

Modification Document

Minor (non-material) Modifications made to the Loders Neighbourhood Plan

The minor (non-material) modifications are displayed as follows:

Additional text is presented in **bold** and any text which has been deleted is ~~struck through~~.

Page/Section	Minor (non-material) Modification made
Page 6, Landscape and Nature Conservation	Dorset National Landscape an Area of Outstanding Natural Beauty (AONB)
Page 8, Section 2.2, Summary of Key Social and Economic Characteristics	POPULATION: The first paragraph has been changed to read: ‘The total residential population of Loders Parish as given in the 2021 Census is 507 2011 Census is 518 with 61 74 children under the age of 16 and some 152 136 residents over 65 years. There are 246 228 main residences and 40 44 second homes [2024 Council Tax Records and 2025 Electoral Roll 2011 Electoral Roll and Council Tax Records].’ The second paragraph has been changed to read: ‘Overall, the number of people living in the parish has remained relatively stable over the past four decades. 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. With this age profile it is perhaps not surprising that nearly half of the households are made up of couples with no dependent children.’ The third paragraph has been changed to read: ‘There are currently six nine households on the housing register with a ‘local connection’ to the neighbourhood plan area, mostly looking for affordable rented accommodation.’ HOUSING: The second paragraph has been changed to read: ‘There have been 7 new homes built since the LNP was made. There had ve been no new homes built (other than one for one replacements) since 2006, when the development boundary was removed from the adopted local plan. Looking at the number of new homes built on average over the past 12 to 15 years, the average (gross) is just under one home a year (so about 10 homes to the end of the plan period). The average build rate was higher in the 1990s, when it included the development of the Highacres estate.’

	BUSINESS AND EMPLOYMENT: The first paragraph has been changed to read: ‘The defining nature of the parish historically has been agricultural. Even today, there are four seven working farms in and around Lodors. The majority of local businesses are in the service sector, particularly linked to professional, scientific and technical activities. Manufacturing also features in the parish together with tourism-based businesses (holiday lets and B&B's and food services). Unemployment is low at less than 1% 2%.’
Page 10, Section 2.2, Summary of Key Social and Economic Characteristics	SERVICES AND UTILITIES The first paragraph has been changed to read: ‘The majority of properties in the parish are connected to mains sewers, water and electricity. There is no mains gas supply to most of the village. Renewable energy such as solar panels, photovoltaic cells, bio-mass, ground or air sourced provision is a growing source of supplementary energy to individual properties in the parish. The 2012 parish survey showed that take-up of broadband is particularly high, with 84% (at least 4 in 5 households) connected on-line. Broadband connectivity is currently being rolled out in stages to most premises providing reasonable connectivity speeds which should support most internet services as well as private wifi enabled calling on mobile devices. Unfortunately areas of the village remain without good or any cellular coverage. 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 Vinney Cross. The area is also poorly served with mobile phone signal coverage, with most residents (76%) saying they have poor or no reception. Unless electronic communications can be improved this will inevitably mean that residents and businesses will be disadvantaged. TRANSPORT AND ROAD SAFETY The first paragraph has been changed to read: ‘Most households run at least one car, with most working residents (90%) use their vehicles to get to and from work. Access to public transport within the village settlement is limited. — there is a daily bus service which serves the village connecting to Bridport. Connection to the main public bus network (Axminster to Weymouth) can be made at Vinney Cross on the A35. Only 5% of parishioners regularly use the bus service.
Page 12, Environment Objective	The first paragraph has been changed to read: ‘We place a high value on the special features of the unspoilt and undeveloped countryside and buildings in the neighbourhood plan area. We want to make sure these remain for future generations to enjoy. This means careful stewardship of

	the farmland, hedgerows, trees, rivers and open amenity areas; protecting our wildlife habitats and the features in the landscape we value such as the strip lynchets and old trackways. We also want to make sure that the traditional form and style of buildings in the parish is kept and that any new building respects this.'
Page 13, Important rural views	The fourth bullet point has been changed to read: - Views of Waddon Hill glimpsed between buildings on the north side of Main Street through Lodgers, notably from - the gaps either side of each of Church House Farm and Hinkham - the gaps either side of 24A Main Street - the gap between 18 and 19 Main Street
Page 17, Wildlife Areas	A paragraph at the end has been added which reads: Gardeners should be mindful of the various effects of climate change and consider how best to minimise the impact through their gardening practices.
Page 22, Community Objective	The third paragraph has been changed to read: The provision of services such as the mobile library and the limited local bus service are important to the Parish community and are provided by other agencies. SimilarlySupport to local businesses in the way of improved broadband access and mobile phone signals lie outside the ability of the neighbourhood plan to deliver, but the Parish Council will do all it can to secure improved service. The fourth paragraph, sixth bullet point has been changed to read: Finding out aboutRenewable energy
Page 24, Section 3.4 HOUSING Objective and Policies	Parish and Planning Context: The second paragraph has been changed to read: 'Affordable housing was felt to be the biggest need and information from the Housing Register (January 2025 December 2014) highlighted that there were six nine households on the housing register with a local connection. The majority of these (4 7 households) require one or two bed homes, primarily for affordable rent and 2 households require three bed homes. Affordable housing can be provided as an exception to normal development policies outside a defined development boundary. Local residents would prefer such sites to be located close to the village to benefit from and support community assets; to be in small groups (preferably of two to three small dwellings of two to three bedrooms), and that their design should be in accordance with the design policies in this plan. When affordable homes are provided, the landowner will be required to enter into a legal agreement to make sure that these remain affordable in perpetuity, and that they are offered to people with a local connection before they can be offered to others. This legal agreement will apply to any subsequent landowners if the land is sold.

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