

# INDEPENDENT EXAMINATION OF PORTLAND NEIGHBOURHOOD PLAN

EXAMINER: Mary O'Rourke BA (Hons) DipTP MRTPI

Vicky Martin  
Dorset Council

Karon McFarlane  
Clerk to Portland Town Council

Examination Ref: 02/MOR/PNP

22 November 2019

Dear Ms Martin and Ms McFarlane

## PORTLAND NEIGHBOURHOOD PLAN EXAMINATION

Further to my letter of 7 November, I visited Portland on 20 November and on that day was also able to visit the secure areas of the Port.

From my reading of the submitted documents and what I saw on my visit I have a number of questions which I hope that you can help me with. These are set out in the annex to this letter.

I would be grateful if you can provide a written response within **2 weeks** of the date of this letter.

I appreciate that this will extend the examination timetable but I will try to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

In the interests of transparency, would you ensure a copy of this letter is placed on the Town Council and Local Authority's websites.

Thank you in advance for your assistance.

Your sincerely

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Examiner

## Annex

### Portland Neighbourhood Plan - Examiner's Questions

To Dorset Council (DC)

1. Please confirm that, following reorganisation, DC is now the Mineral Planning Authority and Waste Planning Authority for the Portland Neighbourhood Plan area.
2. Please provide the date of adoption of the Minerals Sites Plan (paragraph 3.17 of the Neighbourhood Plan) and the current position on the emerging Waste Plan.
3. Paragraph 3.18 of the Plan refers to Mineral Safeguarding Areas (MAS) and Mineral Consultation Areas (MCA) and Map 3 is entitled Mineral Consultation Area. However, paragraph 3.20 quotes from the Bournemouth, Dorset and Poole Minerals Strategy in respect of the designation of a Minerals Safeguarding Area. What is the DC's view on whether Map 3 should show the MCA or MSA? Or do they cover the same area here?
4. Representations have been made on the Plan on behalf of Powerfuel Portland Limited, in particular seeking various amendments to the Plan's policies to include reference to 'energy recovery from waste' and 'waste to fuel'. Please provide the DC's view as to whether the changes sought relate to provisions and policies for 'excluded development', as set out in the Regulations.
5. Please confirm the dates of the application for and designation of the Neighbourhood Area as the dates in the Plan differ from those in the Basic Conditions statement. For example, paragraph 1.1 of the Plan gives the date of designation as November 2013, whereas the Basic Conditions Statement (page 3) states that it was formally approved on 18 July 2013, but refers to minutes of the Town Council dated 5 November 2013. I have also seen different dates as to when the application was made.
6. Please confirm that the Shoreline Management Plan referred to in policy Port/EN1 is the South Devon and Dorset Shoreline Management Plan (SMP) which can be accessed on the Dorset Council website (this will require a correction to Footnote 23). Also, could I be provided with a readable hard copy of the SMP summary leaflet as it is unreadable when printed off the web at A4?

To Portland Town Council (PTC)

7. Please advise on the PTC's response to the request of Wessex Water that Yeates Reservoir No.2 should be excluded from the boundaries of the Portland Quarries Nature Park.
8. Please advise on the PTC's progress in establishing a schedule of assets of local heritage value (paragraph 7.39 of the Plan).
9. I note the intention of the Town Council set out at paragraph 7.62 of the Plan to commission a report on guidelines in respect of a common palate of materials, etc. Have those guidelines been drafted?
10. Please provide the most recent data on housing affordability in Portland and explain the seeming discrepancy between the box on page 6 of the Plan which gives a ratio of house prices to income of 8 whereas paragraph 9.4 states house prices, on average, are 11 times higher than average wage levels.
11. Please provide details of the most recent housing need assessment for Portland.

12. The DC has commented on policy Port/HS1 of the Plan and in particular its concerns at the requirement that developers should provide 'an up to date assessment of housing need on Portland'. Please clarify how it is proposed that this policy would be applied.
13. Please clarify what is meant in policy Port/HS2 by 'community housing assets', and if these differ, and in what respects, from 'community housing schemes'.
14. Please explain how policy Port/EN7 on design and character would facilitate community-led housing projects, as suggested in paragraph 9.15 of the Plan.
15. Paragraph 9.16 of the Plan allows for a 'small proportion of open market housing' on exception sites. Please explain how it is proposed that this test would be applied, and what is the local evidence to support its inclusion in the Plan.
16. Please provide evidence to justify policy Port/HS3, in particular relevant up to date local evidence on the impact of second homes on Portland's housing market and on the vitality and sustainability of particular neighbourhoods.
17. Footnote 55 on page 66 of the Plan refers to the draft Portland Tourism and Visitor Management Strategy, prepared by the Portland Community Partnership in 2013. Please advise on its current status and provide an electronic link to the Strategy.
18. Policy Port/ST1 refers to 'proposals relating to land outside the settlement boundary ...'. Should this instead refer to 'defined development boundary'?
19. Please provide information on the major tourism projects referred to in paragraphs 12.25 and 13.12. In particular, please advise on the progress on Eden Portland on which I understand an application was anticipated to be made late 2018 (Dorset Local Enterprise Partnership website).
20. Please indicate on a map base the differences, if any, between the neighbourhood centre boundaries for Easton and Fortuneswell and those shown in the Preferred Options Local Plan Consultation Document.
21. Please provide me with an amended version of Map 16 indicating existing trails and those which are aspirational.
22. Please advise on the current ownership of the allotments south of Grove Road (paragraph 12.17).