

RECOMMENDED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN FOLLOWING PUBLIC CONSULTATION .

REPORT TO THE PARISH COUNCIL – 19 May 2015

Drop in sessions were held as part of the consultation on the DRAFT Loders Neighbourhood Plan (LNP), between 10 February and 31st March 2015. The Draft LNP and accompanying supporting documents were available at these sessions and were also accessible on the Parish Council website. Statutory Undertakers were contacted separately and individually.

Responses have been received from the Parish Community and Statutory Undertakers and these have been summarised in the attached schedules.

1. Response to Consultation from Statutory Undertakers
2. Response to Consultation from Parish Community and Comments recorded at Drop in Sessions held during the Consultation Period

The Steering Group's comments and recommendations are also included on the schedules. These were discussed at meetings held on 29th April and 11th May. Also attached are the Steering Group's recommended amendments to the supporting text and LNP Policies for discussion and agreement by the Parish Council. These include

1. **LNP Policy E1** [p11-13] Important Gaps, Views and Local Green Spaces
2. **LNP Policy E2** [p13] protection of special Landscape and historic Features
3. **LNP Policy E3** [p 14] Protection of Wildlife Habitats
4. **LNP Policy E4** [p 14-15] Built Character: To Protect and Enhance the Character and Appearance of the Area.
5. **LNP Policy E5** [p16] Location of Development in relation to the DDB
6. **LNP POLICY E6** [p17] Re-use of Redundant Rural Buildings
7. **LNP POLICY C 1** [p19] Safeguarding Community Assets
8. **LNP POLICY H 1**[p21] Provision of New Homes
9. **LNP Policy B1:** [p22] Local Employment and Business

In addition consequential amendments will need to be made to Maps included within the LNP as follows:

Map 2, page 5	Delete and replace with enlarged Map 2 relocated from page 24
	Amend Key – graphic symbols in place of descriptions
Map 4, page 12) DDB boundary to exclude 'wedge' of woodland to north of properties on Highacres
Map 4a, page 25) Include the woodland (including 'wedge' referred to above) as Local Green Space
Map 4b, page 26) Amend Key – graphic symbols in place of descriptions

Next Steps

Following the Parish Council's decision with regard to the above the following steps will need to be taken:

- Draft LNP to be amended as agreed and re-printed. (Creeds)
- **The Consultation Summary** will need to be updated and completed following recent consultation on the Draft LNP. (To be completed by MW).
- **The Basic Conditions Statement:** This will need to be updated and finalised in the light of responses from statutory undertakers. [The **basic conditions statement** explains how the proposed neighbourhood development plan meets the legal requirements in terms of its *content and coverage*; how it has had regard to *national policy and is in general conformity with the strategic policies in the development plan for the local area* and how it will contribute to the *achievement of sustainable development* and is compatible with EU obligations. (To be completed by DM)
- The LNP and supporting documents (including the Basic Conditions Statement and the Consultation Summary) will be submitted to WDDC for independent examination and further consultation – undertaken by WDDC.

12 May 2015

LNP POLICY E1 [p11-13]

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

The gaps along the road fronts between the built-up areas (as identified on map 4) are important in defining the distinctive character of each settlement, and the rural, non-built-up nature of these gaps ~~should will be supported-maintained.~~

Development will respect and not infringe upon the enjoyment of key rural views (as identified on map 4).

Local green spaces (as identified on map 4) have been identified as of particular local importance, to the extent that no development will be permitted within them that would harm their green character and reason for designation.

PROPOSED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN

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LNP E1 [p11-13]

Important Gaps, Views and Local Green Spaces

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The important gaps, open views and green spaces are listed in the following tables and shown in Map 4 (~~east and west~~). Consideration was also given to the protection of the river corridor and strip lynchets as important green spaces, but their size rule them out as potential local green spaces. Both are of particular importance to the definition of the linear quality and setting of the village. They are protected in their own right as an important feature in the landscape under Policy E2.

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Important local green spaces	Reason for their designation
The parkland at Loders Court from the Churchyard to Loders Mill	The monastic parkland between Loders Mill and Loders Court / St Mary Magdalen’s Church, which can be glimpsed from the main road, provides an important setting to the key historic buildings, and a definite ‘stop’ or gateway at the western entrance to Loders.
Boarsbarrow Hill	The woodland located on top of Boarsbarrow Hill is a key feature in many views, and therefore an important local landmark. It is also an area which is rich in wildlife and includes a number of possible historic barrows.
Waddon Hill	The upper slopes of Waddon Hill, with their mix of woodland and strip lynchets, provide a backdrop to the settlement of Loders, and the woodland is also rich in wildlife.
The cemetery (including the allotments) at Highacres	The land has been consecrated providing a local cemetery dating back to the 1930s and will continue to provide cemetery space for generations to come.
<u>Wooded area to the north of houses on Highacres</u>	<u>The wooded area lying adjacent to the cemetery is important in views from open farmland between Yonderover and Shatcombe; provides a wooded backdrop/screening to the housing at Highacres and is important to the bio-diversity of the area.</u>
Playing field adjoining Wellplot	This rather boggy area running down to the river is important because not only because it has been used for recreation by local residents over many years, but also because of its link to the river and views it provides from within the Conservation Area
Croads Farm	This is an important green “break” created by Croads Farm on both sides of the road in the otherwise linear development of Uploders, of historic and character value.

Consequential Amendments

- Amend Map 4 p12 and Map 4a p25 to include the above wooded area.
- Amend the DDB delineated on Maps 4 p12, Map 4a p25; Map 5 p16 to exclude the wedge of woodland to the rear of houses on Highacres.
- See introductory paragraph above

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LNP Policy E2: Protection of Special Landscape and Historic Features

In considering development proposals, ~~The~~ the following features and their settings should be retained:

- the attractive river course with its mill leats and tributaries
- the distinctive hill tops of Boarsbarrow Hill, Waddon Hill and Shipton Hill
- the ancient field systems and medieval strip lynchets
- the Bronze and Iron Age earthworks
- the historic dry stone walls
- the historic gardens at Lodgers Court and Uploders Place
- the surviving lime kilns adjacent to former small quarries
- the network of rural paths and lanes, including ancient green lanes and drove roads, some in deep cuttings with hedge banks
- the former railway line with its major cuttings, embankments and overbridges
- the mature trees in the larger gardens, the extensive groups of trees in the valley and well-established hedgerows (many of which are identified in the conservation area appraisal)
- the well-defined edges and entry points to the settlement areas

The benefits of removing detrimental features, such as modern out-of-character design elements and overhead wires, will be taken into account in assessing any development proposals.

PROPOSED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN

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LNP Policy E3 [p14]

Wildlife Areas

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Protected species recorded in the parish include many types of bat, farmland and woodland birds, moths, a range of mammals including river mammals (otters and water voles), important fish, (evidence of salmon and sea trout spawning sites), and different types of plant. The habitats that support these species include lowland calcareous (chalk) grassland, the arable field margins, deciduous woodlands, wet woodlands, river corridors and hedgerows. Even gardens can provide important habitats – for example compost heaps are used by slow worms, and redundant rural buildings and roof spaces make ideal roosts for bats and owls. The river corridor, hedgerows and arable margins are all important wildlife corridors, allowing animals to move through the area (for example, linking bat roosts to feeding areas).

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LNP Policy E3: Protection of Wildlife Habitats

On sites below the standard thresholds for a biodiversity appraisal, applicants are encouraged to submit (as a minimum) an initial scoping / feasibility appraisal that identifies ecological aspects or considerations, where the proposed development site includes or is adjoining

- a large, mature garden
- mature trees
- woodland
- field or roadside hedgerows
- river floodplain
- meadow / species-rich grassland
- orchard
- agricultural barns and similar rural buildings.

Development proposals should, where relevant, take opportunities to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area, through (for example) providing buffer areas to protected habitats and including new biodiversity features within the development. such as the erection of barn and little owl/kestrel/bat and garden bird boxes in suitable locations.

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LNP Policy E4 [p 14-15]

Built Character

Design, including the scale and positioning of new buildings (and changes to existing buildings), materials and detailing, is key to making sure that development preserves and enhances the character, appearance and integrity of the area.

Much of the parish lies within a designated conservation area and many of the buildings/dwellings (46) in the main settlements are listed as buildings of special architectural or historic interest. Under current Planning, Conservation Area and Listed Building legislation, works- including demolition alterations and extensions- to listed buildings and unlisted buildings in conservation areas are more tightly controlled.

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The character and appearance of the area and its intrinsic qualities ~~that~~ have been identified in the Loders Village Design Statement [LVDS] and Conservation Area appraisals [Loders and Uploders [Powerstock and Nettlecombe] Conservation Area Appraisal 2007 p 10-20]. These have remained largely unchanged. The preparation of the Neighbourhood Plan has provided the opportunity to review this supplementary guidance and enhance its status by including the main elements within the development plan policy framework. The key characteristics of the settlements drawn from the Conservation Appraisal and LVDS are set out below in LNP Policy E4.

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The overriding intention of this policy is to ensure a high quality of design and appearance that integrates and enhances the existing character of the settlements or outlying parts. The majority of buildings in Loders parish are historic; built during the eighteenth and nineteenth centuries by local craftsmen using local materials. This consistency underpins its special appearance, attractiveness and conservation area status. Unfortunately much of the twentieth century housing in the parish fails to achieve this quality of design and materials and spoils some local views. New development – including extensions and alterations to existing buildings – should therefore aim to enhance the character and appearance of Loders parish; achieve high quality and sustainable design; minimise water use to prevent unnecessary waste of water and achieve high standards of environmental performance.

LNP Policy E4: To ~~Pp~~ protect and ~~enhance-Enhance~~ the ~~character-Character~~ and ~~appearance~~ **Appearance of the ~~area~~Area**

All proposals for built development (including new buildings and extensions / alterations to existing buildings) should be **sympathetic-in keeping** with adjacent buildings and must achieve a high quality of design, use of materials and appropriate detailing which reflect local distinctiveness, **the character of the conservation area** and respects the rural character of Loders Parish. In considering whether proposals achieve this requirement, particular regard should be paid to: **the key characteristics of the settlements set out below:**

- the largely linear character of the historic settlement form, located close to the valley floor
- development within the village tends to be single plot depth, set hard onto the street,

- with few front gardens and no kerbs or pavements,
- the lack of any real, distinct centre, set against the interest provided by key landmark buildings
 - the wealth of listed and locally important unlisted buildings of different types and styles, and the understatement, informality, individuality and non-uniformity of many of the buildings,
 - the presence of stone boundary walls, although most boundaries are concealed and softened by vegetation,
 - the strong rural character provided by stone cottages and modest farm buildings. There are also a marked number of properties with gable ends at right angles to the road, associated with yards,
 - typical roof pitch and spans, with spans in general of about 6 metres, and pitch of 37.5 – 47.5 degrees (or steeper on thatch),
 - the predominant use of local Inferior Oolite limestone (a warm, honey-coloured sandy stone), thatch (West Dorset style), slate and clay tile roofs – and an overall unity to the settlements,
 - the interesting details, including porches (in keeping with the style and proportion of the buildings), lintels and quoins, ironwork, signs and date stones, old-style wooden ‘finger posts’,
 - the predominance of timber doors and wooden casement window (with panes of equal size and inset) or wooden sliding sash windows (with slender moulded glazing bars and well-proportioned panes). Dormer windows are not in keeping with local character and should be avoided,
 - the conventional, well-proportioned chimney stacks,
 - the use of white-painted woodwork on nearly all houses (exceptions may be appropriate in the case of barn conversions),
 - the use of ‘soft, warm’ colours on exterior wall rendering,
 - the pointing of stone walling, which matches the colour of the stone and is rubbed flush or underflush.

PROPOSED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN

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LNP Policy E5 [p16]

Location of Development

All plans are required to promote development and have a degree of flexibility in terms of the future use of land, to accommodate needs and circumstances that may not have been anticipated when the plan was written. There will therefore be exceptions where development may be permitted outside a defined development boundary, and a number of these are listed and explained in the over-arching local plan and will still apply in this neighbourhood plan area. In general, this the Lodders Parish area the most likely 'exception' to occur outside the DDB relates to the provision of affordable housing on what is known as 'rural exception sites', new business development (provided that this would be acceptable in all other regards), and community uses – such as a new village hall, play area or the like. Development necessary for the area's farming community, and also the potential to reuse existing buildings, provide examples of other changes that may be appropriate outside the defined development boundary.

LNP Policy E5: Location of Ddevelopment in relation to the Defined Development Boundary (DDB)

A defined development boundary has been drawn around Lodders and Uploders (see map 5). Any new-buildings development (other than for farming and other land-based rural businesses, or associated rural workers' housing) and associated land (such as gardens or parking areas) should be located within this development boundary. In exceptional Where circumstances (as referred to above in the supporting text) new-buildings justify development -may-be-allowed outside of this the defined development boundary, (such as in the case of rural exception sites) and in these circumstances new-buildings are expected to any new buildings should be well-related to existing settlements/buildings the village and sensitively designed to respect and enhance the character of the local area.

The change of use of land to other forms of development such as caravan and camping sites, outdoor recreational or the provision of outdoor storage, that would have a noticeable detrimental impact on the attractive rural character of the countryside, will not be supported.

PROPOSED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN

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LNP POLICY E6 [p17]

Re-use of Redundant Rural Buildings

There are relatively few potentially redundant farm-rural buildings in the neighbourhood plan area but when one does become available for development it should be re-used in order to maintain the vitality of the community, particularly where the building makes a positive contribution to the area in terms of its local character. Use of redundant farm-rural buildings for housing (either open market housing or affordable housing), small businesses (including tourism accommodation), or community facilities such as a farm shop is therefore encouraged, if the character and location of the redundant building is suitable and appropriate. Development would not be supported if it would cause a negative impact (such as traffic problems, damage to hedgerows, noise and disturbance) on the rural character of the area or the living conditions of nearby residents.

LNP Policy E6: Use of Redundant Farm-Rural Buildings

Where a redundant rural building makes a positive contribution to the local character, and is not in an isolated location where substantial new infrastructure would be required, ~~it should be favourably considered for its~~ re-use for housing, community or business use, where appropriate, will be supported.

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LNP POLICY C 1 [p19]

LNP Policy C1: Safeguarding Community Assets

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Community assets (as listed below) should be retained where possible, and every effort should be made to work with the local community to investigate potential solutions to avoid any unnecessary loss of these valued facilities and services, and also to bring forward new assets such as a village shop. Proposals that would allow such facilities to modernise and adapt for future needs are encouraged.

- St Mary Magdalene Church and graveyard
- Loders Primary School
- Loders Village Hall and associated parking
- Loders Arms Public House and skittle alley
- The Crown Public House, Uploders
- Methodist Chapel, Uploders
- Playing fields and playground with access from Well Plot
- Parish cemetery
- Allotments
- ~~Mobile Library~~
- ~~Bus Service~~

PROPOSED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN

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LNP POLICY H 1-[21]

LNP Policy H1: Provision of New Homes

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Within the defined development boundary (DDB) new housing providing in the region of 10 new homes over the plan period will be supported, so long as the development is acceptable in all other respects.

Development of new housing within the development boundary should be provided through

- infill development ~~of one or two new homes~~ within an existing continuous built up frontage,
- the change of use or subdivision of an existing building, or
- backland development where this is in keeping with the historic and local pattern of development.

PROPOSED AMENDMENTS TO DRAFT LODERS NEIGHBOURHOOD PLAN

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LNP POLICY B1 [p22]

LNP Policy B1: Local Employment and Business

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The sustainable growth and expansion of new or existing local businesses ~~is to~~ will be supported where there is no requirement for road or junction alterations which will harm the distinctive rural character or amenities of the area.

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.

Applications for change of use of redundant rural buildings or extensions to existing small businesses will be ~~favourably considered~~ supported, subject to the above. Where existing buildings are modern or utilitarian in character (and do not make a positive contribution to local character), opportunities should be taken to improve the building's appearance.

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Loders Parish NP Steering Group Meeting Thursday 11 May 2015

Minutes

Present: DC, DM, GM, CP, BJW, BW

1. Apologies

Tina Cornish, Adron Duckworth, Ros Newberry, Michele Warrington, Alan Watts.

In Michele's absence Barry Wilson took the Chair

2. Minutes of last meeting 28 April 2015

Agreed, No matters arising

3. To consider the latest amendments to the draft Neighbourhood Plan in light of consultation with public and statutory undertakers, including comments from Jo Witherden.

DM went through each of the policy statements showing tracked changes which reflected amendments agreed at the last meeting, plus those parts of the narrative relating to the policies which were affected. She said that policies E4, E5 and B1 would need special attention.

LNP Policy E1 (p.11 - 13) Protection of important gaps, Rural Views and Local Green Spaces

- 'Will' replaces 'should'; 'supported' replaces 'maintained'.

This reflects the review of the use of will and should in the policy statements prompted by Tom Wheawell. In drafting policies the default position is to use 'should' as a conditional guidance; 'will' is used where policy intent is unequivocal.

Agreed

LNP Policy E1 Supporting text

- Insertion of additional local green space - Wooded area to north of houses on Highacres.

This reflects comments from parish relating to important views, wooded backdrop to housing and biodiversity of area.

- Consequential amendments to maps and first paragraph of narrative (delete 'east and west')

Agreed

LNP Policy E2 (p13) - Protection of Special Landcape and Historic Features

No comments

LNP Policy E3 (p14) Protection of Wildlife Habitats

- Inclusion of 'woodland' - consequential to the amendment to E1
- Inclusion of 'birdboxes' as examples of new bio-diversity features - suggested by Natural England

Agreed

LNP Policy E3 Supporting text

- Inclusion of '**important fish**' in first sentence - suggested by Environment Agency - sustainable places.

MW to follow up with EA as to what is meant by the qualifying adjective 'important'

Now clarified by email from EA dated 12 May 2015 which reports the potential for salmon and sea trout to migrate as far as Loders Weir following the installation of fish passes at Palmers Brewery and Jessop's Weir.

- DM has added '**(evidence of salmon and sea trout spawning sites)**' after '**important fish**' in first sentence of second paragraph of supporting text

LNP Policy E4 (p14 - 15) To Protect and Enhance the Character and Appearance of the Area

- Bullets points listing the key characteristics of the settlements to be reinstated in the policy statement: WDDC felt they are unnecessarily prescriptive and should be moved to the supporting text; Jo Witherden disagreed.
- First sentence - '**In keeping**' to be retained in preference to '**sympathetic**', notwithstanding Jo Witherden's comment that it is potentially more restrictive. 'In keeping' is drawn from the Loders Village Design Statement.
- First sentence - add '**... the character of the Conservation Area...**' after '**local distinctiveness**'
- Lead in sentence to bullet points - '**below**' to replace '**in supporting text**' (per Jo Witherden).
- Additional paragraph on Conservation Area and Listed Buildings - replace last word 'restricted' with '**more tightly controlled**'.
- Additional bullet point on prevention of unnecessary waste of water etc. (per EA - sustainable places) to complement addition to supporting text.

Agreed

LNP Policy E5 (p16) Location of Development in relation to the Defined Development Boundary

There was a lot of discussion about on the use of the words 'development' and 'new building' in this policy and supporting text. This reflected a difference of view between WDDC and Jo Witherden. The key point here is that the term 'development' has a broader meaning than new building and can include change of use, engineering works etc. **The conclusion was to make changes to the draft policy and supporting text, as follows:**

- **Policy**
Second sentence - replace '**new buildings**' with '**development**'
Third sentence - replace '**In exceptional**' with '**Where**'; insert '**justify**' before '**development**' (which replaced 'new buildings in the original draft'); delete '**...may be allowed outside of this boundary...**' and replace with '**outside the defined development boundary**'; insert '**any**' in front of '**new buildings**'; and replace '**are expected**' with '**should**'.

Additional wording has been added by DM to reflect JW's comments:

- After '**... defined development boundary...**' insert '**such as in the case of rural exception sites**'
- Delete '**village**' and replace with '**existing settlements/buildings**'
- **Supporting text**
Second sentence - insert '**...listed and...**' between '**are**' and '**explained**' .

Third sentence - change amended copy by replacing '**appropriate**' with '**likely**' and '**development** with '**occur**'.

LNP Policy E6 (p17) Use of Redundant Rural Buildings

Agreed

LNP Policy C1 (p19) Safeguarding Community Assets)

Agreed

LNP Policy H1 (p21) Provision of new Homes)

Agreed

LNP B1 (p22) Local Employment and Business

- First sentence - Replace '**is to**' with '**will**'; and '**improvements**' with '**road and junction alterations**'
- Do not reinstate the word '**substantial**' as suggested by Jo Witherden.

Agreed

4. Mapping amendments

- These will have to be made by Creeds who have the electronic master of the LNP document
- Map changes include:
Delete small map on page 5 and replace with larger version on page 24
Colour code legend on this map rather than descriptions e.g. 'green shading'
Provide hyperlink to maps in online version

5. Report of Steering Group to Parish Council

to be included with papers considered by PC - attached

6. Next steps

- **PC reviews and agrees amendments to draft**
- **Final copy printed**
- **Supporting documents (the Basic Conditions Statement and the Consultation Summary) to be completed**
- **Papers submitted to WDCC**

**Extract from Minutes of the Annual meeting of Loders Parish Council held at Loders VH,
On Tuesday 19th May 2015 at 7.00pm**

6978. Neighbourhood plan -to receive the Steering groups proposed final amended LNP and to approve these recommendations for final submission

The NP Steering group have considered all the comments from the statutory consultees, parishioners and others received as a result of the recent period of consultation and incorporated them into a an amended draft which has been circulated to all PC and LNPSG members.

Diane May had produced a report with the Steering Group's recommended changes to the policies. The Parish Council then considered each of these changes in turn:

1. LNP Policy E1 [p11-13] Important Gaps, Views and Local Green Spaces

Proposed Cllr D Pullan Seconded Cllr T Birdseye Resolved

2. LNP Policy E1 supporting text and maps

Proposed Cllr D Last Seconded Cllr H Nadin Resolved

3. LNP Policy E3 [p 14] Wildlife areas

Proposed Cllr B J Wilson Seconded Cllr H Nadin Resolved

4. LNP Policy E3 Protection of Wildlife Habitats

Proposed D Last Seconded Cllr B Wilson Resolved

5. LNP Policy E4 [p 14-15] Built Character: To Protect and Enhance the Character and Appearance of the Area.

Proposed Cllr R Newberry Seconded Cllr D Last Resolved

6. LNP Policy E4 Policy

Proposed Cllr B J Wilson Seconded B Wilson Resolved

7. LNP Policy E5 [p16] Location of Development in relation to the DDB- text

Proposed Cllr R Newberry Seconded Cllr H Nadin Resolved

8. LNP Policy E5 [p16] Location of Development in relation to the DDB- policy

Proposed Cllr B J Wilson Seconded Cllr B Wilson Resolved

5. LNP POLICY E6 [p17] Re-use of Redundant Rural Buildings

Proposed Cllr T Birdseye Seconded Cllr B Wilson Resolved

6. LNP POLICY C 1 [p19] Safeguarding Community Assets

Proposed Cllr D Pullan Seconded Cllr B Wilson Resolved

7. LNP POLICY H 1[p21] Provision of New Homes

Proposed Cllr D Pullan Seconded Cllr B J Wilson 9 For- 1 abstention

9. LNP Policy B1: [p22] Local Employment and Business-

Proposed Cllr B Wilson Seconded Cllr H Nadin Resolved

10. LNP Policy E2: Protection of Special Landscape and Historic Features

Proposed Cllr B Wilson Seconded Cllr H Nadin Resolved

Cllr Warrington thanked called for a vote of thanks for Diane May who has been very generous and given a lot of her time to prepare these reports and amendments to the policies on behalf of the Steering group.

The LNP with these changes can be submitted electronically to WDDC and the examiner.

Cllr Warrington proposed that the Council asks Jo Witherden of Dorset Planning Co (who has been helping the steering group) to complete the changes for the group at a cost of £300 plus the purchase of a licence fee for maps for £91.20 incl vat.

Proposed Cllr M Warrington Seconded Cllr B J Wilson Resolved

Cllr Warrington thanked everyone for all their efforts over the last 4 years, and commended the group on the fact that Loders is only the second in Dorset to get this far. Many who have seen the NP have said it is a very well-produced document.