Visitor Events	No changes
Sustainable Tourism		
Port ST/1	Sustainable Tourism Development	No changes
Port ST/2	Beach Huts	No changes
Port ST/3	Tourist Trails	Additional wording to policy to recognise potential constraints
Port ST/4	Marine Berths for Tourism	Additional policy wording to reflect security issues within the Port area