

LODERS NEIGHBOURHOOD PLAN CONSULTATION

FEBRUARY 2015

Dear Loders Parish Resident

Our Loders Parish Neighbourhood Plan Consultation Draft has now been completed and published and is available for all parishioners to read.

What are we asking all residents to do?

Over the next 6 weeks **we are asking for your feedback on our draft Loders Neighbourhood Plan**. Do please take this opportunity to comment, either to say what you like about the plan or what you think needs changing. The Parish Council will take on board all comments received before finalising the plan for examination by an independent inspector

How do you feedback your comments?

You can feedback via the response sheet inside this leaflet and return it to Barry Wilson, Christmas Cottage, Uploders or send it to Michele Harding, via email to lodersparishcouncil@gmail.com or comment via Loders Parish Website www.lodersparish.org using the downloadable form.

What is the Neighbourhood Plan for?

Our Neighbourhood Plan will provide an important tool for parish residents to influence the future of the parish and what is built in the area in the period up to 2027.

What does the Neighbourhood Plan contain?

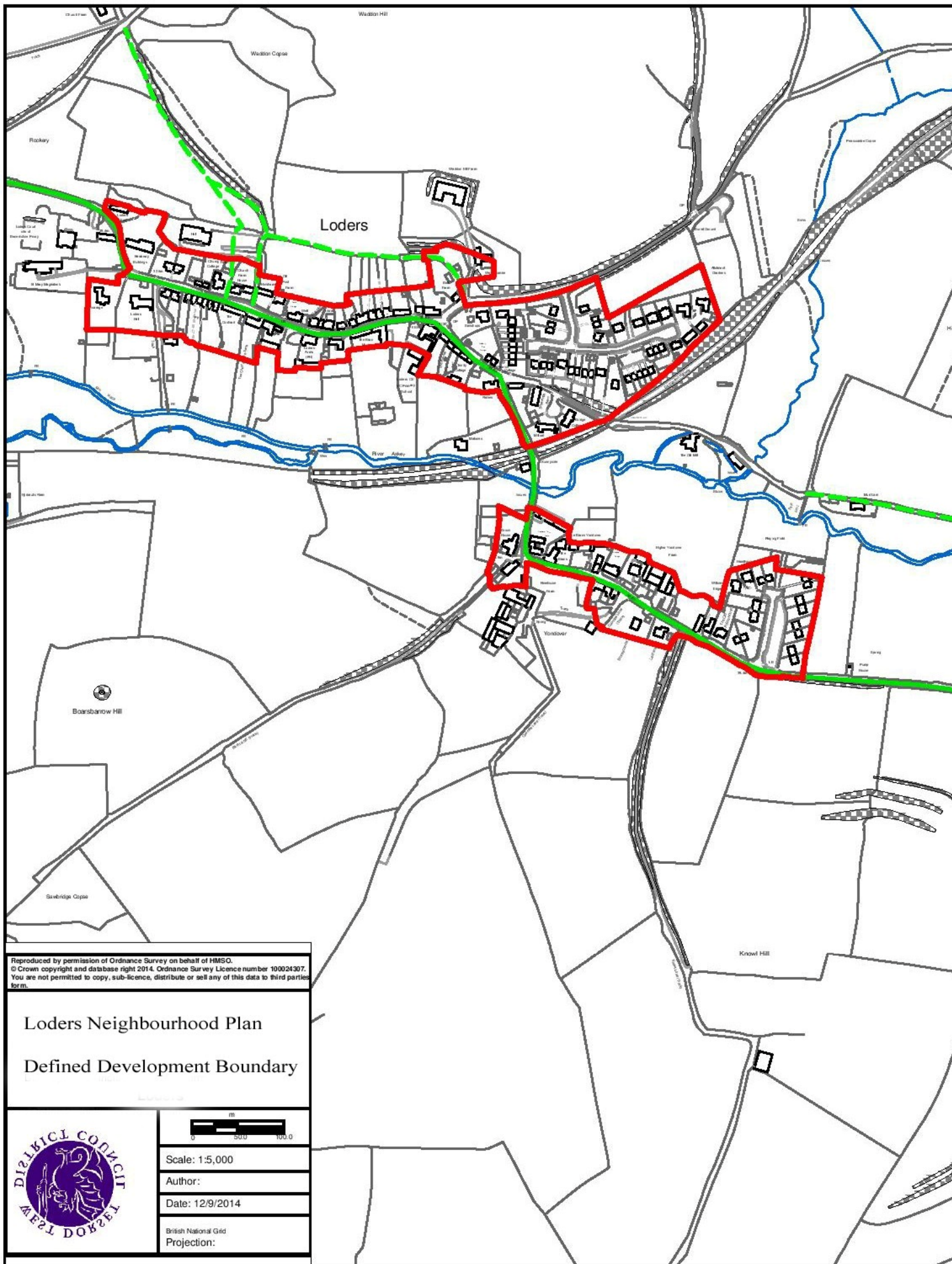
The vision, objectives and policies in our Neighbourhood Plan are based on the results of the Parish Survey conducted in 2012 which had responses from 81% of village households. They focus on four main areas:

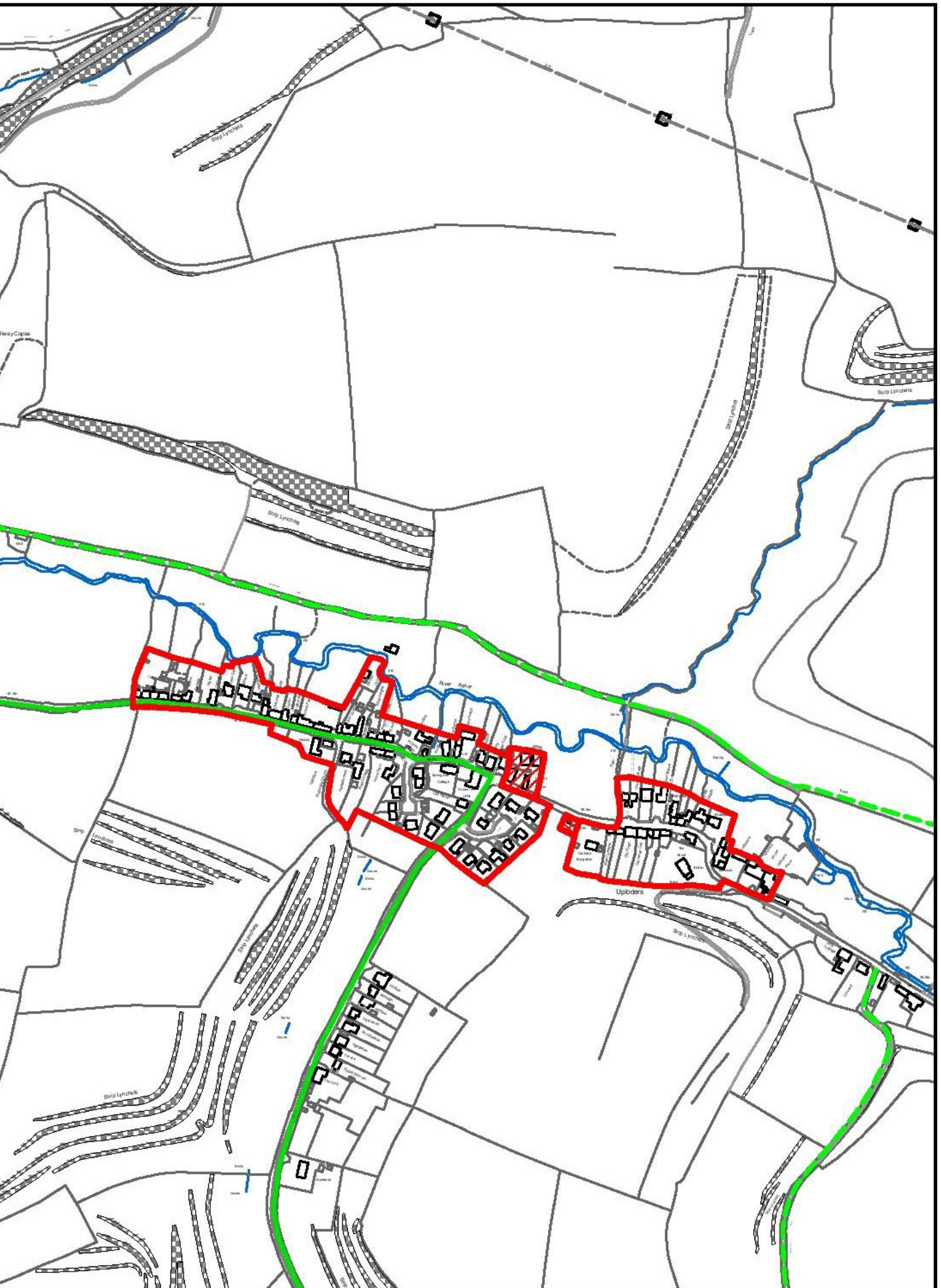
Environment, Community, Housing, and Business.

These are summarised in the enclosed document which is an extract from the introduction to the plan.

Where can I find the Neighbourhood Plan and its supporting documents?

1. On the Loders Parish Council Website www.lodersparish.org
2. Weekly drop in sessions over the next few weeks at the Village Hall and Uploders Methodist Chapel. Refreshments will be available and members of the Parish Council and the Steering Group will be available to answer queries. Dates times to be confirmed - see posters and Parish website
4. Hard copies can also be obtained from Barry & Barbara Wilson at Christmas Cottage, Uploders





What are the other supporting documents?

You will find 3 additional documents which support the Neighbourhood Plan. These are all required as a part of the process:

- Loders Parish: Background Facts and Figures
- The Consultation Summary – an account of the consultation processes carried out in the production of our Plan
- The Strategic Environmental Assessment (SEA) -- an investigation of whether and SEA is required for the Loders Neighbourhood Plan

We should also welcome any comments you may have on any of these.

What's next?

This consultation stage is just one in a series that we hope will lead to Loders Parish having its own Neighbourhood Plan. As you can see from the chart below, the final stage will be a village referendum where everyone will have the opportunity to vote on our finalised plan.

January 2015	Parish Council agrees draft plan for consultation
Feb/March	Parish Council run 6 week consultation
March/April	Parish Council considers consultation responses and agrees changes. Plan and other information submitted to the district council
May/June	District Council arranges the independent examination of the plan Organises 8 week consultation Appoints examiner Publishes summary of consultation responses
July	Examiner considers plan (and may hold public hearing), and produces a report
Aug/Sept	Examiner's report received and considered by the parish and district council. The examiner may require the plan to be modified. Decision taken whether or not to proceed to referendum. If yes:
November 2015	Referendum held, plan adopted if the majority of people vote "yes"

DO PLEASE LET US KNOW WHAT YOU THINK.

With many thanks to all who live in Loders Parish for the helpful support you have given to our Neighbourhood Plan project over the past 18 months and to all of you who will be sending us your comments.

Loders Parish Council and the Neighbourhood Plan Steering Group

Any queries please contact Mrs M Harding (The Clerk) on 07814 016971

LODERS NEIGHBOURHOOD PLAN CONSULTATION

FEBRUARY 2015: EXECUTIVE SUMMARY EXTRACT

Our Vision Statement

Loders Parish is a thriving rural community with a wide range of activities for young and old. We also like living here because it is an attractive historic settlement set in beautiful unspoilt countryside. Over the next 10 to 15 years some building and change can be expected, to retain a good mix of housing, business and community uses. This should be organic and incremental so that any development and change is indiscernible, as building works will be in keeping with the historic character of the settlement, and unobtrusive in the wider countryside.

Our Objectives and Policies

ENVIRONMENT:

Objective: We place a high value on the special features of the countryside and buildings in the neighbourhood plan area. We want to make sure these remain for future generations to enjoy. This means careful stewardship of the farmland, hedgerows, trees, rivers and open amenity areas; protecting our wildlife habitats and the features in the landscape we value such as the strip lynchets and old trackways. We also want to make sure that the traditional form and style of buildings in the parish is kept and that any new building respects this.

Policies: The environment policies set the context for where development will take place, defining a development boundary around the village of Loders, Yondover and Uploders where new buildings can happen, and encouraging the re-use of redundant farm buildings (whether within or outside the development boundary). Policies have been included that identify those environmental features that will be protected, including important gaps, views and local green spaces, features of historic interest and important wildlife habitats. There is also a policy on the design of new buildings and extensions and alterations to existing buildings, providing guidance on how development should be more in keeping with the area (unlike some of the developments that have happened in the past).

Objective: We are proud of the fact that we have an active working community. Community activities flourish here, strongly supported by volunteers. It is important to us that these community facilities are kept and supported.

Policies: There is one community policy in the plan. This lists the important community assets (such as the school and village hall) and tries to make sure that these are retained and not developed for other uses. It also makes clear that proposals to improve these facilities will generally be supported.

HOUSING:

Objective: As a community we want to remain much as we are - whilst allowing for organic and incremental growth of housing that broadly reflects the past rate of growth and addresses our local needs for housing in the plan period to 2027. We want to ensure that this new or additional housing is of high quality design, small in scale for small family homes, starter homes and people wishing to downsize, and preferably provided by infill development (but not infilling the gaps and local greenspaces identified in this plan).

Policies: The first of the two housing policies sets out the level of housing that will be supported within the development boundary of the main village. No specific sites have been allocated, but the development boundary takes into account the opportunities for incremental growth in this location, some of which may well come forward during the plan period. The second policy makes clear that most of the housing that is developed should be for small, two or three bedrooms homes.

BUSINESS:

Objective: Businesses flourish from many places in the parish including homes, workshops and redundant farm buildings. It is important to us that we stay an active working community. We want to support locally-based businesses, including those in the parish who work (or want to work) locally and/or from home. This may be through improvements to working conditions, communications and services where these can be influenced by the neighbourhood plan and also supporting extensions to existing business where these will not cause traffic problems or noise and disturbance.

Policies: The business policy recognises that supporting businesses is important, but for this to be sustainable the effects of traffic, noise and other possible impacts need to be kept under control. It also highlights the opportunities that exist to convert or replace redundant rural buildings.

LODERS NEIGHBOURHOOD PLAN COMMENT SHEET

LNP Policy E1 Protection of Important Gaps, views and Green Spaces
Comment:-
LNP Policy E2 Protection of Special Landscape and Historic Features
Comment:-
LNP Policy E3 Protection of Wildlife Habitats
Comment:-
LNP Policy E4 To Protect and Enhance the Character and Appearance of the area
Comment:-
LNP Policy E5 Location of Development in relation to the Defined Development Boundary
Comment:-
LNP Policy E6 Use of Redundant Farm Buildings
Comment:-
LNP Policy C1 Safeguarding Community Assets
Comment:-
LNP Policy H1 Housing: Development of New Homes
Comment:-
LNP Policy H2 Housing: Type and Size of Housing
Comment:-
LNP Policy B1 Local Employment and Business
Comment:-
Any Other Comment
Comment:-