

Loders Neighbourhood and Business Plans

Loders Parish has both a Neighbourhood plan and a Parish Business plan.

A neighbourhood plan is a statutory planning document that gives local communities more influence over the development of their area, while a parish business plan is a broader document outlining the parish council's vision and priorities. Neighbourhood plans are part of the development plan and have legal force, impacting planning decisions.

Parish business plans are non-statutory documents, focussing on broader community issues and council activities.

Key Differences Summarized:

Feature	Neighbourhood Plan	Parish Business Plan
Focus	Land use and development	Broader community issues and council activities
Legal Force	Statutory, part of the development plan	Non-statutory
Impact on Planning Decisions	Directly influences planning decisions	Indirectly influences planning through broader community priorities
Process	More formal, includes designation, examination, and referendum	Less formal, often involves community consultation and review

Our Parish Business and Neighbourhood plans may be found on the Lodders Parish website.

Loders Business Plan: 2025- 2028

The Parish Council has set out its future goals for the Parish through the development of a Business Plan.

The Business Plan provides information about how the Parish Council will conduct its business over the next three years and sets out our expectations and ambitions for working with the community, both generally and in the form of specific projects and services. It will also be used to inform the budget process, plan future activities and enable the Parish Council to monitor progress against its key priorities

The purpose of the Business Plan is to set out for Loders parishioners a clear explanation of the responsibilities of the Loders Parish Council (LPC), what it spends its money on, both in terms of day to day expenditure and planned projects, and how it supports residents and delivers services within the parish. It also helps to clarify what the Council can and can't do, and how it works with other relevant providers of services, such as Dorset Council. It is intended to aid transparency and accountability, in that the direction of the Council will be clearly set out in one document, together with any challenges that it faces. LPC will aim to consult on any major decisions that are required to be taken and which might impact significantly on the contribution (the Precept) that residents make via their Council Tax. It will be updated regularly and be available on the Council's website.

The Business Plan is separate from the Loders Neighbourhood Plan which sets out the development plan for the parish over the period to the end of 2027.

Any plan can only succeed if the people it affects support and actively participate in achieving and delivering it. So, this Business Plan can only succeed if the community believe in it, back it and play their part in bringing it to fruition. To ensure it is consistent with residents' wishes, it will need ongoing input and feedback from the community. We will request and respond to that feedback and regularly consult through our website, social media and public meetings.

If you have any comments or questions about the Business Plan then please [contact us](#).

Aims of the Loders Parish Council:

By working with residents, local authorities, partner organisations, and other agencies, the Parish Council seeks to make Loders a safe, healthy, prosperous and sustainable community, with an improved quality of life for all residents. It strives to ensure that the unique essence, spirit and tradition of the Parish is maintained whilst providing for the evolving development of the village in line with modern requirements, pressures and technological advances.

Our Objectives

OVERALL:

- To provide a representative voice for the community;
- To promote and represent the community's views and lobby for a fair share of investment in the Parish by local, county and regional authorities in services that benefit the community;
- To ensure good governance and to be a professional and competent council, that is fully open and accountable to the community and ensures sound financial management of council resources;
- To provide services and amenities cost effectively to meet the needs and expectations of the community
- To resist inappropriate development within the Parish and encourage only development that meets local needs;

ENVIRONMENT:

We place a high value on the special features of the countryside and buildings in our Parish. 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.

COMMUNITY:

We are proud of the fact that we have an active working community. Community activities flourish here, strongly supported by volunteers. It is important to us that these community facilities are kept and supported.

HOUSING:

As a community we want to remain much as we are - whilst allowing for organic and incremental growth of housing that broadly reflects the past rate of growth and addresses our local needs for housing. We want to ensure that this new or additional housing is of high quality design, small in scale for small family homes,

homes for first time buyers and people wishing to downsize, and preferably provided by infill development (but not infilling the gaps and local green spaces identified in this plan).

BUSINESS:

Businesses flourish from many places in the parish including homes, workshops and redundant farm buildings. It is important to us that we stay an active working community. We want to support locally-based businesses, including those in the parish who work (or want to work) locally and/or from home. This may be through improvements to working conditions, communications and services and also supporting extensions to existing business where these will not cause traffic problems or noise and disturbance.

CODE OF CONDUCT:

As councillors, we represent local residents, work to develop better services and deliver local change. The public have high expectations of us and entrust us to represent our local area; taking decisions fairly, openly, and transparently. We have both an individual and collective responsibility to meet these expectations by maintaining high standards and demonstrating good conduct, and by challenging behaviour which falls below expectations.

Challenges facing Loders and how the Parish Council will deal with them

There are many challenges facing the Loders community and most of them are not within the direct control or responsibility of the Parish Council. However, the Council is well placed as a key voice in the community to identify these challenges and promote and encourage initiatives to address them.

- Sometimes this will require lobbying or influencing key statutory authorities to respond to the issues and persuade them to take action directly.
- Sometimes this will require working in partnership with a wide range of organisations and community groups to promote new initiatives to address the issues.
- Sometimes the Parish Council will address the challenge by taking action directly and using the powers available to it.

The Parish Council has identified the following as the most pressing challenges that need to be addressed

1. To manage the Parish Council finances appropriately and efficiently
2. To monitor planning and development activities within the Parish and act within our abilities to ensure they reflect the goals of the Neighbourhood plan
3. To ensure that we maximise our opportunities for lobbying
4. To maintain the Parish assets for which we have oversight
5. To maintain and improve footpaths and rights of way throughout the parish
6. To promote the provision of broadband and mobile signal coverage throughout the Parish
7. To provide an effective mechanism for community engagement
8. Acting to protect the natural environment – to monitor, review and respond to any climate and environmental issues brought to the attention of the Parish Council
9. Highlight any deficits in public services, such as a local bus service;
10. Challenge inappropriate development

**LODERS PARISH COUNCIL
BUSINESS PLAN 2025-28**

Ongoing activities performed by the Parish Council.

Regular updates of these activities may be found in the Parish Council minutes.

1) To manage the Parish Council finances appropriately and efficiently

Carry out annual budget and precept request based on Business Plan objectives for the coming year to achieve the right balance between resources expended and level of precept.
Monitor monthly expenditure against specific reserves and alter spending/reserves as appropriate.

2) To monitor planning and development activities within the Parish and act within our abilities to ensure they reflect the goals of the Neighbourhood plan

Continue lobbying role - Attend all relevant planning training/updates
To consider any planning applications, appeals or enforcements in circulation against the principles set out in the neighbourhood plan, and provide comments as appropriate to Dorset Council.

3) To ensure that we maximise our opportunities for lobbying

Attend BLAP Parish Liaison meetings
Attend Western Area Group meetings, networking events and working together initiative
Support and liaise with our Ward Councillor and embrace the "working together" initiative
Actively participate in Dorset Council initiatives including responding to consultations as appropriate.

4) To maintain the Parish assets for which we have oversight

Cemetery – Manage burial requests and set fees. Carry out an annual safety audit of gravestones

Allotments – Manage allotment rents and changes to allotment gardeners. Oversee the annual best kept allotment award.

Well Plot playing field:

- Carry out regular safety reviews of the play equipment and furniture.
- Carry out regular tree audit and arrange tree works as appropriate.
- Arrange regular grass cutting.
- Liaise with the support the Playground Equipment Renewal Working Group

Arrange the insurance of the Parish assets and public liability.

Carry out the monthly checks of the defibrillator and cabinet in the Lodgers Arms and Crown Inn.

5) To maintain and improve footpaths and rights of way throughout the parish

Through the Rights of Way officer, remain aware of the state of the rights of way within the Parish, and actions being undertaken to maintain them.

6) To lobby for the maintenance of roads and drains throughout the parish

Be aware of issues regarding roads and drains throughout the parish, escalating issues to Dorset Council as appropriate.

7) The promotion of an effective broadband and mobile signal coverage throughout the Parish

Lobby for effective broadband coverage for whole parish. Escalate communication issues to Dorset Council.

8) To provide an effective mechanism for community engagement

Review correspondence received by the Parish council

Provide a Democratic forum slot at each regular Parish Council meetings for parishioners to present issues.

As required, arrange for a Parish Poll to ballot eligible voters on material matters affecting the Parish.

9) Acting to protect the natural environment

Receive regular update on the health of the River Asker

Specific current and planned material projects:

Details of other ad-hoc activities performed by the Parish Council may be found in the minutes of the Parish Council meetings.

1) To manage the Parish Council finances appropriately and efficiently
2) To monitor planning and development activities within the Parish and act within our abilities to ensure they reflect the goals of the Neighbourhood plan
<p>Action: Perform a Loders Neighbourhood Plan light touch review Status: June 2025. The updated light touch review of the Loders Neighbourhood Plan has been sent to Dorset Council for review.</p> <p>Action: Boundary changes – Residents moved into Shipton Gorge request for a new Community Governance Review Status: A proposal for a Community Governance review (CGr) went before DC on 23 October 2025 and was out for consultation in November and December 2025.</p> <p>Action: Dorset Council Heritage List – monitor the status of the Heritage List which includes the Strip Lynchets in Loders and Uploders. Status: January 2026 Dorset Council advised that progress of the Heritage List is currently delayed due to staff changes and shortages.</p>
3) To ensure that we maximise our opportunities for lobbying
4) To maintain the Parish assets for which we have oversight
<p>Action: Replacement of play equipment in Well Plot playing field. Status: The new play equipment for Well Plot play area is on order and installation is expected to occur in February 2026.</p>
5) To maintain and improve footpaths and rights of way throughout the parish
<p>Action: Investigating options for a safe travel route for parishioners between Loders and Bradpole, avoiding busy roads where feasible. Status: The current proposal is pending as it is dependent on the outcome of the 20mph survey. February 2026 site meeting at FP37 arranged with Dorset Council officer.</p>
6) To lobby for the maintenance of roads and drains throughout the parish
<p>Action: Smishops Lane – the issue of ongoing landslips and the current status of the road as closed on Dorset Council’s website. Status: Outstanding with Dorset Council. January 2026 Dorset Council will be installing concrete blocks along carriageway to prevent further landslips falling onto the road. The road is included in Dorset Council’s 2026 programme of works for a longer-term solution.</p> <p>Action: Waddon Way is impassable.</p>

Status: Dorset Council have cleared the mud piles from the Eastern end of Waddon Way, have removed debris from the road surface and cut back the hedges. They are also repairing the road surface as appropriate. January 2026 Waddon Way reopened.

7) The promotion of an effective broadband and mobile signal coverage throughout the Parish

Action: Various communication issues in the Parish and recent outages (up to 15 September) were provided to the DC representative on the Parish Council, who will take the issue up with our MP.

Status: Project Gigabit (2021) was intended to roll out broadband to rural areas of the U.K. The recent infrastructure works by Jurassic Fibre have offered some properties connection to broadband within Loders Parish, but some residents are still without. Wessex Internet have recently made contact offering to meet with LPC and hopefully this can be discussed with them to establish if progress can be made. Meanwhile the ward councillor is investigating the lack of mobile signal within parts of the village which means that during power or provider outages there is no communication with the outside world. February 2026 Wessex Internet Engagement Manager attending the Parish Council meeting.

8) To provide an effective mechanism for community engagement

Action: Moving the Parish Council website across to the official .gov.uk domain, as strongly encouraged by government for greater digital security, transparency and professionalism. The council will use this opportunity to investigate opportunities for better community engagement through the internet.

Status: The new parish council website (LodersParishCouncil.gov.uk) has been built and rolled out.

9) Acting to protect the natural environment

Action: 20 mph survey

Status: July 2025 – Dorset Council placed speed checks in three places through the village. Sept 2025 – Dorset Council are collating the findings. Feb 2026 – the Parish 20mph application is going before the Dorset Council 20mph Panel.