

Consultee response for application **WP/20/00692/DCC** from **The National Trust**  
27/09/2021

FAO Adrian Lynham

Planning application ref. WP/20/00692/DCC | Construction of an energy recovery facility (and ass'd development) | Portland Port, Castletown, Portland

The National Trust is a conservation charity that looks after nature, beauty and history for the nation – for everyone, for ever. Established over 125 years ago and supported by over 5 million members, the Trust promotes the conservation of places of historic interest and natural beauty in England, Wales and Northern Ireland.

The Trust owns Portland House, a grade II listed building that overlooks Portland Harbour, and is one of the very few remaining examples of the Art Deco 'Hollywood Spanish' style. The Trust also owns coastal lands at Ringstead Bay, West Bexington and Cogden Beach, which form part of the Dorset AONB and Jurassic Coast WHS. These locations are popular with walkers and beach-goers (and are traversed by the South West coast path).

#### Landscape and heritage

National planning policies state that great weight should be given to conserving the significance of designated heritage assets, and their settings (including listed buildings and the Jurassic Coast WHS). Planning decisions should contribute to and enhance the natural and local environments, including by protecting and enhancing valued landscapes; and conserving and enhancing landscape and scenic beauty of AONBs and their settings. In these respects, we have concerns regarding the significant scale of the proposed facility, the impact it would have on views (in profile, it may be particularly prominent from Chesil Beach and parts of Weymouth including Portland House), and the impacts of any visible plume from the flue, which would potentially be seen along a wide stretch coast.

#### Tourism and the local economy

The proposed development would create new jobs. We do, however, have concerns about the long-term implications for the tourism and visitor economy along this stretch of coast. Large scale industrial-type development such as this (which looks to be a far more sizeable structure than the previously consented energy plant) could alter the public perception of this part of the Dorset, particularly given the prominent location.

#### Wider environmental issues

Finally, we would ask the Council to consider the proposed development's effect on the natural environment and the urgent need to tackle climate change. Does it

represent best practice – and the most sustainable solution – for dealing with Dorset’s waste and meeting the energy needs of the port? Have all possible alternatives been considered? Does the proposed development accord with all relevant legislation, policy and guidance, including that relating to atmospheric pollution?

## Conclusion

We would ask the Council to give the appropriate weight and attention to the issues and concerns that we have raised, before it comes to a decision on the application, to ensure the best possible outcomes for the port, Portland and Dorset.

Regards  
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Planning Adviser

National Trust SW Region  
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