

Loders Neighbourhood Development Plan

Examination Version

Report to West Dorset District Council of the Examination into the Loders Neighbourhood Development Plan

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Summary of Recommendation:

Loders Neighbourhood Development Plan: as modified should proceed to referendum

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1. Introduction

Neighbourhood Planning provides communities with the power to shape future development in and around where they work.

This Report provides the findings of the Examination into the Loders Neighbourhood Development Plan (referred to as the LNDDP).

This Report provides a recommendation as to whether or not the Neighbourhood Development Plan should go forward to a Referendum.

I am pleased to report that the Plan may proceed to Referendum subject to a series of minor Modifications. None of these fundamentally change the Plan's content or direction, but are intended to ensure that the Plan meets the Basic Conditions. Within this report are also clearly marked recommendations that are optional and will enable the information to be presented more clearly in a user-friendly document.

Were the Plan to go to Referendum and achieve more than 50% of votes in favour, then the Neighbourhood Plan would be made by West Dorset District Council. The Neighbourhood Plan would then be used to determine planning applications and guide planning decisions in the Loders Neighbourhood Area.

Role of the Independent Examiner

I have been appointed by West Dorset District Council with the consent of Loders Parish Council to conduct the Examination and provide this Report as Independent Examiner. I confirm I am independent of the qualifying body and local authority. I do not have any land or other interests that may be affected by the Plan. I am a Chartered Town Planner with over 25 years experience in local authority, private, partnership, third sector and community organisations specialising in planning, design and community-led development. NPIERS are satisfied that I hold the appropriate qualifications and experience to be a member of their Panel of Examiners. As Independent Examiner, I must make one of the following recommendations:

- a) that the Neighbourhood Plan should proceed to Referendum, on the basis that it meets all legal requirements;
- b) that the Neighbourhood Plan as modified should proceed to Referendum;

c) that the Neighbourhood Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.

If recommending that the Neighbourhood Plan should proceed to Referendum, I am also then required to consider whether or not the Referendum Area should extend beyond the Loders Neighbourhood Area to which the Neighbourhood Plan relates. I make my recommendation on the Referendum Area at the end of this Report.

In examining the Neighbourhood Plan, I am also required, under Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990, to check whether:

a) the policies relate to the development and use of land for a designated neighbourhood area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act (PCPA) 2004;

b) the Neighbourhood Plan meets the requirements of Section 38B of the 2004 PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one neighbourhood area),

c) the Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.

Subject to the contents of this Report, I am satisfied that each of the above points have been met.

Neighbourhood Plan Period

A neighbourhood plan must specify the period for which it is to have effect.

The Neighbourhood Plan states within the Introduction that it covers the period from making of the Plan to 2027. It therefore satisfies this legal requirement.

Public Hearing

As a general rule, neighbourhood plan examinations should be held without a public hearing – by written representations only. I have considered written representations as part of the examination process. A public hearing must be held when *the Examiner considers it necessary* to ensure adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

The Consultation Statement evidences the opportunities for individuals and organisations to consider the Neighbourhood Plan and to put forward representations, whether in support, objection or as general comments. I consider the Neighbourhood Plan consultation process in detail below. I note that the receipt of representations in support and, fewer in number, representations in objection to the Loders Neighbourhood Plan, provides evidence that people have had a fair chance to put a case.

I am satisfied from the depth of the consultation responses and the spread of consultation invitations that most respondents have been satisfied with the process.

Taking the above into account, I consider it is **not** necessary for there to be a Loders Neighbourhood Plan Hearing.

2.0 Compliance with matters other than the Basic Conditions

Qualifying body

The Parish Council of Loders is recognised as the qualifying body for leading a neighbourhood development plan¹. They established a Steering Group to lead on production of the Plan and the membership of the Steering Group and how it was recruited is explained well.

Plan area

The Plan area was approved by West Dorset District Council in February 2013. A map of the area is to be found on page 1 of the Plan.

Plan period

The Plan covers a period to 2027. This is stated clearly in the Introduction.

Excluded development

The Plan does not include policies that relate to any of the categories of excluded development and therefore meets this requirement.

Development and use of land

Policies in neighbourhood plans must relate to the development and use of land. Neighbourhood plans may sometimes contain aspirational policies or projects that signal the community's priorities for the future of their local area, but are not related to the development and use of land. I note the Plan has been amended to remove some of these non-land use policy aspirations as a result of consultation. Rather than lose them completely I have added these back in as a suggestion to the project areas highlighted on page 19 in the Community Objective and Policies to ensure the community's aspirations are adequately captured.

¹ In line with the aims and purposes of neighbourhood planning, as set out in the Localism Act (2011), the National Planning Policy Framework (2012) and Planning Practice Guidance (2014)

3. Basic Conditions and Development Plan Status

An Independent Examiner must consider whether a neighbourhood plan meets the “Basic Conditions” which were set out following the Localism Act 2011. In order to meet the Basic Conditions, a neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan (see Development Plan Status below) for the area; and,
- be compatible with EU obligations and human rights requirements.

I confirm that I have examined the Neighbourhood Plan against these Basic Conditions.

I consider whether the policies of the Neighbourhood Plan have regard to national policies, contribute to sustainable development and are in general conformity with strategic development plan policies, the status of the relevant development plan and whether the Neighbourhood Plan is compatible with EU obligations and human rights requirements.

The Modifications proposed for the submitted NDP will enable compliance with the Sustainability criteria of the Basic Conditions and the NPPF.

Development Plan Status

The current Development Plan for the Loders neighbourhood plan area comprises The West Dorset, Weymouth and Portland Local Plan adopted by Weymouth and Portland Borough Council on 15 October 2015 and by West Dorset District Council on 22 October 2015.

The Basic Conditions Statement clearly states that LNDP policies were predicated on both of the adopted West Dorset District Plan 2006 and those of the, then, forthcoming West Dorset, Weymouth and Portland Local Plan.

Therefore I have considered the Loders Neighbourhood Development Plan (LNDP) against the policies of the adopted 2015 West Dorset, Weymouth and Portland Local Plan (WDWPLP).

European Convention on Human Rights (ECHR) and European Union (EU) Obligations

I am satisfied that the Neighbourhood Plan does not breach, nor is in any way incompatible with the ECHR. The consultation process for the NDP has been wide ranging and responses listened to which have resulted in obvious changes to the Plan. I am also mindful of the responses received subsequently and have made modification later in this report to account for these.

The Consultation Statement clearly charts the changes made to the LNDP as a result of the responses received. Where changes have not been made contrary to the wishes of all respondees sufficient reason for not doing so has been provided in the Consultation Statement.

I am satisfied that a fair and transparent process has been undertaken in the policy generation and focus of the plan and specifically in the selection of development boundaries (DDB) within the Neighbourhood Plan Area. There is a clear rationale to the boundary where presumption is in favour of development within the allocated settlement boundaries close to facilities both for the benefit of future occupants and to continue sustaining those facilities. The LNDP states where proposals are made outside of those allocated sites they may be determined in accordance with other criteria of the LNDP and the West Dorset District Development Plan in force at the time.

The emerging Local Plan does not specify levels of growth for Lodders Parish and I am satisfied that the LNDP is sufficiently flexible in providing for a balance of development within the defined built boundaries (DBB) and windfall sites that it is positive in promoting sustainable development and contributing to the residual housing target in the adopted Local Plan.

A screening opinion was issued by West Dorset District Council confirming that a Strategic Environmental Assessment (SEA) was not required in accordance with EU Directive 2001/42 on strategic environmental assessment as the Lodders Neighbourhood Plan.

The SEA Screening report concludes that the proposals within the LNDP will not need to be subject to a full SEA. –The Statutory consultees are satisfied the proposals have been sufficiently screened and agree with this conclusion. I am satisfied of the content of the SEA Screening report and

from the responses that the proposals have been sufficiently assessed and therefore an SEA is not required.

The development sites within the Loders Neighbourhood Plan Area do not fall within the zones of influence of any European designated nature sites and therefore a Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 (as amended)) has not been required.

I am satisfied Loders Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

I am therefore satisfied that the Neighbourhood Plan is compatible with EU obligations and the Basic Conditions.

National policy and advice

The main document that sets out national planning policy is the National Planning Policy Framework (the NPPF) published in 2012. In particular it explains that the application of the presumption in favour of sustainable development will mean that neighbourhood plans should support the strategic development needs set out in Local Plans, plan positively to support local development, shaping and directing development that is outside the strategic elements of the Local Plan and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with the neighbourhood plan to proceed.

The NPPF also makes it clear that neighbourhood plans should be aligned with the strategic needs and priorities of the wider local area. In other words neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. They cannot promote less development than that set out in the Local Plan or undermine its strategic policies.

On 6 March 2014, the Government published a suite of planning guidance via the online resource www.planningguidance.planningportal.gov.uk. The planning guidance contains a wealth of information relating to neighbourhood planning which is updated from time to time and I have had regard to this in preparing this report. This is referred to in this report as Planning Practice Guidance (PPG).

The NPPF indicates that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

PPG indicates that a policy should be clear and unambiguous to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance advises that it should be concise, precise and supported by appropriate evidence, reflecting and responding to both the context and the characteristics of the area.

I am satisfied Loders Neighbourhood Plan has had regard to the requirements of the NPPF and PPG.

Sustainable development

A qualifying body must demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. The NPPF as a whole constitutes the Government's view of what sustainable development means in practice for planning. The Framework explains that there are three dimensions to sustainable development; economic, social and environmental. The Basic Conditions Statement offers an explanation of how the Plan contributes to the achievement of sustainable development.

The SEA Screening process incorporated an assessment of the draft plan's proposals against a sustainability checklist, taking this established formula from the WDWPLP. It therefore considered the wider social and economic issues, finding either a neutral or positive effect of the LNDP policies. I am satisfied that the LNDP addresses the sustainability issues and alternatives and that the links between sustainability and the Plan Policies are clearly made within the LNDP.

West Dorset District Council

The Basic Conditions Statement states that West Dorset District Council has been engaged throughout the development of the Loders Neighbourhood Plan which has ensured that the process of developing the policies for the Plan has been scrutinised in terms of conformity with strategic policies of the 2006 Plan and the, then, forthcoming district plan. I am satisfied the LNDP is in general conformity with the policies in the recently adopted 2015 Plan that affect the overall deliverability of the Plan and meets the Basic Conditions in this respect.

Neighbourhood Plan Area

The chosen Neighbourhood Plan Area will be the Area within which the Policies contained in this Neighbourhood Plan will be exercisable. Loders Neighbourhood Plan Area is within the Local Planning Authority Area of West Dorset District Council. The Neighbourhood Plan Area follows the Parish boundary. The boundary therefore comprises a known area and is logical for the intent of the Neighbourhood Plan Policies.

The Plan Area does not overlap with any other and no other neighbourhood development plan has been made within this area.

This satisfies requirements for the purposes of preparing a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended).

4. Background documents

In undertaking this examination, I have considered the following documents in addition to the Examination Version of the Loders Neighbourhood Plan:

National Planning Policy Framework (NPPF) (2012)
National Planning Policy Guidance (NPPG) (2014)
Town and Country Planning Act 1990 (as amended)
The Localism Act (2011)
The Neighbourhood Planning Regulations (2012 as amended)
The West Dorset, Weymouth and Portland Local Plan adopted 22 October 2015 by West Dorset District Council
Basic Conditions and Consultation Statements
SA/SEA Screening Statement from West Dorset District Council
Submission Letters
Neighbourhood Area (map)

Representations received during the publicity period.

I spent an unaccompanied day visiting the parish of Loders on 15 December 2015.

5. The Community's Vision and Objectives

The community's Vision and Objectives are clearly set out in their NDP for how they wish the future of their Parish to be taken forward and it is clear these form a thread informing policies throughout their NDP.

The Basic Conditions, Consultation Statement and other supporting documents provides evidence of the aspects that are valued and shows this vision and objectives have been tested and supported throughout local consultation.

These are clear and unambiguous and will assist in the understanding of the Plan and delivery of its aims.

Loders NDP's Vision fits well with the aims of the recently adopted Local Plan policies. They all emphasise retaining built and natural landscape character, encouraging the economic and social life of the parish and managing development and its impacts.

6. Consultation Statement

Public consultation is an important part of a Neighbourhood Development Plan. It is a legislative requirement. It forms part of the evidence base.

Building effective community engagement into the plan-making process encourages public participation and raises awareness and understanding of the plan's scope and limitations. Successful consultation can also create a sense of public ownership, achieve consensus and provide the foundations for a successful 'Yes' vote at Referendum.

As required by regulation 4, Loders Parish Council submitted a Consultation Statement to West Dorset District Council setting out who was consulted and how, along with comments on the outcome of the consultation.

Over the three year process of developing the Loders Neighbourhood Plan evidence demonstrates the community has been engaged and consulted widely and using various methods of contact. The Reg. 14 consultation responses have been either taken on board to alter aspects of the Plan or reason provided as to why responses have not been taken forward. In

particular more flexibility has been incorporated into the Plan in the extension of its defined built boundaries (DBB) whilst not relaxing its objectives.

I am satisfied that the Neighbourhood Plan meets its statutory obligations in that the responses show a wide range of outreach and input and that the majority of responses are positive about the quality of the process and the outcomes. Both the process and the outcomes are to be commended. I am confident that the Plan has emerged as a result of seeking, and taking into account, the views of residents and the wider community and other bodies. Consequently I am satisfied the Neighbourhood Plan is a community-driven document.

7. Modifications and recommendations to the Loders Neighbourhood Development Plan

Modifications to the following Policies do not fundamentally change the Plan's content or direction and will ensure overall legal compliance.

Recommendations are optional for consideration by the Parish Council and its advisers. The recommendations below largely relate to clarifying the message and intent of the Plan through re-ordering information.

My overall comments are that the Plan is clear and concise. It is a well set out document and tells the story of the inception and development of the Plan well.

The simplicity of language and presentation makes it easy to understand. The Introductory pages set the scene well and the photographs excellently illustrate the features of the area.

The mapping is not entirely clear throughout, as highlighted by the consultees. I make recommendations on this below.

In terms of accessibility not all the text meets the criteria of the, 'See it Right Guidelines'. Avoid central justification, italics, small text, headings in upper case - Good practice would work within these guidelines and demonstrate promoting equality under your Public Sector Duty (Equality Act 2010), to advance equality for the protected characteristic of disability.

Recommendation

Page 4

Remove duplicate text in final paragraph: -

The Village settlements of Loders, Uploders and Matravers (have) ~~developed along the waterline of the River Asker, in the folds of the surrounding hills which has promoted its linear characteristics. It has a significant... etc~~

Page 6

Map 2: For better legibility, increase size of map title and align to map orientation rather than at top of page. Consider making map title more obvious by including in a box, larger text or reversing out text in a colour block.

Page 9

Enlarge the map to enable legibility.

Page 13

Map 4: This is a very useful key map. As comments on Map 2. For better legibility, increase size of map title and align to map orientation rather than at top of page. Consider making map title more obvious by including in a box, larger text or reversing out text in a colour block. This will also highlight the existence of the larger inset maps.

Modifications

1. Maps 4a and 4b are not clear enough. The boundaries are hazy and the view points in particular cause difficulty in identifying. This may be assisted by using standard graphic symbols such as those that close off the end of the viewpoint. This may result in larger inset maps and possible more maps.
2. The names of the Important Gaps, Rural Views and Local Green Spaces need to be identified on the map. I suggest reference is made on the map that uses numbers against the list on the revised policy below, relating to the useful tables on pages 11 and 12.
3. LNP E1: Include the names of the gaps, key rural views and Local Green Spaces. This will ensure the Policy is locally relevant and specific, providing local detail to support delivery of the more generalised Local

Plan Policies. To be helpful, I suggest alternative wording below. There may be other ways of introducing the precision required:

LNP Policy E1: Protection of Important Gaps, Rural Views and Local Green Spaces

Development will be supported where it does not undermine the important landscape character of the area and other policy considerations in this Plan, in particular where:

A. The gaps are maintained along the road fronts between the built-up areas (~~as identified on map 4~~) which are important in defining the distinctive character of each settlement, and their rural, non-built-up nature are conserved and enhanced. The gaps are identified on Map 4 and Inset Maps 4a and 4b, and referenced as follows:

A1. The open land separating Bradpole and Loders

A2. The meadows either side of the bridge at Yonderover, separating Loders and Yonderover

A3 The farmland separating Yonderover from Uploders ... etc ..

B. Key rural views are respected and not infringed upon the enjoyment of. The key rural views are identified on Map 4 and Inset Maps 4a and 4b, and referenced as follows:

B1. Views of Boarsbarrow Hill glimpsed between buildings on the south side of Main Street through Loders, notably from – over the Court wall looking past the church ...etc...

C. Local green spaces identified as of particular local importance, to the extent that no development will be permitted within them that would harm their green character and reason for designation. The Local Green Spaces are identified on Map 4 and Inset Maps 4a and 4b, and referenced as follows:

C1. The parkland at Loders Court from the Churchyard to Loders Mill ...etc....

Development proposals that will result in undermining the quality of these spaces will be resisted.

4. LNP Policy E2.

Add text:

Having regard to other policy considerations in this Neighbourhood Development Plan, development will be supported where the following features and their settings are retained:

- **the attractive river course with its mill leats and tributaries**
- **the distinctive hill tops of Boarsbarrow Hill, Waddon Hill and Shipton Hill etc....**

5. LNP Policy E3

Reorganise text:

Development proposals will be supported where they, where relevant, take opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area, through (for example) providing buffer areas to protected habitats and including new biodiversity features within the development.

On sites below the standard thresholds for a biodiversity appraisal, applicants ~~are encouraged to~~ will submit (as a minimum) an initial scoping / feasibility appraisal that identifies ecological aspects or considerations, where the proposed development site includes or is adjoining

- **a large, mature garden etc ...**

6. page 16.

Policy LNP Policy E4: Endorse the detailed approach of this Policy. Add the environmental considerations recommended by Dorset County Council and Environment Agency relating to sustainable construction, flooding and water use. Also modify wording to incorporate supporting documents:

New development must demonstrate how it responds to its context and the established character of the area in which it is located and take account of the Loders village design statement and Conservation Area appraisals.

Development proposals (including new buildings and extensions / alterations to existing buildings) will be supported where they are sympathetic with adjacent buildings and achieve a high quality of design, use of materials and appropriate detailing which reflect local distinctiveness and respects the rural character of Loders Parish. In considering whether proposals achieve this

requirement, particular regard should be paid to:

- **the largely linear character of the historic settlement form, located close to the valley floor - development within the village tends to be single plot depth, set hard onto the street, with few front gardens and no kerbs or pavements**

-

- **the pointing of stone walling, which matches the colour of the stone and is rubbed flush or underflush**

And be of sustainable design and construction to minimise impact of climate change, including use of permeable surfaces to minimise surface water run-off and minimising water use.

7. Page 18

LNP Policy E5: Reword along the lines of:

Development will be supported within the defined development boundary that has been drawn around Lodors and Uploders (see map 5) subject to other considerations in the Plan. Any new buildings (other than for farming and other land-based rural businesses, or associated rural workers' housing) and associated land (such as gardens or parking areas) should be located within this development boundary. In exceptional circumstances new buildings may be allowed outside of this boundary, and in these circumstances where the need for new buildings is justified, they must be well-related to the village and sensitively designed to respect and enhance the character of the local area.

....etc

I note that the supporting text helpfully provides the type of development that might comprise 'exceptions', including affordable housing, and which is defined and otherwise managed in the overarching local Plan.

Recommendation

Page 19. Where the Qualifying Body considers this appropriate, add to the project list those areas highlighted through the consultation as being important to follow-up and to incorporate the non-land use items of mobile library and bus service removed from Policy C1.

Suggested Project list additions:

- Promotion of Broadband connections for local businesses and homes
- Promote a 'dark skies' parish
- Promote a mobile library

- Promote bus service
- Cycle plan
- Partnership projects to support the continuing viability of community assets highlighted in LNP Policy C1.

Modification

8. Page 19

LNP Policy C1

~~Community assets (as listed below) should be retained where possible,~~ **Development proposals that encourage the retention of the community assets, as listed below, will be supported and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services, and also to bring forward new assets such as a village shop.**

Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.

- **St. Mary Magdalene Churchetc ...**

9. Map 6 Existing Built Community Assets must be revised to show precise outlines around sites comprising community assets.

LNP Policy H1 no change. This Policy provides sufficient flexibility within it to accommodate lesser or greater amounts of development on a single plot where local context allows. Agree with the Parish Council that sufficient flexibility also exists within the DDB and in existing development to accommodate an amount of around 10 new homes in the life of the Plan. Furthermore this amount may be increased where exceptional development may be acceptable outside of the DBB for purposes including provision of affordable homes should local context and other constraints permit.

10. LNP Policy H2

Rephrase to be more positive, along the lines of:

New housing will be supported where the type and size of new housing reflects the need for smaller homes of two or three bedrooms suitable for couples and individuals looking to downsize or as homes for first-time buyers suitable etc....

11. LNP Policy B1

Insert wording into second paragraph to be more precise, to offer greater certainty to developers and to take into consideration the concerns of WDDC in relation to NPPF 32 and the requirement for a detailed, contextual, approach as required by the local highways agency and the Parish Council:

Employment uses *which are demonstrated as being likely to substantially increase vehicle activity or large lorry movements on the small country lanes (and taking into account the traffic issues such as those highlighted in the neighbourhood plan), harm the rural character of the area, or cause substantial harm to the living conditions and amenities of residents, will not be supported.*

Section 4, Monitoring and review. This section is immensely useful and will guide in the understanding of the effectiveness of the Plan.

Basic Conditions Statement

Insert a disclaimer to reflect the change in circumstances since the LNDP was submitted. This would refer to the newly adopted local plan superseding the 2006 plan. Include in the Appendices the statutory documents relating to the Neighbourhood Plan Boundary Area Designation.

Consultation Statement

The Consultation Statement provides a very good explanation of intention and delivery of all the stages of consultation. Each interface with the public is recorded well in responses and numbers and provides excellent evidence of how the community was reached, the quality of engagement and where the results have and have not been incorporated into the LNDP. I recommend that where demographic detail is available about the Loders area it should be included within the consultation statement to add some context.

Recommend that, for ease of understanding, the list of appendices be included after the contents sheet as this will provide a complete picture of the content of this document as well as bringing forward the scope and extent of the consultation.

9. Summary and Referendum

In summary, it is my view that the Loders Neighbourhood Plan reflects the views of the community and sets out a clear and deliverable vision for the neighbourhood area.

There are minor Modifications and recommendations to the Plan. None fundamentally change its content or direction, but are intended to ensure that the Plan meets the Basic Conditions and is a user-friendly document.

Subject to the above, the Loders Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; contributes to the achievement of sustainable development; is in general conformity with the strategic policies of the development plan for the area; does not breach, and is compatible with European Union obligations and the European Convention of Human Rights.

The Loders Neighbourhood Plan meets the Basic Conditions.

Referendum

I am delighted to recommend to West Dorset District Council that, subject to the minor modifications proposed, the Loders Neighbourhood Plan should proceed to a Referendum.

Referendum Area

I am required to consider whether the referendum area should be extended beyond the Loders Neighbourhood Area.

I consider the Neighbourhood Area to be appropriate as it follows the boundary of the Parish Council area which is an established, known boundary.

I recommend the Plan proceed to Referendum based on the Loders Neighbourhood Area as defined by West Dorset District Council in February 2013.