

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 Lodders Parish Council have completed an SEA for the Lodders 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 Lodders Parish Website www.lodersparish.org

Yours sincerely



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

LODERS NEIGHBOURHOOD PLAN

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

LODERS NEIGHBOURHOOD PLAN

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)



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

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.



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

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



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.

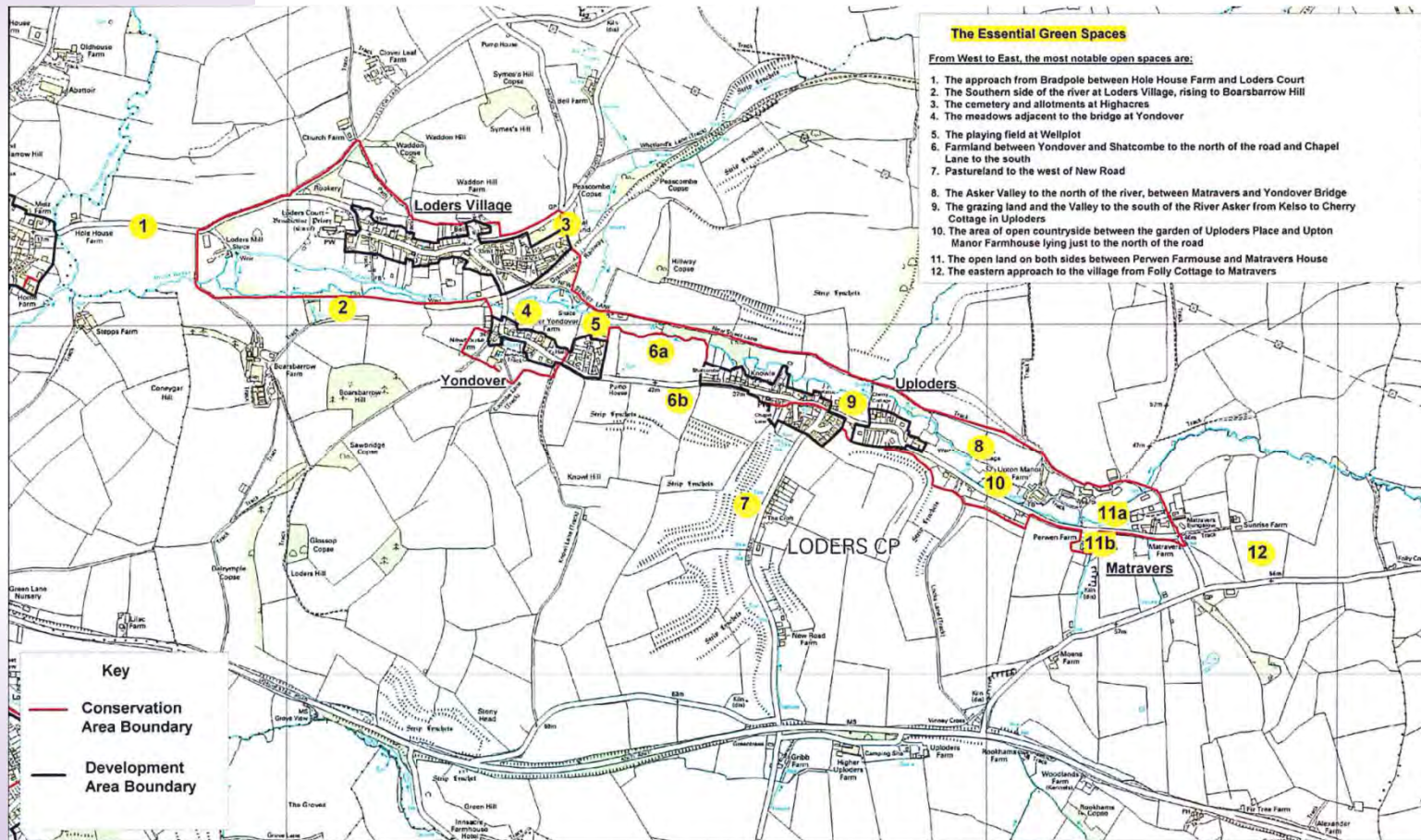
Nature Conservation designations e.g. SSSI's, SNCI's.

Heritage Assets

Green spaces



Loders Village Design Statement (VDS)

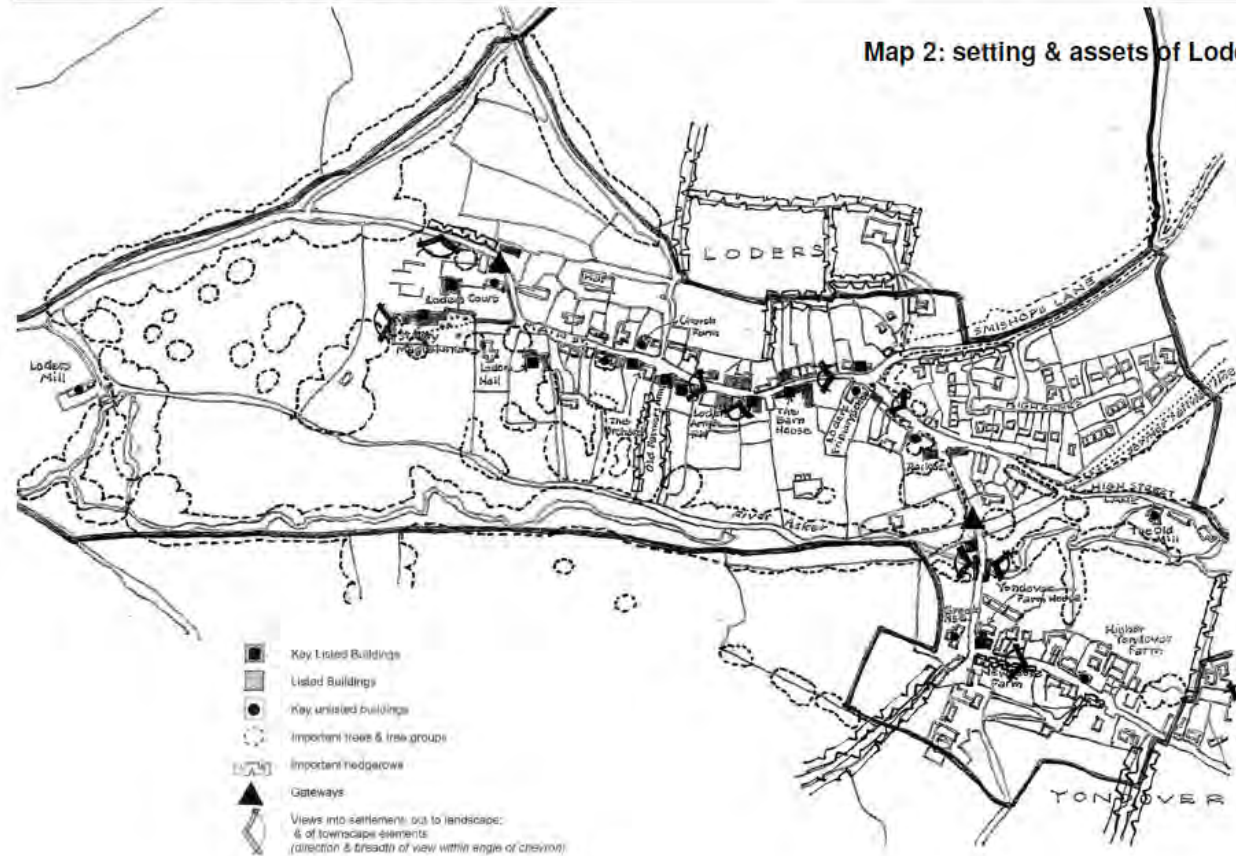


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CA Appraisal – setting & assets.



Map 2: setting & assets of Loders



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 Neighbourhood Plan

Steering Group presentation to
Loders Parish residents

16th September 2014

The story so far

- Open community meeting, October 2011
- Steering group formed, November 2011
- Loders Parish Survey Questionnaire, August 2012. 81% village households responded
- Loders 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

Formulating a Neighbourhood Plan for Loders

- 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

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

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

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 Lodders Parish in the “Loders and Uploders, Powerstock and Nettlecombe Conservation area Appraisal

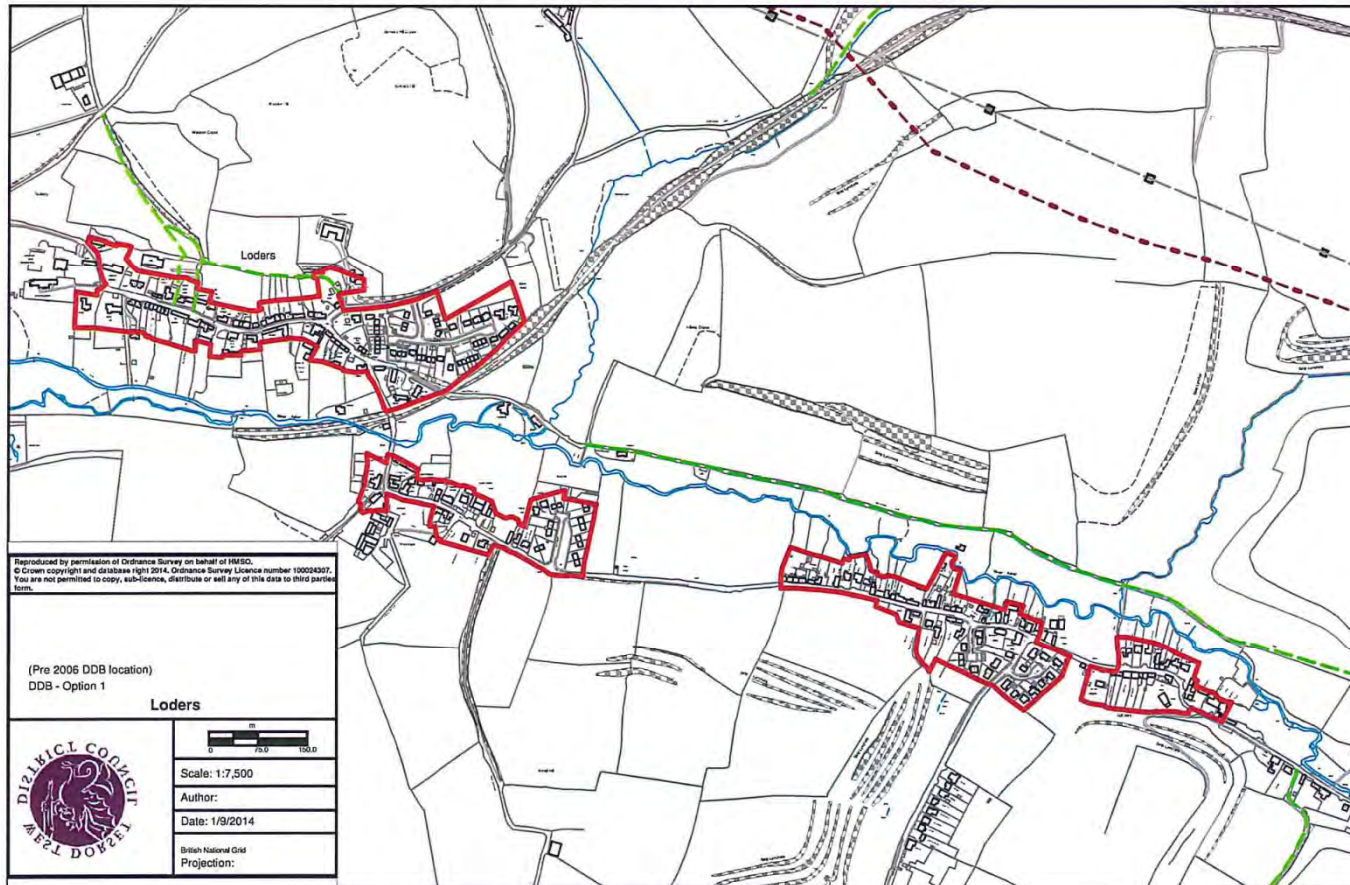
Defined Development Boundary (DDB) Options for Loders

- ❑ 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:

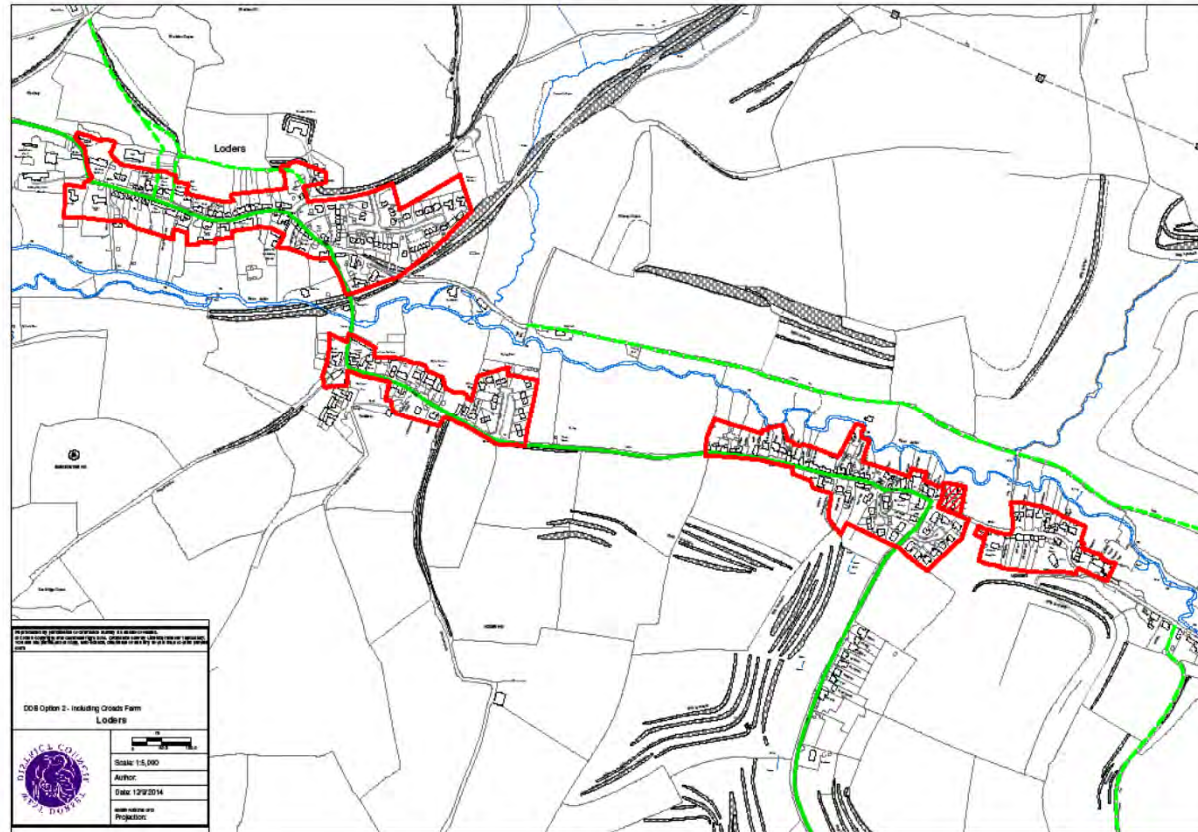
1. The original DDB
2. The original DDB + farm buildings/land at Croads Farm.

Map showing the original Lodders Defined Development Boundary Option 1



Option 2

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



Loders Neighbourhood Plan (LNP): Next Steps

SEPT 2014: Feedback from this consultation & presentation to be considered by the Steering Group

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OCT 2014: All village households consultation on DDB options. Results considered by Steering Group

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DEC 2014: Circulate the Draft Proposal LNP for consultation, including Parish residents, WDDC and statutory bodies as required (6 week formal consultation)

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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.

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MARCH 2015 – JUNE 2015: submission to Planning Authority, 8 week consultation period, Scrutiny of Draft Proposal LNP by an Independent Examiner appointed by WDDC

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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