

Loders Steering Group

CS Appendix 26

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 Loders 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

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

LODERS NEIGHBOURHOOD PLAN CONSULTATION FEBRUARY 2015

Dear Loders Parish Resident

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

What are we asking all residents to do?

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

How do you feedback your comments?

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

What is the Neighbourhood Plan for?

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

What does the Neighbourhood Plan contain?

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

Environment, Community, Housing, and Business.

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

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

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

What are the other supporting documents?

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

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

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

What's next?

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

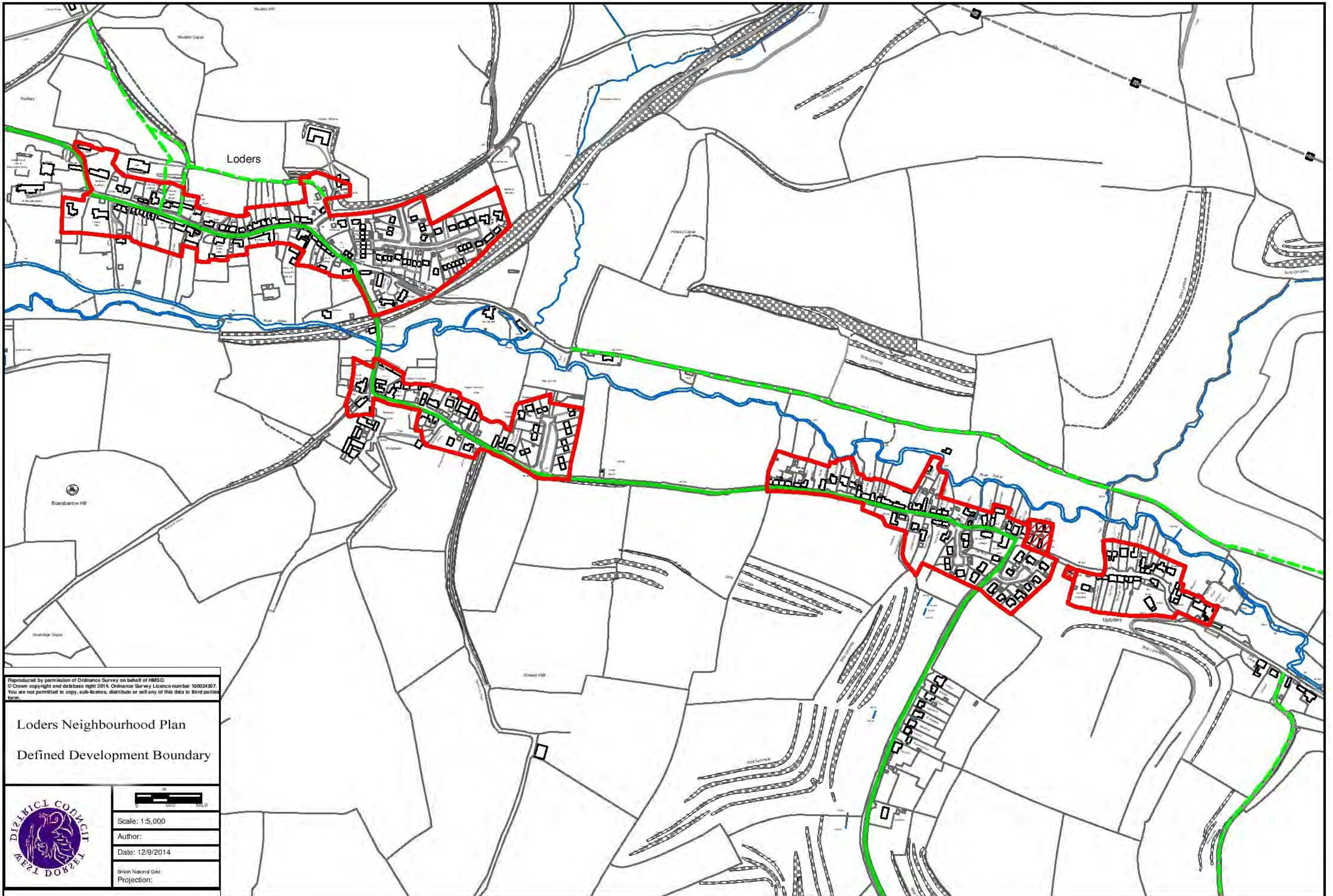
January 2015	Parish Council agrees draft plan for consultation
Feb/March	Parish Council run 6 week consultation
March/April	Parish Council considers consultation responses and agrees changes. Plan and other information submitted to the district council
May/June	District Council arranges the independent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

DO PLEASE LET US KNOW WHAT YOU THINK.

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

Loders Parish Council and the Neighbourhood Plan Steering Group

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



LODERS NEIGHBOURHOOD PLAN COMMENT SHEET *CS Appendix 28C*

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

LODERS NEIGHBOURHOOD PLAN CONSULTATION FEBRUARY 2015: EXECUTIVE SUMMARY EXTRACT

Our Vision Statement

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

Our Objectives and Policies

ENVIRONMENT:

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

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

COMMUNITY:

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

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

HOUSING:

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

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

BUSINESS:

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

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

LODERS NEIGHBOURHOOD PLAN

Loders Parish Council and Loders Parish Neighbourhood Plan Steering Group present the Loders Neighbourhood Plan and supporting documents;

Dear Parishioner enclosed is the flyer giving you details of the latest stage of our developing Neighbourhood Plan.

You will see in the flyer details about the plan and where you can find more information.

As well as information online we are holding drop in sessions over the 6 week consultation period at Loders Village Hall and Uploders Chapel please see dates and times below:

Date	Time	Location
10-Feb	3pm	Loders VH
12-Feb	10.30am	Loders VH
17-Feb	6pm	Chapel- Uploders
19-Feb	10.30am	Chapel
24-Feb	3pm	Chapel
03-Mar	6.30pm	Loders VH
10-Mar	3pm	Loders VH
17-Mar	6pm	Loders VH
24-Mar	10.30 am	Chapel
30-Mar	3pm	Chapel

We hope you can come in at any of the session's see hard copies of the documents ask any questions, complete your comment sheet and have a cup of tea/Coffee.

Loders Parish Council and Loders NP steering group- for further information contact the Clerk at:

Email: lodersparishcouncil@gmail.com

Tel: 07814 016971

LODERS NEIGHBOURHOOD PLAN

Dear Parishioner,

You will have received a flyer giving details of the latest stage of our developing Neighbourhood Plan. This stage is one of the most important because we are asking for your feedback about our draft Neighbourhood Plan.

You will see in the flyer details about the Plan supporting documents and where you can find more information online at our village website www.lodersparish.org.

We are also holding drop in sessions over the 6 week consultation period at Loders Village Hall and Uploders Chapel. Dates and times given below:

Date	Time	Location
10-Feb	3-4 pm	Loders Village Hall
12-Feb	10.30-11.30am	Loders Village Hall
17-Feb	6-7 pm	Chapel-Uploders
19-Feb	10.30-11.30am	Chapel-Uploders
24-Feb	3-4 pm	Chapel-Uploders
03-Mar	6.30-7.30pm	Loders Village Hall
10-Mar	3-4pm	Loders Village Hall
17-Mar	6-7 pm	Loders Village Hall
24-Mar	10.30-11.30 am	Chapel- Uploders
30-Mar	3-4 pm	Chapel- Uploders

We welcome you to any of the sessions if you wish to see hard copies of the documents, ask any questions and complete your comment sheet if you wish.

Tea and coffee will be available.

Looking forward to receiving your feedback

Loders Parish Council and Loders NP steering group-

for further information contact the Clerk at:

Email: lodersparishcouncil@gmail.com

Tel: 07814 016971