

KNIGHTSFORD NEIGHBOURHOOD PLAN 2023-2033

Dorset Council is satisfied that the Knightsford Neighbourhood Plan 2023-2033, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on the 24 July 2025.

Background

The Knightsford Neighbourhood Area was originally designated by Dorset Council on the 8 July 2021 however due to changes to the parish boundary the area was re-designated on 24 July 2024 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Knightsford Parish Council and the designated neighbourhood area covers the civil parishes of Tincleton, West Knighton, West Stafford and Woodsford.

In October 2024 Knightsford Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 2 December 2024 until 27 January 2025 and an independent examiner, Andrew Mead MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 31 March 2025.

In summary, the examiner's report concluded that the Knightsford Neighbourhood Plan 2023-2033 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council has considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agreed that the legal requirements and basic conditions had been met. The referendum version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

The area covered by the Knightsford Neighbourhood Plan 2023-2033

The neighbourhood plan area covers the civil parishes of Tincleton, West Knighton, West Stafford and Woodsford.

The Knightsford Neighbourhood area was originally designated on 15 June 2021 however due to changes to the parish boundary at West Knighton in April 2024, the Parish Council requested to have the area redesignated based on the new boundary. The Knightsford Neighbourhood area was re-designated on the 24 July 2024 now including Oakwood but excluding 17a, 19 and 19a West Knighton and land to the west of the A352.

Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area.

Information about the referendum will be published on the Council's website and made available for inspection no fewer than 28 days before the referendum.

Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at: [Knightsford Neighbourhood Plan - Dorset Council](#)

Appendix A: Modifications from Examiner's Report

Appendix: Modifications

Below are the recommendations and modifications taken from the Examiner's Report.

Note: Additions are shown in **bold** and deletions are shown in ~~strike through~~.

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Paragraph 4.3.3.	Add: "It is expected that proposals for development will have regard to the design guidance advice contained in the Knightsford Area-wide design guidance and codes: April 2023."
PM2	Policy 10 and Table 1.	Delete Land east of Wynd Close, West Stafford as LGS.
PM3	Appendix 4	Use an Ordnance Survey base for the four maps on which to locate the Viewpoints relevant to Policy 11.
PM4	Policy 12	Amend the first bullet point to: "how the heritage assets are and would likely to have been experienced in their immediate setting and wider landscape."

Examiner's note: A consequence of the acceptance of the recommended modifications would be that amendments will have to be made to the explanation within the Plan in order to make it logical and suitable for the referendum. Further minor amendments might also include incorporating factual updates, correcting inaccuracies, such as the title of the Dorset Council Housing Allocation Policy in Policy 16 (3), typographical and punctuation errors, any text improvements suggested helpfully by DC in their Regulation 16 consultation response and other similar minor or consequential changes (such as paragraph numbering) in agreement with DC. None of these alterations would affect the ability of the Plan to meet the Basic Conditions and could be undertaken as minor, non-material changes.¹

¹ PPG Reference ID: 41-106-20190509.