

Emma Telford

From: michele warrington <michelewarrington@googlemail.com>
Sent: 06 July 2015 11:56
To: michelewarrington@googlemail.com
Subject: FW: Loders Neighbourhood Plan Consultation Letter to Statutory consultees

CS Appendix 30

From: Loders PC [<mailto:lodersparishcouncil@gmail.com>]
Sent: 26 February 2015 20:35
To: Strategic Policy; m.garrity@dorsetcc.gov.uk; Matthew.Dodd@hca.gsi.gov.uk; Cllr Ron Coatsworth; mbr.luccas@virgin.net
Cc: John.Stobart@naturalengland.org.uk; michael.holm@environment-agency.gov.uk; 'Stuart, David'
Subject: Loders Neighbourhood Plan Consultation

Dear Sir/Madam

The Consultation draft of Loders Neighbourhood Plan has been out for consultation since the 9th February 2015 for a period of 6 weeks ending on 30th March 2015, the Steering Group and Parish Council have been holding drop in sessions and have leafleted the whole Parish to inform them of the Consultation.

Loders Parish Council would ask for your comments on the NP and supporting documents and whether you consider that the draft plan:

- complies with national policy and guidance
- contributes to sustainable development
- is in general conformity with the strategic policy of the development plan for the area
- is compatible with EU obligations – including the SEA Directive of 2001/42/EC

The plan can also be found at <http://www.lodersparish.org/npdocuments.html>

The NP is attached and supporting documents will be sent in a following email

Kind regards

Regards

Michele Harding

Clerk to the Council

01305 871268

07814 016971

lodersparishcouncil@gmail.com

www.lodersparish.org

Date: 30 March 2015



Michele Harding
Clerk to the Council
Loders Parish Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Harding

DRAFT LODERS NEIGHBOURHOOD PLAN

Thank you for consulting Natural England on the consultation draft of the Loders Neighbouring Plan and accompanying Strategic Environmental Assessment (SEA) Screening Report. Your consultation were received on 26 February 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Strategic Environmental Assessment not required

It is our advice, on the basis of the material supplied with the consultation, that, in so far as statutory designated sites, landscapes and protected species are concerned, a SEA is not required for the Loders Neighbourhood Plan. We provide the reasons why we are of this view below.

We have checked our records and based on the information provided, we can confirm that the plan is unlikely to harm any Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the interest features for which they are notified. Although within the Dorset Area of Outstanding Natural Beauty (AONB) the plan as submitted is unlikely to have an impact upon the purposes for which the AONB is designated. We are not aware of significant populations of protected species which it is likely to affect to an extent sufficient to require an SEA.

Loders Neighbourhood Plan – Consultation Draft

Natural England has no objection to the draft Local Neighbourhood Plan and welcomes the provisions of the draft LNP Policy E2 and E3. The promotion of measures to support local biodiversity within new development and within the wider Parish are particularly welcome. Relatively simple measures such as the erection of a barn owl box, kestrel box and / or little owl box in a suitable locality, or provision of bat boxes and garden bird boxes can make a valuable contribution to sustaining parish wildlife and should be encouraged.

For any queries relating to the specific advice in this letter please contact John Stobart on 07825 844475. For any new consultations or issues, please contact consultations@naturalengland.org.uk.

Yours sincerely

John Stobart
Planning and Conservation Lead Advisor
john.stobart@naturalengland.org.uk
07825 844475

Mrs Michele Harding
Loders Parish Clerk

Our ref: WX/2006/000265/OR-
07/IS1-L01
Your ref: Lodders NP
Date: 27 March 2015

Dear Mrs Harding

Loders Neighbourhood Plan

Thank you for consulting the Environment Agency on the above mentioned neighbourhood plan. We have reviewed the document and can offer the following advice.

Planning Policy

We can confirm that we believe that the document is in accordance with the National and Local planning policy and guidance.

Flood Risk

We note that the document acknowledges the flooding from the river as well as other sources that may impact on the community, including surface water and groundwater flooding.

For your information we have produced additional mapping in regards to surface water flooding that you may find useful if and when development comes forward. The Environment Agency has published maps for these constraints which you may find useful. They can be found at:

<http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e>

Biodiversity, Habitats and Climate Change

We support the policy aspirations for protecting and enhancing the natural environment. This would also assist in supporting the objectives under the Water Framework Directive to achieve good ecological status for the River Asker.

We would highlight that there are protected species known to be in the area, such as water voles and important fish. Whilst it is not necessary for your neighbourhood plan to have further policy to further protect these, we thought you may consider it appropriate to reference protected species within the plan.

In order to minimise the impact of climate change sustainable design and construction should be implemented across the proposed development. This is important in limiting

the effects of, and adapting to climate change. Running costs for occupants can also be significantly reduced.

Water Quality and Water Resources

We would also recommend that the Neighbourhood Plan also makes reference minimizing water use to prevent the unnecessary waste of water within new development. This reduces the unnecessary waste of potable water and also any potential impact on the foul drainage network capacity. We would recommend that you also consult with Wessex Water in regards to the water supply and foul drainage capacity.

Please contact me if you have any queries.

Yours sincerely

MR MICHAEL HOLM

Planning Advisor - Sustainable Places

Direct dial 01258 483380

Direct e-mail michael.holm@environment-agency.gov.uk

Emma Telford

From: michele warrington <michelewarrington@googlemail.com>
Sent: 06 July 2015 12:07
To: michelewarrington@googlemail.com
Subject: FW: Loders Neighbourhood Plan Consultation - Highways Agency comments

CS Appendix 33

From: Loders PC [<mailto:lodersparishcouncil@gmail.com>]
Sent: 12 March 2015 11:28
To: 'Gallacher, Gaynor'
Cc: 'Roberts, Andrew'
Subject: RE: Loders Neighbourhood Plan Consultation - Highways Agency comments

Dear Gaynor
Many thanks for your comments

Regards

Michele Harding

Clerk to the Council
01305 871268
07814 016971

lodersparishcouncil@gmail.com
www.lodersparish.org

From: Gallacher, Gaynor [<mailto:Gaynor.Gallacher@highways.gsi.gov.uk>]
Sent: 12 March 2015 10:44
To: 'lodersparishcouncil@gmail.com'
Cc: Roberts, Andrew
Subject: Loders Neighbourhood Plan Consultation - Highways Agency comments

Dear Michelle

Thank you for providing the Highways Agency with the opportunity to comment on the Loders draft Neighbourhood Plan. In general, the proposed policies are unlikely to lead to development that will cause a severe impact on the A35, which runs through the south of the plan area. The Agency therefore has no specific comments to make, but in general terms we welcome the focus of the proposed policies to enable limited growth to reflect local needs and support sustainable community facilities, which should help reduce the need for out-commuting.

Under Section 2 Overview reference is made to the findings of a Parish Survey where a key local transport issue was safety concerns about Uploders junction with the A35. Although the reported collision data for the junction over the last few years has not indicated a current safety problem, the Agency would nonetheless be concerned by new development that would significantly increase turning movements at this junction, and to that end we also welcome your policy B1 which seeks to restrict business development that would lead to an increase in traffic through the plan area. We also note under your section 4 Monitoring and Review, that the Parish will

continue to liaise with the relevant highways authorities concerning identified traffic issues and we welcome the ongoing community engagement and feedback that will provide.

Kind regards
Gaynor

Gaynor Gallacher, Business Support

Highways Agency | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB

Tel: +44 (0) 1392 312540

Web: <http://www.highways.gov.uk>

GTN: 1365 2540

Safe roads, reliable journeys, informed travellers
Highways Agency, an executive agency of the Department for Transport.

Emma Telford

From: michele warrington <michelewarrington@googlemail.com>
Sent: 06 July 2015 12:14
To: michelewarrington@googlemail.com
Subject: FW: Loders Neighbourhood Plan Consultation

CS Appendix 34

From: Loders PC [mailto:lodersparishcouncil@gmail.com]
Sent: 31 March 2015 13:10
To: 'Stuart, David'
Cc: Adron Duckworth; Alan Watts; Barbara Wilson; Barry Wilson; Charles Palmer; David Cannon; Diane May; Geoff May; Jo Witherden; Michele Warrington ; Tina Cornish
Subject: RE: Loders Neighbourhood Plan Consultation

Many thanks for your comments

Regards

Michele Harding

Clerk to the Council
01305 871268
07814 016971

lodersparishcouncil@gmail.com
www.lodersparish.org

From: Stuart, David [mailto:David.Stuart@english-heritage.org.uk]
Sent: 31 March 2015 11:51
To: Loders PC
Subject: Loders Neighbourhood Plan Consultation

Dear Mrs Harding

Many thanks for your consultation below. My apologies for not responding before yesterday's deadline but we have few comments to offer and hopefully these can still be accommodated within your Plan preparation process.

First of all we must congratulate your community on the preparation of a Plan which so fully draws upon the historic character of its area to inform its policies. There is clearly a great deal of understanding of what makes the area special and this is very much valued locally. The detailing of policies to ensure that heritage assets will be protected and enhanced in ways which respond to their individual and collective significance is a very positive and commendable feature and certainly appears consistent with statutory advice on the historic environment contained in the National Planning Policy Framework (NPPF).

The Plan does not otherwise raise any particular issues upon which we feel the need to comment. We are therefore happy to defer to the Planning and Conservation team at West Dorset District Council to provide specific and on-going advice on the particular points you have raised and the Plan preparation process generally.

Our congratulations on the progress made to date and our best wishes for ultimate success!

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

From: Loders PC [<mailto:lodersparishcouncil@gmail.com>]

Sent: 26 February 2015 20:24

To: s.policy@westdorset-weymouth.gov.uk; m.garrity@dorsetcc.gov.uk; Matthew.Dodd@hca.gsi.gov.uk; Cllr Ron Coatsworth; mbr.luccas@virgin.net

Cc: John.Stobart@naturalengland.org.uk; michael.holm@environment-agency.gov.uk; Stuart, David

Subject: Loders Neighbourhood Plan Consultation

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Kind regards

Regards

Michele Harding

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www.lodersparish.org



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From Spring 2015, we shall become Historic England, a government service championing England's heritage and giving expert, constructive advice, and the English Heritage Trust, a charity caring for the National Heritage Collection of more than 400 historic properties and their collections.

If you'd like to know more about these developments, please visit:

www.english-heritage.org.uk/about

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Loders Neighbourhood Plan – A review of policies and their conformity with National and Local Policy

This document provides a review of the policies included in the consultation draft Loders Neighbourhood Plan (January 2015), and the extent to which it complies with National Policy and Guidance (primarily the National Planning Policy Framework, NPPF) and is in general conformity with the strategic policy of the development plan for the area. The development plan for the area is the draft Joint West Dorset, Weymouth and Portland Local Plan. The neighbourhood plan should also contribute to sustainable development and be compatible with EU obligations including the SEA Directive of 2001/42/EC.

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

The policy is in general conformity with national and local policy.

LNP Policy E2: Protection of Special Landscape and Historic Features

We would suggest the following amendment “In considering development proposals, the following features...” with this amendment the policy would be considered in general conformity with national and local policy.

LNP Policy E3: Protection of Wildlife Habitats

The policy is in general conformity with national and local policy.

LNP Policy E4: To protect and enhance the character and appearance of the area

The policy is in general conformity with national and local policy, however we wish to raise points in relation to the practicalities of the policy as drafted.

The NPPF states that:

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding an evaluation of its defining characteristics...

59. ...design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

154. ...Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.

We consider that the opening paragraph of the policy is in general conformity with both national and local policy. We consider that the bullet points list which follows provides unnecessary prescription and detail and is therefore contrary to paragraph 58 of the NPPF. There is no clear indication whether these policies should be considered individually or as a whole. Similarly, there is

no indication whether different weight applies to the points in the list. Without a clearer explanation of what is required, these requirements could infer an unreasonable set of requirements that may have implications for development viability. It should also be noted that the policy relates to extensions/alterations, these types of development have the potential to be classed as Permitted Development (PD). Permitted development does not require a planning permission and therefore would not need to meet these design criteria.

We consider that the bullet point list in policy E4 is difficult to apply and interpret in practice. We would suggest retaining the opening paragraph of the policy but transfer the bullet point list to the supporting text along with a clear instructions and details of their purpose and origin.

LNP Policy E5: Location of development in relation to the Defined Development Boundary

The policy is in general conformity with national and local policy. The inclusion of a defined development boundary (DDB) will allow development proposals to be considered more favourably and support growth.

We would suggest some minor amendments to the first paragraph as we consider that the use of the term ‘new buildings’ makes the policy more restrictive than policy SUS2 Distribution of Development of the draft Joint West Dorset, Weymouth and Portland Local Plan. We would suggest changing the term ‘new buildings’ to ‘development’.

There is also a potential issue of clarity in respect of what uses are allowed inside and outside the DDB. In the supporting text the uses allowed are explicit but the policy needs to reflect this. We also consider that the use of the term ‘exceptional circumstances’ is too subjective, as these exceptional circumstances and the development allowed are not clearly defined.

LNP Policy E6: Use of Redundant Farm Buildings

The policy is in general conformity with national and local policy. We suggest a minor change to remove the word ‘farm’ from the title of the policy and the supporting text to reflect the title of the heading and also policy SUS3 Adaptation and Re-Use of Buildings Outside Defined Development Boundaries of the draft Joint Local Plan.

LNP Policy C1: Safeguarding Community Assets

The policy is in general conformity with national and local policy. We suggest removing ‘Mobile Library’ and ‘Bus Service’ from the bullet point list of community assets. Both of these features are services run by external parties rather than land uses, their operation cannot be controlled by the neighbourhood plan.

LNP Policy H1: Provision of New Homes

The inclusion of a DDB is supported as it will allow development to be considered more favourably and support growth. However, we would wish to see evidence that the ten homes proposed could be accommodated within the DDB in order to demonstrate that the policy contributes to sustainable development.

We also consider that the policy could be regarded as too restrictive in seeking infill development made up of only one or two units. Evidence should be provided to demonstrate what development

sites are deliverable within the DDB and whether there are any sites that could accommodate more than one or two units. The efficient use of land is a policy consideration in the Local Plan.

LNP Policy H2: Type and Size of Housing

The policy is in general conformity with national and local policy.

LNP Policy B1: Local Employment and Business

The policy is in general conformity with national and local policy. However, policy B1 is potentially more restrictive than paragraph 32, bullet point 3 of the NPPF. The Neighbourhood Plan policy states that:

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

While the NPPF reads:

32. ...improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The use of the term ‘substantially increase’ could be seen to be more restrictive than the measure used in the NPPF of ‘severe’. For consistency, we would suggest changing the term ‘substantially increase’ to ‘severe’ in the proposed policy.

Compatible with EU obligations – including the SEA Directive of 2001/42/EC

The Councils are satisfied that the SEA screening for the Lodders Neighbourhood Plan is in conformity with Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (commonly known as the SEA Directive), and supports the conclusion that SEA is not required for the Lodders Neighbourhood Plan.

Emma Telford

From: michele warrington <michelewarrington@googlemail.com>
Sent: 06 July 2015 12:21
To: michelewarrington@googlemail.com
Subject: FW: Wessex Water response to Loders Neighbourhood Plan Consultation

CS Appendix 36

From: Loders PC [<mailto:lodersparishcouncil@gmail.com>]
Sent: 15 May 2015 09:06
To: 'Gillian Sanders'
Cc: Adron Duckworth; Alan Watts; Barbara Wilson; Barry Wilson; Charles Palmer; David Cannon; Diane May; Geoff May; Jo Witherden; Michele Warrington ; Tina Cornish; Barbara Edwards; Bryan Hyde; David Last; David Pullan; Hilary Nadin; Thomas Birdseye
Subject: RE: Loders Neighbourhood Plan Consultation

Dear Gillian

Many thanks for your comments I shall pass this to the Parish Council and steering group working on the NP

Regards

Michele Harding

Clerk to the Council

01305 871268

07814 016971

lodersparishcouncil@gmail.com

www.lodersparish.org

From: Gillian Sanders [<mailto:Gillian.Sanders@wessexwater.co.uk>]
Sent: 15 May 2015 09:03
To: lodersparishcouncil@gmail.com
Subject: RE: Loders Neighbourhood Plan Consultation

Dear Mrs Harding,

Thank you for your email below requesting comments from Wessex Water on Loders Neighbourhood Plan.

Wessex Water is the statutory undertaker for sewerage and water supply services in the Loders area and as such we are normally asked about available capacity within our networks for new development at an early stage in the neighbourhood planning process. I note that your plan recommends a minimal level of growth which subject to discussion, agreement and application from developers will be able to be accommodated within existing networks.

The questions which you ask below are wide ranging and outside of Wessex Water's remit. I would suggest they are best directed towards your council liaison contact.

Regards

Gillian Sanders
Planning Liaison

Phone: 01225 526303
Fax: 01225 528000
e-mail: gillian.sanders@wessexwater.co.uk
Web: www.wessexwater.co.uk

Loders Parish Council

**Extract from Minutes from the meeting of Loders Parish Council held at Loders VH,
On Tuesday 21st April 2015 at 8.00pm**

6961. NP update: The Consultation has now come to an end all Councillors were given a pack of the feedback received to look at, the Steering group will be meeting on 28th April to consider the comments and how they will be incorporated. At the next PC meeting the Council will be considering the recommendations of the steering group. Cllr Warrington thanked everyone who helped at the drop in sessions over all the NP has had good feedback.