

Environment	
Aim	<i>Protect the special and unique character of Portland's natural and built environment</i>
Objectives	<ul style="list-style-type: none"> • Support measures that improve our resilience to climate change • Make responsible use of the Island's natural resources • Identify opportunities to increase renewable and sustainable 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

Policy no and Title	Policy Wording	Narrative Context
Policy No. Port/ENO Protection of European Sites	Proposals that will adversely affect the integrity of European sites will not be supported. Any development brought forward regarding the Northern Arc or enhancement of the piers must ensure that it can be implemented without any adverse effect upon the integrity of the European sites.	There are a number of Special Areas of Conservation on Portland which is an European level designation as well as RAMSAR sites at the Fleet and Chesil Beach. The Habitats Regulation Assessment conducted recommended an overarching policy to further protect these sites. Proposals in the Environmental Bill will take account of these designations and in particular then need to identify natural capital improvements. Map 4 refers
Policy No. Port/EN1 Prevention of Flooding and Erosion	Development proposals, in areas designated by the South Devon and Dorset Shoreline Management Plan to be protected ('hold the line'), specifically to prevent coastal erosion or flooding and protect local property and businesses will be supported. In other areas, where economically significant features or infrastructure are at risk, essential flood defence proposals should satisfy the requirements of Local Plan Policy ENV 5.	Local Plan Policy ENV5 Flood Risk states <i>i) New development or the intensification of existing uses should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible. The risk of flooding will be minimised by:</i> <ul style="list-style-type: none"> • <i>steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones;</i> • <i>ensuring development will not generate flooding through surface water runoff and/or exacerbate flooding elsewhere.</i> <i>ii) In assessing proposals for development in an area with a medium or higher risk of flooding, the council will need to be satisfied that:</i>

		<ul style="list-style-type: none"> • <i>there are no reasonably available alternative sites with a lower probability of flooding (where a site has been allocated this test will have been satisfied) adequate measures will be taken to mitigate the risk and ensure . that potential occupants will be safe, including measures to ensure the development is appropriately flood resilient and resistant; and</i> • <i>safe access and escape routes are provided where required.</i> <p><i>iii) In the case of major development on unallocated sites, wider sustainability benefits should not remove the need to consider flood risk or surface water management, or the need to mitigate accordingly.</i></p> <p><i>iv) Development will not be permitted where it would adversely impact on the future maintenance, upgrading or replacement of a flood defence scheme.</i></p> <p>There was a concern that areas of Portland which are of economic significance were not adequately covered by this policy. Map 6 refers</p>
Policy No. Port/EN2 Renewable Energy Development	Development proposals for energy generating infrastructure using renewable or low carbon energy sources, including wind and tidal power, will be supported provided there will be no unacceptable effects on the: i. visual impact in the immediate locality and the wider area ii. amenity of nearby dwellings iii. landscape, countryside and shore iv. highway safety and traffic generation v. migratory bird routes vi. sites of ecological, geological and archaeological importance. Proposals for installations will need to include specific assessments related to these criteria and assessments of the planning considerations relating to specific renewable technologies set out in national guidance. Community- based renewable and low carbon energy generation initiatives will be encouraged	The policy provides a future basis to achieve sustainable energy development on the Island as technology advances and community acceptance changes.
Policy No. Port/EN3 The Portland Quarries Nature Park	Proposals that further the creation of a ‘Quarries Nature Park’ within the areas shown on Map 7 are supported provided: i. they are in keeping with the character and amenity of its surroundings; ii. there is safe and appropriate access for potential users; iii. any	The creation of a Quarries Nature Park is seen as an important part of developing a Green Infrastructure Network to provide a community, economic and visitor resource. By absorbing this development within the Neighbourhood Plan we have allowed further active consultation and progress to have occurred to highlight its social and economic importance .

	<p>infrastructure is appropriately sited; iv. they adopt high levels of sustainability in design and construction; v. damage to ecologically important sites is avoided, or if avoidance is not possible, appropriate mitigation is put in place; and vi. they do not compromise safeguarded Portland Stone reserves.</p>	
<p>Policy No. Port/EN4 Local Heritage Assets</p>	<p>Development proposals that maintain or enhance the character and setting of any designated or non-designated heritage asset and which enable the asset to be used in a manner commensurate with its heritage significance will be supported. Any renovations or alterations of buildings or structures identified as heritage assets requiring planning permission should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting. Development proposals in proximity to a heritage asset should provide a clear assessment of the significance and impact of the proposal on the asset and its setting and justify the design approach taken.</p>	<p>Portland has an extensive number of listed buildings and conservation areas. The built and historical environment however still have 'gaps of protection' and this policy provides for a local listing ability subject to the processes set out by Historic England.</p>
<p>Policy No. Port/EN5 Historic Piers</p>	<p>Development proposals to protect, conserve and/or enhance the historic piers of Portland will be supported. The renovation or alteration of structures should be designed sensitively, and with careful regard to the pier's historical interest and setting, as well as the need to avoid any significant harmful impact on the Jurassic Coast World Heritage Site. Any development proposals brought forward regarding enhancement of the piers for social or economic use must ensure that they can be implemented without any adverse effect upon the integrity of the European sites. Proposals that will adversely affect the integrity of European sites will not be supported.</p>	<p>The Local Transport Plan recognised the potential for increased maritime access across the Jurassic Coast . This policy anticipates the opportunity that developing the historic piers on the East Coast may provide as an access solution to meet increased visitor demand. The sea area within which the piers are situated has also been designated as favourable for aquaculture development</p>
<p>Policy No. Port/EN6 Defined Development Boundaries</p>	<p>Map 8 defines the Defined Development Boundaries (DDBs) of Portland. Development or redevelopment proposals within the DDBs will be supported, subject to</p>	<p>A review and updating of the Defined Development Boundaries was undertaken to focus in particular housing development within these areas. The absence of proving a five year land supply within the Local Plan and the Neighbourhood Plan's status</p>

	compliance with the other policies in the Neighbourhood Plan.	can impact on these intentions. Employment land designations were also reviewed to influence their future use.
Policy No. Port/EN7 Design and Character	Development proposals will be expected to be of a design which: i. complements the prevailing size, height, scale and mass, materials, layout, density and access of the existing surrounding development; ii. be of high quality design and use locally appropriate materials and colours; iii. demonstrates that the development reflects and reinforces, as far as is possible, the existing character of the locality as identified in the Portland Heritage and Character Assessment and applies the principles set out in the conservation area appraisals where appropriate; and iv. wherever possible, incorporates and enhances existing landscape features as part of an appropriate level of landscaping.	This policy anticipated the recent focus on building design and as part of this a Heritage and Character Study was undertaken and consulted on to inform policy and design direction. The study zones Portland into six character areas map 2 refers.
Policy No. Port/EN8 The Verne	Proposals to achieve sustainable re-use of the Verne through the restoration and redevelopment of buildings, will be supported provided that the renovation or alteration of existing buildings and structures is designed sensitively, and with careful regard to the historical and architectural interest and setting. If any demolition is proposed of buildings which date from the original construction period, robust justification should be provided to demonstrate why these buildings and structures (or parts of) cannot be retained within the scheme. Any extension or new build should be: i. sensitive to the setting of the site; ii. designed to a high quality and respect the distinctive character of the site; and iii. of a scale and massing that is subservient to the existing buildings. Development proposals should be carefully designed and planned to ensure that no adverse effects on the integrity of European sites occurs as a result of water pollution stemming from site runoff or dust emissions during	This was a site specific policy to encourage appropriate development of the derelict buildings at the Verne. Phrasing within the policy may also be considered if future areas become available for development.

	construction or the operational stage of each of the developments.	
Policy No. Port/EN9 Public Realm Improvements	Proposals to improve the public realm through the introduction of high quality pavements, signage, street furniture and public art installations will be supported. Development proposals, where appropriate, should show how they contribute to enhancing the quality of the public realm and the distinct characteristics of their location, with reference to current guidelines.	The Heritage and Character Study also looked at the adequacy of the Public Domain and recommended improvements. This is of particular relevance as the significance 'place based' development increases alongside opportunities for funding.