

PORTLAND TOWN COUNCIL

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22nd June 2016

Dear Councillor / Management Group Member

You are hereby summoned to attend a **MEETING** of the **NEIGHBOURHOOD PLAN MANAGEMENT COMMITTEE**, to be held in the **PETER TRIM HALL, ST.GEORGE'S CENTRE, REFORNE, PORTLAND** on **WEDNESDAY, 29TH JUNE 2016** commencing at **7.00 pm**, when the business set out below will be transacted.

It is the Council's intention that all meetings of the Council and its committees be recorded aurally.

Yours faithfully

Ian Looker
Town Clerk

AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest** – to receive any declarations from Councillors or Officers of pecuniary or non-pecuniary interests regarding matters to be considered at this meeting, together with a statement on the nature of those interests
3. **Minutes of the Meeting held on 8th June 2016** (attached)
4. **Minute Update and Matters Arising from the Minutes**
5. **Open Forum** – to receive questions and comments from the public regarding the Neighbourhood Plan
6. **Plan Update and Project Budget** – to receive a report from Mr Matthews and consider any necessary actions
7. **Progressing Plan Policies** – to discuss the theme areas, evidence collection and who might take the lead on each theme (see attached)
8. **Exclusion of Press and Public** (discretionary)
“That pursuant to the provisions of Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for Agenda Item(s) ... by reason of the confidential nature of the business to be transacted.”
9. **Date of Next Meeting**
The Management Committee’s next meeting is scheduled to be on Wednesday, 10th August 2016

PROGRESSING PLAN POLICIES

Business and Employment

Overview

Portland has a unique coastal character and location that has determined its economic agenda and shaped its geography. The Island has a number of very distinct maritime and inland settlements that are separated by wide open spaces, marked by the substantial scars of the long-established quarrying industry.

Until the 1990's, a significant element of the local economy was based on defence-related work at Portland Port. Following the closure of the main Ministry of Defence and Royal Navy establishments, the Island has endeavoured to 'regenerate' itself as a sustainable local economy. The former naval estate has provided opportunities for regeneration and new industrial and commercial development at Osprey Quay, Southwell Business Park and Portland Port. There has been economic recovery since 2001. However economic underperformance continues to be an issue. We may have 300 or more business on Portland but only 10 employ more than 50 people.

Although the area is an attractive place to live and contains some large employment sites, there are still areas that suffer from high levels of multiple deprivation; three of the most deprived areas in Dorset are on Portland. Indeed, headline data indicate that Portland is underperforming compared to the national/county average across a number of measures of productivity and business competitiveness.

Far more people commute out of Portland on a daily basis to work, than come in to work. Around a quarter of out-commuters would prefer to work on Portland if suitable jobs were available.

Businesses have told us that whilst the Island is a visually stunning place to be based and do business there are barriers to growth. The limitations of the road network is the most voiced 'complaint'. A lack of suitable premises and high speed communication issues are also sources of frustration.

The Portland Economic Plan aims to build on the sector strengths of the area, particularly those sectors which have potential to grow.

Maritime Sector - Portland has particular strengths in the maritime sector, especially advanced engineering and manufacturing. The deep water port creates opportunities for businesses not only in the port estate but on Portland and beyond. As well as providing world class sailing and leisure facilities, Osprey Quay offers modern workspace.

Renewable Energy - Portland offers an ideal environment for renewable energy companies to thrive. There are opportunities for wave and tidal power as well as solar and wind power development. The Port of Portland, with ready access to deep water, can assist in putting the region at the forefront of construction and support to

renewable energy development. Portland has the potential to become a leading location to test and develop renewable energy development as well as supporting the development of community renewable energy. The generation of energy locally at a community level offers the opportunity to retain spending on energy for the benefit of local people and the local economy.

Tourism - The Island has a number of natural and visitor attractions which predominantly meet a domestic day-visitor market. There are a number of tourism 'assets' that need to be included within actions to develop the visitor economy on the island. Portland Port has witnessed significant growth over the last five years. The island also offers abundant activity adventure opportunity. In addition to the existing visitor product, a number of major tourism developments are in the planning stage, which could have a dramatic impact on the tourism offer on Portland, including the £80 million 'Jurassica' visitor attraction and the £30m 'MEMO' project, which has secured planning permission.

Business and Employment	
Aim	<i>Strengthen the Island's business function</i>
Objectives	<ul style="list-style-type: none"> • Protect existing employment spaces • Facilitate appropriate conversions and extensions of local business space • Enable business hub development in local building if justified • Set criteria for developing land for business development • Set criteria for new business development to priority and growth industries • Establish policy that supports conversion of redundant buildings for business purposes • Encourage creation of business start-up units • Encourage and facilitate northern arc masterplan approach • Support development that provides for local education and training opportunities • Encourage development to bring about better connectivity for all

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy No.	Policy Title: Protecting Existing Employment Sites and Premises
Port/BE1	

Development proposals that result in the loss of existing employment sites or premises will only be supported if they have been empty for over 18 months and during that time actively marketed at the current market rate without securing a viable alternative employment use.

Portland has set its sights on remaining a focus for business and enterprise at the apex of the Western Dorset Growth Corridor. A number of new business sites have been developed over the last decade (between 1994 and 2013, 8.21

hectares of employment land has been developed in Portland) but land suitable for modern business development is in relatively short supply because of the Island's topography and our desire to protect so much of our natural and built environment. It is important therefore to retain the established employment sites. The Portland Economic Strategy makes it plain that "*employment sites must be protected to secure indigenous growth and inward investment*".

With a limited supply, our policy Port/BE1 protects all our employment sites from a hasty demise. The Community Consultation in 2013 made it clear that we should protect existing business sites. If and when existing sites and premises become available, we expect every effort to be made by the owner to market the site in the hope of securing a viable alternative employment use that will make a contribution to the Island's economic growth and provide much needed local employment. In accordance with the NPPF we shall not protect sites when there is no reasonable prospect of them being re-used for that purpose. We believe that 18 months is not an unreasonable period given the importance of economic growth and local employment is to Portland.

National Planning Context

Our policy aligns with current national planning policies and guidance:

NPPF para. 22 - *avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose*
NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:

Policy ECON 2. Protection of Key Employment Sites

Policy ECON 3. Protection of Other Employment Sites

Policy No.	Policy Title: Up-grading of Existing Employment Sites and Premises
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Proposals which lead to the improvement, modernisation or upgrading of current employment sites and premises will be welcomed and supported, subject to:

- i. there being no adverse impacts on the amenity of neighbours, visitor attractions and facilities and the character of the area;**
- ii. it will not have an unacceptable adverse impact on the transport network and parking conditions; and**
- iii. it will not have any other unacceptable environmental impact.**

In support of the Economic Strategy, our policy Port/BE2 is supportive of development that ensures our existing employment sites and premises remain suitable to meet modern demands. The policy does include safeguards to ensure that the development is appropriate to its location and does not result in any unacceptable impact on neighbours, infrastructure or the environment. However, in accordance with the NPPF, we recognise that planning should operate to encourage and not act as an impediment to sustainable growth. Our policy makes it clear that

we wish to support the expansion of existing business sectors in the interests of economic growth and prosperity as long as it is appropriate to do so in that location.

National Planning Context

Our policy aligns with current national planning policies and guidance:
NPPF para. 19 - *Planning should operate to encourage and not act as an impediment to sustainable growth*
NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:
Policy ECON 1. Provision of Employment

Policy No. Policy Title: New Business Premises Port/BE3

Development proposals to create new business premises suitable for businesses operating in the area's acknowledged growth industries will be supported within or adjacent to settlement areas except:

- i. where the development would result in significant adverse environmental or highway problems;**
- ii. where general access would be limited;**
- iii. where there would be a significant adverse impact on neighbours as a result of noise, light pollution, increased traffic levels, increased flood risk or inadequate provision of parking; or**
- iv. where the development would result in the loss of dwelling-houses.**

The availability of land for business development is an issue. Most of the land with permission or allocated in the Local Plan is at the key employment sites on Portland i.e. Osprey Quay (49h), Portland Port (47h), Immosthay (7.5h), Tradecroft (6.5h), Southwell Business Park (8h) (see map). In support of the Economic Strategy, which advocates new approaches and exploiting new opportunities and markets, our policy Port/BE4 recognises that some businesses may be better served and located away from the established industrial estates and business parks. The Community Consultation 2013 said we should create more employment sites for growth industries. There are a number of growth sectors considered, by the Economic Strategy, to be relevant to Portland. These include:

- Tourism, leisure and hospitality
- Health and social care
- Creative industries
- Environmental goods and services. (sustainable energies, wind, wave, tidal, solar)

Development proposals relating to the above, at locations in or adjacent to the settlement areas of Portland, will be supported as long as they do not result in any unacceptable impact on neighbours, infrastructure or the environment.

National Planning Context

Our policy aligns with current national planning policies and guidance:

NPPF para. 21 - *set criteria..... for local and inward investment*

NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:

Policy ECON 1. Provision of Employment

Policy No. Policy Title: New Business Centres**Port/BE4**

The development of small business hubs/centres is supported subject to:

- i. there being no adverse impacts on the amenity of neighbours, visitor attractions and facilities and the character of the area;**
 - ii. it will not have an unacceptable adverse impact on the transport network and parking conditions; and**
 - iii. it will not have any other unacceptable environmental impact.**
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An important strand of the Portland Economic Strategy is creating jobs in new, more knowledge-focussed industries to offset losses in more traditional industries. This means nurturing new businesses and supporting innovation. It also means, as the NPPF says, planning positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. The Community Consultation in 2013 said we should find ways to encourage and support new enterprise and business start-ups and we should convert redundant spaces for small business use. There are buildings and locations on the Island that could serve well as business centres and hubs of enterprise and innovation, which could offer a range of work units, central shared services and even support on site. Our policy Port/BE3 offers support to such initiatives as they arise, subject to the businesses individually or collectively not resulting in any unacceptable impact on neighbours, infrastructure or the environment.

National Planning Context

Our policy aligns with current national planning policies and guidance:

NPPF para. 21 - *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries*

NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:

Policy ECON 1. Provision of Employment

Policy No. Policy Title: Working from Home**Port/BE5**

Development proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its

curtilage, extensions to the dwelling or conversion of outbuildings for those uses provided that:

- i. other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and**
- ii. no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and**
- iii. any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

There is a growing interest in home-working which is made much easier and appealing by the increasing availability of superfast broadband on Portland. It is already attracting small media and creativity businesses to develop on the Island. This trend we hope will continue.

Our policy Port/BE5 recognises the interest and value of home-based enterprise. The NPPF encourages us to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Our policy is supportive of the use of part of a dwelling or its curtilage for business purposes by the dwellings occupants as long as it does not result in any unacceptable impact on neighbours or the environment.

National Planning Context

Our policy aligns with current national planning policies and guidance:

NPPF para. 21 - *facilitate flexible working practices*

NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:

Policy ECON 1. Provision of Employment

Policy No.	Policy Title: The Northern Arc
Port/BE6	

A masterplan approach, based on a private, public and community sector partnership, to realise the economic and employment potential of the area designated on map E is supported.

The Northern Arc is a concept that has evolved from work on the Economic Strategy. The area in question, connecting Osprey Quay, Castletown and Portland Port is shown on map X. The intention is to 'cement' the location as a vital employment zone for the benefit of local people and the economic wellbeing of the Island. The consequences of this designation and the planning implications are still to be worked out.

We are supportive of the principle of the Northern Arc and advocate a partnership

approach to the preparation of a masterplan for its development. In accordance with the approach to neighbourhood planning we have now established, we expect the masterplan to be subject to an extensive and inclusive consultation process with the Island's communities as well as local stakeholders.

National Planning Context

Our policy aligns with current national planning policies and guidance:

NPPF para. 21 - *set criteria, or identify strategic sites, for local and inward investment*

NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:

Policy ECON 2. Protection of Key Employment Sites

Policy No. Policy Title: Training and Further Education Port/BE7

Development proposals that increase relevant training and further education opportunities will be supported.

The need for an appropriately skilled, motivated and productive workforce to drive economic growth is essential and a strategic objective (SO4) of the Economic Strategy. The Strategy makes a commitment to strengthen links between schools and local employers and aims to raise the qualifications and skill levels significantly. The Community Consultation 2013 said we should encourage apprenticeships and job schemes for the Island's young people and further links between schools and businesses.

Our policy Port/BE7 recognises that additional space may be required to ensure that first class and relevant training and further education can be made more accessible and delivered to local people. Providing local opportunities will reduce the need to travel and remove a barrier (distance and cost) that local people have faced.

National Planning Context

Our policy aligns with current national planning policies and guidance:

NPPF para. 37 - *minimise journey lengths for employment..... education and other activities*

NPPG para.

West Dorset, Weymouth and Portland Local Plan

Our policy relates to the following Local Plan policies:

Policy COM 6. The Provision of Education and Training Facilities

Andy Matthews