
Loders Parish – the facts and figures



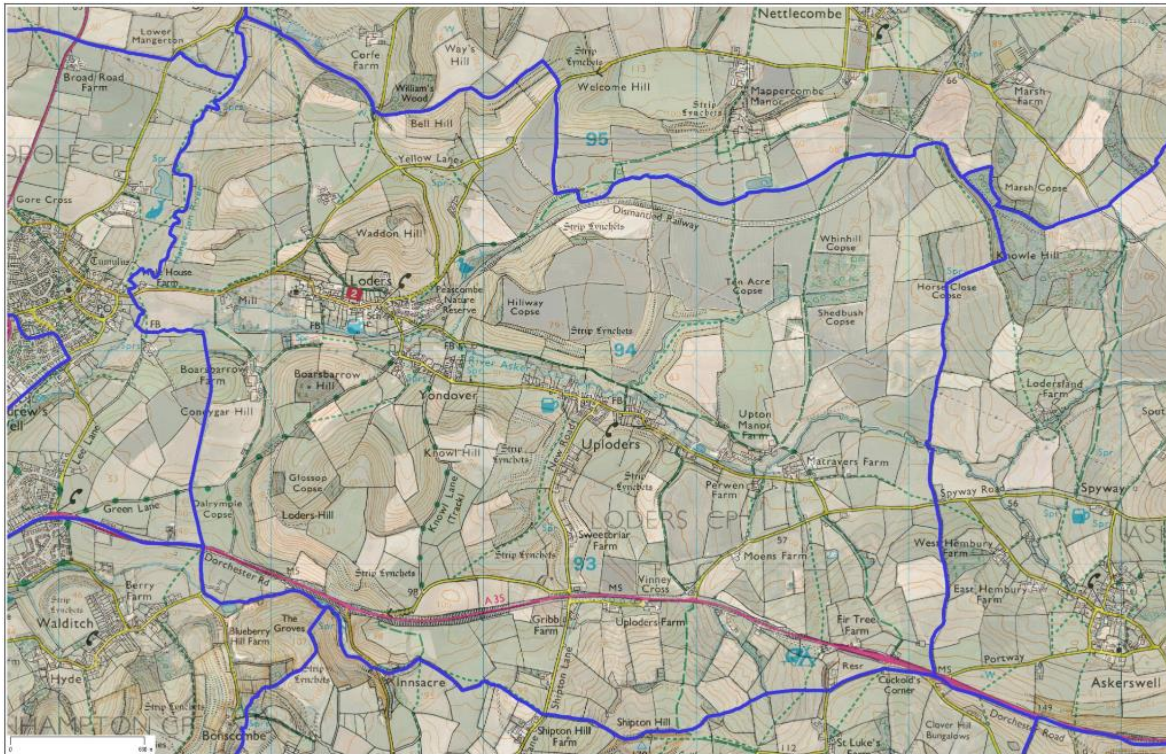
The following document was produced on behalf of Loders Parish Council, and the information is intended to provide an overview of the nature of the area, based on known statistical information or through observation during the plan making process. Most of the statistics are derived from the 2011 census unless otherwise attributed.



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The area



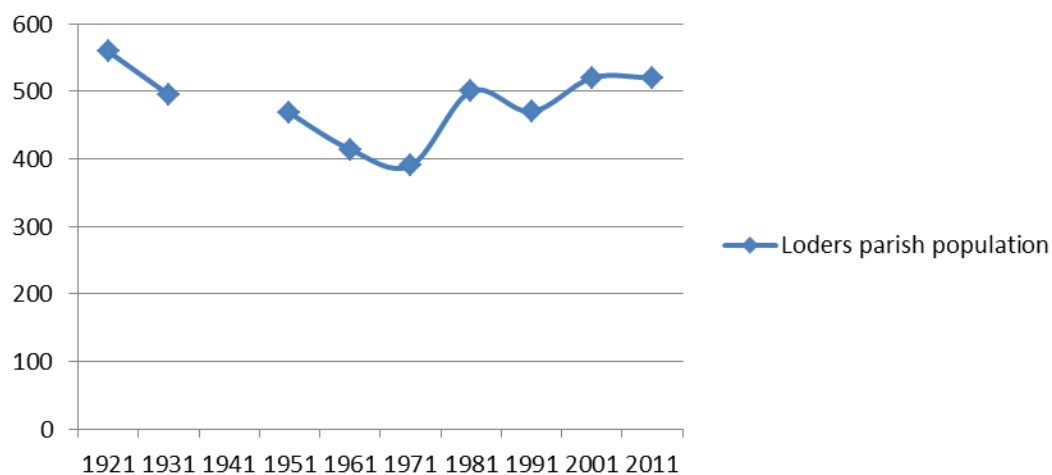
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Loders is a rural parish in West Dorset. It is about 2280 acres / 920 hectares in size. The main settlement in the parish is the linear village of Loders and Uploders, which also includes Yonderover and Matravers. The A35 trunk road runs along the southern part of the parish, connecting from Bridport to Dorchester in the east. The small hamlet of Vinney Cross adjoins the A35.

The neighbourhood plan area follows the parish boundary. The plan area adjoins Bradpole parish along its western side, which forms part of the Bridport neighbourhood plan area. To the east lies the parish of Askerswell, which has applied to be designated as a neighbourhood plan area.

The local population

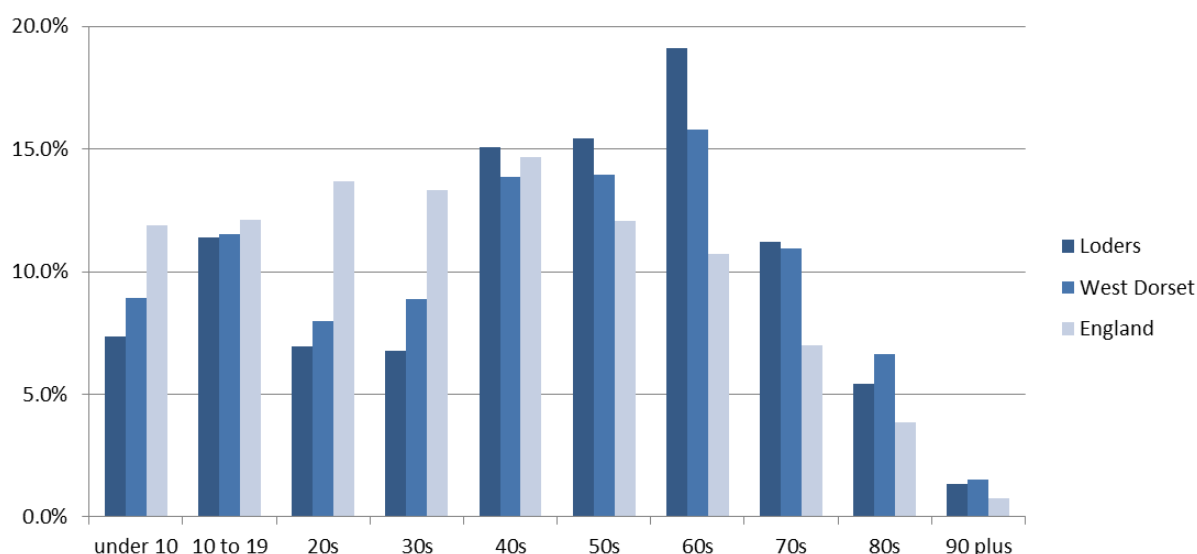
Historically over the last 9 census periods Loders parish has had an average population of about 480 persons. The number of people resident was higher in the 1920s, and dipped to below 400 in the early 1970s. It has been relatively stable over the past 4 decades at around 500 residents, and at the last census (2011) there were 518 usual residents recorded.



The [Parish Survey of 2012](#)¹ found that a third of households had been in the area for no more than 5 years, with a significantly greater number of households (43%) living in the village for more than 15 years.

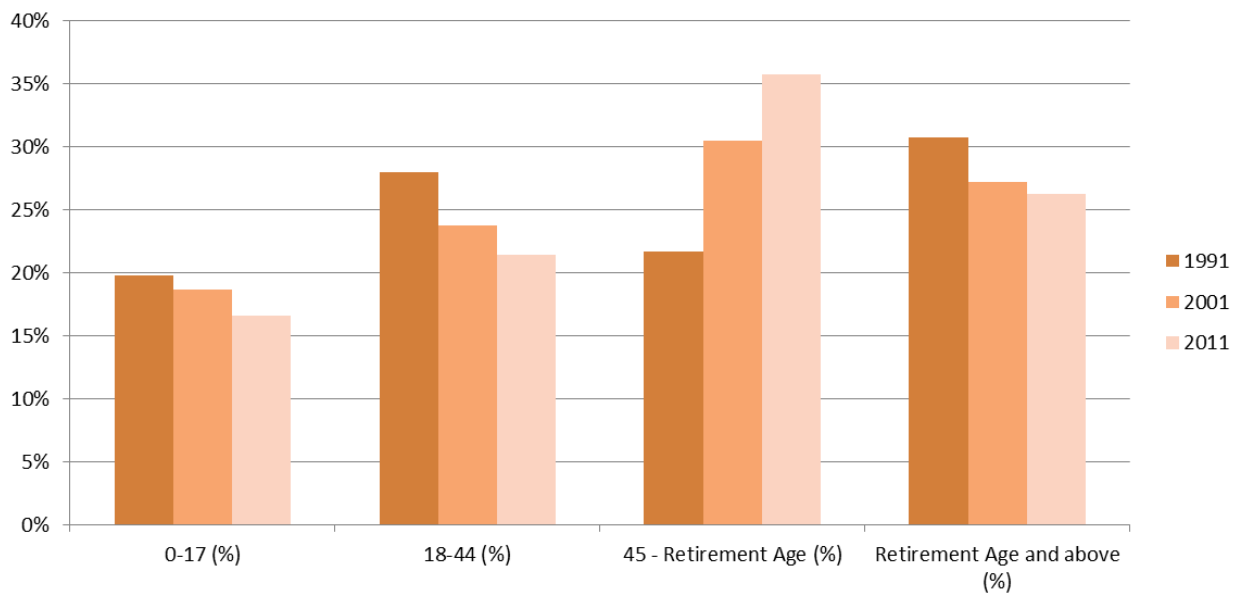
Age range and gender

People in their 40s, 50s and 60s make up 50% of the local population, which is a higher proportion than typical in West Dorset and England as a whole. There are also notably fewer people in their 20s and 30s. There are slightly fewer younger children (ie those aged up to 10) than normally found elsewhere, and young people (under 25 years of age) make up about 22% of the total population. Just under 7% of the local population are in their 80s or older, compared to 5% nationally.



¹ <http://lodersparish.webplus.net/Loders%20Survey%20Report%202012.pdf>

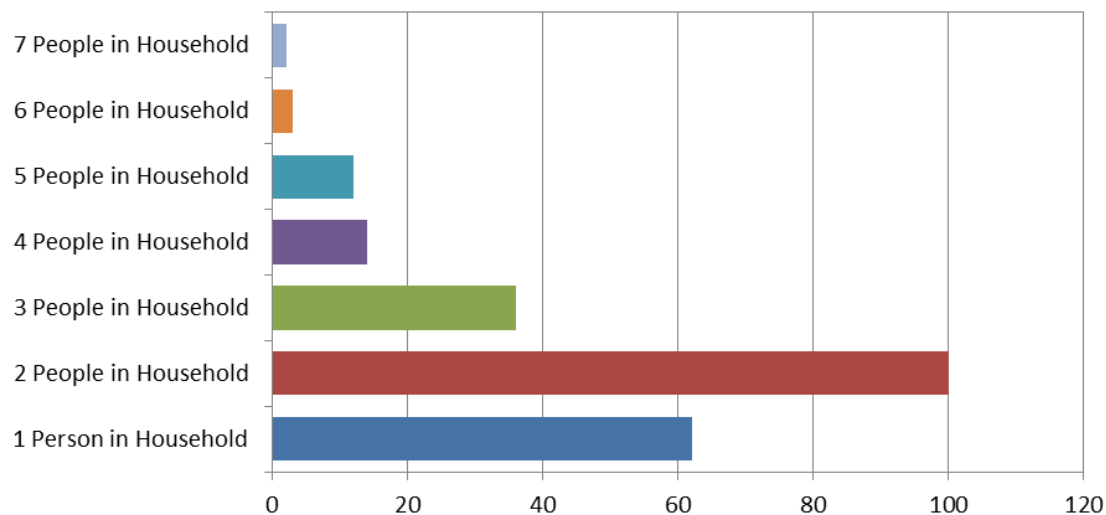
What this population profile would normally suggest is that, if no-one moved into or out of the area, the population would naturally get (on average) older, and also shrink in numbers as there would be more people dying than being born. However, looking back, the turnover in the local population has countered this potential ‘growth’ of older people, as in 2011 residents over 65 years of age made up just over a quarter (26%) of the population, a similar proportion to the 2001 census (27%) and slightly lower than that recorded in 1991 when it was just over 30%. Looking back over the last 3 census records, more people are now in the 45 to retirement age bracket, with fewer numbers in the under 18 years, 18 to 44 years or above retirement age brackets. This could be for a number of reasons, possibly to do with house prices, the rural nature of the parish and range of jobs and facilities in the local area.



There are slightly more females than males in the location population (1.14:1), marginally higher compared to West Dorset (1.08:1) and England as a whole (1.03:1).

Households

The 2011 census recorded 229 households with at least one usual resident. The average household size is 2 people (median average, or 2.26 based on the mean average).



Given the age range it is not surprising that there is a substantially higher than average number of couples with no dependent children (50% compared to 41% in West Dorset and 34% in England). Correspondingly these are far fewer households with dependent children (19% compared to 22% in West Dorset and 29% in England). The proportion of one person households is just slightly lower than average at 27%, compared to 32% in West Dorset and 30% in England

Health and Mobility

About one in five people (21%) have a long-term health problem or disability that limits their day-to-day activities. This is similar to elsewhere in West Dorset and England as a whole. Four in five people consider themselves to be in good or very good health.

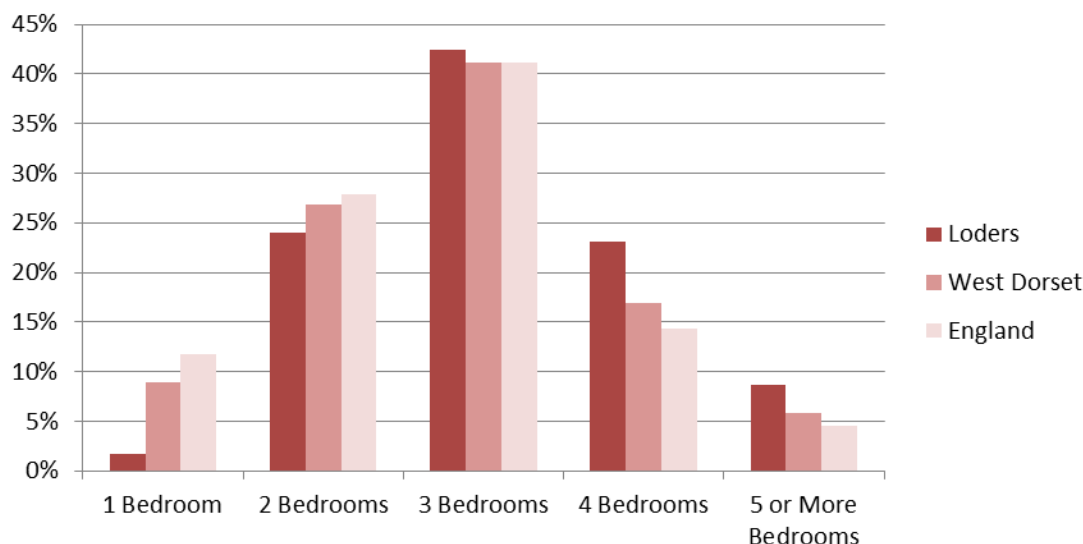
Nearly all households in the neighbourhood (93%) have a car, and over half (55%) have two or more cars. This is significantly higher than comparable information for West Dorset and England.

Language, religious and ethnic backgrounds

According to the 2011 Census there was only one resident whose main language was not English – this was a Russian speaker. The vast majority of residents (97%) are from a White British background. This is similar to West Dorset and higher than the average for England (which is 80%). The local population is predominantly Christian, with no other notable religious following.

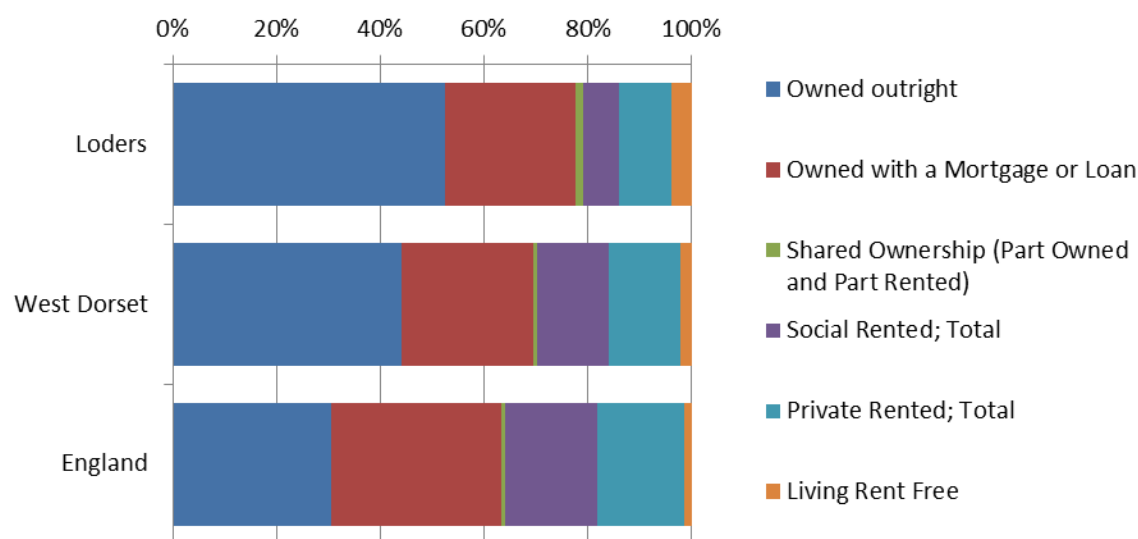
Housing

Housing in Loders tends to be larger than average, both in terms of the number of bedrooms and overall rooms. Nearly three in four houses (74%) have three or more bedrooms compared to an average of 64% in West Dorset and 60% in England. Just under 15% of homes have 4 or fewer rooms, compared to 27% in West Dorset and 33% in England.



More than half (58%) of homes are detached (much higher than the West Dorset average of 37%), with fewer semi-detached and terraced homes or apartments. This higher concentration of larger, detached homes also means that average house prices are higher than average. A search on Zoopla showed that the average price paid for homes in Loders over the last 5 years (based on 20 properties) was £315,920. This compared to £300,197 in Bridport and £255,501 in West Dorset.

A much higher proportion of homes in the area are in private ownership, with more than half (52%) owned outright (ie with no loan or mortgage). There are comparatively few properties available for rent (17% compared to 28% in West Dorset).



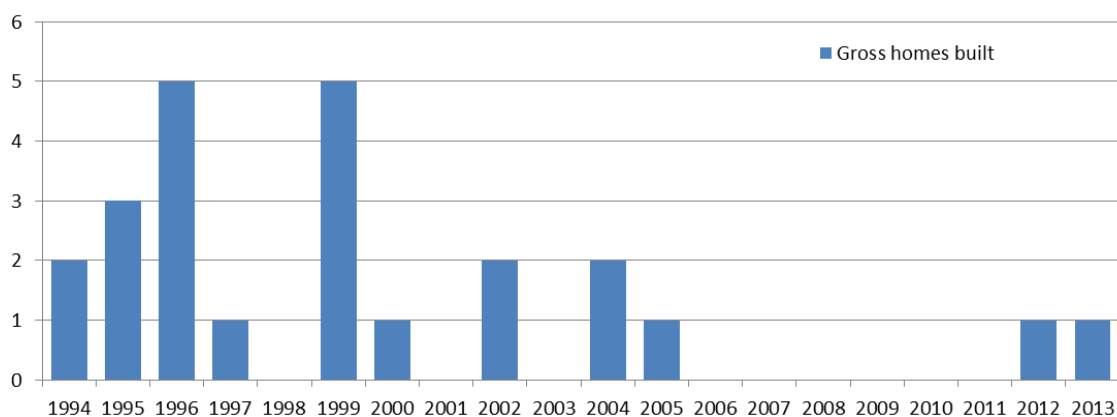
The level of second home ownership is 5.8%, which is broadly comparable to other places in the South West, slightly higher than England (5.2%) and slightly lower than the West Dorset average

(6.1%). There are at least 14 properties in the Parish which cater for holiday lets. When the amount of second homes and holiday lets are considered together, the 2011 Electoral Roll and Council Tax Records suggests the actual level for both is about 16%.

Most of the houses are individual properties along the road network. There are 4 village estates, namely Purbeck Close (10 x houses and bungalows), Home Farm Close (9 x houses, bungalows and flats), Well Plot (a mixture of 16 ex-local authority owned and rented properties under Magna) and High Acres (which has some 42 houses, mainly privately owned but including 6 Magna Housing rented properties and 2 shared-equity homes). There are no managed retirement homes or homes specifically for the disabled.

Historic building rates

Looking at the completions statistics since the mid 1990s (as supplied by Dorset County Council), the average build rate has varied significantly. In the mid 1990s the large Highacres estate was being built, which is not typical historically. The average over the past 12 to 15 years is about 0.80 / 0.86 homes a year (gross). The most recent period (from the deletion of the development boundaries in the 2006 adopted local plan) saw no new homes built other than replacement dwellings (ie no net increase in the housing stock).



Housing need

There are currently nine households on the housing register with a 'local connection' to the neighbourhood plan area. Of these households, four require a 1 bed property, three require a 2 bed property, and there is a need for one 3 bed property and one 4 to 5 bed property. The majority of these households require rented accommodation.

The majority of those responding to the Parish Plan survey (58%, and 71% of those who answered that specific question) said they think the up to 10 homes would be appropriate amount of house building in the village for the neighbourhood plan period.

Assessing the potential for new homes with the proposed development boundary

In order to reflect the wishes of the majority of residents for a limited amount of new housing, the option of a neighbourhood plan which could establish a development boundary was seen as a potential way forward by the Parish Council. The West Dorset District Council's planning advisor (Jan Farnham) recommended the reinstatement of a defined development boundary (DDB) in her presentations to the Parish Council, Steering group and Village residents' meetings in 2013/14. The

Steering Group and Parish Council agreed that the DDB had to meet the agreed goals of the Loder's neighbourhood plan, including: facilitating limited growth (up to 10 new units), infill development only, single dwellings and small groups, protecting valued landscapes and green spaces and adhering to design advice in both the Loders Village Design Statement 2000 (VDS) and the Loders & Uploders, Powerstock & Nettlecombe Conservation Area Appraisal (CAA). The following table outlines the steps undertaken during 2014.

Agreed starting point	At the January 2014 meeting West Dorset District Council's planning advisor (Jan Farnham) suggested that the development boundary that had been in place in the previous (pre 2006) local plan could be used as a starting point for examination, to see whether there would be sufficient opportunity within this area for the level of growth residents wanted
Identification of potential constraints	The Steering Group, with Jan's assistance, identified the existing constraints upon development within the parish including flood plain, conservation areas, key spaces, views & vistas, community assets, as these would have a bearing on the potential for development.
Examination of potential sites in and close to the village	The Steering Group members individually examined the village, to assess how much development could come forward and where, if the goals for protecting green spaces, community assets and adhering to the LDS and CAA principles were taken on board. The individual findings were collated.
Assessment of potential scope for development within the pre 2006 DDB	The group's findings showed that, within the pre-2006 DDB there were at least 12 possible sites where there was either potential for infill or backland development, or the change of use of an existing building. Although it was unlikely that these sites would all come forward, the study indicated that these could yield up to 13-27 dwellings (depending on the type and mix of development) within the proposed DDB boundary.
Assessment of potential areas outside the DDB	15 potential sites outside the previous DDB were identified by Steering Group members. All members of the Steering Group were then invited to submit comments on these sites. The majority of these had little or no support group members with many considered to contravene the identified constraints. Two sites adjoining the eastern end of Croad's Farm that would potentially yield 2 new homes were supported by the group. The potential development of land at Gribb Farm received some support from group members, but was not included on the advice of Jan Farnham due to its more isolated location and potential impact on the AONB.
Consultation on options	It was agreed that the parish should be consulted about possible DDB options. This consultation is detailed separately in the consultation summary.

As such, the defined development boundary proposed for inclusion in the neighbourhood plan includes a range of sites identified by the Steering Group as having potential for housing development. The potential yield from these sites is simply an estimate by the Steering Group members, as the assessment did not include landowner contact or more detailed analysis of potential layouts, and would ultimately depend on the type and mix of development proposed. However what it does do is clearly show that the proposed development boundary could readily facilitate in the region of 10 new homes.

Businesses

The defining nature of the parish historically has been agricultural. Even today, there are seven working farms in and around Loders - two in Matravers/Uploders and five in Yonderover/Loders. Farming activity has changed in recent years with a noticeable switch from dairy farming into the rearing of livestock (pigs and cattle). There is one remaining dairy farm based in the village, but land to the north of the settlement is part of a large dairy farm based in an adjoining parish.

There are around 16 businesses registered for PAYE or VAT, which employ about 60 people². The majority (69%) are in the service sector, particularly linked to professional, scientific and technical activities. Although there is no data available for very small businesses, the 2012 Parish Survey recorded 84 households using the internet for business use, and the 2011 census recorded a total of 36 (14% of the working population) who work from home.

Manufacturing features in the parish and includes businesses involved in net making, furniture making, and novelty chinaware all at Matravers/Uploders, the former two in redundant farm buildings. Another local service sector is tourism-based businesses (holiday lets and B&B's and food services) employing some 6% of the working population.

Those in employment work tend to be employed in construction, retail, education sectors. The Parish Survey showed that two out of three (67%) workers were working more than 30 hours per week with just over half (52%) working in Loders or the surrounding area. Those in part time work were generally happy with the amount of hours they worked, although one in four (25%) would welcome additional hours. The greatest barrier to work was identified as the problem of transport although this was highlighted by only a very small group of 5 people (4%). Unemployment is low at less than 2% compared with 3% in West Dorset.

	Loders	West Dorset
Construction	13%	8%
Wholesale and Retail Trade; Repair of Motor Vehicles / Motor Cycles	12%	15%
Education	9%	10%
Professional, Scientific and Technical Activities	9%	6%
Human Health and Social Work Activities	9%	15%
Agriculture, Forestry and Fishing	7%	4%
Manufacturing	6%	9%
Accommodation and Food Service Activities	6%	7%
Public Administration and Defence; Compulsory Social Security	6%	8%

Most people said they would welcome small business developments, and more bed and breakfast and self-catering accommodation (excluding caravan and camping sites).

² Based on the 2014 Inter-Departmental Business Register (IDBR) dataset for post codes in the Loders area

Community Facilities

The parish has a range of regular activities, which create a vibrant and social community for its residents. These include annual events such as the church and school fetes, harvest supper, scare crow competition and flower and produce show, and more regular events such as the pub quizzes, village lunches, Parish Council meetings and the visits by the fish and chip van and mobile library van. There are also a number of village clubs which meet regularly:

- Art Appreciation Group
- Family History groups
- Friends of Rivers
- Loders Art Group
- Loders Bell Ringers
- Loders Local History Group
- Loders lunch group
- Loders Young Players Society (fostering young people and sport)
- Long Lothers Model Making and Craft Club
- Patchwork
- Rights of Way
- Sewing group
- Short mat bowls
- Women's Institute
- Youth club 12- 18
- Youth club 8-11

Many of these clubs meet in the community buildings:

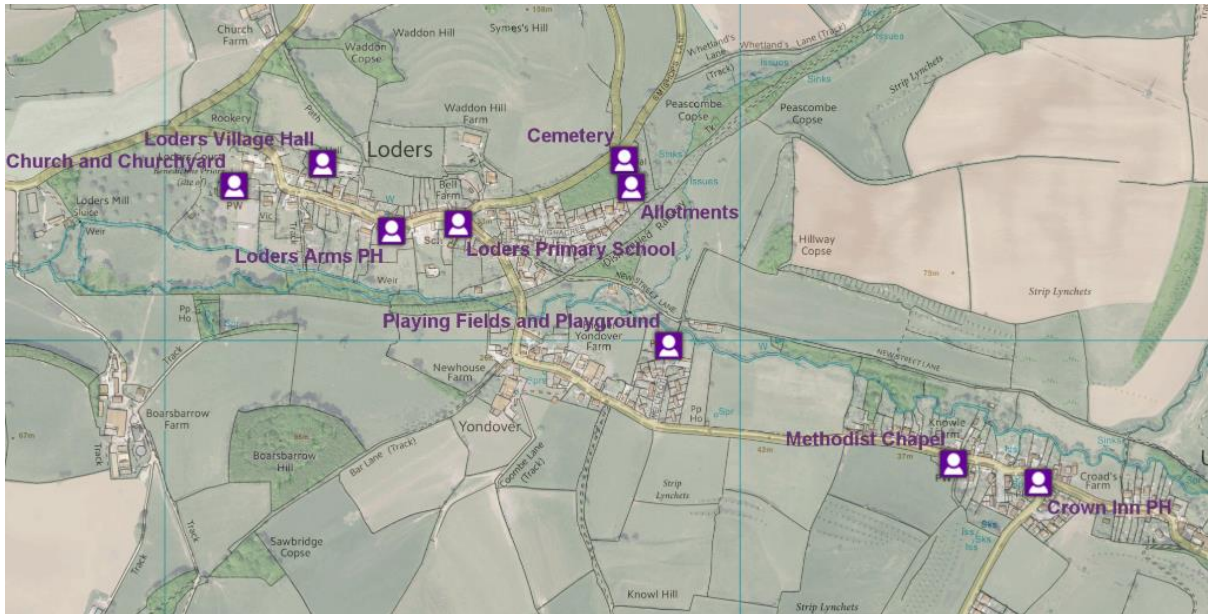
- 2 Pubs: The Loders Arms in Loders, and The Crown in Uploders
- St Mary Magdalene Church - a grade I listed building dating back to the thirteenth century
- Wesleyan Methodist chapel (used also for community events)
- Primary School
- Skittle Alley
- Village Hall (regularly used a wide variety of community events)

There are no known plans to close any of these community facilities.

There are also a number of open spaces in the neighbourhood area used for a range of events and activities: the village allotments, the playing field and play area, and the parish cemetery.

The 2012 Parish Survey recorded that the majority of parishioners feel that all our village amenities are important, ranging from the school and pubs with 94% support each, to the skittle alley at 60%. The majority of residents (64%) said they would regularly support a village shop in the parish – with most of the remaining (31%) feeling that they might. Although there are no medical services in the parish, most people (94%) said they have no problems accessing medical services.

A map showing the location of the built community assets is provided below.



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Transport, Services and Utilities:

Transport

There is an average of 1.7 cars per household in the parish and of most working residents (90%) use their vehicles to get to work. Only 5% of parishioners regularly use the bus service.

The Parish Survey highlighted that there are some road safety concerns – most people (82%) consider the A35 junction to Uploders to be of moderate or high danger, and another area particularly highlighted was outside the village school. Other concerns raised related to 'danger spots' caused by on-road parking in and speeding traffic. The nature of the rural lanes, which are narrow and in places have limited visibility around sharp bends, and the lack of pavements, street lighting and significant on-street parking in the built-up areas add to this issue. Lorry traffic is also seen as a problem.



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In addition to the places noted in the map above, the junction with the A35 at Uploders is considered dangerous by local residents.

Data from the county council³ shows that, over the past 5 years, there have been 8 slight, 3 serious and 1 fatal vehicle collisions on this stretch of the A35. The rest of the parish has had 1 fatal vehicle collision (in Loders) and 2 slight and 1 serious vehicle collisions.

There was some support in the Parish Survey for the provision of a dedicated trailway between Loders and Bridport for cycling to work, but this was more for occasional rather than regular use. However further information is required on the exact route this would take and possible localised impacts before many residents and the Parish Council can come to any firm view on the proposals.

Although there are regular services stopping along the A35 (the X31), access to public transport from the village is more limited. Currently the 73 service provides a direct connection from Loders and Uploders into Bridport departing at around 10am and returning at about 1pm.

³ <http://mapping.dorsetforyou.com/roadsafety/map>

Communications

The 2012 Parish Survey showed that take-up of broadband is particularly high, with 84% (at least 4 in 5 households) connected on-line. Unfortunately the connection speeds are abysmal, and although high speed broadband is being rolled out to most rural areas in Dorset, there are no plans as of January 2015 for this to reach parts of the parish including Uploders and Vinneys Cross.

Loders has a major problem with mobile phone, with three out of four people (76%) responding to the Parish Survey having poor or no reception.

Power

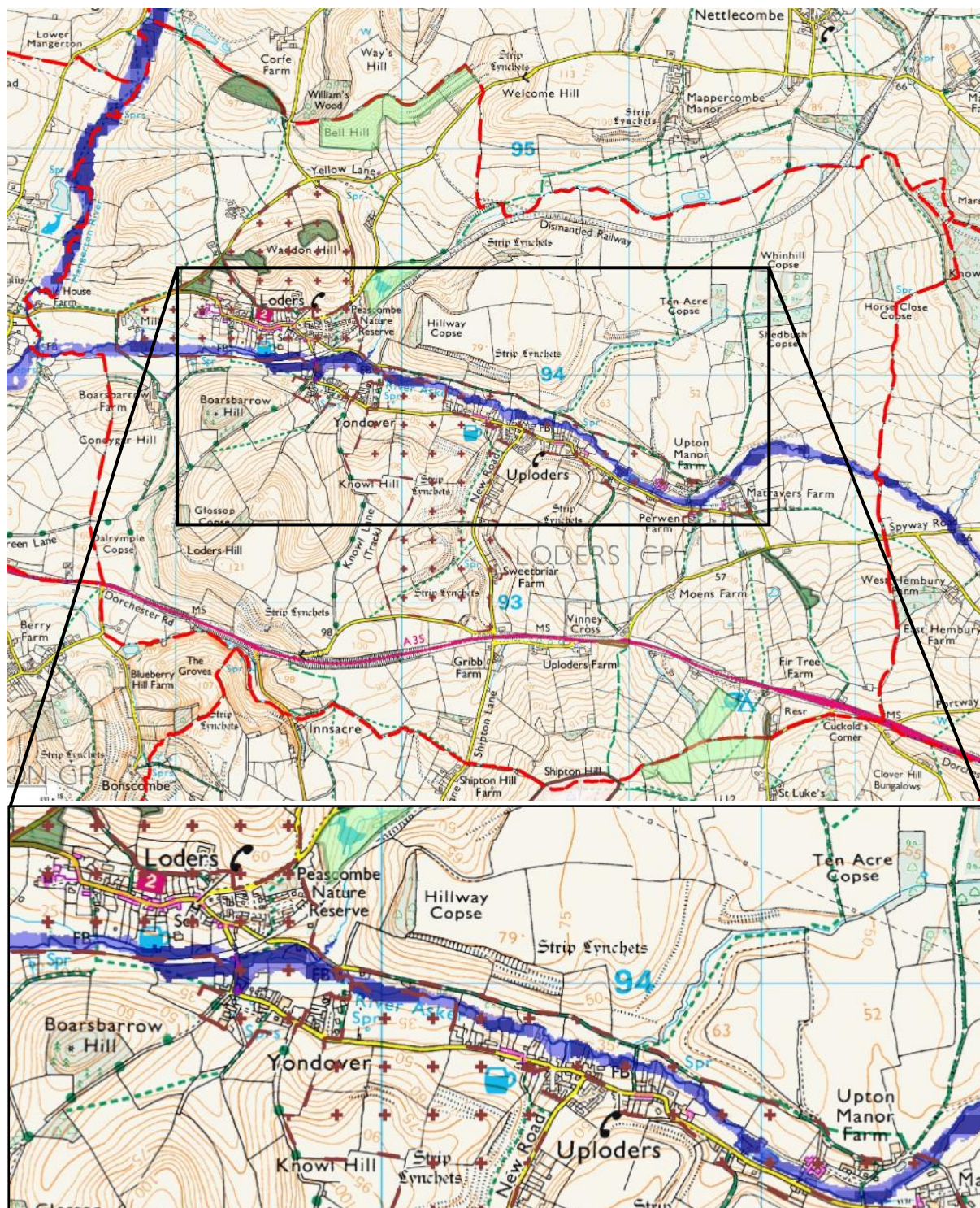
Electricity is provided to all properties in the parish via overhead cable supply. There is no mains gas supply to most of the village (with the exception of the area around Matravers) and residents generally rely on calor gas or oil. Renewable energy such as solar panels, photo-voltaic cells, bio-mass, ground or air sourced provision is a growing source of supplementary energy to individual properties in the parish, with the Parish Survey identifying 16% of households using renewable energy - photo voltaics or solar heating being the most prevalent type.

Water and sewerage

The majority of properties in the parish are connected to mains sewers and water supply. Many village properties retain existing wells directly accessing underlying spring water.

The wider environment

The following maps show the main environmental constraints relevant to the area between Loders and Matravers – including the flood risk zone (blue shading), conservation area (brown cross symbol hatching) and Listed Buildings (pink), scheduled monument (solid brown outline at Shipton Hill), tree preservation orders (darker green shading) and the three sites of local nature conservation importance (light green shading). More localised constraints existing include other sites / monuments of historic interest. The whole area lies within the Dorset AONB.



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The historic environment

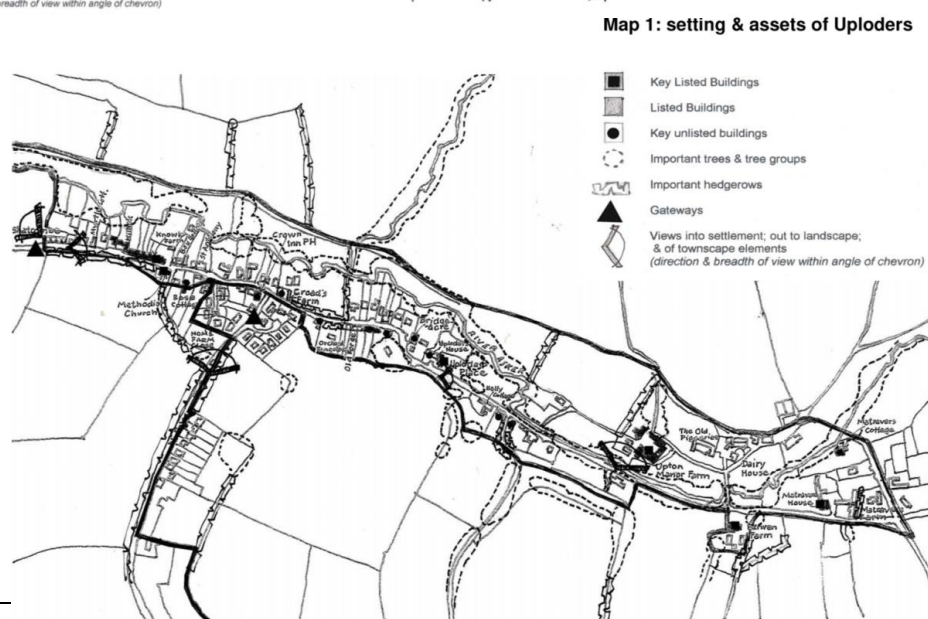
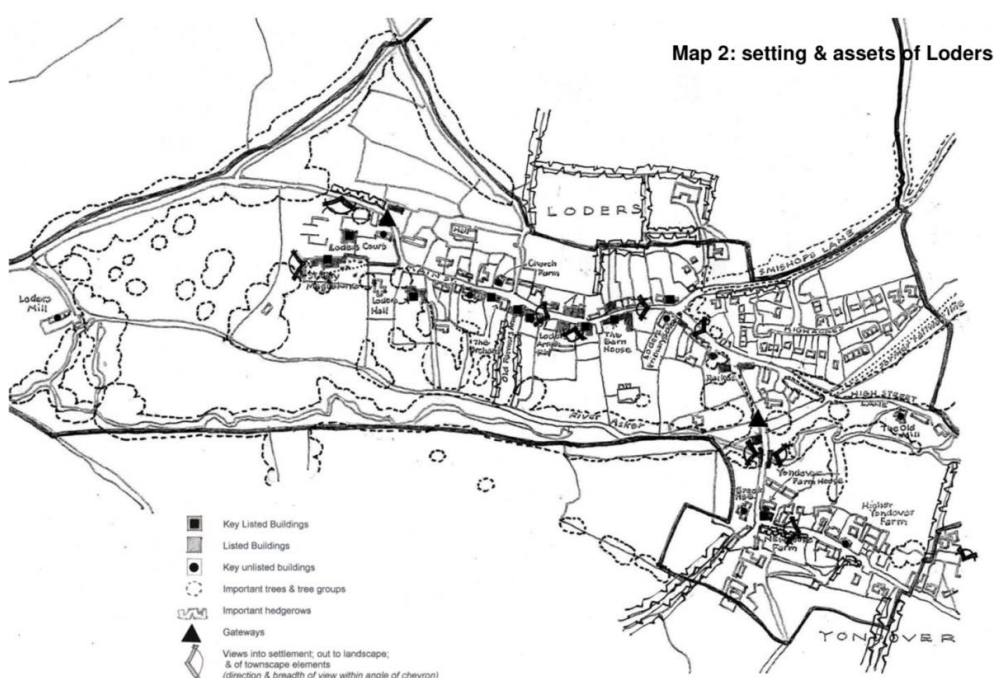
The whole length of the valley containing the main settlements is included in a Conservation Area, which extends to include parts of its landscape setting. There are 46 listed buildings and structures in the parish, part of one scheduled monument (Shipton Hill, on the southern boundary of the parish) and a significant number of other undesignated buildings and features of historic interest that contribute to its rich heritage.

LODERS AND YONDOVER	UPLODERS AND MATRAVERS
<p>LISTED BUILDINGS of particular note:</p> <ul style="list-style-type: none"> • The Parish Church and walled churchyard • Loders Court and its boundary wall • Loders Hall and its wall and gates • The Farmer's Arms • The Barn House, • No. 41 Main Street • No. 38 (The Old Post Office) • The Orchard • No. 17 (Oak Cottage) • Bell House lime kiln (Bell Cottage?) • Yonderover farmhouse 	<p>LISTED BUILDINGS of particular note:</p> <ul style="list-style-type: none"> • Knowle Farmhouse • Methodist Chapel • Uploders Place • Upton Manor Farm • Perwen Farmhouse • Matravers House
<p>GROUPS OF BUILDINGS that contribute particularly to local character:</p> <ul style="list-style-type: none"> • The row at Smishops Lane junction with the school, Sirio, the Retreat, Trinity Cottage and Oak Cottage opposite • The north side of Main Street from 19 to 23 (Fuszards), with, on the south side, thatched Barn House and No. 41 • On the north side, the row including Waynflete and Pound Cottage with, opposite, The Loders Arms, The Farmers Arms, The Orchard and the terrace of smaller stone cottages to the west. • A group at the church with the churchyard wall and gates, The Court, its boundary wall and lodge with Loders Hall, its outbuilding, wall and gates. • Yonderover Farmhouse, The Barns, Brook House and Newhouse Farmhouse, defining the sharp bend in the lane 	<p>GROUPS OF BUILDINGS that contribute particularly to local character:</p> <ul style="list-style-type: none"> • Row formed by Killick Cottage, Christmas Cottage, West Winds, Knowle Farm, Wheelwright's Cottage to St Anthony's • Methodist Church, Rose Cottage and Home Farm • Uploders Place, Uploders House, Bridgeacre and its prominent barn • 42 -45, 47, The Old Forge and Nos. 1,2 and 3 Hill View Cottages. • Upton Manor Farmhouse with former farm buildings The Retreat and River View.
<p>Other BUILDINGS of local interest:</p> <ul style="list-style-type: none"> • Loders Mill • The Lodge to the Court • Terrace group at 32 - 36 Main Street • Church Farmhouse • Loders Primary School • The Old Mill on New Street Lane 	<p>Other BUILDINGS of local interest:</p> <ul style="list-style-type: none"> • Former Barn adjacent to the entrance to Home Farm Close • The Crown Inn • Barn north of Orchard Bungalow and Croad's Farm opposite • No. 47, Coombe Cottage

- Brook House at Yonderover
- Stone farm building on road frontage of Higher Yonderover Farm
- Bridgeacre Barn
- Uploders House
- Nos.48 and 50
- Matravers and Sheepwash Cottages

Many other features in addition to the buildings are part of the parish’s historic environment. Historic structures include: several surviving lime kilns adjacent to former small quarries at Loders Cross, Perwen Farm and Vinney Cross; the mill leats from the river built to serve Loders Mill and Old Mill, New Street Lane; the former railway line with its major cuttings, embankments and an overbridge; and the C18 turnpike trust milestones on the A35.

The following maps taken from the [conservation area appraisal](#)⁴ show the location of key views, important trees and hedgerows, gateways, and the historic buildings of interest.



⁴ https://www.dorsetforyou.com/media/128531/Loders-and-Uploders-Powerstock-and-Nettlecombe-Conservation-Area-Appraisal/pdf/Loders_uploders_cluster_CAA.pdf

The Court and Uploders Place are noted for their historic interest as a parkland / garden. There are many examples of medieval lynchets prominent on the steep side hills particularly north of New Street Lane, at Waddon Hill, Stony Head and on the west side of Knowle Hill above New Road; Ancient green lanes and drove roads and deeply incised holloways including Smishops, Yellow and Knowle Lanes.

Although the presence of a conservation area and Listed Buildings does not rule out the potential for development, it does mean that any development should not cause substantial harm, with particularly great emphasis given to protecting the more significant heritage assets and their settings.

Wildlife and local habitats

Just outside Loders village along Smishops Lane there is a site of local nature conservation importance (SNCI), the Peascombe Nature Reserve. The reserve is managed by the Dorset Wildlife Trust and is part grazed meadow, sloping down to woodland alongside the River Asker. It also includes a community orchard. Dormice have been found nesting in the hedgerows. Further north on the parish boundary is the Bell Hill SNCI. Icen Farm SNCI lies primarily in Shipton Gorge parish on the southern edge of the parish, south of Woodlands Farm.

The river valleys are substantially wooded and trees can be seen from many parts of the village. The river valley trees comprise mainly alder, sycamore, ash and field maple with a few Black Poplars which are now considered a rarity. Elsewhere hazel, oak, sweet chestnut, blackthorn, hawthorn and various species of willows are abundant. There are also some traditional orchards recorded in the area around Matravers.

There are a number of important (rare, threatened, have a Biodiversity Action Plan or are protected by law) plants and animals which have been recorded in the parish:

Birds:

Bullfinch
Dunnock
Marsh Tit
Green Woodpecker
Grey Wagtail
Fieldfare
Hobby
Hoopoe
House Martin
Kestrel
Lapwing Red Kite
Song Thrush
Spotted Flycatcher
Whitethroat
Wryneck
Yellow Wagtail

Reptiles

Slow-worm

Moths and Butterflies

Blood-Vein Moth
Ghost Moth
Mottled Rustic Moth
Wall Brown Butterfly
White Ermine Moth

Plants

Bluebell
Curve-stalked Feather-moss
Greater Butterfly-orchid
Meadow Thistle
Narrow-leaved
Everlasting-pea
Pignut
Silky Forklet-moss

Bats

Brown Long-eared Bat
Common Pipistrelle Bat
Lesser Horseshoe Bat
Natterer's Bat
Serotine Bat
Soprano Pipistrelle Bat
Unidentified Myotis Bat

River mammals

European Otter
European Water Vole

Other Mammals

Brown Hare
Eurasian Badger
Hazel Dormouse

Important habitats found within the area include lowland chalk grassland, the arable field margins, lowland deciduous woodlands and mature trees, the wildlife and feeding corridors provided by the river, hedgerows and discussed railway line. Even gardens can provide important habitats – for

example compost heaps are used by slow worms. Redundant rural buildings and roof spaces make ideal roosts for bats and owls.

Landscape and views

The entire neighbourhood area lies within the Dorset Area of Outstanding Natural Beauty, which means that it is a nationally important landscape and there is a general duty on public bodies, including parish councils, to have regard to the need to conserve and enhance the natural beauty of the AONB in their decision making.

The landscape is primarily within the [wooded hills landscape character type](#), with the exception of the westernmost part of the parish that is classified as [undulating river valley](#)⁵. The key objectives for the Wooded Hills are to conserve the intimate, undeveloped and pastoral appearance and protect the wooded character. Ongoing protection of hedgerows, rural lanes, small scale pastures, open skylines and settlement character are important considerations. Suggested planning guidelines for the wooded hills area in the 2008 Dorset AONB Landscape Character Assessment are:

- Sensitive hillside locations should remain undeveloped.
- Conserve the pattern of tight knit settlements.
- Ensure new agricultural dwellings and barns enhance the local character and are sited away from open views and skylines. Encourage the restoration of traditional barns and farm buildings.
- Consider screening views to intrusive agricultural buildings and settlement edges through planting new small scale broadleaved woodlands.
- Promote the use of locally sourced stone in new developments.
- Prevent further expansion of caravan parks in sensitive locations and promote enhanced management of existing sites.
- Minimise small scale incremental change such as signage, fencing or improvements to the road network which could change the rural peaceful character of the landscape. Conserve characteristic finger posts and furniture.
- Maintain their rural character of the lanes
- Conserve the ancient pattern of small irregular enclosures, assarts and strip fields. Protect patterns of strip lynchets and their setting.
- Any planting should reflect local character, using appropriate native species.

Within the conservation area there are a number of key views across open land - notably:

- Open fields west of St Mary Magdalene Church and adjoining Loders Court
- Area south of the Loders Arms pub
- Views along the river corridor
- Area west of Shatcombe
- Area north of Holly cottage

Tree preservation orders have been made on Presswood Copse, Waddon Copse, the Rookery and Syme's Hill Copse (all to the north of Loders), and to the small area of woodland area on the road

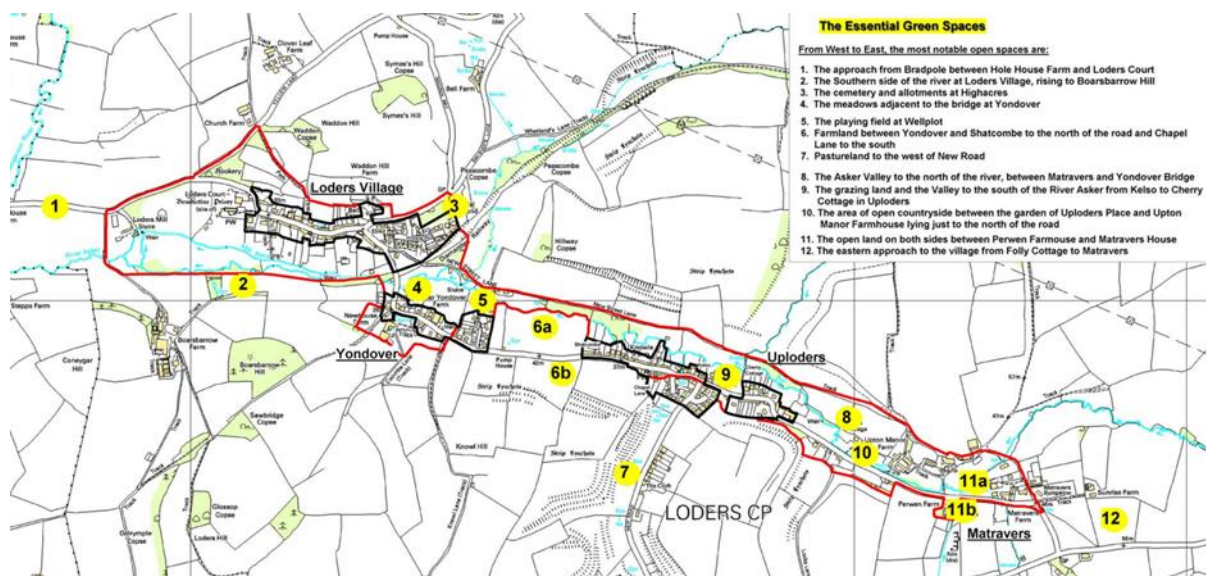
⁵ <http://www.dorsetaonb.org.uk/our-work/landscapework/landscape-character>

bend south Matravers Farmhouse, as well as the woodland alongside and stretching south from Spyway Road at the Matravers junction, and a small area of woodland at Bunker's Hill.

The [Loders Village Design Statement](#)⁶ also identified a range of essential green spaces:

1. The approach from Bradpole between Hole House Farm and Loders Court.
2. The southern side of the river at Loders Village, rising to Boarsbarrow Hill.
3. The cemetery and allotments at Highacres.
4. The meadows adjacent to the bridge at Yonderover.
5. The playing field at Wellplot
6. Farmland between Yonderover and Shatcombe to the north of the road and Chapel Lane to the south.
7. Pastureland to the west of New Road
8. The Asker Valley to the north of the river, between Matravers and Yonderover Bridge.
9. The grazing land and the valley to the south of the River Asker from Kelso to Cherry Cottage in Uploders.
10. The area of open countryside between the garden of Uploders Place and Upton Manor Farmhouse lying just to the north of the road.
11. The open land on both sides between Perwen Farmhouse and Matravers House.
12. The eastern approach to the village from Folly Cottage to Matravers.

Their location is shown on the following map



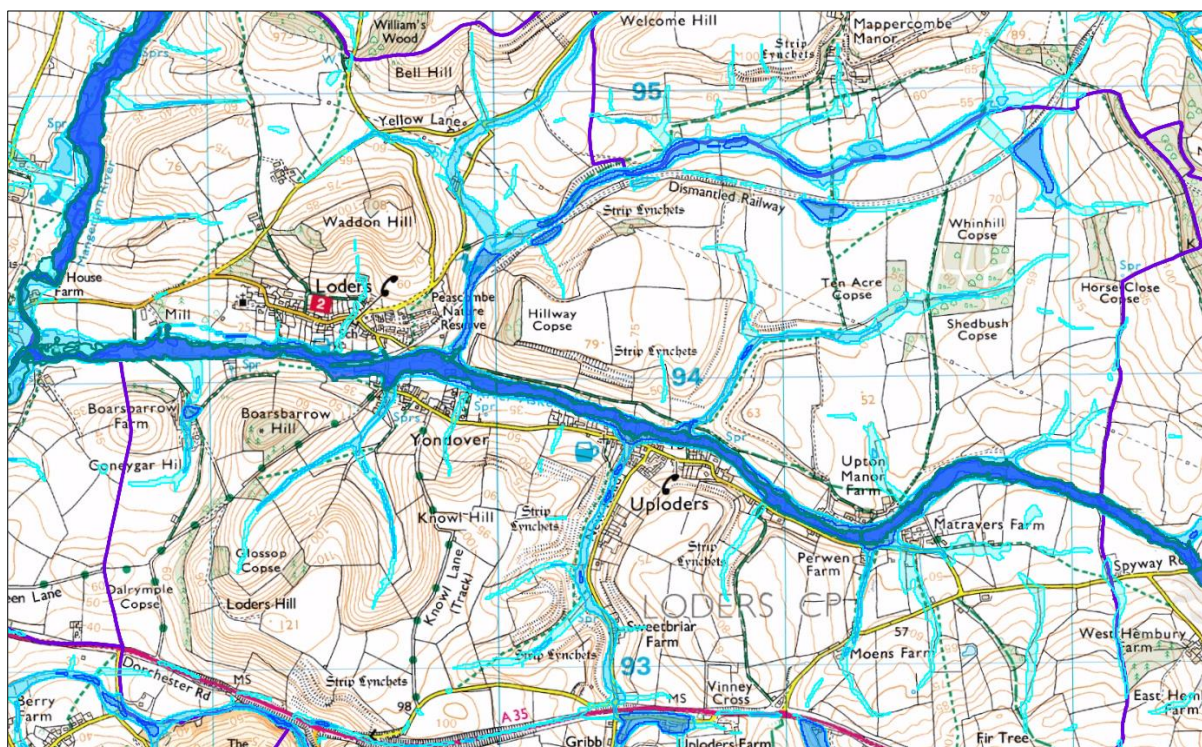
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⁶ <http://www.dorsetforyou.com/media.jsp?mediaid=271&filetype=Document>

Natural and man-made hazards

Flooding

Loders Parish lies along the River Askers valley. Numerous springs feed the river even during extended dry periods. During wet periods the river is liable to flood. There is also a risk from natural surface-water run-off from the surrounding hills in the event of heavy storms, causing flooding in properties outside the river flood plain. The map below shows the potential for flooding from the river, and also modelled areas at risk from surface water run-off.



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Land contamination

Loders Parish has significant areas of pasture and a risk of nitrates, from livestock manure and other fertilizers, polluting watercourses. In addition many houses use oil for their central heating systems.

There is an authorised landfill site south of the A35 at Innsacre, which is licensed to take non-biodegradable wastes.

Slope instability

Loders Parish has a number of dramatic hollow lanes lined by mature trees. These create some instability and a risk of occasional landslips which can block paths, roads and damage power lines. The risk is ameliorated by regular pruning.

Crime statistics

Crime figures⁷ show that the area is comparatively safe. Over the past 12 months (Oct 2013 – Nov 2014) there have been 16 reported incidents, which is about 31 incidents per 1,000 people; lower than the West Dorset rate. The main types of crime recorded were anti-social behaviour (accounting for 38% of the incidents) and burglary (25%). The main area of reported incidents was on or near Highacres.

Road safety

Information on road safety is covered in the section on transport.

⁷ <http://www.police.uk/dorset>