



Report on the Knightsford Neighbourhood Plan 2023 – 2033

**An Examination undertaken for Dorset Council with the support of
Knightsford Parish Council on the October 2024 submission version of
the Plan.**

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Date of Report: 31 March 2025

Contents

Main Findings - Executive Summary.....	4
1. Introduction and Background.....	4
Knightsford Neighbourhood Plan 2023–2033.....	4
The Independent Examiner	5
The Scope of the Examination	5
The Basic Conditions.....	6
2. Approach to the Examination	6
Planning Policy Context	6
Submitted Documents.....	7
Site Visit.....	7
Written Representations with or without Public Hearing	7
Modifications	8
3. Procedural Compliance and Human Rights	8
Qualifying Body and Neighbourhood Plan Area	8
Plan Period.....	8
Neighbourhood Development Plan Preparation and Consultation	8
Development and Use of Land	9
Excluded Development.....	9
Human Rights.....	9
4. Compliance with the Basic Conditions	9
EU Obligations	9
Main Issues.....	10
Vision and Objectives.....	11
Conserving Local Character.....	11
Policy 1. Development set in rural landscapes	11
Policy 2. Wildlife corridors and biodiversity.....	11
General Design Principles	11
Policy 3. Plot formation, building set back, orientation and boundary treatments	12
Policy 4. Incorporating the car in developments – parking guidelines	12
Policy 5. Density, building heights and rooflines.....	12
Policy 6. Building mix	12
Policy 7. Materials and architectural details.....	12
Policy 8. Extensions and conversions – general principles.....	12
Policy 9. Sustainability in design	12

Policy 10. Local Green Spaces.....	12
Policy 11. Important local views and landmarks.....	13
Policy 12. Development in proximity to heritage assets.....	14
Improving Road Safety and Opportunities for Walking, Cycling and Horse Riding	14
Policy 13. Village roads and Quiet, Low Traffic Routes.....	14
Policy 14. Prioritising walking, cycling and horse riding	14
Retaining and Improving our Local Community Facilities.....	14
Policy 15. Supporting community facilities	14
Meeting our Housing and Employment Needs.....	14
Policy 16. Meeting local housing needs in the Plan area.....	14
Projects	15
Overview	15
5. Conclusions	16
Summary.....	16
The Referendum and its Area	16
Concluding Comments	16
Appendix: Modifications	17

Main Findings - Executive Summary

From my examination of the Knightsford Neighbourhood Plan (KNP/the Plan) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – the Knightsford Parish Council (KPC);
- The Plan has been prepared for an area properly designated – the Knightsford Neighbourhood Area as shown on Map 1 on page 2 of the Neighbourhood Plan;
- The Plan specifies the period during which it is to take effect: 2023 - 2033; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Knightsford Neighbourhood Plan 2023–2033

- 1.1 The Group Parish of Knightsford includes the parishes of Tincleton, West Knighton, West Stafford and Woodsford. The Group Parish is located immediately to the east of Dorchester and extends over low lying countryside through which flows the River Frome and its associated watercourses. In 2021, the population of the Knightsford Group Parish was about 900.¹
- 1.2 The preparation of the Knightsford Neighbourhood Plan (KNP/the Plan) began in 2021. Led by the Steering Group, evidence was collected, consultations were held during the intervening period and the final version of the Plan was submitted to Dorset Council (DC) in October 2024², representing about 3 years' work for those involved.

¹ 2021 Census; paragraph 2.2.1 of the Plan.

² I note that in answer to one of my questions of clarification the Plan was submitted in October 2024. However, in November 2024, the front cover of the Plan was altered to include the Plan period and paragraph 7.1.8 of the Plan was updated to include a reference to appeal decision APP/D1265/W/23/3317274 which had just been issued.

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The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the KNP by DC with the agreement of Knightsford Parish Council (KPC).
- 1.4 I am a chartered town planner and former government Planning Inspector and have experience of examining neighbourhood plans. I am an independent examiner, and do not have an interest in any of the land that may be affected by the Plan.

The Scope of the Examination

- 1.5 As the independent examiner, I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.

- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').
- 1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

- 1.8 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies of the development plan for the area;
 - be compatible with and not breach European Union (EU) obligations (under retained EU law)³; and
 - meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the Plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁴

2. Approach to the Examination

Planning Policy Context

- 2.1 For the purposes of this examination, the Development Plan for the Knightsford area, excluding policies relating to minerals and waste development, comprises principally the strategic policies in the West Dorset, Weymouth and Portland Local Plan (WDWPLP). The WDWPLP was adopted by West Dorset District Council in October 2015 and is to be replaced by the Dorset Council Local Plan. The Local Development Scheme for DC suggests an adoption date for the Local Plan in winter 2027.

³ The existing body of environmental regulation is retained in UK law.

⁴ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. Unless otherwise stated, all references in this report are to the December 2023 NPPF and its accompanying PPG.⁵

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, as well as those submitted which include:
- the draft Knightsford Neighbourhood Plan 2023 – 2033 (submission version October 2024);
 - Map 1 of the Plan which identifies the area to which the proposed Neighbourhood Plan relates;
 - the Consultation Statement (October 2024);
 - the Basic Conditions Statement (October 2024);
 - the Strategic Environmental Assessment (SEA) Report (November 2024);
 - the Habitats Regulation Assessment (HRA) Report (February 2024);
 - the supporting evidence documents available on the Dorset Council web site, including the Knightsford Area-Wide design guidance and codes, AECOM (April 2023);
 - all the representations that have been made in accordance with the Regulation 16 consultation;
 - the joint response dated 24 February 2025 from KPC and DC to the questions of clarification in my letter of 3 February 2025⁶; and
 - the late submission from the Land Value Alliance on behalf of West Stafford LVA LLP dated 19 February 2025; my subsequent letter to KPC and DC dated 27 February 2025; and the joint response from both Councils dated 5 March 2025.

Site Visit

- 2.4 I made an unaccompanied site inspection to the KNP area on 5 February 2025 to familiarise myself with it and visit relevant locations referenced in the Plan and evidential documents.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented

⁵ A revised NPPF was published on 12 December 2024 which includes transitional arrangements for neighbourhood plans. Paragraph 239 of the December 2024 NPPF advises that it will only apply to neighbourhood plans submitted after 12 March 2025.

⁶ View all the documents at: <https://www.dorsetcouncil.gov.uk/w/knightsford-neighbourhood-plan>

arguments for and against the Plan's suitability to proceed to a referendum. No requests for a hearing session were received.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix to this report.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The KNP has been prepared and submitted for examination by the KPC, which is a qualifying body. The KNP extends over all the Group Parish comprising the Parishes of West Knighton, West Stafford, Tincleton and Woodsford designated by DC in June 2021 (this designation was applicable for the purposes of the Regulation 14 stage consultation). DC governance changes in April 2024 led to a small amendment to West Knighton Parish which resulted in a change to the Plan area and which was approved by DC in July 2024 (the Plan area as shown on Map 1 of the October 2024 submission version). I am satisfied it is the only Neighbourhood Plan for Knightsford Group Parish and does not relate to any land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.2 The Plan period is from 2023 to 2033 as clearly stated on the front cover.

Neighbourhood Development Plan Preparation and Consultation

- 3.3 The Consultation Statement (CS) describes the thorough preparation of the Plan with involvement of the public and various stakeholders at the stages of the process. A Steering Group (SG) was formed early in the preparation process of the Plan, with representatives from all four parishes. The SG met regularly and updates on progress were provided at KPC meetings. A section of the KPC website was set up for neighbourhood plan matters. The development of the evidence for the Plan included a Residents Survey in June 2022 and a Business Survey in November 2022. An Options Consultation was carried out in October 2023 which included a drop in session and further meetings at West Stafford, Tincleton and West Knighton. In March 2024, a consultation was carried out of owners of potential Local Green Spaces and I note the omission of one landowner who was then consulted separately later in the process.
- 3.4 The pre-submission Plan was published for consultation under Regulation 14 of the 2012 Regulations from 18 March 2024 until 3 May 2024. An

overview of the analysis of comments made by statutory consultees, including DC, and members of the public are summarised in Appendix 4 (pages 50 to 95) of the CS together with the responses of the Neighbourhood Plan Group and any resulting changes to the Plan.

- 3.5 The final version of the Plan was submitted to DC on 10 October 2024 although, as stated in footnote 2 above, minor updates to it occurred in November 2024. Consultation in accordance with Regulation 16 was carried out from 2 December 2024 until 27 January 2025. 12 responses were received about the Plan, including those from DC. An additional late submission was received and forwarded by DC which, together with subsequent comments by KPC and DC, I have taken into account in the report. I am satisfied that a transparent, fair and inclusive consultation process has been followed for the KNP, that has had regard to advice in the PPG on plan preparation and engagement and is procedurally compliant in accordance with the legal requirements.

Development and Use of Land

- 3.6 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.7 The Plan does not include provisions and policies for 'excluded development'.⁷

Human Rights

- 3.8 The Basic Conditions Statement (BCS) notes that no issues have been raised in relation to the possible contravention of Human Rights. These are fundamental rights and freedoms guaranteed under the European Convention on Human Rights. I am aware from the CS that considerable emphasis was placed throughout the consultation process to ensure that no sections of the community were isolated or excluded. I have considered this matter independently and I am satisfied that the policies will not have a discriminatory impact on any particular group of individuals.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Strategic Environmental Assessment (SEA) concluded that no significant negative effects are considered likely in the implementation of the KNP. The spatial strategy supports infill development and small-scale

⁷ See section 61K of the 1990 Act.

affordable housing exception sites, as well as conversion, replacement or subdivision of existing rural buildings; this level of growth will support resident needs without impacting upon the rural nature of the neighbourhood area. Minor positive effects are therefore considered likely with regards to community wellbeing. Broadly neutral to minor positive effects are predicted in relation to the rest of the SEA objectives. Statutory consultees did not dissent from these conclusions and raised no objections to the submitted Plan.

- 4.2 The HRA screening exercise considered the potential threats, pressures and activities which may affect the Poole Harbour Special Protection Area (SPA), the Dorset Heathlands SPA/Ramsar, the Dorset Heaths Special Area of Conservation (SAC) and the Isle of Portland to Studland Cliffs SAC from issues related to recreational pressure, air quality and water quality. The HRA identified that Policy 17 (allocation of residential development on land north of Yoah Cottage) was considered possible to cause likely significant effects to the habitats sites identified above. The subsequent Appropriate Assessment (AA), concluded that there is the potential to result in increased recreational pressure on the Dorset Heathlands SPA/Ramsar but that this could be mitigated by specific policy additions to the Plan. However, Policy 17 was deleted from the Regulation 15 version of the Plan. In order to overcome potential negative impacts on the water quality of the Poole Harbour SPA due to nutrient neutrality issues, arising from Policy 17 (now deleted) and also from possible housing infill provided for by the policies in the Plan, the AA recommended the inclusion of appropriate text in the Plan which noted the requirement for nutrient neutrality that exists for the Poole Harbour SPA. This has been accommodated in paragraph 7.1.10 of the Plan and Clause 4 of Policy 16. Natural England commented that any significant effects on any SAC, SPA, Ramsar wetland or sites in the process of becoming one of those habitat sites is unlikely.⁸
- 4.3 I have read the SEA Report, the HRA and the other information provided and, having considered the matter independently, I agree with the conclusions. Therefore, I am satisfied that the KNP is compatible with EU obligations as retained in UK law.

Main Issues

- 4.4 Having considered whether the Plan complies with various procedural and legal requirements, it is now necessary to deal with whether it complies with the remaining Basic Conditions, particularly the regard it pays to national policy and guidance, the contribution it makes to the achievement of sustainable development and whether it is in general conformity with strategic development plan policies. I test the Plan against the Basic Conditions by considering specific issues of compliance of all the Plan's policies.

⁸ Email from Natural England dated 27 January 2025.

- 4.5 As part of that assessment, I consider whether the policies are sufficiently clear and unambiguous, having regard to advice in the PPG. A neighbourhood plan policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.⁹
- 4.6 Accordingly, having regard to the Knightsford Neighbourhood Plan, the consultation responses, other evidence and the site visit, I consider that the main issues in this examination are whether the KNP policies (i) have regard to national policy and guidance; (ii) are in general conformity with the adopted strategic planning policies; and (iii) would contribute to the achievement of sustainable development?

Vision and Objectives

- 4.7 The vision for the KNP is based on issues raised by the community during the initial stages of the consultation process. The succinct vision is described in paragraph 3.1.1 of the Plan. Notwithstanding an objection to the vision, I do not accept that it is incompatible or inconsistent with the determination of planning applications under Section 38(6) of the 2004 Act. A series of objectives have then been developed to help to achieve the vision and which form the basis for the sixteen specific land use based policies.

Conserving Local Character

Policy 1. Development set in rural landscapes

- 4.8 Policy 1 describes requirements for development set in the rural landscapes which feature strongly in the Plan area. The policy has regard to national guidance¹⁰, generally conforms with Policies ENV1, ENV3 and ENV10 of the WDWPLP and meets the Basic Conditions.

Policy 2. Wildlife corridors and biodiversity

- 4.9 Policy 2 considers opportunities for enhancing the biodiversity of wildlife corridors, tree planting and encouraging public access where appropriate. The policy has regard to national guidance¹¹, generally conforms with Policies ENV2 and ENV3 of the WDWPLP and meets the Basic Conditions.

General Design Principles

- 4.10 There then follows a series of detailed design policies which draw heavily on the excellent Design Guidance and Codes document produced by AECOM as part of the supporting evidence for the Plan.

⁹ PPG Reference ID: 41-041-20140306.

¹⁰ NPPF: paragraphs 180 & 191.

¹¹ NPPF: paragraphs 180 & 185.

Policy 3. Plot formation, building set back, orientation and boundary treatments

Policy 4. Incorporating the car in developments – parking guidelines

Policy 5. Density, building heights and rooflines

Policy 6. Building mix

Policy 7. Materials and architectural details

Policy 8. Extensions and conversions – general principles

Policy 9. Sustainability in design

4.11 Whereas each of these policies has regard to national guidance, generally conforms with the strategic policies of the WDWPLP, as detailed below, and meets the Basic Conditions, it seems to me that the Design Code developed by AECOM deserves greater recognition in the Plan. Therefore, I recommend that paragraph 4.3.3 of the Plan is expanded by the inclusion of a sentence as detailed in **PM1**.

KNP Policy	WDWPLP Policy	NPPF (paragraph ref.)
Policy 3	ENV10, ENV11, ENV12	131, 135, 136
Policy 4	ENV10, COM9	131, 108
Policy 5	ENV10, ENV11, ENV12	131, 135
Policy 6	ENV10, ENV12	131, 135
Policy 7	ENV10, ENV12	131, 132, 135
Policy 8	ENV10, ENV11, ENV12	131, 135
Policy 9	ENV12	131, 159

Policy 10. Local Green Spaces

4.12 Policy 10 designates four Local Green Spaces (LGS) detailed on pages 27 and 28 of the Plan and listed in the policy, each of which I visited on my inspection of the area. LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.¹²

¹² NPPF: paragraph 106.

LGS should also be capable of enduring beyond the end of the Plan period.¹³ I agree that each LGS, excluding Land east of Wynd Close, West Stafford, meets the designation criteria.

- 4.13 Although I accept that the Land east of Wynd Close, West Stafford is in reasonable proximity to the community it serves, is local in character and is not an extensive tract of land, there is little of substance to suggest that it is demonstrably special to the local community, beyond being a typical field on the edge of a village, with a public footpath passing through it. I saw the site on 5 February before the latest written exchange of representation but, having learned about the issues in the CS (pages 10, 69 and 70), nothing is raised in the representations including the previous public use of the field, the field boundaries, the proximity of the Manor House and Talbothayes Lodge or the ecological value of the site, which causes me to alter my initial conclusions from the site visit. Therefore, I shall recommend the deletion of Land east of Wynd Close as LGS. **(PM2)** Subject to that modification, the policy would have regard to national guidance as referenced above, would generally conform with Policy ENV3 of the WDWPLP and would meet the Basic Conditions.

Policy 11. Important local views and landmarks

- 4.14 Policy 11 aims to safeguard important local views and landmarks by resisting development which would degrade the views and the significance of the landmarks by virtue of scale, massing, design and poor location. The views are described in Table 2. An objection was raised to the description of The Castle at Woodsford as standing in relative isolation. However, I agree with the Plan. Even when seen against the backdrop of the nearby agricultural buildings, it appears as a feature standing alone, visually significant and worthy of its description as relatively isolated.
- 4.15 Subject to one reservation, the policy has regard to national guidance¹⁴ and generally conforms with Policy ENV1 of the WDWPLP. My reservation is that the map base of Appendix 4 which shows the Views referred to in Policy 11 is so indistinct that the identification of their location can be extremely challenging for non-residents who may still be persons interested in the Plan and the policies. (In my case, also with the use of a smart phone and the GPS enabled Ordnance Survey App). I note the Appendix states that the base is a Tree Canopy Map (by Friends of the Earth). I recommend that in order to provide the necessary clarity, an Ordnance Survey map base is used for Appendix 4 with colouring which does not favour clumps of trees at the expense of features which enable the viewpoint to be accurately and speedily located. **(PM3)** Subject to accepting that recommendation, the policy would meet the Basic Conditions.

¹³ NPPF: paragraph 105.

¹⁴ NPPF: paragraph 180.

Policy 12. Development in proximity to heritage assets

- 4.16 Policy 12 considers new development in proximity to heritage settings. In order to avoid being overly prescriptive whilst still retaining the sense of how heritage assets would have been experienced in their immediate setting and wider landscape, I shall recommend the qualification of such a consideration to being “likely to have been experienced ...”. The policy would then have regard to national guidance¹⁵, would generally conform with Policy ENV4 of the WDWPLP and would meet the Basic Conditions.
(PM4)

Improving Road Safety and Opportunities for Walking, Cycling and Horse Riding

Policy 13. Village roads and Quiet, Low Traffic Routes

Policy 14. Prioritising walking, cycling and horse riding

- 4.17 Policy 13 and Policy 14 each seek to protect the safety of pedestrians, cyclists and horse riders using roads and other rights of way in the area. Both policies have regard to national guidance¹⁶, generally conform with Policy COM7 of the WDWPLP and meet the Basic Conditions.

Retaining and Improving our Local Community Facilities

Policy 15. Supporting community facilities

- 4.18 Policy 15 supports the retention of existing community facilities and the provision of new small-scale facilities. The policy has regard to national guidance¹⁷, generally conforms with Policies COM2, COM3, COM4 and COM5 of the WDWPLP and meets the Basic Conditions.

Meeting our Housing and Employment Needs

Policy 16. Meeting local housing needs in the Plan area

- 4.19 The minimum housing target for the Plan area in the Plan period is 6 dwellings, comprising 1 completion on an extant planning permission and a windfall allowance of 5 dwellings.¹⁸ In its Regulation 16 representation, Dorset Council does not dissent from that estimate. Policy 16 of the Plan indicates that it is expected that the requirement will be met through infill within the development boundary of West Knighton; small-scale affordable housing exceptions sites adjacent to West Knighton or as infill in West Stafford; conversion, replacement or subdivision of existing rural buildings; and the provision of rural workers dwellings where such a functional need is demonstrated.

¹⁵ NPPF: paragraphs 205 & 206.

¹⁶ NPPF: paragraph 104, 108 & 110.

¹⁷ NPPF: paragraphs 97 & 102.

¹⁸ Knightsford Neighbourhood Plan: Paragraph 7.1.2.

- 4.20 Policy 16 also indicates the mix of dwelling types which should be delivered; the aim for the tenure of affordable housing and the local connection criteria; and the need to ensure that development does not cause an adverse effect on the integrity of European sites. The policy has regard to national guidance¹⁹, generally conforms with Policies SUS1 and SUS2 of the WDWPLP and meets the Basic Conditions. Representations suggested that there was a need and desire for (new) housing in Tincleton, but I am satisfied that the Plan meets the Basic Conditions so far as the housing requirement is concerned. Therefore, I see no need to consider additional housing sites in Tincleton or, indeed, elsewhere in the Plan area.

Projects

- 4.21 The Plan lists three projects at appropriate sections in the Plan. These are items which the community is seeking but cannot be delivered through planning policies, which are not considered as part of the examination and which will not form part of the statutory Development Plan. Nevertheless, they represent aspirations or actions which would benefit the community and demonstrate an attribute of the neighbourhood planning process.²⁰

Overview

- 4.22 Therefore, on the evidence before me, with the recommended modifications, I consider that the policies within the KNP are in general conformity with the strategic policies of the WDWPLP, have regard to national guidance, would contribute to the achievement of sustainable development and so would meet the Basic Conditions.
- 4.23 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.²¹

¹⁹ NPPF: paragraphs 60, 82 & 83.

²⁰ PPG Reference ID: 41-004-20190509.

²¹ PPG Reference ID: 41-106-20190509.

5. Conclusions

Summary

- 5.1 The Knightsford Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard to all the responses made following consultation on the KNP, and the evidence documents submitted with it.
- 5.2 I have made recommendations for four modifications to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether the referendum area should be extended beyond the designated area to which the Plan relates. The KNP, as modified, has no policy which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond the Plan boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be that of the designated Neighbourhood Plan Area.

Concluding Comments

- 5.4 The KPC, the Neighbourhood Plan Steering Group and other voluntary contributors are to be commended for producing a comprehensive Plan. The Plan is logical, very informative and, other than the aforementioned Map at Appendix 4, well-illustrated. I enjoyed examining it and visiting the area, which could have been quite challenging had the River Frome been in flood. The Consultation Statement and the Basic Conditions Report were extremely useful. The Plan benefitted greatly from the constructive comments from DC at the Regulation 14 stage, the subsequent positive response from KPC and the changes to the Plan. The Regulation 16 comments from DC were also very helpful as were the answers from the Councils to my questions. Subject to the four recommended modifications, the KNP will make a positive contribution to the Development Plan for the area and should enable the attractive character and appearance of the Knightsford Group Parish to be maintained whilst enabling sustainable development to proceed.

Andrew Mead

Examiner

Appendix: Modifications

Proposed modification no. (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."