



Loders Parish Neighbourhood Plan Consultation Summary

**Loders Parish Council and Lodders Parish Neighbourhood Steering
Group
January 2015**



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Purpose

This is the record of the consultation that has been carried out in the course of the formulation of the Loders Parish Neighbourhood Plan, and how it helped us prepare the neighbourhood plan.

The Neighbourhood Planning Regulations require that, when a neighbourhood plan is submitted for examination, a statement should also be submitted setting out the details of those consulted, how they were consulted, the main issues and concerns that people raised, how these concerns and issues have been considered and, where relevant, addressed in the proposed plan.

It is submitted as part of the evidence base for the examination of the plan.

The consultation stages

In preparing the neighbourhood plan we had a number of consultation stages:

<p>1. Preliminary consultation</p>	<p>Open meeting for all Loders Parish residents 18th October 2011.</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ To inform parishioners about Neighbourhood Plans ➤ To establish extent of possible local support for instituting Neighbourhood Plan (and initially concurrent Parish Plan) process ➤ Identify local issues of concern ➤ Recruit members for a Steering Group
<p>2. Neighbourhood plan area submission</p>	<p>Neighbourhood Plan Area submission April 2012</p> <p>Purpose</p> <ul style="list-style-type: none"> ➤ To comply with statutory requirements as first formal stage of production of Neighbourhood Plan
<p>3. Whole village individual consultation: Loders Parish Survey</p>	<p>Village Survey July 2012</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ To elicit villagers' views on a wide range of issues of interest to our community through a questionnaire delivered to and collected from every house in the parish ➤ Data collected to be analysed, published and distributed to every household and to inform Parish Plan and Neighbourhood Plan

<p>4. Parish Plan Presentation and NP launch at village open meeting</p>	<p>Parish open event : Parish plan presentation and Neighbourhood Plan launch May 2013</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ To present Parish Plan to community ➤ To provide opportunity to feedback on elements of PP ➤ Announce intention of PC to develop NP ➤ To raise community awareness of Neighbourhood planning ➤ To recruit further members for the SG to take forward the NP
<p>5. Consultation with planning officers to support NP development</p>	<p>Parish Council engage planning officer from West Dorset District Council as consultant for the development of the Loders Neighbourhood Plan Sept 2012</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ To inform, guide and advise the Steering Group and the Parish Council through the NP process
<p>6. SEA screening consultation</p>	<p>Strategic Environmental Assessment Screening</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ To determine whether or not a Strategic Environmental Assessment (SEA) is required for the Loders Neighbourhood Plan.
<p>7.NP consultation/presentation open village meetings</p>	<p>NP consultation/presentation open village meetings</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ Inform/update of progress of NP, ➤ Present key elements of draft plan: ➤ seek community's responses and views
<p>8. DDB whole village consultation</p>	<p>DDB whole village consultation*</p> <p>Purpose:</p> <ul style="list-style-type: none"> ➤ To establish the preferred choice of the community from 2 possible DDB options ➤ To remind/explain the purpose of a DDB, its part in our emerging Neighbourhood Plan. ➤ To remind the community of the NP proposed key policies <p>* See also Appendix</p>
<p>9.Draft plan consultation</p>	<p>To be completed post draft plan consultation</p>

1. Preliminary consultation: Open Parish public meeting 18th October 2011

How we consulted:

Start date:

18th October 2011. End date 18th November 2011. Duration, 4weeks

Consultation publicised by:

- Posters distributed throughout Parish,
- letters
- item in the local community magazine “Eggardon & Colmers View” circulated to all houses in the Parish (*See Appendices 1, 2, 3*)

Notified specifically by letter / email:

39 local community organisations and businesses

Form of consultation:

Public meeting with follow up period of 6 subsequent weeks for any further comments, feedback or other relevant communications arising from the meeting.

Main elements of meeting:

- Powerpoint presentation “Loders Parish & Neighbourhood Plans”, M.Warrington, Chair, Loders Parish Council (*See Appendix 4*)
- Question and answer session by Simon Thompson, Dorset Community Council
- Invitation to attendees to complete structured feedback sheet to identify issues, concerns about the future development of the village (*See Appendix 5*)
- Invitation to attendees to indicate on feedback sheet wish to be part of the proposed Steering Group

Representations received

Attended public meeting: approximately 45

Organisations/businesses represented: approximately 20

Feedback:

- 26 attendees completed feedback sheets at the meeting. Feedback sheets were designed to identify main issues of concern to parishioners and to identify potential members of a Steering Group to develop a Parish Plan, and ultimately a Neighbourhood plan.
- Subsequently 1 further completed and emailed,
- 3 emails received supporting the decision to aim to produce a Neighbourhood plan.
- Verbal feedback was invited, discussed and recorded at the meeting,

Written feedback was collated within structure of feedback sheets by the Parish Council clerk and presented to the next meeting of Parish Council. (*See Appendix 6*)

Main issues raised

The 18th October 2011 Loders Parish Public meeting was the genesis of a process which was designed to produce both a Parish Plan (completed and published in May 2013) and, potentially, when further stages had been completed, a Neighbourhood Plan.

All issues raised as a result of this consultation were collated and are listed in Appendix 6. A number of the issues raised at this first meeting were destined to become the subjects solely of the Parish Plan and are not recorded in the chart below. Those that were related to planning and development in Loders are summarised below.

Summary of all main relevant issues raised

Issues raised	What we did...
Fate of redundant farm buildings	All collated feedback from Open Meeting was reported to the Parish Council (PC) who resolved at its October 2011 meeting (<i>See Appendix 7</i>) :
Concerns about small farms and businesses	
Preservation of landscape and rural environment	
Wish to protect village amenities: pub, school, village hall, allotments	1. To support the process of the development of both a Parish Plan (PP) and, eventually, a Neighbourhood Plan (NP) in Loders. An application to Dorset Community Action for grant funding was agreed.
Possibility of new homes in village—possible types, numbers, range of need, relationship to existing character of village	2. To use the issues identified in the collated feedback from the Open Meeting as a starting point.
Second homes – concerns about their impact	2 To form a Steering Group (SG) ⁸ recruited from those who had volunteered at the Open Meeting of 18th October and some members of the Parish Council. (<i>See Appendix 8</i>)
High degree of interest in those attending the meeting to form a steering group	
	3. A series of meetings was arranged to further both a Parish Plan and a Neighbourhood Plan for Loders Parish

2. Neighbourhood Plan Area application April 2012

How we consulted

Submission date: April 2012 letter of application to the West Dorset District Planning Department from Loders PC (*See Appendix 9*)

Consultation publicised by West Dorset District (WDDC) Planning Department

Form of consultation: WDDC circulated request to statutory consultees. Loders PC informed of outcome in December 2012

Representations received

Summary of representations: *(For full document see Appendix 10)*

Organisation/Name	Comment	What we did
English Heritage	No objection the area.	Comment noted by PC
Environment Agency	No objection to area	Comment noted by PC
Marine Management Organisation	No objection to area	Comment noted by PC
South West Water	Settlement beyond their area of responsibility	Comment noted by PC
Scottish & Southern Energy	No objection to area	Comment noted by PC
Electoral Services	No objection to area	Comment noted by PC
Highways Agency	No objection to area	Comment noted by PC

3. Whole village individual consultation: Loders Parish Survey July 2012

How we consulted

Survey date: July/August 2012

Consultation publicised by: Item in the local community magazine “Eggardon & Colmers View”

Notified specifically by letter: every household in Loders Parish

Form of consultation: Survey questionnaire produced by SG delivered to and collected from every household. Questionnaire designed to accommodate individual responses by all household members over the age of 11. *(See Appendix 11)*

Survey Data analysis: September 2012 to April 2013. Carried out by SG

Survey Report: Published and delivered to every household 11 April 2013 *(See Appendix 12)*

NB: “Loders Parish Survey Questionnaire for the Loders Parish Plan and Neighbourhood Plan” and the “Loders Parish Survey 2012 Report” are separately submitted as supporting documents for the Loders Neighbourhood Plan submission and not attached to the end of this document.

Representations received

Completed surveys returned: 404 people from 198 households. This represents 73% of the parish population of 518 (2011 Census) and 81% of the main residences in the parish.

Data was analysed by SG supported by statistician in course of following 5 months and survey report issued to every household in May 2013 “Loders Parish Survey Report”.

Main issues raised

The Village Survey covered a wide range of issues, some of which related to the Parish Plan. The data collected from the responses to the questions relating to planning were the subject of much analysis by the SG. See following section for details

Summary of all main relevant issues raised

Issues Raised <i>NB: See also "Loders Parish Survey Report"</i>	What we did...
General development of the parish: majority wish for village to continue to develop as a working community	<p>The Parish Council recognised that these responses provided them with a mandate to produce a Neighbourhood Plan for Loders parish:</p> <ul style="list-style-type: none"> ➤ Further grant funding was sought by the Parish Council to support the process over the next two years. ➤ The intention to develop a Neighbourhood Plan for the parish was publicised in the parish meeting which launched the Parish Plan ➤ The PC requested further volunteers to join what would now become the Neighbourhood Plan Steering Group, at the Parish Plan and NP village launch meeting in May 2013. ➤ Further consultations with members of the District Planning Authority were arranged arranged by the Parish Council to advise both PC and the Steering Group. (See below)
Majority, 43%, wanted an increase in the parish of up to 10 houses over the next 15 years	
Preference for new development to be small family homes, starter homes, affordable homes	
Majority in favour of new homes as single dwellings, small groups, infill or conversion from redundant farm buildings,	
Location of new development – majority, 53% in favour of infill only. Smaller number, 30%, for on fringes	
Small majority in favour of small business development	
Use of redundant farm buildings – conversion to affordable housing, small business, farm shop	
Majority against small scale industrial workshops and more tourism	
Huge, 98%, support for importance of maintaining quality of countryside around Loders	
Village amenities received very high levels of support: school, play areas, village hall, pubs, allotments	
Support for some private renewables - sunlight, heat pump, and some commercial renewables – heat pump.	
83% in favour of underground cables	
84% against additional street lighting	

4. Village Open Meeting May 2013: Parish Plan and NP launch at village open meeting May 2013

How we consulted

Date:

21st May 2013

Consultation publicised by:

- Leaflet delivered to every household in Parish (*See Appendix 13*)
- Posters distributed throughout Parish
- Letters
- Item in the local community magazine “Eggardon & Colmers View” circulated to all houses in the Parish

Notified specifically by letter / email:

- Invitation letter to meeting in leaflet form delivered to every household in the Parish with copy of “Loders Parish Plan May 2013” (*See Appendix 14*)
- Letters to 39 local community organisations and businesses who had been invited to original open meeting, (18th Oct. 2011) (*See Appendix 15*)

Form of consultation:

Leaflet and public meeting

Leaflet

- Distributed to every household in village publicising
- Outlined ten areas of community interest identified by Village Survey Report and invited parishioners to indicate willingness to be actively involved in developing

Open Meeting

- 10 Parish Plan areas of interest (including housing and development) each provided with manned information display and opportunity find out more and register individual interest
- The chair of the PC announced the PC’s intention to support the development a Neighbourhood Plan for Loders Parish. The PC had concluded that they had a clear mandate to do this based on the findings contained in the recently published Village Survey Report
- A Powerpoint presentation “Neighbourhood Planning” was delivered to the meeting by Jan Farnan, WDDC Planning Department. Followed by question and answer session
- Collation of written and verbal expressions of interest by parish clerk and reported to PC

Representations received

Attended public meeting: approximately 60

Organisations/businesses represented: approximately 20

Feedback:

- Approx 45 villagers completed feedback sheets either before or at the meeting .
- Verbal feedback was invited, discussed and recorded at the meeting

Summary of responses reflected varying levels of support for all areas. (*See collated feedback in Appendix 16*)

Main issues raised

The 21st May Loders Parish Public meeting had a dual purpose:

- To launch the Parish Plan, measuring and securing its ongoing support
- To announce PC's intention to develop a Neighbourhood Plan and to recruit additional members for the NP Steering Group.

It is only the latter that is further examined below

Summary of all main relevant issues raised

Issues Raised	What we did...
Three additional parishioners wished to join the Neighbourhood Plan Steering Group.	SG tasked by PC to focus now solely on the NP, using the Village Survey results (distributed in April) as starting point. PC invited new members to the next SG meeting, 4th July. (Next steps for PP being taken forward by other members of the community) Letter sent to all community groups in October inviting members to join NP SG (<i>See Appendix 17</i>)
Need to ensure all involved in newly launched NP process have all necessary information and guidance	PC organised further presentation by Jan Farnan. WDDC planning officer to next NP Steering Group meeting on 4th July. Jan formally requested to continue in an advisory capacity to the SG
Need to ensure all involved in newly launched NP process have necessary resources to support the process	14th November PC completed funding application to Locality. In Jan. 2014 £7000 funding agreed.

5. Consultation with WDDC planning officers to support NP development.

How we consulted:

1. Jan Farnan, Planning Officer WDDC

Date: September 2012 – July 2014

Form of consultation:

The PC engaged **Jan Farnan WDDC Planning Officer as consultant for our NP development**. Jan

- Regularly attended both PC and SG meetings over the 22 months period she was available to us
- Gave presentations to inform both the community and the SG about general and specific areas of the NP process
- Identified other professionals who assisted the process at various stages e.g. Affordable Housing officers
- Prepared some of the NP's maps and diagrams
- Supplied links to key sources of information
- Supported the work of individuals and groups
- Appraised and reviewed the NP processes adopted by the SG & PC

Evidence of the frequency and range of Jan's input can be seen in the LNP Consultation Summary, (*Appendix 18*)

2. Oliver Rendle, Planning Officer WDDC

Date: August 2014 – October 2014

Form of consultation:

The PC consulted **Oliver Rendle, WDDC Planning Officer in the production of the required Strategic Environmental Assessment Screening Report (SEA)**. Oliver met with members of the Steering Group and PC. His input led to the submission of the Loders NP SEA in October. (*See Appendix 19*)

3. Paul Derrien and Catherine Bonnet, Rural Housing Enabling Officers WDDC

Date: March 2014 – September 2014

Form of consultation:

The PC consulted **two WDDC rural housing enabling officers, Paul Derrien and Catherine Bonnet over the possible need to conduct an affordable needs housing survey as a part of the NP process**.

At a meeting in September with members of the PC and SG Catherine advised that an Affordable Needs Survey for the NP would not be necessary as her department had recently conducted a survey for the Loders and adjacent areas and would be willing to pass this information on to be incorporated into our NP. (*See Appendix 20*)

6. SEA screening consultation**How we consulted:****Period of consultation:**

24th October 2014 – 5th December 2014 (6 weeks)

Notified specifically by letter / email: (See Appendix 21)

Statutory consultees:

- Natural England: John.Stobart@naturalengland.org.uk
- Environment Agency: swx.planning-liaison@environment-agency.gov.uk
- English Heritage: e-swest@english-heritage.org.uk

Form of consultation:

Document: "Loders Neighbourhood Plan- Strategic Environmental Assessment Screening Report (SEA)". This document concluded that "There are unlikely to be significant environmental effects resulting from the Loders Neighbourhood Plan....It is concluded that the SEA Directive does not require an SEA for the Loders Neighbourhood Plan." This was circulated to statutory consultees for comment within 6 week timescale.

Representations received

Summary of representations: (See Appendix 22)

Organisation/Name	Comment	What we did
English Heritage – David Stuart	<p>I can confirm that we have no objection to the conclusion that an SEA will not be required.</p> <p>On an incidental note, it may be worth my drawing to your attention an observation on Sustainability Objective 1 in the table shown as Figure 3.3 of the Screening Report. The Objective and Decision-making Criteria are fine but it may be overly simplistic to rely exclusively on the Conservation Area Appraisal to achieve these aims. Not only might the Defined Development Boundaries extend beyond the Conservation Areas but this provision wouldn't automatically cover other forms of designated (and undesignated) heritage asset within and outside those Areas.</p> <p>At the same time, I appreciate the reference within the Justification to Sustainability Objective 2 that the National Planning Policy Framework provides a catch all safety net and as this also applies to heritage assets and therefore equally to Objective 1 there may be sense in widening the scope of this provision in the report. This can only help in substantiating the conclusion that a significant environmental effect will not be likely.</p>	Comments noted by PC

Environment Agency	Not yet received	
Natural England	Not yet received	

7. NP consultation/presentation open village meeting 16th September 2014

How we consulted:

Start date:

16th September 2014, 2.30pm and again at 6.30pm

Consultation publicised by:

- Flyer circulated to all houses in Parish (*See Appendix 23*)
- Posters distributed throughout Parish
- Item in the local community magazine "Eggardon & Colmers View" circulated to all houses in the Parish
- Loders Parish Council website

Form of consultation:

Public meeting including Powerpoint presentations, small group discussion, Q. & A session.

Main elements of meeting:

- Powerpoint presentation "Neighbourhood Plans", Jan Farnan, WDDC Planning Officer (*See Appendix 24*)
- *Powerpoint* presentation: "Loders Neighbourhood Plan: Steering Group Presentation" Michele Warrington, Chair, Loders Parish Council (*See Appendix 25*)
- Group discussions at tables, with Steering Group members available to answer/collate issues raised
- Group feedback and Q & A session, JF & MW responding
- Comments recorded by Parish Clerk

Representations received

Attended public meetings: approximately 65

Organisations/businesses represented: approximately 25

Feedback:

- 15 attendees asked questions that were answered by Planning officer
- Subsequently 1 further completed and emailed comments in support of NP
- 14 items were noted at the individual group discussions, some of which were raised in the Q&A sessions

Verbal feedback was collated by the Parish Council clerk and presented to the next meeting of Parish Council. (*See Appendix 26*)

Main issues raised

Issues related to

- Defined Development Boundary (DDB)
- Redundant Farm buildings
- Affordable housing
- Need to protect community assets
- Need to protect environment

Summary of all main relevant issues raised

Issues Raised	What we did...
Need to have DDB?	Planning officer reiterated/clarified explanation contained in her presentation at the meeting. Can't have a NP without development, and a DDB would allow development to take place, and is a familiar concept understood by most people and planners PC resolved to include explanation in flyer planned to consult on DDB in October
Why proposed DDB couldn't include whole parish?	JF offered explanation at the meeting
Why DDB did not include sites at fringes of the parish?	MW explained lengthy and detailed process of DDB identification/selection that SG had undergone to reach this decision. The SG has dropped the most supported fringe option on the advice of WDDC Planning officer.
Affordable housing and other possible exception site developments : controls on visual impact possible if outside DDB?	JF explained that controls for exception sites outside the DDB would have to comply with NPPF sustainability, environmental, social & economic regulations SG decided to investigate how far NP could control aspects of affordable houses and other exception site development.
If there are exception site developments, will they have to count toward NP target of facilitating up to 10 new housing units?	JF explained that it could. It would be up to the SG and how they write their plan SG decided to address this issue at their next meeting when it was agreed that exception site development would not count towards the up to 10 house target. This would have to be made clear in the drafting of the plan.

Fate of redundant farm buildings	JF explained that in emerging Local Plan there will be a possibility that they could be developed for open market housing, but they would remain tied to main holding.
Concern that up to 10 houses could not be accommodated in proposed DDB options	MW outlined detailed research process SG had undertaken to establish that potential capacity existed. Explained that NP aiming to facilitate that degree of growth over the next 15 years It was not a part of the NP to identify actual sites, but the potential for that degree of growth. Scrutiny of the proposed DDB options by the SG had revealed that such a capacity existed over time taking into consideration: possible changes of use of properties in the village over the next 15 years; large houses with land with the potential for additional housing units; and currently some unbuilt on land whose development was not at variance with the already agreed NP visual and environmental constraints.
Why 10 houses as a limit in DDB?	MW explained that had been the parishioners majority view as expressed in the Village Survey
Can we protect community assets e.g. pubs, school,	JF: Can become subject of community right to bid. MW: Protection of community assets is a key policy in the NP
Which of the two DDB options received the most support from those present at the meeting	Overwhelming majority of support for Option 2 (80%)

8. DDB whole village consultation October 2014*

** NB See also Facts & Figures document Section "Assessing the potential for new homes with the proposed development boundary" for background on the process which underlay the DDB choices offered in this consultation*

How we consulted:

Consultation period

2nd – 17th October 2014

Consultation publicised by:

- Presentations at open village consultation meeting 16th September 2014
- Flyer distributed to each household in the Parish (*See Appendix 27*)
- Item on Parish Council website with flyer
- Item in the local community magazine “Eggardon & Colmers View” circulated to all houses in the Parish in September

Notified specifically by letter

Every household in the village circulated with flyer and voting slip

Form of consultation:

Flyer to all households

- summarising key draft proposed NP policies
- outlining the purpose of a DDB
- describing two DDB options
- asking parishioners to choose their preferred DDB option and return completed option slips to members of the PC/SG

Representations received

Number of option slips returned: 67

Feedback:

- 14 in favour of Option 1
- 53 in favour of Option 2

Main issues raised

The Parish had made it clear to the PC and SG that a large majority in favour of Option 2

Summary of all main relevant issues raised

Issues raised	What we did...
DDB Option 2 the community's preferred choice	The SG, with the formal approval of the Parish Council incorporated DDB Option 2 into the NP drafting process.

Draft plan consultation: This section to be filled in post draft consultation

Appendices

1. Poster advertising public meeting 18th October 2011
2. Letter sent to Loders Parish community groups, businesses, and residents
3. List of community organisations and local businesses invited to public meeting 18th Oct 2011
4. Powerpoint presentation “Loders Parish and Neighbourhood Plans” 18th Oct 2011
5. Examples of completed feedback sheets from Open Meeting 18th Oct 2011
6. Collated replies from feedback sheets from Open Meeting 18th Oct 2011
7. Extract from Parish Council minutes 18th October 2011
8. List of Steering Committee members October 2011
9. Neighbourhood Plan Area application letter April 2012
10. WDDC summary of responses to Neighbourhood Plan Area application Dec 2012
11. “Loders Parish Survey Questionnaire for the Loders Parish Plan and Neighbourhood Plan 2012” SEPARATELY SUBMITTED DOCUMENT
12. “Loders Parish Survey Report” May 2013 SEPARATELY SUBMITTED DOCUMENT
13. “Loders Parish Plan” meeting flyer May 2013
14. “Loders Parish Plan” May 2013
15. Invitation letter to launch of PP and NP process sent to Loders Parish community groups, businesses, and residents May 2013
16. Collated responses to Open Launch meeting 21 May 2013
17. Letter to community groups Oct 2013 inviting new members to NP SG
18. LNP Consultation Summary November 2014
19. Loders NP SEA Screening Report SEPARATELY SUBMITTED DOCUMENT
20. Affordable housing list – email Sept 19th 2014 from C. Bonnet, rural housing enabling officer
21. SEA consultation letter 24th October 2014
22. Responses from SEA consultation
23. Flyer for NP consultation/presentation meeting Sept 2014
24. Powerpoint presentation Neighbourhood Planning JF 16th Sept 2014
25. Powerpoint presentation Loders Neighbourhood Plan Steering Group Presentation 16th Sept 2014
26. 16th September Consultation Event Comments Report
27. DDB consultation leaflet 11th October 2014

LODERS PARISH COUNCIL

**WOULD LIKE TO INVITE YOU TO AN
INFORMATION AND CONSULTATION
EVENING**

ON

**PARISH AND NEIGHBOURHOOD
PLANNING**

ON

TUESDAY 18TH OCTOBER 2011

AT

UPLODERS CHURCH HALL

FROM 6.30PM – 7.30PM

All welcome

Michele Harding (Clerk to the Council)

West Elworth Farm

Portesham, Weymouth, DT3 4HF

lodersparishcouncil@gmail.com

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LODERS PARISH COUNCIL

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Loders Parish Community Groups,
Residents of Loders

3rd October 2011

Dear Sir/Madam,

Loders Parish Council would like to invite you or a representative from your committee or group to an information and consultation event for all community groups, residents, businesses, individuals and anyone in the Parish of Loders who may be interested in developing a Parish/Neighbourhood Plan.

The event will be held on:

Tuesday 18th October 2011 at Uploders Church Hall from 6.30 -7.30 pm.

The Parish in the past has produced a village design statement, a Village Appraisal and a Conservation Appraisal. All these documents have proved to be essential tools for the community of Loders.

Loders Parish Council believes this is the time to develop a Parish Plan and a Neighbourhood Plan with the guidance of the local community.

The plan will be an excellent tool for the future of the parish of Loders, to enable the parish to be more prepared for the impending Localism Bill and Neighbourhood planning to protect our rural community.

The purpose of this initial event is to identify the wider issues that are important to the village and to set up a steering group for the project with representatives from the parish. The development of the Parish Plan and Neighbourhood plan will then be led by the Steering Group.

If you are able to attend the event could you please respond via the clerk or your local councillor.

Yours faithfully



Michele Harding
Clerk to Loders Parish Council

List of Community Groups in Loders

The following groups were sent an invitation to the consultation/ presentation evening on 18th October 2011

1	LYPS
2	Youth Club
3	Keep Fit
4	Paintin/Art
5	Ty Kwon Do
6	WI
7	Short Mat Bowls
8	Stitch and Bitch
9	Allotment Committee
10	Luncheon Club
11	History Group
12	Dance (Old Time)
13	Loders School Governors/ PTA/Children
14	PCC
15	Village Hall Managment Committee
16	Quiz (Crown Inn)
17	Loders Relief of Need Charity
18	Last of Summer Wine Club
19	UGLY club
20	Magna Housing
21	Eggardon and Colman View
22	Loders Fete Committee
23	Chapel
24	Net Museum
25	Model Club
26	Parish Council
27	Ballet Group
28	Dog Training
29	Patchwork
30	Local Businesses: Minster Joinery, Collins nets, Vet, Crown pub, Loders Arms, Wessex Eco Heat
31	Arthritis Relief
32	Dorset Wildlife Trust
33	PCSO/Police
34	Homewatch

Loders Parish & Neighbourhood Plans

A chance to shape the future of
our village
18th October 2011

Agenda October 18th

1. Brief presentation
2. Question & Answer session
3. Questionnaire & refreshments
4. Feedback session

- What are Parish & Neighbourhood Plans?
- What are the priorities you think are important to the future development of our village community?
- Would you like to join our steering committee and play an active part in forming these plans for Loders?

Past village consultations

- Loders Appraisal 1979
- Loders Village Appraisal 1992
- Village Design Statement 2000
- Parish Plan Consultation 2002

Parish Plan—what is it?

Blueprint for the community's future:

- Identifies local problems & opportunities
- Steering group representing a variety of village voices
- Produced in consultation with the community
- Covers the short to medium term
- Two parts: a description of the current situation & the plan for future action

- Can include any of the following issues:

Social factors – housing, local services, education and health issues, transport, facilities for young people
Economic factors – employment, working from home, tourism, high speed telecom links, farm diversification, rural services
Environmental factors – wildlife, landscape preservation, rural recreational facilities, traffic calming, planning & design guidance

Parish Plan: The Benefits

- Will inform the Parish Council which issues the parish consider to be priorities for action
- Will enable successful applications for grant aid because it will be clear that the community supports proposed actions
- The Parish can show it has a clear mandate for action/decisions

The Neighbourhood Plan

- Localism Bill
- Focus on planning & development.
- Opportunity for local people to influence what is built in their area
- Plan can set out where new buildings should go in the village & what they look like
- Steering group representing wide range of village interest
- As simple or detailed as local people want
- Local people must vote on it in a referendum before it is adopted as part of the Local Plan for the area
- Instigated & developed by the parish council
- Must be in line with national planning policy and the Local Plan

Parish & Neighbourhood Plans: Next Steps

1	Set up a steering group with wide representation from the community
2	Meetings to put together plan of action including consultation processes
3	Community consultation
4	Sort & prioritise issues
5	Produce draft and share with community (hold local referendum for Neighbourhood plan)
6	Final plan produced (51% or more support for Neighbourhood plan)
7	Implement plan

PARISH/NEIGHBOURHOOD PLAN WORKING GROUPS

These are typical topics which need to be addressed in the Parish/Neighbourhood Plan. Please indicate, in the boxes below, issues/concerns you have of the future development of the village.

Please indicate if you would be willing to be part of the "Steering Committee"

Your Name:- *Cordyn Stewart*

Yes I would like to be on the committee -

Topic	Issues/Concerns <i>low impact</i>
EMPLOYMENT, TRAINING, BUSINESS & FARM DIVERSIFICATION	<i>Encourage appropriate small scale businesses/production to generate employment for local people - partic. young people</i>
TRANSPORT AND HIGHWAYS	<i>Concern with increased traffic using villages as a cut through - including HGVs.</i>
COMMUNITY, FACILITIES, SCHOOL, VILLAGE HALL, SHOPS, PUBS, RECREATION AREA, ALLOTMENTS	<i>Essential we keep pubs, halls</i>
HOUSING and PLANNING	<i>Concerned with increase of second homes - weekend homes & holiday lets exclusion of local people as there is now no link between local salaries & village house prices</i>
HEALTH AND SOCIAL SERVICES	<i>Ageing pop. will require increased health & social services support.</i>
EMERGENCY AND OTHER SERVICES	
TOURISM/ATTRACTIONS/FACILITIES/ACCOMMODATION	
SOCIAL AND ENTERTAINMENT and SPORT FACILITIES	
INFORMATION, COMMUNICATION/BROADBAND/VILLAGE WEB SITE	<i>Very poor radio signals in the villages (as Dorset as a whole) - No mobile signal or will we get increased broadband speeds etc?</i>
ENVIRONMENT/RENEWABLE ENERGY/LANDSCAPE PRESERVATION	<i>How can the village benefit from generating renewable energy without destroying the appearance of the conservation area?</i>
OTHER	

PARISH/NEIGHBOURHOOD PLAN WORKING GROUPS

These are typical topics which need to be addressed in the Parish/Neighbourhood Plan. Please indicate, in the boxes below, issues/concerns you have of the future development of the village.

Please indicate if you would be willing to be part of the "Steering Committee"

Your Name:- David Pullen steering comitee?

Topic	Issues/Concerns
EMPLOYMENT, TRAINING, BUSINESS & FARM DIVERSIFICATION	
TRANSPORT AND HIGHWAYS	20mph limit in Uploders/ Congestion around school at start & finish times - so school bus.
COMMUNITY, FACILITIES, SCHOOL, VILLAGE HALL, SHOPS, PUBS, RECREATION AREA, ALLOTMENTS	<u>Encourage Sustrans route to town.</u>
HOUSING and PLANNING	Small number affordable homes for locals.
HEALTH AND SOCIAL SERVICES	Discourage 2nd homes?
EMERGENCY AND OTHER SERVICES	
TOURISM/ATTRACTIONS/FACILITIES/ ACCOMMODATION	
SOCIAL AND ENTERTAINMENT and SPORT FACILITIES	
INFORMATION ,COMMUNICATION/ BROADBAND/VILLAGE WEB SITE	Radio receptor
ENVIRONMENT/RENEWABLE ENERGY/LANDSCAPE PRESERVATION	Put electric /phone wires underground. Encourage renewable energy.
OTHER	

PARISH/NEIGHBOURHOOD PLAN WORKING GROUPS

These are typical topics which need to be addressed in the Parish/Neighbourhood Plan. Please indicate, in the boxes below, issues/concerns you have of the future development of the village.

Please indicate if you would be willing to be part of the "Steering Committee" ✓

Your Name:- Claire

Topic	Issues/Concerns
EMPLOYMENT, TRAINING, BUSINESS & FARM DIVERSIFICATION	Needed Better infrastructure to support + encourage <u>small businesses</u> .
TRANSPORT AND HIGHWAYS	Some better bus services returning from Bidport
COMMUNITY, FACILITIES, SCHOOL, VILLAGE HALL, SHOPS, PUBS, RECREATION AREA, ALLOTMENTS	Upporters allotments needed. A Shop would be lovely, not necessarily economically viable - Real Pubs open
HOUSING and PLANNING	low cost housing is always an issue, but natural upill development is more likely
HEALTH AND SOCIAL SERVICES	
EMERGENCY AND OTHER SERVICES	I see constant access issues when inconsiderate parking
TOURISM/ATTRACTIONS/FACILITIES/ACCOMMODATION	Encouragement / incentivisation of 2nd home owners to let houses to prevent empty property + store up for local economy.
SOCIAL AND ENTERTAINMENT and SPORT FACILITIES	
INFORMATION ,COMMUNICATION/ BROADBAND/VILLAGE WEB SITE	A MUST! There a lot of home workers who will not be able to continue if Broadband isn't
ENVIRONMENT/RENEWABLE ENERGY/LANDSCAPE PRESERVATION	Possible community ^{improved} plan/focus to generate power for the village
OTHER <u>MOBILE PHONE COVERAGE</u>	ie hydro or wind power.

+ FM Radio
WODERS SCHOOL BUS !!!

Improved tele comms - to support especially those in business.

Parish / Neighbourhood Plan Presentation 18th Oct 2011 Questionnaire Feedback from attendees

EMPLOYMENT, TRAINING, BUSINESS & FARM DIVERSIFICATION

1. Ok with reason, What we already have in Loders is enough if not too much- stricter controls
2. Training facilities/home visiting IT, mobile phone use etc for the elderly. Very important for local employment with farm Diversification.
3. Small industrial maybe to keep farming going
4. Future of Croads farm and possible development
5. Trading vehicles through the narrow village roads
6. Develop redundant farms for light business use
7. Keep farming in Loders and their families living in Loders
8. Succession of farm working
9. Support for small scale farming
10. Not to many
11. Concern as to what will become of Tommy Dennetts farm
12. Loss of village farms
13. Encourage small scale business and farm production, keep environmentally friendly
14. Encourage appropriate low impact business/production to generate employment for local people- young people
15. Needed better infrastructure to support and encourage small businesses
16. Not too many industrial units

TRANSPORT AND HIGHWAYS

1. Very bad/dangerous situation of through traffic and parking at school withdrawal of bus services for primary school children
2. Afternoon bus during term time
3. Junction safety on A35, traffic calming measures needed, police road closures forcing unsuitable traffic though the village.
4. The bus stop on A35 Bridport/Dorchester is a long walk for any age i.e coming home with shopping, no bus shelter. Bus seems to come and go when it likes, can there be a stop closer to the village.
5. Restriction of traffic using village as by pass due to increasing congestion on A35
6. Better public transport to get people to work/doctors etc.
7. Quieter road surface on A35
8. Regular bus service to save car use
9. Signs at Highacres "children playing" over children live there u18
10. Parking facilities restrictions on HGV
11. Another bus to and from Bridport during day
12. Please support Sustrans proposed cycle path-sustainable experience of the countryside
13. Size of vehicles in our small lanes
14. Need to ensure transport links retained/expanded for the village
15. Bus services reduction in on?
16. Increased traffic using too much parking on the road and using he village as a cut through
17. Concern with increased traffic using villages as a cut through including HGV's
18. 20mph limit times so school bus encourage sustrans route to town
19. Some better bus service returning from Bridport Loders school bus
20. 20mph through village, sustrans worries, bus stop/bus shelter come closer
21. Parking outside school at 3pm

COMMUNITY, FACILITIES, SCHOOL, VILLAGE HALL, SHOPS PUBS, RECREATION AREA, ALLOTMENTS

1. All important items to retain and improve
2. Access to (up the hill) for elderly and disabled, seating at rec area
3. Uploders Allotments needed a shop would be lovely, not necessarily economically viable keep pubs open
4. Must keep the pub, school, village hall and allotments
5. Essential we keep pubs and halls
6. A local shop would be an asset loss of one of the pubs would be a concern

7. Bus services available
8. Would like to see tennis court provision or even cricket field
9. Small shop included with one of the pubs
10. A village shop would be good parking facilities in village
11. Important to retain to high standard
12. Most important to keep facilities in village whatever the cost
13. Need a shop transport to shops
14. Important to retain facilities we have

HOUSING AND PLANNING

1. Low cost housing is always an issue but natural uphill development is more likely
2. Enough new property allowed suitable accommodation for people living in the village who would like to downsize, Tighten up of second homes
3. Serious local peoples housing problem both for young and elderly who wish to remain in the village or disabled friendly houses.
4. How many, when where what type and who decides
5. Rush of development not sympathetic to the character of the village
6. The number of unoccupied 2nd homes is worryingly increasing
7. Concerned with increase of second homes, weekend homes and holiday lets exclusion of local people as there is now no link between local salaries and village house prices
8. Small number of affordable homes for locals discourage 2nd homes
9. Sensible planning should be swiftly dealt with at low cost
10. Starter homes for youngsters the village needs new blood
11. A few bungalows with no or small gardens for OAP's
12. Affordable Housing required, smaller homes for older people keep families in the village
13. More housing required for older people covenant on building to include permanent occupation
14. Bungalows for elderly to release larger homes
15. More housing for older people as this would release family homes and help them stay in the community- no large estates
16. Planning pockets for small developments must be allowed for young and old and be in keeping
17. Full environmental impact before developments
18. Small sized dwellings preferred and no large buildings/estates

HEALTH AND SOCIAL SERVICES

1. First responder scheme would be excellent if free, first aid training for all responsible adults
2. Ageing population
3. Aging population will require health and social services support
4. Adequate
5. Could have a doctor visit once a week as in some other villages

EMERGENCY AND OTHER SERVICES

1. Constant access issues with inconsiderate parking
2. Neighbourhood carer- list of people
3. Mobile phone signal
4. Adequate
5. Waste collection in adverse conditions
6. Potential for problems with parked vehicles

TOURISM/ ATTRACTIONS/FACILITIES/ACCOMODATION

1. Encouragement /incentives of second home owners to let houses to prevent empty properties and more input into local economy
2. Biggest employers in area linked to tourism, pubs, restaurants, holiday homes- village website would be helpful for this
3. Effect on village of proposed cycle route
4. Too many empty houses/ 2nd homes
5. Support for sustrans
6. Tourism is important, festivals events should be publicised and supported
7. Sustrans update flow of traffic increase in village-danger
8. No more second homes, make 2nd home owners pay at least the full council tax if not more

9. Allow unused old buildings to be made into accommodation
10. Second Homes
11. Where? Sustrans scheme should be encouraged and developed more

SOCIAL AND ENTERTAINMENT AND SPORTS FACILITIES

1. Good already but always ready to improve
2. Very little for younger people
3. Most social activities are dominated by older and resistant to change
4. Tennis and Cricket provision somewhere
5. Up to local people to form and join clubs already here
6. Village Green?
7. Access to Powerstock cinema club for elderly and disabled
8. Sustrans should be encouraged

INFORMATION, COMMUNICATION/BROADBAND/VILLAGE WEBSITE

1. A must a lot of home workers who will not be able to continue if broadband isn't improved
2. Improve communications –broadband
3. All important to move forward
4. Mobile phone signal
5. Terrible digital radio signal
6. Very poor radio signals in the villages and west Dorset, no mobile signal and will we get increased broadband speeds
7. Radio reception
8. High speed broadband is important as is village website
9. Improve broadband
10. Radio, digital communication poor mobile reception too
11. Broadband must be upgraded slower due to more businesses being run at home
12. Very poor digital radio
13. Broadband improvement mobile signal poor
14. Improve broadband etc
15. Poor phone lines and broadband speeds, digital pick up
16. Village website needed, broadband needs speeding up
17. Radio and broadband improvements would be a bonus
18. Mobile phone coverage/FM Radio, improved telecommunications to support especially those in business
19. No signal for mobiles in Home Farm Close

ENVIRONMENT/RENEWABLE ENERGY/LANDSCAPE PRESERVATION

1. Possible community plan/focus to generate power for the village hydro wind power
2. No street lights no traffic calming
3. All important
4. Control of renewable energy equipment in conservation area street lighting not appropriate in village
5. Can we have a village windmill, How does the conservation fit into this?
6. How can the village benefit from renewable energy without destroying the appearance of the conservation area
7. Put electric phone wires underground encourage renewable energy
8. Increase awareness of and involvement in Peascombe Dorset Wildlife trust, Wildlife reserve, access issues, community wildflower meadow the DWT can help?
9. Without preservation of our beautiful villages we have nothing
10. No street lights, no traffic calming, minimal signage
11. Are there any programmes in place? Would like to know
12. Building as an infill not in open space
13. Preserve landscape and rural environment
14. Important to maintain environment landscape preservation
15. Environmental study re reptiles especially common lizards and slow worms
16. To be encouraged, needed,
17. No street lights not needed

OTHER

1. I am very content with the neighbourhood as it is, I agree that voters must be over 18 but would add they must be under 70
2. Parish Council to push social activities like street parties for national events

LODERS PARISH COUNCIL

Extract from Minutes of the meeting of Loders Parish Council held at The Uploders Chapel,
on Tuesday 18th October 2011 at 7.30pm

Present:	Councillors	Michele Warrington (<i>Chair</i>) Barry Wilson (<i>Vice Chair</i>) Barbara Wilson Gavin Edwards Tom Birdseye Alan Watts Bryan Hyde Ros Newberry Mark Roberts - <i>District Councillor Loders Ward</i> Ronald Coatsworth - <i>County Councillor Chesil Ward</i>
	Officers	Michele Harding (<i>Clerk</i>) Roger Henwood (<i>Footpath liaison officer</i>)
	Apologies	Hilary Nadin
	Guests	4

6081. LOCALISM / NEIGHBOURHOOD PLANNING: Cllr Warrington explained that this item would be brought forward on the agenda as Simon Thompson and Hannah Solloway have stayed after the public meeting on Parish and Neighbourhood planning to help in answering any questions. Cllr Warrington thanked Cllr Barry Wilson for all his work and input into the presentation and the success of the evening prior to the Parish Council meeting. The councillors discussed the timescale for this project and that the Neighbourhood Plans pilot schemes in other parishes will not be complete until April 2012. The Council were pleased with the first consultation and very pleased with the good level of support from the community. The steering group will meet once all the information from the initial questionnaires has been compiled. The clerk with the assistance of Simon Thompson and Hannah Solloway will fill in the grant application for the £1000 funding available. The closing date for the application is the 31st October. Simon Thompson explained that there would probably be another round of funding to help with this project. The council could look into hosting the report on the Dorset for you website and issuing the report electronically to save on printing costs. All agreed that the plan go forward.

6082. REPORT ON THE LOCAL PLAN: Cllr Warrington and Cllr Watts had attended seminars on this subject and have signed up to Housing working groups. The local plan is under way and this will be reported back to the council as and when.

Parish / Neighbourhood Plan steering group

Appendix 8

Name	Date Available	
Claire Upton	Wed 30 th Thurs 1st	
Carol and Richard Hall	Wed 30 th Thurs 1st	
Tina Cornish	any	
Alan Watts	Any?	
Rob Phillips	Thurs 1st	
Carol Stewart	Thurs 1st	
David Pullen	Weds 23 rd Weds 30 th	
Barry Wilson	any	
Michele Warrington	any	
Guz Tidy	any	Would need a lift
Andy Mair	Thurs 1 st	
Paul Brightwell	Thurs 1 st	
Bryan Hyde	Thurs 1st	
Ros Newberry	?	

The Thursday seems the most popular

LODERS PARISH COUNCIL

Michele Harding *Clerk to the Council*

West Elworth Farm, Portesham

Weymouth, Dorset, DT3 4HF

Tel: 01305 871268

Email: lodersparishcouncil@gmail.com

Jo Witherden
Head of spatial policy and implementation,
WDDC

27th April 2012

Dear Jo,

Neighbourhood Plan Area

Loders Parish Council would like to apply to WDDC to consider Loders Parish as our Neighbourhood Plan Area.

1. Loders Parish Council is a relevant body for the purposes of section 61G of the 1990 Act.
2. Please find attached the map of Loders Parish for consideration.
3. The Neighbourhood Plan area is based on the parish boundary which is considered by the Parish Council to be an appropriate and recognised area for the local community.
4. Loders Parish Council welcomes interested parties in the Loders Neighbourhood Plan process. If anyone is interested please contact the Clerk to the Council or Cllr Warrington Chairman of Loders Parish Council facilitating the neighbourhood development plan.

Kind regards

Yours sincerely



Michele Harding
Clerk to the Council

**WDDC Summary of responses to Neighbourhood Plan Area applications for;
Cerne Valley, Loders, Buckland Newton, and Piddle Valley** *Appendix 10*

Organisation/Name	Comment
English Heritage	No objection to any of the areas. Identifies sources of information on historic assets. Duty to consult them on any proposals that would affect their interest Will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings.
Environment Agency	No objection to areas Sequential approach should be taken to any development proposals in areas of flood risk. Consider surface water drainage issues (LA have info) Foul drainage network capacity Biodiversity- green spaces to be preserved & enhanced to enhance biodiversity Recommend English Nature be consulted on proposals which may affect designated nature conservation areas.
Marine Management Organisation	No objection to areas Proposals may require a licence under the Marine and Coastal Access Act (2009).
South West Water	Settlements beyond their area of responsibility
Scottish & Southern Energy	No objection to areas Info on impact of overhead lines crossing development sites plus if not capacity within the existing system then cost of upgrade shared between developer and Distribution Network Operator.
Electoral Services	No objection to areas The Electoral Registration and Returning Officer have no objections to any of the applications for the proposed neighbourhood plan areas as long as the areas are coterminous with the Ward and/or Parish Boundaries (which they seem to be from the plans provided) in order to achieve effective voting for the persons within those neighbourhood plan areas.
Highways Agency	No objection to areas While the Agency has no objection to any of these five sites becoming Neighbourhood Plan areas, future development at these locations has the potential to impact on the operation of the strategic road network. We would therefore want to be consulted as the plans develop to ensure that satisfactory assessment of traffic impacts and mitigation requirements are included within the Plans.

Appendix 11

***“Loders Parish Survey Questionnaire for the Loders Parish Plan
and Neighbourhood Plan 2012”***

SEE SEPARATELY SUBMITTED DOCUMENT

Appendix 12

“Loders Parish Survey Report” May 2013

SEE SEPARATELY SUBMITTED DOCUMENT

Loders Parish Plan

Our Parish Plan is an action plan based on the findings of the recent Parish Survey. The Survey gave feedback from 81% of village households on a whole range of subjects.

Feedback included evidence of high levels of support from residents for many new projects:

- Village website
- Environmental projects
- Housing and development
- Footpath maintenance
- Village shop
- Finding out more about renewable energy

There were areas of concern shared by many of us, including:

- Traffic parking
- Danger spots on our roads
- Drains maintenance
- Poor internet & mobile phone services
- Need for more information about the proposed Trailway

For our Parish Plan to succeed, it will need as much active support as possible from all of us.

Parish Plan Launch Meeting

The Parish Plan will be officially launched at our Annual Parish Meeting on May 21st at Lodgers Village Hall at 7.00pm.

Come along to find out more! Please put this date in your diary and bring your completed leaflets, showing which

Actions you would like to be involved in.

If you are unable to attend, please return your completed leaflet to

Michele Warrington,
St Valentine, New Road,
DT64NY.

Loders Parish Council

The Clerk, Mrs Michele Harding,
West Elworth Farm
Portesham, Weymouth
Dorset, DT3 4HF
01305 871268
07814 016971
lodgersparishcouncil@gmail.com

Please tick the areas of our Parish Plan that you would be interested in actively supporting.

Project	Want to be involved ?
1. Setting up a village website Survey revealed: <ul style="list-style-type: none">• 40% of villagers would use regularly• 32 people would help set up	
2. Help with environmental projects: Protecting wild life habitats Clearing ponds Tree surveying Litter picking Survey revealed: Average of 95 villagers would support each of these	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>
3. Housing and development Survey revealed: majority would like to have roughly the same rate of housing development in the next 15 years as in the past 15 years. NB This will take the form of a Neighbourhood Plan —our opportunity to influence what is built in our Parish in the future	

Project	Want to be involved ?
4. Footpath maintenance Survey revealed: 101 residents would like to be involved	
5. Investigate possibility of setting up Village shop Survey revealed: 64% of residents would regularly use one	
6. Finding out more about renewable energy Survey revealed: 176 residents would be happy to attend a parish meeting about renewable energy	
7. Addressing traffic concerns in the village Survey revealed: significant concerns about parking, and danger spots	

Project	Want to be involved ?
8. Improve the village drains Survey revealed: 41% residents feel the drains are not good	
9. Improve internet and mobile phone services Survey revealed: 84% households use the internet., 35% have problems with reliability and 66% have problems with speed. 76% have problems with mobile phone reception	
9. Improve the information available to make a clear judgement about the proposed Trailway project Survey revealed: although 44% supported it, 23% opposed it and 25% didn't have enough information	

Please give contact details

Name: _____

Address: _____

Phone: _____

Email: _____

LODERS PARISH COUNCIL

Loders Parish Plan 2013

**The Parish plan produced from the results from the
Loders Parish Survey which was carried out in
August 2012, including an analysis of the data supplied in the
Questionnaire Responses**

LODERS PARISH PLAN, APRIL 2013

Executive summary

The Loders Parish Plan is an action plan based on the findings of the recent Parish Survey. The Survey gave feedback from 81% of village households on a whole range of issues. These were initially identified by the substantial numbers of parishioners who attended an open meeting in October 2011.

The Steering group which grew from that meeting have worked steadily since then to devise and circulate a Survey Questionnaire which sought villagers' views on the issues. They have now published their analysis of the Survey responses in the "Loders Parish Survey Report".

The Parish Survey revealed evidence of high levels of support from residents for many new projects:

- Village website
- Environmental projects
- Housing and development
- Footpath maintenance
- Village shop
- Finding out more about renewable energy

There were areas of concern shared by many of us, including

- Traffic parking
- Danger spots on our roads
- Drains maintenance
- Poor internet & mobile phone services
- Need for more information about the proposed Trailway

This Plan should be read in conjunction with the Survey Report. References to the relevant Survey questionnaire numbers are shown in italics.

The first step in our action plan is to hold a **public meeting** in the village hall on Tuesday May 21st at 7.00 pm. We hope all of you who would like to actively involve yourself in any of our Action Areas will **come along** and **register your interest**.

Michele Warrington, Chair, Loders Parish Council

Areas for Action

1. VILLAGE WEBSITE

The survey revealed that 147 (36%) supported the idea of a village website and 32 people would be prepared to help with setting up or maintaining it. (*H51 & H52*)

Further, there was evidence that a number of villagers could directly benefit from the networking offered by a village website: 14 would like more part-time work (*CI6*), 10 employers in the village are looking to increase their workforce over the next 12 months (*CI9*), and 18 have difficulty getting to hospital or the doctor (*D22*)

2. ENVIRONMENTAL PROJECTS

A large number of you said you would be prepared to help with a range of projects): Protecting wildlife habitats – 143, Clearing ponds – 67, Surveying trees – 79, and litter picking – 109 (*I61*). The Dorset Wildlife Trust have expressed their interest in involving themselves in community projects in the village, particularly in relation to their Nature Reserve at Peascombe. The WI organise an annual village litter picking and are always pleased to have extra help. Perhaps new groups might also be formed by interested villagers as a result of the Survey's findings.

3. HOUSING AND DEVELOPMENT

A majority of you (58%) have said you think the rate of house building in the village over the past 15 years, 10 houses, is about right (*G43*). The majority (57%) would like to see roughly the same amount of building over the next 15 years (*G44*). To achieve this will require a Neighbourhood Plan for the village which will give us an opportunity to influence what is built in our Parish in the future. Although preparing a Neighbourhood Plan has to be led by the Parish Council, it is essential that interested members of the village are actively involved in the process. We would welcome

additional support from interested villagers who we hope will come forward at our Parish Plan launch meeting in May

4. FOOTPATH MAINTENANCE

Our footpaths are used by a large number of you, 72%, without any difficulty. However, 28% of you experience difficulty using them and others feel that they are not well signposted (*I63*). The great thing is that our Survey has revealed that 101 people expressed a willingness to help maintain our footpaths (*I61*). Our Footpath Liaison Officer, Roger Henwood, would welcome help from keen supporters.

5. INVESTIGATE THE POSSIBILITY OF SETTING UP A VILLAGE SHOP

There seems to be considerable potential support for a village shop—233 villagers, (64%) say they would regularly support one. Launching a project of this size would take determination and dedication.

So do we have villagers willing to take this plan forward?

6. FINDING OUT MORE ABOUT RENEWABLE ENERGY

176 residents would be happy to attend a parish meeting on this subject (*I66*). Would you like to help organise this meeting?

7. ADDRESSING TRAFFIC CONCERNS IN THE VILLAGE

There are a number of significant concerns about a range of traffic issues in the village, including village danger spots, on street parking and speeding (*F33-38*). The Parish Council addresses many of these on a regular basis and will certainly make use of the Survey findings to support and guide further actions. There may be parishioners who feel strongly enough to offer their active support to particular Parish Council initiatives in these areas.

8. IMPROVE THE VILLAGE ROAD DRAINS

While a substantial number of you, 59%, feel that drain maintenance is adequate, a significant number, 41%, feel that this needs more attention. Last summer's flooding has meant that the Parish Council is currently looking into ways of improving village drains and their maintenance. Survey findings will support this current initiative. And they would welcome any offers of active support from parishioners.

9. IMPROVE INTERNET AND MOBILE PHONE SERVICES

RADIO and MOBILE PHONE RECEPTION

Loders has a major problem with Mobile Phone (73% have poor or no reception) and Radio Reception (46% have poor reception), particularly with Digital radio and FM. Hopefully, as Digital Radio becomes more popular, the transmitter strength will be increased. The Parish Council will, in the light of this survey, make representations to the relative authorities for an improvement. However, it is also worth noting that it is possible to get all of the main radio stations, via 'Freeview', on the television. It is planned for the Parish Council to make representations to the Mobile Phone Companies to request an improvement in services.

BROADBAND

It is interesting to note that significant majority (84%) of households use the Internet, either for business, education, shopping or recreation.

Currently "Superfast Broadband" is planned for Dorset in 2013/2014 (ref dorsetforyou.com), but it is not clear that it will be extended to include villages. The exact timescale will not be known until a Commercial Contractor is chosen. However it is planned that the Parish Council will make the Broadband Suppliers aware of the large number of households (84%) that use the internet.

As recently published in the Eggardon and Colmer's View, it is important for all interested individuals to register their interest in Superfast Broadband to ensure it will come to our area. Currently only 5% have done so. We need the other 79% of village users to register. Go to www.dorsetforyou.com/superfast-dorset/register-interest.

10. IMPROVE THE INFORMATION AVAILABLE TO MAKE A CLEAR JUDGEMENT ABOUT THE PROPOSED TRAILWAY PROJECT

The proposed Bridport to Maiden Newton Trailway has substantial village support—44% favour the project while 23% are opposed (*F41*). However a quarter of villagers feel they need more information before deciding. The Parish Council will be passing these findings to the Trailway organisers, Sustrans.

The Young People's Questionnaire reveals strong support for a safe cycle route across the fields from Loders Court to Bradpole Shop and onto West Bay.

LODERS PARISH COUNCIL

Michele Harding *Clerk to the Council*
West Elworth Farm, Portesham
Weymouth, Dorset DT3 4HF
Tel: 01305 871268/ 07814 016971
Email: lodersparishcouncil@gmail.com

Loders Parish Community Groups,
Residents of Loders

7th May 2013

Dear Sir/Madam,

Loders Parish Council would like to invite you or a representative from your committee or group to the presentation and consultation event on the

“Loders Parish Survey Report”, “Loders Parish Plan” and the future
“Loders Neighbourhood Plan.”

This has been on-going since the initial consultation event on 18th October 2011 to which you/your organisation was invited. A steering group has been working to produce the Loders Parish Survey from the questionnaires completed in the summer of 2012.

The event will be held on:

Tuesday 21st May 2013 at Loders Village Hall at 7pm

This will be followed by the Annual Parish Council meeting.

We look forward to seeing you at this event and welcome your feedback and interest in the areas that have been identified by the survey.

Yours faithfully



Michele Harding
Clerk to Loders Parish Council

Parish Plan Summary of projects

Project	No interested
Website	8
Environmental	2
Protecting wild life habitats	9
Clearing ponds	6
Tree surveying	11
Litter picking	24
Housing & Development/Neighbourhood Plan	3 new members plus all existing Steering Group: 15
Footpath maintenance	18
Village Shop	6
Renewable Energy	6
Traffic Concerns	4
Road Drains	4
Internet & Mobile services	2
Trailway	19

LODERS PARISH COUNCIL

Michele Harding *Clerk to the Council*
West Elworth Farm, Portesham
Weymouth, Dorset DT3 4HF
Tel: 01305 871268/ 07814 016971
Email: lodersparishcouncil@gmail.com
Website: www.lodersparish.org

Loders Parish Community Groups,
Residents of Loders

21st October 2013

Dear Sir/Madam,

Loders Parish Council are now about to commence the next stage of the Neighbourhood Plan process.

The first steering group meeting after the summer break will be Thursday 14th November 7.15pm at Loders village hall.

We would welcome any new faces who would be interested in planning, development, and housing needs for the parish.

If you are interested please contact the Parish Council for further information

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Harding'.

Michele Harding
Clerk to Loders Parish Council

LNP Consultation Summary- Nov 2014 (4th draft)

Date	Type	Content/Comments
18 th August 2011	Initial meeting of the Loders Parish/Neighbourhood plan PC working group	To discuss and propose that the Council lead on a Parish and Neighbourhood plan
18 th Oct 2011	Residents invited to a public presentation at Uploders Chapel- followed by a PC meeting	Presentation by Michele Warrington on Parish and Neighbourhood plans Simon Thompson DCA spoke about PP/NP and funding Residents invited to join the steering group <i>Community Groups/issues of the parish/Poster (See attached)</i>
1 st Dec 2011	First meeting of the newly formed Steering group	
26 th Jan 2012	SG meeting	
1 st March 2012	SG Meeting	
27 th April 2012	Application of the Neighbourhood plan area of "Loders Parish" submitted to WDDC by Loders PC	Consultation of external bodies carried out by WDDC by 7 th Dec 2012
31 st May 2012	SG meeting	Finalize questionnaire
27 th Sept 2012	SG meeting	Jan Farnan WDDC-officer assistance-next steps survey feedback
8 th Nov 2012	SG meeting	Parish issues and survey report
16 th Jan 2013	SG meeting	Analysis if housing questions from Loders survey
31 st Jan 2013	SG Meeting	Jan Farnan- presentation on NP and setting of area
13 th March 2013	SG meeting	
11 th April 2013	SG meeting	Received final draft of Survey report
12 th April -25 th April	Survey Report, Parish Plan and Parish Plan Flyer delivered to all households in the Parish	
2 nd May 2013	SG meeting	PP event prep
21 st May 2013	Residents invited to a public presentation/consultation event onPP and introduction of NP	Presentation by MW on Parish plan and projects identified and Jan Farnan on NP
4 th July 2013	SG meeting new members for NP	New members presentation by Jan Farnan and funding options discussed
14 th November 2013	SG meeting	Funding application completed from locality
16 th January 2014	SG meeting	Funding agreed £7000.00
13 th March 2014	SG meeting	Jan Farnan and Paul Derrien Housing needs officer
24 th April 2014	SG meeting	VDS considered as a supporting document
26 th June 2014	SG meeting	CAA considered as a supporting document

15 th July 2014	SG meeting		To consider the DDB consultation
24 th July 2014	Flyer drafting group		To finalise the flyer for distribution
31 st July 2014	SG meeting		Draft Flyer
2 nd -7 th September 2014	Flyers delivered to all household with outline of draft NP vision and policies and invitation to consultation event		Meeting flyer/invitation circulated to all households-(see attached)
16 th September 2014	2 consecutive open meetings: Consultation/presentation events on draft NP 3pm and 6.30pm		MW presentation on NP progress/ Jan Farnan WDD on NP process and explanation of DDB
11th September 2014	Meeting with Catherine Bonnet, rural enabling housing officer and PC members re possible Affordable Housing Survey		Advised by Catherine that Affordable Housing Survey unnecessary as WDDC has just completed on for our parish and neighbouring parishes
2 nd October 2014	SG meeting		To discuss feedback form consultation event on 16 th Sept.
2nd October 2014	Oliver Rendle, WDDC Planning, meeting with PC & SG members re SEA		
6th October 2014	Draft SEA received by PC		Draft SEA circulated to PC for consideration at the next PC meeting
9 th October 2014	Drafting group meeting		To discuss voting on DDB options form
11 th -13 th Oct 2014	Delivery of Voting DDB options 1 and 2		Delivered to every household in Parish(See attached)
21 st October 2014	SG meeting		To consider results of DDB options -Option 2 agreed
24 th October 2014	SEA Consultation		SEA report completed and circulated to EA/Natural England to be completed 7 th Dec
13 th Nov 2014	SG meeting		Bringing together the various parts of NP and supporting docs

Appendix 19

Loders NP SEA Screening Report

SEE SEPARATELY SUBMITTED DOCUMENT

From: **Catherine Bonnett**

CS Appendix 20

Sent: 16 September 2014 15:02

To: lodersparishcouncil@gmail.com

Cc: Jan Farnan

Subject: Affordable housing need in and around Loders

Dear Michelle

Further to the Parish Council meeting last Thursday please find below details of the levels of affordable housing need, in and around the parish of Loders.

As I advised there are currently 9 households on the housing register with a 'local connection' to Loders. I have provided a definition of local connection at the end of this email. Of these households

4 require a 1 bed property

3 require a 2 bed property

1 requires a 3 bed property

1 requires a 4 to 5 bed property

A central principle of national planning policy is the promotion of sustainable development that will support and encourage social, economic, environmental sustainability. In terms of rural housing development national policy recognises the importance housing plays in retaining local services and community facilities, which help to create vibrant, thriving rural communities. In order to promote sustainable development in rural areas national planning policy advises that housing should be located where it will enhance or maintain the vitality of rural communities. For example where there are groups of smaller settlement, development in one village may support services in nearby villages.

As a strong community currently providing a range of services and facilities and in view of the above, the Neighbourhood Planning Group may wish to give consideration to the housing need of adjoining rural parishes within the emerging Neighbourhood Plan. These I have set out below. You will note that I have not included the parish of Powerstock as proposals are being considered for a development of affordable housing within the area.

Askerswell

There are currently 4 households with a local connection in affordable housing need

Shipton Gorge

There are currently 8 households in affordable housing need

Local connection definition

^[1] A local connection is defined as a household

- a) Being permanently resident for at least 6 months during the past year, or 3 years during the past 5 years.
- b) In permanent work for 6 months out of the last year
- c) Having close relatives (i.e. parents, siblings, children) who have lived in the area for 5 years or more.
- d) Other special circumstances which create a link to the given area (not including residence in hospital, holiday let or prison)

If the Parish Council has any questions regarding local affordable housing I would be happy to come and discuss these with them further.

Regards

Catherine Bonnett

Rural Housing Enabling Officer

West Dorset District Council, South Walks House, South Walks Road, Dorchester DT1 1UZ

LODERS PARISH COUNCIL

Michele Harding *Clerk to the Council*

West Elworth Farm, Portesham,

Weymouth, Dorset DT3 4HF

Tel: 01305 871268

Mob: 07814 016971

Email: lodersparishcouncil@gmail.com

Website: www.lodersparish.org

24th October 2014

External Consultees:

Natural England: John.Stobart@naturalengland.org.uk

Environment Agency: swx.planning-liaison@environment-agency.gov.uk

English Heritage: e-swest@english-heritage.org.uk

Loders Neighbourhood Plan- Strategic Environmental Assessment (SEA)

Dear Sir/Madam,

Loders Neighbourhood Plan prepared by the LNP Steering group but led by Loders Parish Council have completed an SEA for the Loders Neighbourhood Plan. As part of the process we are required to go out to consultation to external bodies.

We would ask if you have any comments to make on the document within the 6 week consultation period which ends on **Friday 5th December 2014**.

Please don't hesitate to contact the Council should you require any further information.

The report is attached in the email and also available from the Loders Parish Website www.lodersparish.org

Yours sincerely

M Harding

Mrs M Harding

Clerk to the Council

CC:

WDDC Jan Farnan

WDDC Oliver Rendle

From: Stuart, David [mailto:David.Stuart@english-heritage.org.uk]
Sent: 05 December 2014 15:11
To: lodersparishcouncil@gmail.com
Subject: LODERS NEIGHBOURHOOD PLAN STRATEGIC ENVIRONMENTAL ASSESSMENT

FAO MICHELE HARDING

Dear Mrs Harding

Thank you for your consultation dated 24th October on the Loders Neighbourhood Plan SEA. I can confirm that we have no objection to the conclusion that an SEA will not be required.

On an incidental note, it may be worth my drawing to your attention an observation on Sustainability Objective 1 in the table shown as Figure 3.3 of the Screening Report. The Objective and Decision-making Criteria are fine but it may be overly simplistic to rely exclusively on the Conservation Area Appraisal to achieve these aims. Not only might the Defined Development Boundaries extend beyond the Conservation Areas but this provision wouldn't automatically cover other forms of designated (and undesignated) heritage asset within and outside those Areas.

At the same time, I appreciate the reference within the Justification to Sustainability Objective 2 that the National Planning Policy Framework provides a catch all safety net and as this also applies to heritage assets and therefore equally to Objective 1 there may be sense in widening the scope of this provision in the report. This can only help in substantiating the conclusion that a significant environmental effect will not be likely.

Kind regards

David Stuart

David Stuart | Historic Places Adviser
Direct line: 0117 975 0680
Mobile phone: 0797 924 0316
English Heritage | 29 Queen Square
Bristol | BS1 4ND
www.english-heritage.org.uk

THE FUTURE OF YOUR VILLAGE

Please come and find out at a presentation organised by the Parish Council and the Neighbourhood Plan Steering Group.

**at LODERS VILLAGE HALL
on Tuesday 16th September 2014**

At 3.00 pm & again at 7.00pm

Each session will last no more than 1 ½ hours

Refreshments will be available

You gave your views on development in the

Village Survey in 2012

What have we done since?

What happens next?

For further information please contact

Michele Harding, Clerk to Loders Parish Council,

West Elworth Farm, Portesham, Weymouth, Dorset. DT3 4HF

Tel: 01305 871268 / 07814 016971 Email: lodersparishcouncil@gmail.com

Information Evening

**DON'T MISS YOUR
CHANCE
TO**

**FURTHER INFLUENCE
DEVELOPMENT OF
LODERS PARISH**

Neighbourhood Plans allow communities to decide how they will develop over the next 15 years – the number, type, location and appearance of any new houses or other developments within an agreed Neighbourhood Plan Area. They were introduced by the Localism Act 2011.

Loders Parish Neighbourhood Plan has been under development for the past 18 months, involving members of the Parish Council and the Neighbourhood Plan Steering Group. It is based on the findings of the 2012 Loders Parish Survey.

The Survey gave feedback from 81% of village households on a whole range of subjects. The feedback included evidence of high levels of support from the majority of residents for a limited amount of residential housing development, up to ten houses, within the Parish over the next 15 years.

The West Dorset District Planning Authority have been helping us to develop our Neighbourhood Plan, They have advised us that, as a part of our Plan, if we wish to meet any demand for such development, one of the ways of controlling this is to have a defined development boundary (DDB). Inside of which any future development could take place and outside of which it would be unlikely. We had such a boundary until it was removed by the government in 2005.

The Loders Parish Neighbourhood Plan has been built on the views expressed by all of you in the 2012 Parish Survey. Your views remain central to the process. Eventually, if the Loders Neighbourhood Plan is accepted by the planning authority, you will be asked to vote on it. It will only be adopted if a majority vote in its favour.

Our presentation on September 16th will give an opportunity for everyone in the Parish to find out:

- Where we have reached in the development of a Neighbourhood Plan for Loders
- The choices still to be made by villagers
- The remaining stages of the Neighbourhood Plan process

If you are unable to attend you will find all the presentation information on the Parish Council website www.lodersparish.org.

Additional further information will shortly be sent to all households with a consultation document.

For further information please contact

Michele Harding, Clerk to Loders Parish Council,
West Elworth Farm, Portesham, Weymouth, Dorset DT3 4HF.

Tel: 01305 871268 / 07814 016971

Email: lodersparishcouncil@gmail.com

Localism – a new approach



- Local communities more in control -new powers for communities to act e.g. **neighbourhood plans**, neighbourhood development orders and community right to build orders
- Giving reasons to say 'yes' to **growth**
 - CIL- if you have a neighbourhood plan the community receives 25% of CIL to decide how to spend.(15% if no plan)

Gathering Evidence

Relevant and up-to-date facts and figures needed to support what development is being proposed and how it meets community needs:
e.g. structure of the local community, future growth requirements, issues that the community considers need to be addressed, assessment of constraints:

Constraints

- ❑ AONB –
'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (AONB), which have the highest status of protection in relation to landscape and scenic beauty.' NPPF para 115
- ❑ Flood zones 2 & 3.
- ❑ Nature Conservation designations e.g. SSSI's, SNCI's.
- ❑ Heritage Assets
- ❑ Green spaces

Neighbourhood Plans



- Planning policy document prepared by local communities (town / parish council or neighbourhood forum)
- Becomes part of the development plan, alongside the local plan, statutory weight
- Voluntary, not compulsory
- They can:
 - ❑ Be site specific and / or topic-specific
 - ❑ Allocate land for development, or **extend/reinstate the defined development boundary**
 - ❑ Set new or change existing policies
 - ❑ Provide design / character guidance
 - ❑ Identify Designated Local Green Space
 - ❑ Give permissions (outline / full) through NDO/CRBO
 - ❑ Identify where CIL will be spent

What the community said about growth for the Parish

- Infill development only - single dwellings and small groups
'the use of land within the built up area for further construction i.e. plot subdivision, re development, change of use.'
- 10 units over 15 years - small family, starter homes.
- Design of new development to adhere to Village Design statement
- Protect valued landscapes and green spaces

Neighbourhood Plans

Need to comply with the **Basic Conditions**:

- ❑ to have regard to national policy (primarily the **national planning policy framework**)
- ❑ to be in general conformity with the strategic policies of the development plan (the adopted local plan).
- ❑ to contribute to the achievement of sustainable development.
- ❑ to be compatible with EU and human rights obligations. This is primarily about screening whether a Strategic Environmental Assessment, or Environmental Impact Assessment in the case of a development order, is needed.

Constraints

AONB - NPPF para 115

'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (AONB), which have the highest status of protection in relation to landscape and scenic beauty.'

Flood zones 2 & 3.

Nature Conservation designations e.g. SSSI's, SNCI's.

Heritage Assets

Green spaces

Constraints Map :



How the plan might achieve the growth required

Defined development boundary (DDB)

*Within a DDB development is acceptable in principle subject to other material planning considerations
eg flood risk, biodiversity, landscape impact, heritage impact, access, amenity.*

Development outside DDB restricted to:

- ☐ Agricultural, forestry or horticulture or related enterprises
- ☐ Alterations and extensions to existing buildings
- ☐ New employment, tourism, educational/training, recreational or leisure
- ☐ Affordable housing
- ☐ Rural workers housing
- ☐ Open market housing or built tourist accommodation through the **re-use of rural buildings** that have been in existence since 2011, where the building adjoins an existing serviced residential building and will be tied to the main property.
- ☐ Sites for Gypsies and Travellers and Travelling Show People
- ☐ Replacement of properties affected by coastal change
- ☐ Renewable energy or other utility infrastructure
- ☐ Local facilities appropriate to a rural area.

Loders Village Design Statement (VDS)



CA Appraisal – setting & assets.



The story so far

- ☐ Open community meeting, October 2011
- ☐ Steering group formed, November 2011
- ☐ **Loders Parish Survey Questionnaire, August 2012. 81% village households responded**
- ☐ Lodors Parish Survey Report, April 2013
- ☐ Parish Plan produced and distributed, May 2013
- ☐ Public Meeting May 2013
- ☐ September 2013 Steering group, with further volunteers, begins work on Neighbourhood Plan

Village Survey findings: Development

81% village households participated. **Majorities in favour of:**

- ☐ Village to continue to develop as a working community
- ☐ Increase village housing stock by up to 10 over the next 15 years
- ☐ Small family homes, starter homes, possibly affordable houses for locals
- ☐ Single dwellings or small groups, infill.
- ☐ Residential development or small business use of redundant farm buildings
- ☐ Limited support for small business development
- ☐ No small industrial workshops and no active encouragement of further tourism
- ☐ Domestic renewable energy schemes: Sunlight (PV or heating), Heat pump
- ☐ Future cabling to be underground and no additional street lighting

Loders Neighbourhood Plan

Steering Group presentation to
Loders Parish residents
16th September 2014

Our Draft Neighbourhood Plan: Key issues and themes

1. Ensure the vitality and character of the parish as a working community by:
 - supporting those who work locally, local business and those working from home.
 - protecting the parish community assets for the benefit of the local community, including the school, village hall, two pubs, playing fields
2. Facilitate limited residential development of up to 10 small dwellings and/or affordable/starter homes in the plan period to 2027
3. Protect the countryside, village amenities, historic character and appearance
4. Maintain and enhance the rural character of the Parish
5. Discourage those forms of business development which adversely affect valued local amenities and views

Formulating a Neighbourhood Plan for Lodors

- ☐ Regular meetings of Steering Group
- ☐ Successfully applied for the Parish to be a Neighbourhood Plan (NP) Area
- ☐ Careful scrutiny of Village Survey findings to agree of elements of our Neighbourhood Plan
- ☐ Close partnership with Planning Advisors
- ☐ Commissioning an Affordable Housing Survey
- ☐ Reviewing and updated Village Design Statement in light of Parish Survey results
- ☐ Developing a draft Neighbourhood Plan
- ☐ Ensuring the Parish is informed and consulted

Loders draft Neighbourhood Plan: Key Policies

1. Protect the parish community assets – to safeguard the character of the village/parish
2. Facilitate limited residential development to up to 10 new houses over next 15 years
3. Define the type and location of new housing: infill, single or small groups. Small family homes and/or affordable starter homes
4. Facilitate development/re-use of redundant farm buildings- housing or small businesses.
5. No active encouragement of further tourism
6. Reintroduce a Defined Development Boundary (DDB) Currently 2 options
7. Adopt an updated "Loders Village Design Statement"
8. Adopt the detailed guidance for Lodors Parish in the "Loders and Uploders, Powerstock and Nettlecombe Conservation area Appraisal

Defined Development Boundary (DDB) Options for Loders

- ❑ A DDB guides where development can take place – development can take place inside the boundary (subject to other planning policies *e.g. Flooding, access, design etc.*).
- ❑ Outside the DDB, development is generally restricted. There are Exception sites, including Affordable housing projects
- ❑ Loders had a DDB for 15 years until 2005 when it was removed under the West Dorset District Local Plan
- ❑ The Local Planning Authority has strongly recommended that we should have a DDB as an essential part of Neighbourhood Plan

Two options are now being considered in the draft Loders NP:

1. The original DDB
2. The original DDB + farm buildings/land at Croads Farm.

Loders Neighbourhood Plan (LNP): Next Steps

SEPT 2014: Feedback from this consultation & presentation to be considered by the Steering Group
 ↓
 OCT 2014: All village households consultation on DDB options. Results considered by Steering Group
 ↓
 DEC 2014: Circulate the Draft Proposal LNP for consultation, including Parish residents, WDDC and statutory bodies as required (6 week formal consultation)
 ↓
 MARCH 2015: Finalise Draft Proposal LNP, along with consultation statement, statement of how the plan meets basic conditions & plan identifying area.
 for formal submission to WDDC.
 ↓
 MARCH 2015 – JUNE 2015: submission to Planning Authority, 8 week consultation period, Scrutiny of Draft Proposal LNP by an Independent Examiner appointed by WDDC
 ↓
 JULY 2015 - Examiners report- consideration of any suggested modifications to the plan
 ↓
 OCT 2015 : Village Referendum on Draft Proposal LNP
 ↓
 JAN 2016 Loders Neighbourhood Plan adopted by WDDC as part of its Development Plan

Map showing the original Loders Defined Development Boundary
Option 1



Option 2
Map showing the original Loders Defined Development Boundary + land at Croads Farm



16th September 2014 Consultation event report

A total of 37 people were at the afternoon session and 37 in the evening this included the steering group and Council members

JF gave her presentation followed by MW speaking on NP's and the Lodders NP process.

Q & A Points raised in the 3rd half hour!

1. If there are exception sites will they count as one of the "up to 10 in the NP"
It could and it would depend on the Steering group and how they write the plan.
2. Amazed at the hard work put in and time given up to prepare the NP but felt it was wasting your time until WDDC has got their act together and especially as the choices have been curtailed suggested that we do not proceed any further.
You can still proceed with the plan, it would be up to you to include the 3rd option but you would have to put a strong case forward to support it
3. What should be done about redundant farm buildings that can be a blot on the landscape.
In the emerging local plan it could be used to allow open market housing in villages as there is scope to reuse but there will be tie to the main holding so cannot be sold off.
4. Strong feeling on affordable housing and how it is obtained and relying upon donated land
5. How do you expect a developer to cut profits to provide affordable housing.
It was explained that there are grants available from government to develop
6. Redundant farm buildings- need to clarify if are to be outside DDB
Exception site outside DDB will need to comply with NPPF overrides presumptions on sustainability/environmental/social/economic.
6. Will downsizing properties and granny annexe will be included in the up to 10
7. Jan explained that a neighbourhood development order notes specific sites and these are done through the same process. With a community right to build is where all proceeds into the community.
8. Can't see where you will get the 10 houses but there is a potential with change of use
9. Option 2 was supported by most
10. Why not the whole parish
Will leave whole area open for development close to settlements/services. AONB has a strong policy
11. Concern up to 10 house is sufficient especially as to maintain as a working community
The steering group will have to decide if any rural exception sites are included in the up to 10
12. Option 2 is favoured
13. Can we identify community assets and protect our pubs /schools etc.
Community right to bid, can be identified if it comes up for sale then the community has the option to bid
14. Green spaces can be identified
15. Can't have a DDB without a NP

Items noted at the tables:

Can parish request a meeting with chief planning officer to discuss fringe developments?

Downsizing property should be included

Concern over height of new developments

How can magna be prevented from extending well plot

Why have other fringes been excluded in the DDB options

How to control heavy traffic generated by Matravers

How are clashes between affordable housing outside DDB and preserving open views reduced

Saddened after all efforts that choices have been taken away – do not continue with NP

Affordable housing to be part of 10?

With ageing population existing housing stock occupied by retirees and 10 houses not sufficient for young families of working age

Redundant barns are eyesores

Bell farm and aged buildings as affordable

What about all the cars with new houses

How will affordable housing on exception sites be made sustainable without taking a large site

LODERS NEIGHBOURHOOD PLAN: VILLAGE CONSULTATION

Dear Loders Parish Resident,

As you know, Loders Parish Neighbourhood Plan has been under development for the past 18 months.

Neighbourhood Plans allow communities to decide how they will develop over the next 15 years - the number, type, location and appearance of any new houses or other developments within an agreed Neighbourhood Plan Area.

The draft Loders Parish Neighbourhood Plan

The elements of our draft plan are based on the information you gave us in the Parish Village Survey in 2012. The Key Draft Policies are:

1. Protect the parish community assets- to safeguard the character of the village/parish
2. Facilitate limited residential development to up to 10 new houses over next 15 year
3. Define the type and location of new housing: infill, single or small groups. Small family homes and/or affordable starter homes
4. Facilitate development/re-use of redundant farm buildings- housing or small businesses.
5. No active encouragement of further tourism
6. Reintroduce a Defined Development Boundary (DDB)
Currently 2 options
7. Adopt an updated "Loders Village Design Statement"
8. Adopt the detailed guidance for Loders Parish in the "Loders and Uploders, Powerstock and Nettlecombe Conservation area Appraisal"

The Defined Development Boundary (DDB)

We have been advised by the District Council planning officers who support our work that a Defined Development Boundary (DDB) is an essential part of a Neighbourhood Plan.

- A DDB guides where development can take place - development can take place inside the boundary (subject to other planning policies, e.g. flooding, access design etc)
- Outside the DDB, development is generally restricted. There are exceptions to this including Affordable housing projects.
- Loders had a DDB for 15 years until 2005 when it was removed under the West Dorset District Local Plan. Since then no house building has been allowed in the parish.

Two options for a new DDB are now being considered in the draft Neighbourhood plan. *See the maps at the centre of this leaflet:*

Option 1. The original DDB which existed until 2005

Option 2. The original DDB extended slightly to include the farm buildings at both sides of the road at Croads farm.

WE NEED YOUR FEEDBACK TO MAKE OUR FINAL DECISION ABOUT THESE OPTIONS.

Please choose your preferred option and tick it on the form below. Return your option slip to xxxxxx

.....

Option 1	The original DDB	
Option 2	The original DDB + farm buildings at Croads Farm	