



Loders Parish Neighbourhood Plan Consultation Summary

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



Contents:

Purpose	1
The consultation stages	1
1. Preliminary consultation: Open Parish public meeting 18th October 2011.....	3
How we consulted:	3
Representations received	3
Main issues raised	4
Summary of all main relevant issues raised	4
2. Neighbourhood Plan Area application April 2012	5
How we consulted	5
Representations received	5
3. Whole village individual consultation: Loders Parish Survey July 2012.....	5
How we consulted	5
Representations received	5
Main issues raised	6
Summary of all main relevant issues raised	6
4. Village Open Meeting May 2013: Parish Plan and NP launch at village open meeting May 2013 .	7
How we consulted	7
Representations received	8
Main issues raised	8
Summary of all main relevant issues raised	8
5. Consultation with WDDC planning officers to support NP development.	8
How we consulted:	8
6. SEA screening consultation	10
How we consulted:	10
Representations received	10
7. NP consultation/presentation open village meeting 16th September 2014.....	11
How we consulted:	11
Representations received	11
Main issues raised	12
Summary of all main relevant issues raised	12
8. DDB whole village consultation October 2014	13
How we consulted:	13
Representations received	14
Main issues raised	14
Summary of all main relevant issues raised	14
9. Draft plan consultation: February and March 2015.....	14
How we consulted:	14
Representations received	16
Main issues raised	16
Summary of all main relevant issues raised	16
Appendices.....	26

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>9. Draft plan consultation</p>	<p>Purpose:</p> <ul style="list-style-type: none"> ➤ To circulate all residents and statutory consultees with the draft NP and its associated documents ➤ To facilitate feedback from both the parish residents and the statutory consultees on the contents of the draft NP and its associated documents ➤ To consider and respond to all feedback ➤ To use the feedback received to refine the NP where appropriate.
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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 (See Appendix 7) : 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. 2. To use the issues identified in the collated feedback from the Open Meeting as a starting point.
Concerns about small farms and businesses	
Preservation of landscape and rural environment	
Wish to protect village amenities: pub, school, village hall, allotments	
Possibility of new homes in village—possible types, numbers, range of need, relationship to existing character of village	
Second homes – concerns about their impact	
High degree of interest in those attending the meeting to form a steering group	

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	The Parish Council recognised that these responses provided them with a mandate to produce a Neighbourhood Plan for Loders parish: <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 20a*)

On January 28th 2015, after the Draft NP had been sent to the printers, Catherine contacted Jo Witherden, our planning consultant, to update her on changes to numbers on the housing register expressing a connection with Loders. The number had fallen from 9 down to 2 households. (*See Appendix 20b*)

A further update was received on June 18th which notified the Parish clerk that the number with a local connection to Loders on the Housing Register had recently risen to 4. (*See Appendix 20c*)

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</p>	Comments noted by PC

	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.	
Environment Agency	No response received	
Natural England	No response 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?	<p>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</p> <p>PC resolved to include explanation in flyer planned to consult on DDB in October</p>
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?	<p>JF explained that controls for exception sites outside the DDB would have to comply with NPPF sustainability, environmental, social & economic regulations</p> <p>SG decided to investigate how far NP could control aspects of affordable houses and other exception site development.</p>
If there are exception site developments, will they have to count toward NP target of facilitating up to 10 new housing units?	<p>JF explained that it could. It would be up to the SG and how they write their plan</p> <p>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</p>

	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 28*)
- 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.

9. Draft plan consultation: February and March 2015**How we consulted:****Consultation period**

10th February 2015 – 30th March 2015

Consultation publicised by:

- Leaflet delivered to each household in the Parish (*See Appendices 28a - 28d*)
- Item on Parish Council website with electronic copy of leaflet, draft NP and supporting and related documents
- Item in the local community magazine “Eggardon & Colmers View” circulated to all houses in the Parish in January
- Posters on all Parish noticeboards (*See Appendix 29*)
- Email notification to all statutory consultees (*See Appendix 30*)

Notified specifically by letter/email

- Every household in the village circulated with leaflet, response form and list of consultation meeting sessions
- All statutory consultees emailed for comments

Form of consultation:

Consultation leaflet to all households

- Asking for feedback on our draft Loders NP and outlining variety of feedback options
- Providing executive summary of proposed objectives and policies
- Providing timeline for remaining stages of the NP process
- Giving details of how to access draft NP and all supporting documents electronically and in paper form: Loders Facts and Figures, Consultation Summary, Strategic Environmental Assessment
- Hard copy of feedback form enclosed
- Detailing arrangements for series of ten “drop in sessions” in course of next 6 weeks.

Drop in sessions

- 10 sessions timetabled over 6 weeks, located in two main parish venues: Village Hall in Loders and Methodist Chapel in Uploders. Session times varied to provide access to different groups in the Parish
- Members of the Steering Group at sessions to answer queries, discuss issues and facilitate feedback
- All relevant documents provided for reference, and, where requested, loaned to parishioners
- Opportunity provided to clarify and/or discuss related issues with members of the Steering Group and provide feedback
- Feedback sheets, if filled in at the drop in session, were collected and collated
- List of attendees and issues raised recorded by Steering Group members and subsequently collated

Email notification

The following were consulted on the basis that it was considered their interests may be affected by the proposals in the plan.

All comments were recorded, collated and responded to. See section “Summary of all main relevant issues raised” below.

- WDDC
- DCC
- Natural England
- Environment Agency
- Highways agency
- English Heritage
- Wessex Water

Feedback forms

- Hard copy provided to all parishioners in Consultation Leaflet

- Electronic copy provided on Parish website and publicised through Leaflet and Community magazine
- All feedback comments collated, considered and responded to by Steering Group and Parish Council. (See section “Summary of all main relevant issues raised” below)

Representations received

Parish community written responses: 14

Comments recorded at drop in sessions: 9

Responses to consultation from statutory undertakers: 5 (*See Appendices 31 - 36*)

Main issues raised

See following section

Summary of all main relevant issues raised

Issues raised	What we did...
<p>There were no significant issues that went to the heart of the plan, but a further green space was identified for inclusion. The District Council also highlighted a number of areas for clarification where the policies could be redrafted to be more in conformity with national policies.</p> <p>A detailed account of these and other issues raised is given in the following pages in “Draft LNP Response to Consultation March 2015”.</p> <p>This is organised into 3 sections:</p> <ol style="list-style-type: none"> 1. Response to Consultation from Statutory Undertakers 2. Response to Consultation from Parish Community 3. Comments recorded at Drop in Sessions held during the Consultation Period Feb – March 2015 	<p>All comments were collated and circulated to all members of the SG & PC. (<i>See Appendix 37</i>)</p> <p>They were considered in detail by the Steering Group at a series of meetings. (<i>See Appendix 39</i>) Responses were agreed, recorded and reported to the Parish Council. (<i>See following pages “Draft LNP Response to Consultation March 2015” below.</i>)</p> <p>These included recommendations for a number of specific amendments to the draft policies and supporting text of the “Loders Neighbourhood Plan Consultation Draft.” These were detailed in a report to the Parish Council prior to its May meeting (<i>See Appendix 38 a - j</i>)</p> <p>Recommended amendments contained in the report were formally considered and agreed by the Parish Council on Tuesday 19th May. (<i>See Appendix 40</i>)</p> <p>Amendments were incorporated into the final Draft Loders Neighbourhood Plan. The Consultation Summary and Basic Conditions Statement were also completed.</p> <p>All documents were submitted to West Dorset District Council for the next stage of the NP process.</p>

DRAFT LNP RESPONSE TO CONSULTATION: March 2015

3.05.15

1. Response to Consultation from Statutory Undertakers

Date	Who	Comment	Recommended Response
12.03.15	Gaynor Gallacher Business Support: Highways Agency [Dept of Transport] Ash House Falcon Road Sowton Ind. Estate Exeter EX2 7LB	<ul style="list-style-type: none"> No specific comments as proposed policies unlikely to cause severe impact on A35. Welcome proposed policies to enable limited growth to reflect local needs and support sustainable community facilities. Ref. S2 Overview and safety concerns about Uploders Junction with A35. Reported collision data has not indicated a current safety problem, but HA would be concerned by new development that would significantly increase in turning movements at this junction. Thus Policy B1 (restricting business development) welcomed. Ongoing community engagement and feedback welcomed. 	<p><i>Highway Agency support for LNP policies welcomed.</i></p> <p><i>The Parish Council remain concerned about safety issues at the Uploders junction with the A35 and will continue to monitor the situation and liaise with the Highway Agency as set out in Section4 [Monitoring and Review] of the LNP.</i></p>
27.03.15	Michael Holm Planning Advisor-Sustainable Places Environment Agency Rivers House Sunrise Business Park Higher Shaftesbury Road Blandford Dorset. DT11 8ST	<ul style="list-style-type: none"> Confirm document is in accordance with National and Local planning policy and guidance References to flooding in Draft LNP noted and link to further flood constraints maps provided. Support policy aspirations for protecting and enhancing the natural environment. Highlight protected species such as water voles and ‘important fish’ known to be in plan area – these could be appropriately referenced in the plan. Reference to proposed development to be of sustainable design and construction to minimise impact of climate change recommended. Reference to ‘minimizing water use to prevent the unnecessary waste of water within new development’ recommended Suggest consulting with Wessex Water re water supply and foul drainage capacity. 	<ul style="list-style-type: none"> <i>Agree reference to ‘protected species such as water vole and important fish’ to be included in the second paragraph of the supporting text to LNP Policy E3 ‘Wildlife Areas’ (page14). EA responded 12/05/15 to request for clarification of ‘important fish’ as follows: ‘We monitor Loders for signs of salmon and sea trout spawning. This winter we observed a very large "redd" - a salmon/sea trout spawning site - at the right time of the year to be a salmon redd - near to the weir. For fisheries this is an important site for the protection and recovery of salmon which is possibly a declining species in the wild’. SEE AMENDMENT TO SUPPORTING TEXT LNP 3</i> <i>Agree reference to sustainable design and construction to be included in the introductory paragraph to LNP Policy E4 (page 15) SEE AMENDMENT TO POLICY E4 Agree suggestion to Include reference to ‘minimizing water use to prevent the unnecessary waste of water</i>

			<p><i>within new development’ in supporting text to LNP Policy E5 (page 16) SEE AMENDMENT TO SUPPORTING TEXT</i></p> <ul style="list-style-type: none"> • <i>Agreed. Draft LNP to be sent to Wessex Water for comment in the context of water supply and foul drainage capacity.</i>
30.03.15	<p>Natural England John Stobart Planning and Conservation Lead Advisor Hornbeam House Crewe Business Park Electra way Crewe, Cheshire, CW1 6JC</p>	<ul style="list-style-type: none"> • Strategic Environmental Assessment (SEA) not required. No SSSI, SAC SPA or Ramsar Site likely to be significantly affected by the LNP. Nor is it likely to have an impact on the purposes for which Dorset AONB designated. Also not aware of any significant populations of protected species sufficient to require an SEA. • LNP Policies E2 and E3 welcomed – particularly measures to support local bio-diversity. Measures such as the erection of barn owl/kestrel/little owl/bat and garden bird boxes in suitable locations should be encouraged to sustain local wildlife. 	<ul style="list-style-type: none"> • <i>LNP E3: Agree suggested amendment to include reference to encouraging the erection of barn owl/kestrel/little owl/bat and garden bird boxes in suitable locations.(page 14) SEE AMENDMENT TO POLICY E3</i>
30.03.15	<p>WDDC Emma Telford Planning Policy Officer – Spatial & Community Policy Weymouth & Portland Borough Council, Council Offices, North Quay, Weymouth, DT4 8TA West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ</p>	<ul style="list-style-type: none"> • LNP Policy E1: Confirm that the policy is in general conformity with national and local policy. • LNP Policy E2: Suggest insert ‘In considering development proposals, the following features...’ at the beginning of the policy statement. • LNP Policy E3: Confirm that the policy is in general conformity with national and local policy. • LNP Policy E4: Confirm that the policy is in general conformity with national and local policy but comment that the bullet point list detailing the features that reflect local distinctiveness and rural character is unnecessarily prescriptive, difficult/unclear in its application and contrary to NPPF. Suggest transferring the bullet point list to the supporting text with clear instructions and details of their purpose and origin. Policy also refers to alterations and extensions which may be permitted development. • LNP Policy E5: Confirm that the policy is in general conformity with national and local policy. Minor amendments suggested as follows: 	<ul style="list-style-type: none"> • <i>LNP E1: Confirmation welcomed.</i> • <i>LNP E2: Agree.</i> • <i>LNP E3: Confirmation welcomed.</i> • <i>LNP E4: The bullet point list is a summary of the key features defining the special character of Loders and Uploders identified in the Loders and Uploders [Powerstock and Nettlecombe] Conservation Area Appraisal 2007 pages 10-20. Guidelines derived from the CAA are also included in the Loders Village Design Statement pages 16/17, 20/21. The LDVS was adopted by WDDC as supplementary guidance to the adopted local plan. It is considered that these features are critical to the character of the built fabric of the parish and should underpin any new development proposals. It was agreed that the list should remain as part of LNP Policy E4 and was not considered unduly prescriptive. Agreed to clarify that alterations and extensions are more tightly controlled in conservation areas and in respect of listed buildings. SEE AMENDMENT TO SUPPORTING TEXT and POLICY</i>

		<ul style="list-style-type: none"> - amend 'new buildings' to 'development' - policy should reflect what uses are allowed inside and outside the DDB - exceptional circumstances' to be defined • LNP Policy E 6: Confirm that the policy is in general conformity with national and local policy. Remove the word 'farm' from title of the policy. • LNP Policy C1: Confirm that the policy is in general conformity with national and local policy. Suggest the removal of 'mobile library' and 'bus service' from the list of community assets because they are run by external parties rather than land uses. • LNP Policy H1: Support the inclusion of a DDB as it will allow development to be considered more favourably and support growth. Require evidence that the 10 homes proposed could be accommodated within the DDB. Infill development of only one or two units could be regarded as too restrictive. Evidence to demonstrate what development sites are deliverable. • LNP Policy H2: Confirm that the policy is in general conformity with national and local policy. • LNP Policy B1: Confirm that the policy is in general conformity with national and local policy – however it is potentially more restrictive than NPPF para 32 second bullet. Suggest changing 'substantially increase to 'severe'. • WDDC is satisfied that the SEA Screening for the LNP is in conformity with Directive 2001/42/EC. No SEA required. 	<p><i>LNP E4</i></p> <ul style="list-style-type: none"> • <i>LNP E5:</i> <ul style="list-style-type: none"> - <i>Agreed. Use of the term 'development' instead of 'new buildings' will also cover 'change of use'. Amendment is also made to clarify where the policy relates to 'new buildings' SEE AMENDMENT TO LNP E5</i> - <i>It is considered that LNP Policy E5 read together with the supporting is clear.</i> - <i>Further definition here is considered unnecessary as 'exceptional circumstances' are listed and explained in the WDDC Local Plan to which reference is made in the supporting text to LNP E5. From this list the supporting text also makes reference to affordable housing, appropriate business uses and community use which the parish community considers most likely to occur outside the DDB in the Loders parish area. Agree to clarify. SEE AMENDMENT TO SUPPORTING TEXT and POLICY E5</i> • <i>LNP E6: Agree. Suggest changing 'farm' to 'rural' consistent with the title of the section. SEE AMENDMENT TO SUPPORTING TEXT and POLICY LNP E6</i> • <i>LNP C1: Agreed – remove from list as these cannot be protected by land use planning although their protection can remain an aspiration within the Loders Parish Plan. . SEE AMENDMENT TO POLICY C1</i> • <i>LNP H1: Not agreed. This is not a housing 'target' and it is not the LNP aim to demonstrate 'deliverable housing sites'. LNP H1 provides for additional homes on 'opportunity/windfall' sites enabling incremental growth so that it is faithful to the results of the parish survey and the sentiments contained therein. Identification/zoning of potential housing sites within this small community is considered inappropriate and will be divisive. Local knowledge underpins the policy. Refer to LNP Consultation Summary p13 for further</i>
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			<p>information.</p> <ul style="list-style-type: none"> • LNP H1: Agreed to delete 'one or two' from policy but leave in supporting text to make clear the policy intention. SEE AMENDMENT to POLICY H1 • LNP H2: Confirmation welcomed. • LNP B1: LNP B1 is not considered to be in conflict with NPPF because it relates to the specific circumstances of this rural parish. Suggest delete 'substantially' and make reference to business proposals 'requiring alterations to roads or junctions which harm the rural character or amenities of the area will not be supported'. SEE AMENDMENT TO POLICY LNP B1
31.03.15	David Stuart Historic Places Advisor English Heritage	<ul style="list-style-type: none"> • LNP policies to ensure protection and enhancement of heritage assets are considered positive and commendable and consistent with NPPF advice on the historic environment. • Otherwise defer to WDDC Planning and Conservation team. 	<ul style="list-style-type: none"> • English Heritage support for LNP policies welcomed.

2. Response to Consultation from Parish Community

Date	Who	Comment	Recommended Response
02/15	Anon [1]	<p>LNP E1: Support</p> <p>LNP E2: Support but should not hinder modern and progressive farming practice.</p> <p>LNP E3: A matter for other authorities such as DEFRA.</p> <p>LNP E4: The character of the area has been eroded by 'newcomers'. The appearance of the village would be enhanced by an embargo on planning applications for extensions to properties which have no off street parking. There are too many parked cars.</p> <p>LNP E5: DDB very tight and infill will cause further congestion. Protecting the school contradicts the virtual embargo on new development. Some open space will have to be forfeited to allow lower cost housing.</p> <p>LNP 6: 'Playing with words'. New employment should be created in the village and not on the outer edges.</p>	<p>LNP E1&2: Support welcomed.</p> <p>LNP E3: Noted.</p> <p>LNP E4: Noted.</p> <p>LNP E5: the supporting text to LNP Policy H1 recognises that affordable housing can be provided as an exception to normal development policies outside a defined development boundary.</p> <p>LNP 6: Noted.</p> <p>LNP C1: Points noted.</p> <p>LNP H1/2: Points noted.</p> <p>LNP B1: This policy is intended to control unsuitable proposals which cause harm to the area.</p> <p>General Comment: Points noted.</p>

		<p>LNP C1: A thriving Village Hall and pub is important. Supporting a small school in Loders raises a number of issues. Consideration should be given to a partnership with Powerstock School and spreading the age ranges between schools.</p> <p>LNP H1/2: Agree new homes should be smaller and lower priced for young families. This may require small developments on the edge of the village to meet this need and avoid an aging population.</p> <p>LNP B1: Support new jobs and industry in the parish subject to common sense which the LNP proposals lack. Ref. problems caused by Crutchley Industrial Estate. Once industry outgrows its site it should move to industrial estates in Bridport nearby.</p> <p>General Comment:</p> <ul style="list-style-type: none"> • Proposals ideological and contradictory. • The LNP is focussed on Loders and parts of the Uploders street scene in order to enhance property values. • The map does not cover the whole parish. • Industry and traffic increase is inflicted on the fringes of the village. The needs and views of the minority on the edge of the village have not been taken into account. • There are no measures to control traffic speeds, parking or rat running. Need for traffic calming to discourage speed. • Stewardship is a matter for the farmers, DEFRA and not the Parish Council 	<ul style="list-style-type: none"> • <i>Maps 1 and 2 cover the whole parish; other maps cover areas relevant to the text.</i> • <i>The PC will keep a record of concerns raised of potential TRAFFIC ISSUES, and bring these to the attention of the relevant highways authority. See section 4 [Monitoring and Review] of the LNP.</i>
03/15	Tom Wheawell Uploders House Uploders	<p>LNP – Congratulations on the LNP.</p> <ul style="list-style-type: none"> • General Observation: Variation in terminology between ‘should’ and ‘will’ in the policy statements may be deliberate but should be checked for consistency. • Environment Policies – some of the maps are ‘very busy’ and have not reproduced well. LNP E1 may need strengthening to reflect aims and objective. • Housing Policies – LNP H2 – restriction on the amalgamation of homes may be counter – productive in that some small homes may become unviable or remain as second/holiday homes. The policy only affects a few properties and is therefore unnecessary and can be judged on their merits. 	<p><i>Noted.</i></p> <ul style="list-style-type: none"> • <i>Noted – this has been carefully considered in the drafting process. Agreed to review and amend the use of ‘should’ and ‘will’. In drafting policies the default position is to use the word ‘should’ as a conditional guidance and only use ‘will’ where the policy intent is unequivocal. SEE AMENDMENTS TO LNP E1 and 6; B1.</i> • <i>Maps will be reviewed for scale and clarity. Agreed that hyperlinks will be provided to assist clarity of interpretation. LNP E1: It is considered that LNP E1 together with the supporting text which defines and lists ‘gaps’, ‘views’ and ‘local green spaces’ provides sufficient protection to support the Environmental aims and objective.</i> • <i>LNP H2: Not Agreed. This policy drew on the results of the</i>

			<i>parish survey and discussions and comments during the consultation process - reflecting a need for smaller homes in the community for younger people and those wishing to downsize.</i>
03/15	Wendy Stevens Bumble Cottage Yonderover	LNP E2: Support. LNP E3: Protection of wildlife should be within sensible limits – people are more important. LNP E5/H1: DDB could be slightly enlarged on land adjoining Bell Farm and also to include affordable housing. LNP E6: Support. The redundant stone should be used. LNP C1: Support especially the school. LNP H2: Need for smaller less expensive houses. LNP B1: Smaller businesses should be encourage to attract younger people.	<ul style="list-style-type: none"> • LNP E3: Noted • LNP E5/H1/H2: Careful consideration has been given to the boundary of the DDB which includes land adjoining Bell Farm. Affordable housing has been considered in the process of preparing the LNP. See Section 3.4, second paragraph of the supporting text (page 16) to LNP H1/2. Affordable housing can be provided as an exception to normal development policies outside a defined development boundary. • LNP E2/E6/C1: Support welcomed. • LNP B1: Supports the sustainable growth of small businesses.
11/03/15	Sheena Tomkins The Old Mill	LNP support	Support welcomed
16/03/15	Tim Kelly	LNP E3: The wooded area to the rear/north of Highacres and adjacent to the cemetery should be included here as it contains wide biodiversity. LNP E5: DDB should be redrawn to avoid a wedge of woodland to the rear/north of Highacres. This land is also protected under current Deeds to existing properties. General Comment: An excellent well written and presented document. Support the LNP.	<ul style="list-style-type: none"> • LNP E3: Agreed. The wooded area is considered to be important in views from open farmland between Yonderover and Shatcombe; provides a wooded backdrop/screening to Highacres and is important to the bio-diversity of the area. Agreed to protect as a 'Local Green Space'. SEE AMENDMENT To LNP E1 and 3. • LNP E5: Agreed. Drafting error. No part of the wooded area to the north of Highacres was intended for inclusion within the DDB. AMEND BOUNDARY OF DDB ALONG REAR OF HIGHACRES PROPERTIES General Comment: Support welcomed.
03/15	Juliette Holme 2 Shatcombe Uploders	LNP E1/2/3/4/5/6/C1/H1/B1 : Support LNP H2: New development should be in keeping with traditional village houses.	Support welcomed LNP H2: Noted. This is the thrust of LNP E4.
03/15	Anon [2]	<ul style="list-style-type: none"> • The whole parish should be within the DDB. • Facts and Figures document is incorrect [p7] the potential development of Gribbs Farm was never suggested but a plot opposite. Development of this land would not have an adverse impact on the AONB. 	Points noted. The boundary of the DDB has been the subject of extensive discussion and consideration by the Steering Group and PC in preparing the LNP. Options for the DDB boundary have also been the subject of earlier consultation.
03/15	Anon [3]	LNP E1: The view of Boarsbarrow Hill between Barn House and the School has been compromised by the introduction of 'Pleached Lime	Noted.

03/15	Anon [4]	<p>Trees’.</p> <p>LNP E1/2/3: Support</p> <p>LNP E4: Maintain current status quo.</p> <p>LNP E5: Land on left past Yonderover between Loders and Uploders should be considered for development.</p> <p>LNP E6: Allow development of farm buildings for housing.</p> <p>LNP C1: Agree.</p> <p>LNP H1: As E5 above.</p> <p>LNP H2: A mixture of semi/detached/individual bungalows needed not flats or terraces. Question the need for start-up homes due to lack of transport.</p> <p>LNP B1:Cottage/home based business opportunities only Supported due to lack of infrastructure.</p> <p>General Comment: Need to sort out – parking outside school and on Main Street; road surface into Bradpole and side drainage channels.</p>	<ul style="list-style-type: none"> • LNP 1/2/3: Support welcomed. • LNP E4: Noted • LNP E5/H1: Not agreed. This area of farmland separating Yonderover from Uploders is identified as an important ‘gap’ and ‘view’ to Waddon Hill and protected from development under LNP E1. The Loders and Uploders [Powerstock and Nettlecombe] Conservation Area Appraisal (p11) also notes the important ‘edge’ provided by Croad’s Farm and Shatcome to the cluster of settlements that make up Loders Yonderover and Uploders and providing views over the open countryside to the north and south. The Loders Village Design Statement (p14) also lists this land as a ‘notable open space’. • LNP E6: Where farm buildings are redundant LNP E6 is intended to allow their reuse for housing. • LNP H2: Noted. • LNP B1: Noted. <p>General comments are noted. The PC will keep a record of concerns raised of potential TRAFFIC ISSUES, and bring these to the attention of the relevant highways authority. See section 4 [Monitoring and Review] of the LNP.</p>
03/15	<p>Mrs Theophanidis Sirio, Loders</p> <p>Mr Kerswell Trinity Cottage</p>	<p>LNP E6: Support. Sensitive and appropriate rebuilding of redundant farm buildings could enhance the space and create more housing/community facilities.</p> <p>General Comment: Concern raised about ‘ever-larger lorries along parish roads and their effect on historic buildings with no foundations. Refers to crack in front wall of Trinity Cottage. Perhaps a 20 mph speed restriction may help.</p>	<p>Points noted.</p> <p>The PC will keep a record of concerns raised of potential TRAFFIC ISSUES, and bring these to the attention of the relevant highways authority. See section 4 [Monitoring and Review] of the LNP.</p>
03/15	Anon [5]	<p>LNP E1/2/3/4/5/C1: Supported</p> <p>LNP E6: Redundant farm buildings should not be made into holiday lets. Should be houses for local first time buyers.</p> <p>LNP H1: New Homes should be affordable and not second homes for the rich.</p> <p>LNP H2: Support small houses for families.</p> <p>LNP B1: Light industry only.</p>	<p>Support welcomed.</p> <ul style="list-style-type: none"> • LNP E6: Use as holiday lets is permitted under WDDC local plan and therefore cannot be restricted in the LNP. • LNP H1: It is not always possible to restrict occupation of new homes under planning legislation. Affordable housing has been considered in the process of preparing the LNP. See Section 3.4, second paragraph of the supporting text (page 16)

			<p>to LNP H1/2. Affordable housing can be provided as an exception to normal development policies outside a defined development boundary.</p> <ul style="list-style-type: none"> • LNP H2: Noted. • LNP B1: Noted.
03/15	Anon [6]	Who is 'we' in the LNP?	The objectives reflect the views of the Parish Survey and therefore 'we' is short hand for the parish community.
03/15	Anon [7]	<p>LNP E1/2/3/4/5/C1/H1 – support. LNP E6: Not supported as traffic is already excessive. LNP H2: Provide small properties for people in larger houses to downsize. LNP B1: Support. Preferably small or cottage industry.</p>	<p>Support welcomed. LNP E6: Noted. LNP B1 seeks to control traffic generated by new or expanding business use where this will cause harm to the rural character and amenities of the area. LNP H2: This is the intention of LNP H2.</p>

3. Comments recorded at Drop in Sessions held during the Consultation Period – 10 Feb - 30 March 2015

10/02/15	Andy Howell Highacres	Support LNP – preserving the best of our village.	Support welcomed
12 /02/15	Pat Hughes Fuszards	LNP considered a 'professional document'. Should 'Sustrans' proposals for cycleway be included?	There is no proposal for a cycleway in the LNP because there is no support as yet for it. Reference is made in the Parish Plan.
12/02/15	Kevin Campbell 1Maie Cottage	Concerned about protection of open space at Croads Farm. Has affordable housing been considered in the process?	<p>The open land around Croads Farm is identified in the supporting text to LNP E1 as 'an important green "break" created by Croads Farm on both sides of the road' and protected by LNP E1.</p> <p>Affordable housing has been considered in the process of preparing the LNP. See Section 3.4, second paragraph of the supporting text (page 16) to LNP H1/2. Affordable housing can be provided as an exception to normal development policies outside a defined development boundary.</p>
12/02/15	Unattributed	LNP is 'wordy'. 'I was expecting a map'.	Noted. Maps are provided with the text.
17/02/15	Carol Hall Gribbs Farm	Have Wessex Water been consulted?	The PC is in the process of consulting Wessex Water as also suggested by the Environment Agency.

CONSULTATION SUMMARY

preparing Loders Parish Neighbourhood Plan, June 2015

24/02/15	Tom Wheawell Uploders	Concerned about potential restriction caused by amalgamating small homes into larger units.	<i>See response to written comments above.</i>
3/03/15	Wendy Stevens Bumble Cottage Yondover	Some progress in increasing new homes particularly for local people.	<i>Noted</i>
10/03/15	Kevin Webster Highacres	Good if houses are available to younger people. Land/footpath above Highacres should be excluded from DDB	<i>Noted Noted and agreed. Amendment to be made see also comment above.</i>
10/03/15	Caroline Temple Brook House Yondover	Concerned about traffic through the village.	<i>LNP seeks to address traffic issues. The PC will keep a record of concerns raised of potential TRAFFIC ISSUES, and bring these to the attention of the relevant highways authority. See section 4 [Monitoring and Review] of the LNP.</i>

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 June 2015
19. Loders NP SEA Screening Report SEPARATELY SUBMITTED DOCUMENT
20. Affordable housing list – email Sept 19th 2014 from C. Bonnet, rural housing enabling officer

- 20b Affordable Housing January 2015 update
- 20c Affordable Housing Update June 2015
- 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
- 28. Loders NP Consultation Flyer Feb 2015
- 28b Loders NP Consultation Flyer Feb 2015 map
- 28c Loders NP Consultation Flyer Feb 2015 comment sheet
- 28d Loders NP Consultation Flyer Feb 2015 Executive Summary Extract
- 28e Loders NP Consultation Flyer Feb 2015 Drop in Sessions timetable
- 29. LNP Drop in Sessions Poster Feb 2015
- 30. LNP Consultation letter to statutory consultees
- 31. Natural England response to LNP consultation
- 32. Environment Agency response to LNP consultation
- 33. Highways Agency response to LNP consultation
- 34. English Heritage response to LNP consultation
- 35. WDDC Loders Policy Conformity Review
- 36. Wessex Water response to LNP consultation
- 37. Extract from Loders Parish Council Minutes 24th April 2015

- 38. Report to Loders Parish Council May 2015
 - 38a Recommended amendments to LNP Policy E1
 - 38b Recommended amendments to supporting text LNP Policy E1
 - 38c Recommended amendments to LNP Policy E2
 - 38d Recommended amendments to LNP Policy E3 and supporting text
 - 38e Recommended amendments to LNP Policy E4 and supporting text
 - 38f Recommended amendments to LNP Policy E5 and supporting text
 - 38g Recommended amendments to LNP Policy E6 and supporting text
 - 38h Recommended amendments to LNP Policy C1
 - 38i Recommended amendments to LNP Policy H1
 - 38j Recommended amendments to LNP Policy B1
- 39. Minutes of Loders Parish Steering Group 11th May 2015
- 40. Extract from Loders Parish Council Minutes 19th May 2015