

Knightsford Neighbourhood Plan

Consultation Statement

Prepared by: Knightsford Parish Council - October 2024

This Consultation Statement summarises all the statutory and non-statutory consultations that have been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Knightsford Neighbourhood Plan (NP). It describes how concerns have been identified and addressed and the changes which have been made to the final plan because of the pre-submission consultation. It also demonstrates that the NP has been developed based on a wide and thorough community engagement process.

In line with the neighbourhood planning regulations, it is required that the NP:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*
- (b) explains how the persons and bodies were consulted;*
- (c) summarises the main issues and concerns raised by the persons and bodies consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.*

The consultation process was carried out from March 2021 up to the closure of the Regulation 14 Draft in May 2024.

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General approach to consultation

Knightsford Parish Council (KPC) applied to Dorset Council (DC) to designate the four Knightsford parishes: Tincleton, West Knighton, West Stafford and Woodsford as a Neighbourhood Plan (NP) area in June 2021, and it was successfully designated on 9 July 2021.

Following this a steering group (SG) was formed, with representatives from all four parishes. It was considered important to have representatives from the different parishes to help with communicating and consulting with their communities, as such residents would have good knowledge of what would work best within their respective areas.

The first full meeting of the SG was held on 20 September 2021. The SG meetings were held in West Knighton skittle alley, Tincleton and West Stafford Village Halls (depending on availability), generally on Monday evenings at 7.30pm and about every 4 – 6 weeks. Minutes of the meetings can be found online via the KPC website in the NP folder: <https://knightsford-pc.gov.uk/knightsford-group-of-parish-council-neighbourhood-plan/steering-group/steering-group-agenda-and-minutes/>. Terms of reference for the group were formalised in September 2023.

A section on the Knightsford PC website was set up for NP matters <https://knightsford-pc.gov.uk/knightsford-group-of-parish-council-neighbourhood-plan/>. This was used as the main social media site for accessing documents and news about the NP process, and is where the summary results of the various consultations can be found.



ABOVE AND RIGHT – BANNER ON WEBSITE WITH DROP-DOWN LIST OF NP MATTERS

The parish councillors in the SG provided regular updates on the NP at Parish Council meetings. SG members also attended various village meetings within the Knightsford Parish (as represented in the minutes of the PC/village meetings and/or village AGM's).

Information and regular updates about the forthcoming consultations were provided to the communities by way of the local Parish magazines/newsletters e.g. Oyez, The Bridge, and the KPC website. The representatives from the local SG for each Parish made every effort to 'spread the word' about the plan and coordinate local consultations.

The SG approached a Planning Consultant on 6 December 2021, as it was felt that specialist advice was important to progress the project successfully. The Consultant gave a presentation to the group on 7 March 2022, and was then formally invited to work with the SG. The Planning Consultant has provided advice on various



aspects relating to the preparation of the NP, including the consultation procedures and this statement.

Residents survey: June 2022

What was done:

The purpose of consulting with local residents through a residents survey was to explore people's opinions about any proposed development, as well as canvassing for their initial hopes and wishes for the future of the parish. The survey was aimed at any residents aged 13+ in Knightsford parish.

With the help of their consultant the SG drafted the survey using Survey monkey software. A copy of the survey is included in Appendix 1.

The survey was delivered by hand to all households in the parish. It could be completed online or on paper. Residents were encouraged to complete the survey online if possible. A paper survey was provided to those who preferred one, and later collected by the SG. Paper replies were subsequently entered online by the SG.

The survey went 'live' on 7 June 2022 and a closing date for the survey was set as 20 June 2022. The deadline was extended by a week to encourage a higher response rate. A reminder email was sent to the NP mailing list, and further replies were received in the final week. In total 235 responses were received, including some which were incomplete and some from outside the parishes (mainly Broadmayne where 19 residents responded).

There were 202 responses from local residents in the NP area, giving a response rate of about 22%. The highest response, about 30%, came from West Stafford. The highest response by age was from the 50-64 age group. The lowest response rate, 5%, came from the under 34 age group.

Main findings:

The results of the surveys were considered by the SG in various meetings, with a volunteer drafting the report on the main findings with the help of the planning consultant. The Survey Monkey breakdown of the results by parish was also made available, to check whether there were any notable differences between the villages / communities. The results of the survey can be found at <https://knightsford-pc.gov.uk/residents-survey-june-2022>. The main findings are summarised below (with more detail provided online):

Number of respondents, their ages and the size of households.

Most responses were from a 2 resident household (66%), possibly a reflection on the age group of most respondents.

Employment

Of those respondents working, just over half, 54%, worked outside of Knightsford. 34% worked from home. 10%, mostly West Knighton residents, worked somewhere else in the Knightsford area. Given our rural location with very limited public transport the 64% not working from home underlines the continued need for personal means of transport, or a need for more efficient public transport.

Vision for the future

The highest responses were that our parishes should be friendly, rural, safe, tranquil & attractive. A rural feel, easy access to natural woodland and open green spaces, a garden, and mature trees hedgerows and shrubs were the four highest planning decision categories with almost 100% of respondents ranking them as very important or important.

The least important considerations were on street, grass verge and pavement parking, and street furniture. The lack of importance on parking may be a reflection that most people do not have a problem parking 'on street', or with other people parking 'on street', because most people have off street parking.

Numerous other suggestions for planning considerations were put forward – mostly from West Stafford. The range was very broad, but the most popular categories were:

- Traffic – traffic calming, safe for vulnerable users, dealing with speeding.
- Design – light pollution, blend with existing buildings.
- Tranquil – keep things quiet.

92% of respondents favoured having a plan. This ranged from 96% in West Stafford to 80% in Tincleton.

However, when asked “What type of development, if any, would you like to encourage?” only 89 residents responded to this question, suggesting that the majority of people did not consider a need for development. Answers to this question was one of the most varied across the 4 parishes. Of those responding, housing was the most popular choice being strongest in West Knighton and Tincleton but not in West Stafford or Woodsford. Leisure facilities were also more popular for West Knighton respondents. The suggestions part of this question solicited many responses mostly supported the broad categories mentioned above eg. small shops, small scale development in keeping, better public rights of way, a bus service.

Housing needs

About 40% of respondents said someone in their house, friends or others were looking to buy an affordable house in our parishes. About 30% said they knew people needing a home at an affordable rent. About 20% said they knew someone needing a home for larger families. About 15% said they knew someone needing single person accommodation. About 23% said they knew someone needing a home for the less mobile.

Overall this probably reflects the normal range of housing needs. The percentage of people knowing people who need affordable housing probably reflects the lack of affordable housing across the region.

85% of respondents wanted to discourage more holiday cottages and second homes. 93% wanted to discourage more caravan parks.

Business needs

Agricultural/horticultural/food production was clearly the most popular activity to encourage by 65% of respondents. 35-40% were in favour of encouraging service trades, equestrian trades, and pubs and café's. The lowest activities were office based and retail with less than 20% wanting to encourage them.

Although retail scored poorly in the set category questions, when asked for further comments the most popular requirements were for a small village/farm shop particularly by West Stafford, and post office, chemist, barber by Woodsford. This came through strongly again in the general comments section at the end of the survey. There were numerous other ideas like craft/creative workshops, pet and fitness businesses.

Only a very small number, about 2%, of respondents were intending setting up a business that needed premises in the parishes.

Local facilities – how important is what we have and what do we need?

West Stafford and Knighton both have pubs, but there was no clear indication from Tingleton and Woodsford that they needed their own. Tingleton respondents identified a need for a children's playground and green space like a rec ground or sports facilities.

Both West Stafford and Tingleton have village halls. Tingleton residents have expressed concern about lack of parking facilities and ideally would like a new hall. The need for a West Knighton hall was expressed in general comments in the survey.

The desire to have a village/farm shop was most popular for West Stafford respondents. Car parking for facilities like Broadmayne school or the Tingleton village hall and church were also mentioned in a number of responses, as was a bus service to Dorchester.

There was across the board encouragement for more or improved bridleways, offroad bike routes and footpaths. Support ranged from 80-90% for all categories.

Green energy

Solar was the most popular solution for green energy supply with 90% of respondents supporting the allocation of land for solar renewable energy production. 55% would support wind power. Biomass power generation was the least popular with 35% support. Whilst 39 people said that they would be happy to volunteer time to work with a group to investigate a community project on renewables, when this was followed up no-one was prepared to lead such a group, so this has not been taken forward at this time.

Other comments

The "add any comments" part of this question raised wide ranging opinions and suggestions on what our community needs are. They all illustrate that people in our community live here for a reason. They care about it passionately. Although some do not want any development, others are open to sympathetic small scale development particularly if it helps local people.

How these issues and concerns were considered:

Based on the responses, the SG drew the following conclusions about aspects of the development needs, desires and concerns of the communities, as follows:

- 1) affordable housing was considered important by almost everyone.
- 2) there was a shortage of homes for people working locally.
- 3) priority should be given to local people for housing.
- 4) new homes should be main homes, not second homes/holiday lets/rental property.

- 5) developing large new executive (4-5 bed) homes should be avoided, as they would not meet local affordable need.
- 6) housing should be aesthetically pleasing.
- 7) there was a desire to avoid urban spread or in-filling.
- 8) there was a strong desire to protect Knightsford's qualities of: rural, tranquil, friendly attractive, and safe.
- 9) all the parishes were seen as thriving communities.
- 10) increases in traffic and the speed of cars through the villages, were concerns.

The SG drew on these conclusions in drafting a statement of the vision, aims and objectives for the NP, and used those objectives as guidance in gathering evidence to inform the plan.

Business survey and call for sites: November 2022

What was done:

The business survey was aimed at businesses and service providers operating in the NP area, and in particular those employing staff and operating from premises in the area, and organisations that offer services used by local residents and who operate from premises in the area (as self employed residents operating on their own would have received the earlier resident survey which included questions on employment and aspirations to set up a business in the area). However smaller businesses were not excluded from participating.

All business and service providers, farmers and major landowners in Knightsford Parish were identified (as far as possible). These were sent an email or letter inviting them to complete the survey, which was published online on the KPC website. The survey was also linked with a call for sites. As such there were two survey links: one to the business survey (which included a section on the call for sites) and a separate link to the call for sites for anyone else who wished to promote a site.

In early November 2022, posters were placed on notice boards in locations across the area, and the consultation was publicised in the Neighbourhood Plan section of the Parish Council website and in the Oyez magazine, and business owners were contacted direct (face to face or email) where known to the group. SG members could be contacted for a paper copy. The surveys ran until 25 November, following which, non-responding businesses were contacted (as far as possible) and given a second opportunity to respond.

Responses to the business / service provider survey were received from 8 individuals / organisations – four of which employed staff as well as operated from premises in the parish.

Seven landowners responded to the call for sites, offering 22 sites in total for consideration.



BUSINESS SURVEY

Knightsford Group Parish Neighbourhood Plan

Do you provide a service or run a business in the parish?

Do you have customers in the parish?

Are you considering extending or relocating your premises?

Do you own land or premises that are suitable for business development or renewable energy?

If yes - please tell us now by completing this online survey by November 25th 2022. It will only take 10 minutes.

<https://knightsford-pc.gov.uk/business-survey-november-2022/>

The Neighbourhood Plan might be able to help your business plans.

Hard copy survey forms are available from :

Main findings:

A report of the survey findings is available online at <https://knightsford-pc.gov.uk/wp-content/uploads/2024/03/Summary-of-Nov22-business-survey-final-final-240318.pdf> and a copy of the questions used in the survey is included in and Appendix to that report.

As a result of the small sample size and completion rate to the business survey, and the wide range of different types of businesses, it was not possible to draw any meaningful conclusions, other than the majority of these organizations appear to have no particular need or desire to influence the planning policies for this area.

From the very limited number of responses received, several local businesses did report that they have experienced difficulty recruiting employees, potentially due to the lack of available affordable housing in the local area. None of the four businesses that had employees and premises were concerned that an increase in local population would be problematic to them, generally saying it would potentially help improve their business / services for existing customers.

Two businesses indicated that they were likely to be looking to extend or relocate their premises in the next 15 years. A further two indicated that this was a possibility, but only one business was likely to require new premises or land beyond their existing site(s).

How these issues and concerns were considered:

Neither the household survey nor business surveys conducted in 2022 identified significant requirements for new business premises in the area. Furthermore, none of the sites put forward through the call for sites wished to provide employment land. As such it was considered that there was limited need and opportunity for the NP to address business needs.

The sites put forward were considered in the site options assessment work, which is to be found at - <https://knightsford-pc.gov.uk/wp-content/uploads/2023/10/Knightsford-Group-Neighbourhood-Plan-Site-Assessment-Final-Report.pdf> together with sites included in the Dorset SHLAA.

Options consultation: October 2023

What was done:

Having used the evidence gathered so far to draft some of the Neighbourhood Plan, several issues were highlighted in all the villages, on which it was decided further feedback would be useful.

These were to:

- check the proposed vision and objectives
- get feedback on the site options put forward by landowners
- to check whether the SG had identified the important green spaces and views in the parishes, and if any had been missed
- get further information about how residents would like to see footpaths, bridleways and off-road cycle routes improved
- get feedback on the proposed design guidance

The SG decided to hold a 'drop-in' event which was scheduled for Saturday 14 October 2023 in West Stafford Village Hall from 10am to 4pm, attended by the members of SG to answer any queries and concerns. The information at the drop-in event was also made available online insofar as possible, together with a link to the survey / response form.

Advance publicity of the consultation was given, including articles in the various parish magazines. The SG carried out a leaflet drop to every household in each village. The consultation was published on the Knightsford parish website, and posters were put up in the villages (adapted to each village by name). It was also mentioned in the meetings of the Parish Council. The meeting was also promoted through 'word of mouth' by SG members in their own villages.

The West Stafford village hall was set out in a way that enabled information to be displayed via several boards which detailed the vision and objectives and the site allocations for the various villages. The survey was available to be completed either at the time (as a paper form) or online (which included the maps of the sites, views and greenspaces, and allowed residents to 'skip' the parishes in which they had no interest). Residents were invited to complete the survey by 30 October 2023 (but later extended). A copy of the online version is included in Appendix 2. 52 people attended the West Stafford event on 14 October.

There was a debrief meeting held on 16 October to discuss the how the event had gone. Based on feedback from residents, it was felt that further consultation was needed with the separate villages and that SG reps should attend the upcoming Parish councils meeting in West Stafford / West Knighton and Tincleton / Woodsford, to explain in detail about the NP and 'how we got here'. The decision was therefore taken to extend the date for the completion of the survey from 30 October to 13 November. This allowed time to facilitate further meetings in West Stafford (held on 3 November) Tincleton (held on 4 November) and West Knighton (held on 6 November) to enable the residents of the individual villages to have more input and to provide a forum where further questions could be asked. SG members put together an NP Summary sheet to provide information / clarification (based on FAQs from the initial event) for the various meetings.

The SG members in their respective villagers also carried out house to house visits to encourage the completion of the survey either by paper or online, by 13 November. The SG members were able to communicate to the community about the various meetings that were taking place. This had a positive effect as the number of survey's completed improved significantly, and the attendance at the various meetings was encouraging. During a meeting of the SG on 20 November (where three new members from West Knighton joined the SG), it was decided that West Knighton would benefit from another information evening to provide a further opportunity for the residents to seek clarification on the allocation of sites. This was scheduled for 12 December in the West Knighton Church.



As a result of this additional effort, some 190 survey forms were completed, on which 183 were from people living in the NP area. A full report of the survey findings is available online <https://knightsford-pc.gov.uk/knightsford-group-of-parish-council-neighbourhood-plan/public-consultation-oct-2023/>.

Given the mixed views and complex issues regarding the potential site allocations in West Knighton, the SG meeting agreed at its meeting on 20 November that further consultation with West Knighton residents would be helpful to seek to achieve a consensus on this issue. Using the same channels of communication, a further sessions was advertised and held in the West Knighton Church on 12 December 2023. This included a short survey using closed questions and a small survey with a closing date of 19 December.

A summary of the extra consultation meetings is provided below:

West Stafford – Parish meeting 3 Nov 2023, West Stafford Village Hall

The agenda for the meeting was advertised in advance which gave residents notice that the NP would be discussed. 16 residents from West Stafford attended the meeting.

Two members of the SG addressed the meeting with specific reference to the options consultation. It was explained that there was a need for feedback from members of the community to enable the first draft of the NP to be prepared. Further survey forms were made available, and the local members of the SG would also deliver survey forms together with guidance on completing the survey online the following week to those not in attendance. The SG would then collect any paper surveys not returned by 11 November.

Tinleton / Woodsford - meeting 4 Nov 2023, Tinleton Village Hall

33 residents from Tinleton and Woodsford attended this meeting, which was advertised locally and through direct contact by members of the SG.

One of the members of the SG addressed the meeting which was followed by a question-and-answer session which lasted for over an hour. The posters and maps prepared for the 14 October meeting in West Stafford village hall were on display. 20 copies of the 'how we got here' document and a further 10 survey forms were distributed. Several of the residents agreed to input the survey online.

West Knighton – Parish meeting 6 Nov 2023, West Knighton Church

The agenda for the meeting was advertised in advance which gave residents notice that the NP would be discussed. There were 70 residents from West Knighton who attended the meeting.

It was attended by the 4 members of the SG and their planning consultant. The 'how we got here' handout and the planning and development explanatory sheet were provided to all attendees. The Boards and Posters from the 14 October West Stafford meeting were available for residents to view. Further paper surveys were available for completion. The consultant and the chair of the SG both addressed the meeting with the consultant fielding question-and-answers largely in connection with the possible allocation of sites in the village.

Main findings:

Vision and objectives

The consultation showed that the NP vision and objectives were supported by the community, with less than 10% of respondents rating these as poor. The least favourable objective (although still receiving overall support), was for identifying land for possible development – especially affordable housing – that meets our needs. Negative comments on the vision and objectives mainly centred on concerns regarding possible adverse impacts of development on the rural character and ambience of the parishes, that development would not really help local residents, and that “affordable” housing was not felt to be practical or likely to be properly enacted. It was felt that some parts of the area lack the infrastructure and road access to sustain any development.

Site options

The responses indicated that overall there was little support for any of the site allocations, with the exception of Land North of Yoah Cottage and (possibly) the site at Glebe Farm (North) in West Knighton, as shown in the following graphs. The follow-up consultation with West Knighton residents on the remaining two sites suggested that residents remained supportive of the development at Yoah Cottage (46 in favour vs 13 opposed), with the consensus on the other site being that it was not support (23 in favour vs 36 opposed). Otherwise most residents responding to the consultation believed that the sites were not suitable for development. Reasons for this were given in the responses, which included matters such as access, traffic, impact of tranquility and character etc... Responses to this did not differ depending on the proposed use (for example, where a site could have come forward for affordable housing or recreation). In Tingleton, the need for a recreation or play area was questioned as most gardens in the village already provided this sort of space.

Important green spaces and views in the parishes

All of the suggested Local Green Spaces and Valued Views were supported by a high proportion of residents. Additional suggestions were logged for consideration by the SG, but there was no clear indication that any key spaces or views had been missed.

Footpaths, bridleways and off-road cycle routes improvements

In terms of potential projects, there was general support for the idea of making the network of lanes shown 'Quiet Lanes', and for working with Dorset Council to identify traffic calming measures appropriate to the area's rural roads and villages, with the latter seen as the highest priority. The ideas around better cycle paths in the Tingleton / Woodsford area was also supported by about half of those responding (and moreso by Tingleton / Woodsford residents). There were many suggestions put forward that were considered further by the SG.

In terms of priorities, improving opportunities for walking/cycling/riding around and between the villages and hamlets was amongst the highest priorities.

Proposed design guidance

The design principles identified through the design guidance were in general supported. The most highly supported aspects linked to the need to respect the area's heritage, landscape, and key views, and to retain and where possible improve green spaces, tree coverage and wildlife corridors. There was also strong agreement that the mix of styles and use of materials (including

consideration of how they will weather) should be in keeping with what already exists within that settlement, the need for adequate parking (to avoid issues of parking overflow along the narrow rural lanes) and retaining the area's dark skies.

How these issues and concerns were considered:

The findings provided reassurance that policies based on the vision and objectives, and promoting policies to address the issues and concerns raised and ensure that development would be in keeping with the character of the area would be broadly supported. Whilst there was still sympathy for the need for affordable housing, most villages in the parish found it difficult to identify satisfactory sites, and this should be reflected in the plan and choice of site allocations.

LGS landowner consultation: March 2024

In line with the NPPG good practice guidance, the NP SG sought the views of potential landowners of the proposed Local Green Spaces. This was undertaken just prior to the commencement of the consultation on the draft NP. The landowners were sent the following email:

Dear [name]

We are contacting you to let you know that [name and location of site] is being considered for Local Green Space designation through the Knightsford Neighbourhood Plan. Knightsford is the name of the group parish council for West Knighton, West Stafford, Tincleton and Woodsford.

Local communities can identify green spaces for special protection (where planning permission for new buildings would normally be refused other than in very special circumstances). In order to qualify for the Local Green Space designation, it is important that the green space:

- is in reasonably close proximity to the community it serves*
- is 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*
- is local in character and is not an extensive tract of land*

Designation does not in itself confer any rights of public access over what exists at present or any specific requirements as to how the land is managed.

We would welcome any comments you may have on this proposal at this stage. We will take into account your response in the decision whether to include your site in the Neighbourhood Plan that will go forward to examination. The independent Examiner for the Neighbourhood Plan will also consider whether the designation is appropriate before the Plan is finalised.

Unfortunately the landowner of the LGS at Wynd Close, West Stafford was inadvertently omitted from the email (although was included in the Regulation 14 consultation alert email). This was brought to the SG's attention in July following the close of the Regulation 14 consultation, and the landowner was provided with additional time to respond to this and their response considered as part of the Regulation 14 consultation responses. No other objections to the proposed LGS designations were raised.

Pre-Submission (Regulation 14) consultation: March 2024

What was done:

The consultation on the draft NP ran between 18 March and 3 May 2024, covering just in excess of the statutory requirement of 6 weeks. During the week of 12 – 18 March, a leaflet about the consultation was delivered to all households in the four parishes with details of the consultation, how to comment, and the drop-in events to find out more (including the pertinent date/s for that village / parish). The leaflet / information was also posted on the KPC website, relevant village Facebook page, and notices placed on all village noticeboards. The same information was put in copies of the Bridge magazine for Tingleton & Woodsford, Oyez for West Stafford, and the West Knighton magazine (which are distributed to every household in the parishes). Banners were erected (see photo).



ABOVE AND RIGHT – BANNER USED TO ADVERTISE THE CONSULTATION, AND PICTURE OF ONE OF THE DROP-IN EVENTS HELD

Statutory consultees were emailed on 18 May (a copy of email template and consultee list is provided in Appendix 3). This included reference to the copies of the SEA and HRA in relation to the email sent to Dorset Council, the Environment Agency, Historic England and Natural England.

Four drop-in events were held, with copies of the plan and response form available:

- 23 March: West Knighton in church 10am – 2pm. This was hosted by 4 SG members with opportunity for questions and discussion. 22 residents attended the event.
- 9 April: Tingleton village hall 7 -9pm for Tingleton / Woodsford. This was hosted by 5 SG members. 13 residents attended the event.
- 13 April: a further consultation for Tingleton / Woodsford residents (second of two) again held in the village hall, this time between 10am and 2pm to provide a further opportunity to discuss and find out more about the draft NP. 4 SG members attended. 30 residents attended the event.



- 27 April: West Stafford village hall 10am – 2pm. Hosted by 3 SG members. Discussion and explanations were given on the draft plan. 44 attended the event.

Some 111 response were received via the Survey Monkey Form, with addition written responses received from Dorset Council, the Dorset National Landscape (AONB) Partnership, the Environment Agency, Historic England, Landmark Trust, National Highways and Woodsford Farms. A late written response was received from of West Stafford LVA LLP, following an exchange in response to the LGS proposals (see earlier). An email was also received from a local resident at the beginning of the consultation primarily asking questions relating the layout of the plan and issues such as numbering and general content, and it was agreed that the SG members for that areas would make contact with that resident.

Main findings:

The Survey Monkey response for collected data on whether or not residents agreed with the policies and projects, and allowed further comments as part of this. The following tables provide a summary of the results:

	AGREE	DISAGREE	NEITHER / NOT SURE	TOTAL
Policy 1. Development set in rural landscapes (page 11)	93.46% 100	3.74% 4	2.80% 3	107
Policy 2. Wildlife corridors and biodiversity (page 12)	95.33% 102	0.93% 1	3.74% 4	107
Policy 3. Plot formation, building set-back, orientation and boundary treatments (page 14)	91.51% 97	1.89% 2	6.60% 7	106
Policy 4. Incorporating the car in developments – parking guidelines (page 16)	90.65% 97	2.80% 3	6.54% 7	107
Policy 5. Density, building heights and rooflines (page 18)	94.29% 99	0.00% 0	5.71% 6	105
Policy 6. Building mix (page 18)	91.43% 96	0.00% 0	8.57% 9	105
Policy 7. Materials and architectural details (page 20)	95.33% 102	0.00% 0	4.67% 5	107
Policy 8. Extensions and conversions – general principles (page 21)	89.72% 96	1.87% 2	8.41% 9	107
Policy 9. Sustainability in design (page 24)	91.51% 97	0.94% 1	7.55% 8	106
Policy 10. Local Green Spaces (page 26)	94.39% 101	0.93% 1	4.67% 5	107
Policy 11. Important local views and landmarks (page 28)	95.33% 102	1.87% 2	2.80% 3	107
Policy 12. Development in proximity to heritage assets (page 29)	95.33% 102	1.87% 2	2.80% 3	107

Policy 13. Village roads and Quiet Lanes (page 31)	92.52% 99	2.80% 3	4.67% 5	107
Policy 14. Prioritising walking, cycling and horse riding (page 34)	93.46% 100	1.87% 2	4.67% 5	107
Policy 15. Supporting community facilities (page 36)	98.11% 104	0.00% 0	1.89% 2	106
Policy 16. Meeting local housing needs in the Plan area (page 39)	79.81% 83	8.65% 9	11.54% 12	104
Policy 17. Land north of Yoah Cottage (page 41)	74.53% 79	6.60% 7	18.87% 20	106
Project 1. Improving highway safety on our rural lanes (page 31)	92.45% 98	0.94% 1	6.60% 7	106
Project 2. Improvements to the network of footpaths, bridleways and cycle routes (page 34)	95.24% 100	1.90% 2	2.86% 3	105

This indicates that, overall, the policies and projects were well supported. The final question asked whether we had got the plan ‘broadly right’ and again this showed a high level of support from those responding to the consultation, with less than 5% suggesting that they did not support the plan, and 70% saying that they supported the plan as drafted (the remaining 26% being generally supportive but seeking minor changes).

I would support the plan at the referendum as drafted	70.09%	75
I would support the plan as drafted, but would like some minor changes	26.17%	28
I would not support the plan as drafted, it needs major changes	3.74%	4
TOTAL		107

The main issues raised through the consultation were in relation to:

- The preference to the use of open car barns for parking (in Policy 4) based on concerns relating to potential theft, visual impact (if left messy) and that these would limit the flexible use of such spaces.
- Concerns about the requirement to use building integrated photovoltaics and practicality of other renewable energy sources (Policy 9).
- Mixed views on the scale of development proposed – whether there should be any development or that there was not enough development proposed (Policy 16).
- Significant concerns relating to the proposed development on land north of Yoah Cottage in West Knighton (Policy 17), included matters relation to highways and heritage assets raised by Dorset Council.

How these issues and concerns were considered:

The SG reviewed the feedback and agreed whether these required amendments to be made to the NP. In relation to the main issues identified above, the following decisions were made. A table showing a summary of all of the responses and proposed changes is included in Appendix 4.

Policy 4: Incorporating the car in developments – parking guidelines

It was agreed that the use of car barns should be discretionary, given the various issues of security, design and need for both parking provision and storage.

Changes proposed:

Amend final sentence of second para of Policy 4 by the addition of “and suitably overlooked to deter crime” and delete first sentence of third para, and delete “any such” from second sentence.

Revise supporting text to reference that, where garaging is needed, the use of more open car barns can ensure that the vehicle space is not re-purposed for storage, but consideration will also need to ensure good natural surveillance from nearby buildings. Similarly any hardstanding areas for parked vehicles should have good natural surveillance from the property they serve.

Policy 9. Sustainability in design

The policy was reviewed to ensure that it was clear that it did not set a mandatory requirement for solar panels to be built-in, but encouraged consideration of this as this would have less adverse impact on local character. Requirements for higher levels of thermal efficiency in buildings could not be evidenced (over and above building regulation standards) and so can only be similarly encouraged. Similarly the installation of energy storage systems could not reasonably be made mandatory for all newbuild and extensions.

Changes proposed:

The policy was not fundamentally changed but minor changes proposed to provide further clarity. This included the following: Amend first sentence to read “In order to achieve high standards, the following factors should be considered, and where feasible and appropriate to the character of the building, incorporated into the design:”. Amend first bullet to read “orientation and window size to benefit from solar heat gain”. Amend third bullet to read “the integration of solar panels, with built-in systems that are part of (rather than added to) the roof preferred, particularly where visible from the public realm and where this would otherwise detract from the area’s character. Amend third paragraph to read “...or otherwise achieve high standards of sustainability including thermal efficiency,” and further bullet referencing the inclusion of energy storage systems, sited to minimise adverse impacts on the streetscape.

Policy 16. Meeting local housing needs in the Plan area

With regard to comments on whether better use could be made of second homes and empty properties, the NP Group was unable to find sufficient evidence to justify a policy limiting second homes at this time. Whilst some residents did not want any more development, these were in the minority and it was accepted that the Neighbourhood Plan cannot promote less development than set out in the strategic policies for the area, which would allow some development through infill and conversions etc. The community has been fully consulted on potential options for development, but as there was no consensus supporting significant development on any of the sites (and those sites initially considered most suitable have raised objections from Dorset Council).

Changes proposed:

No changes made (other than with regard to reference to site allocation at land north of Yoah Cottage, see below for further details).

Policy 17. Land north of Yoah Cottage

This site allocation had the highest number of objections, including an objection from Dorset Council. The Council’s specialist teams (Conservation, Transport, Trees & Natural Environment) identified specific concerns outweighing the benefits that new housing would bring to the

community, and did not support the allocation of this site. Local residents raised similar concerns in respect of highway safety, loss of hedge and impact on the character of the village. Whilst there was reasonable support for the policy from the majority of those responding, in light of Dorset Council's objection it was considered that the allocation was unlikely to contribute towards sustainable development.

Changes proposed:

Delete the policy and supporting text (and remove reference from Policy 16).

Appendix 1: Resident Survey Form

Knightsford Neighbourhood Plan Survey

Your opinion counts.

We ALL have a chance to influence development in our villages. Please help Knightsford Parish Council by completing this survey by Monday 20 June, 2022.



QR code link to
online survey
version

A copy of this questionnaire has been delivered to every household in the parish. You and other members of your household can complete it online by using the QR code or the following link: <https://www.surveymonkey.co.uk/r/KnightsfordNP-Q1>. If you prefer, please use this paper copy - the volunteers will collect these on Monday 20th June. We hope everyone in the household can complete a survey to ensure we capture everyone's opinion. For any queries please email [REDACTED]

What is a Neighbourhood Plan?

A Neighbourhood Plan is a way for residents to influence the planning and development where they live, planning for the next 10 to 15 years.

It should:

- Develop a shared vision for the villages within Knightsford Parish
- Help choose where new homes and other developments may be built
- Influence the type of development and what it looks like
- Identify and protect important local green spaces or other treasured assets

Once approved, the plan will have legal force in setting out what development is allowed and for what reasons. It will sit alongside the Dorset County Local Plan. County planners will have to take notice of it.

Visit the new Knightsford website for more information <https://knightsford-pc.gov.uk/knightsford-group-of-parish-council-neighbourhood-plan/>

ABOUT YOU

1. What is your age?

- 0 - 15 35 - 49 65 - 74
- 16 - 34 50 - 64 75 and over

2. Including yourself, how many adults and children live at your address?

	0	1	2	3	4+
Adults (18 and over)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children (under 18 years)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Which village do you live in?

- West Stafford Tincton Broadmayne
- West Knighton Woodsford
- Other (please specify)

4. If you are employed, is this primarily:

- Working from home Working elsewhere in Knightsford Parish Working outside of Knightsford Parish

DESIGN AND CHARACTER

5. Thinking about your village, how would you like it to be described in 15 years' time? Please tick the three you think are most important.

- | | | |
|-------------------------------------|--------------------------------------|---|
| <input type="checkbox"/> Accessible | <input type="checkbox"/> Prosperous | <input type="checkbox"/> Tranquil |
| <input type="checkbox"/> Affordable | <input type="checkbox"/> Rural | <input type="checkbox"/> Vibrant |
| <input type="checkbox"/> Attractive | <input type="checkbox"/> Safe | <input type="checkbox"/> Other - please suggest below |
| <input type="checkbox"/> Friendly | <input type="checkbox"/> Traditional | |

6. Which of the following are important to the character of your village, and should be considered in planning decisions? Please tick one answer per row.

	Very important	Important	Not important
A rural feel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy access to natural woodland and open green spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outside garden space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outside storage to accommodate bicycles, bins etc	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mature trees, hedgerows and shrubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off street parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On street, grass verge and pavement parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street furniture (lamp posts, benches, etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Use of local materials in design eg: cob / render, limestone, stone rubble, brick	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Use of stone and brick boundary walls and ironwork fencing within the villages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farm buildings and barns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please suggest below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Space for comments:

HOUSING, JOBS AND BUSINESSES

7. Do you know of anyone that is looking to buy or rent a house in your village? This may be yourself, members of your household / close family or friends.

Please indicate the type of house and use the columns to indicate whether it is yourself or others you know who are in housing need.

	My Household	Friends	Other	None
Needing a home to buy at an affordable price	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Needing a home to rent at an affordable price	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Needing a home suitable for larger families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Needing a home suitable for people living on their own	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Needing a home suitable suitable for the less mobile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please write below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Do you think we should encourage or discourage having more of the following in your village:

	Encourage	Discourage	Don't know
More holiday cottages and second homes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More caravan parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. What sort of business or activity do you think should be encouraged within your village over the next 15 years?

Please tick all that apply.

- | | |
|---|---|
| <input type="checkbox"/> Office-based business (consultancies, etc) | <input type="checkbox"/> Service trades (plumbers, electricians, etc) |
| <input type="checkbox"/> Retail (shops, etc) | <input type="checkbox"/> Pubs, cafés and restaurants |
| <input type="checkbox"/> Small-scale industrial workshops | <input type="checkbox"/> Home working |
| <input type="checkbox"/> Agriculture/horticulture/food production | <input type="checkbox"/> None of the above |
| <input type="checkbox"/> Equestrian related businesses and services (stabling, training, veterinary, etc) | |

You can comment further on the last page

10. To help us understand the likely level of local need -

	Yes	No	Don't know
Do you intend to set up a business which would need premises in the area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe the type of business (you can use the categories from the list in the question above)

COMMUNITY FACILITIES AND INFRASTRUCTURE

11. We would like to know how important existing facilities are within Knightsford Parish. For the following facilities nearest to you, please tick all that apply:

	My household uses this facility	This facility is easy to get to	This facility is needed	This facility will be needed in the future
Public house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children's Equipped Play Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Green Outdoor Spaces e.g. recreational grounds and sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Are there any facilities which could work in your village but which you do not presently have? If so, please suggest these below:

13. Should the Neighbourhood Plan actively support the following:

	Yes	No
the creation of better bridle ways	<input type="checkbox"/>	<input type="checkbox"/>
the creation of safe off-road bicycle routes to surrounding areas/towns	<input type="checkbox"/>	<input type="checkbox"/>
the creation, improved quality and connectivity of footpaths	<input type="checkbox"/>	<input type="checkbox"/>

14. Should the Neighbourhood Plan support the allocation of land for the following types of renewable energy production? Please tick any / all that you would support, subject to finding the right site.

- a solar farm providing power to the village
- a wind farm providing power to the village
- a biomass facility providing power to the village

15. Would you be happy to volunteer your time to work with a group of like-minded people to investigate a community project on renewables? (if so, please remember to include your contact details at the end of this survey)

- Yes No

16. What type of development, if any, would you like to encourage that is not coming forward at the moment? Please tick all that apply.

Housing

Leisure

Business / Commercial

Other (please specify below)

17. Do you think Knightsford Parish should have a Neighbourhood Plan?

Yes No

Please take this opportunity to make any comments about the Neighbourhood Plan:

18. Would you be happy for us to contact you again about the Neighbourhood Plan? If so, would you please provide your name and email details below:

Name:

Email:

19. If you have supplied any personal information (such as your name) we need your consent to hold this.

The personal information you have provided will be held and used by the Parish Council to prepare the neighbourhood planning policies for the area. It will not be used or published in a manner which would allow identification of your individual responses, or kept for more than 6 months following the completion of the Neighbourhood Plan.

Yes; I consent to any personal data provided on this form being used as described above.

No; I do not consent to your use of the personal data in this manner.

Appendix 2: Options Consultation survey form

Knightsford Parish Neighbourhood Plan Survey Options Consultation - Autumn 2023

West Stafford Church, painted by Dorset artist Henry Moule in 1888. He was a friend of Thomas Hardy and William Barnes. There are dozens of his paintings from around the four parishes, painted in the 1880's, on the Watercolour World website - Watercolourworld.org. Reproduced here by kind permission of the Dorset County Museum.



Please complete a survey form - it will help us get as many opinions as possible about the Neighbourhood Plan vision & objectives, potential development sites and their design, local green spaces and precious views.

The form is split into 8 sections. The first checks whether we have got the vision and objectives for the Neighbourhood Plan about right.

The next four sections are split by parish (Tincleton, West Knighton, West Stafford and Woodsford) and ask for your feedback on possible development sites, local green spaces and locally valued views in that area. You can comment on all four areas, or just the parishes of the Neighbourhood Plan area which you are most familiar with. There is an option to 'skip' each section if you don't want to comment on that area.





The next two sections ask for your feedback on issues and priorities for walking, cycling and horseriding across the four parishes, and then possible objectives and priorities for design, taking account of local features and characteristics.

The final section asks a few questions about you, to help us check that we have managed to reach a wide cross-section of our community.

Vision and Objectives

Vision: West Knighton, West Stafford, Tincleton and Woodsford parishes* will be thriving communities. They will be rural, tranquil, friendly, attractive and safe. Development opportunities will be sustainable** and in line with the needs and wishes of the parishes, respecting their historic and rural character.

How many thumbs up would you give this vision?

1 - Poor	2 - Okay	3 - Good	4 - Excellent
			

You can add any comments here about what you think we have missed or got wrong.

Do you broadly agree with the following objectives...

	Yes	No
Protect and enhance the rural and tranquil landscape of the parishes.	<input type="radio"/>	<input type="radio"/>
Protect and enhance the distinctive local natural and historic environment.	<input type="radio"/>	<input type="radio"/>
Safeguard valued local views and greenspaces. Identify new green spaces where a central focus can be created.	<input type="radio"/>	<input type="radio"/>
Ensure there are safe and attractive walking, cycling and riding routes around and between neighbouring parishes. This could mean: making paths more accessible with gates; graveling paths; improving cycle and bridleways; traffic calming; etc.	<input type="radio"/>	<input type="radio"/>
Identify land for possible development, especially affordable*** housing, that meets our needs.	<input type="radio"/>	<input type="radio"/>
Ensure new houses are well-designed, sustainable** and in keeping with the character of the villages.	<input type="radio"/>	<input type="radio"/>
Enable new employment proposals consistent with the rural character. eg. rural diversification; small workshops; etc.	<input type="radio"/>	<input type="radio"/>
Protect, enhance and encourage local facilities and services. eg. pubs; village hall activities; a bus service; farm/community shops; etc.	<input type="radio"/>	<input type="radio"/>

You can add any comments here about what you think we have missed or got wrong.

* The parishes include the main villages and the outlying communities like Lewell etc.

** Sustainable development in this context means it's the right number of 'eco / green' houses, in the right place to meet local needs.

*** Affordable housing has a lengthy definition in national policy, but generally it means cheaper homes available to rent or buy below market rates, and kept affordable in future rents / sales.

Do you want to comment on sites, green spaces and views in **Tingleton parish**?

Yes

No (skip to next section)

Next

TINGLETON PARISH

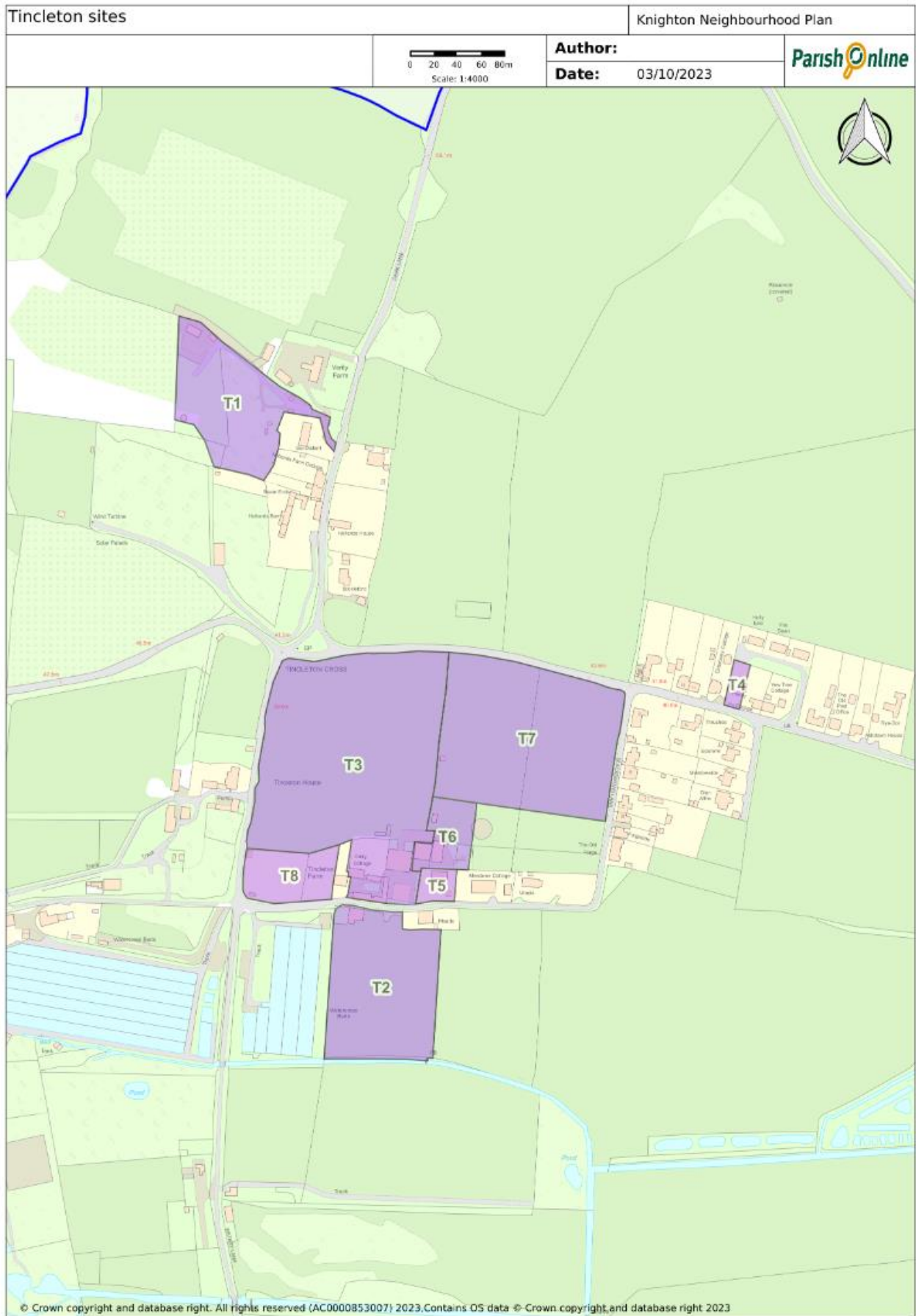
Tingleton does not have a Settlement Boundary (an area in which infill development would normally be allowed). There are no plans for it to have one, but it is possible for the Neighbourhood Plan to allocate sites for development, if supported by the local community.

It is appreciated that Tingleton does not have pavements.

Potential Development Sites

Eight sites were put forward by landowners in responding to a call for sites. These have been independently assessed and we have been advised that the sites (in whole or part) would be suitable for development. Where only part of the site may be suitable, this is described, and where possible an estimated capacity is given based on the area that would be suitable for development.

Tingleton sites - for a zoomable map see [here](#) (opens in new window)



Tingleton site options

Please select up to 3 options as 'most suitable'
 Otherwise choose suitable, unsuitable or don't know.

Please read the descriptions as in many cases it is only part of the site that would be developed, and it is this smaller area that we are asking your opinion about.

Note: 31/10/23 descriptions of T5 and T6 updated, Site T7 has been withdrawn

	Most Suitable (tick up to 3)	Suitable	Unsuitable	Don't know
T1: Hollands Farmhouse (1 dwelling on the low lying, eastern portion of the site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T2: Tingleton Farm South (1 dwelling on the site of the former barn)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T3: Tingleton Farm North (redevelopment of the agricultural buildings within the southern part of the site)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T4: Penny Farthing Cottage (1 dwelling, potentially as affordable housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T5: Meadows Cottage Site 1 (1 dwelling - through conversion of agricultural building)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T6: Meadows Cottage Site 2 (1 dwelling - through redevelopment of existing agricultural buildings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T7: THIS SITE HAS NOW BEEN WITHDRAWN	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
T8: Tingleton Farm - SHLAA* site (up to 2 dwellings, and potentially some recreation land)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

You can add any comments about the sites here – please include the reference number and name, for example T8 Tingleton Farm:

* whilst this site was not put forward in response to the Neighbourhood Plan call for sites, it has been put forward to Dorset Council's Strategic Housing Land Availability Assessment call for sites and has therefore been assessed as a potential option.

Would you support the use of site T4 for affordable housing (1 dwelling)?

- Yes
 No
 Don't know

Would you support the use of some / all of site T8 for recreation (for example, small play or amenity area)?

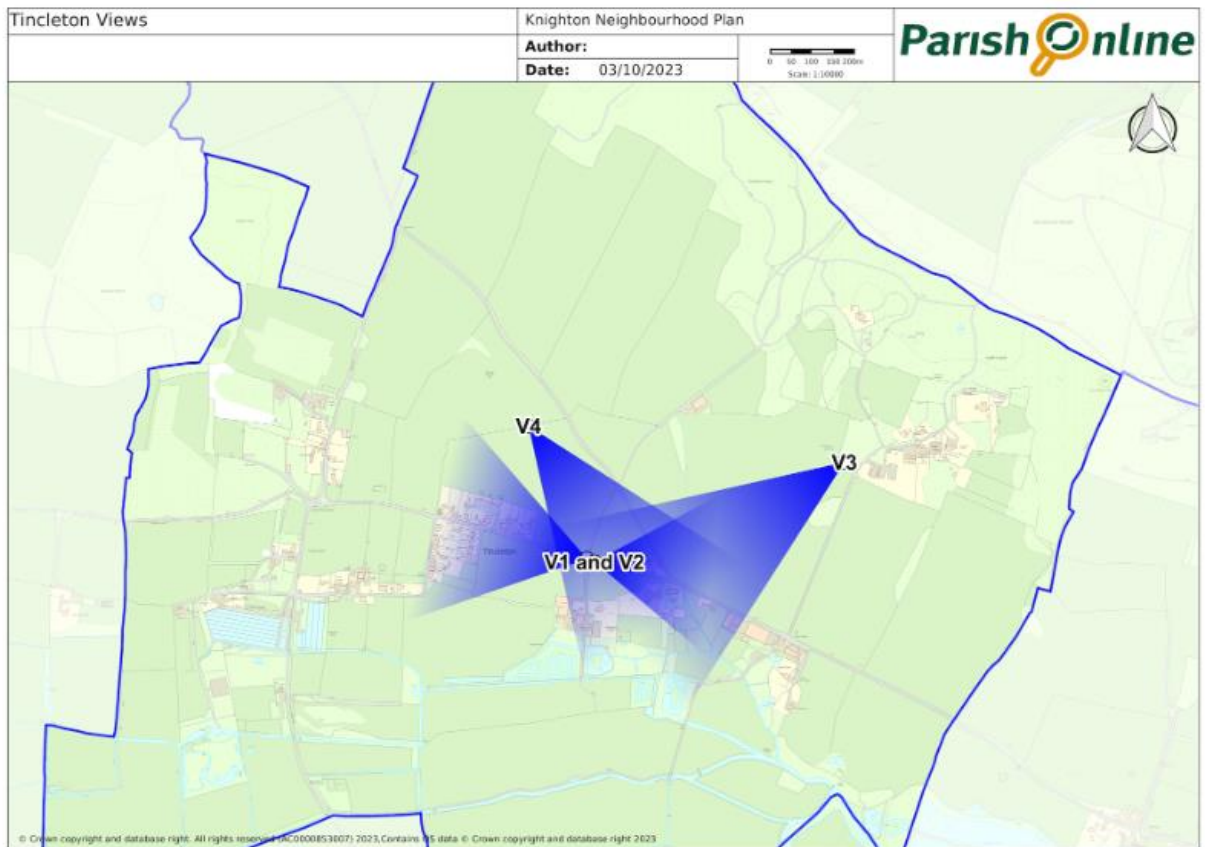
- Yes
 No
 Don't know

Local Green Spaces and Locally Important Views

We have not identified any Local Green Spaces* for Tincleton. If you think this is wrong please describe which green spaces that you think we have missed (and where) and why these are important here:

* In order to be designated as a Local Green Space, a space must be clearly valued by the community and of obvious importance for their recreational, landscape, historic, cultural or wildlife value. They are not necessarily public spaces (and their designation will not change this). They cannot be extensive tracts of countryside, or land which may have planning permission for development or likely to be needed for development in the foreseeable future.

Tincleton views - for a zoomable map including public rights of way network click [here](#) (opens in new window)



Tingleton Views - photographs



Locally Valued Views

Which of the following views around Tingleton do you think are particularly important and should be specifically protected? Please tick one box per row

	Important	Not important
T V1: Village from Old School and Church	<input type="radio"/>	<input checked="" type="radio"/>
T V2: Church and Old School from Village	<input type="radio"/>	<input type="radio"/>
T V3: Village from Clyffe House	<input type="radio"/>	<input type="radio"/>
T V4: Village open space from footpath to north of village	<input type="radio"/>	<input type="radio"/>

Please describe any important views that you think we have missed (if at all possible please say where you are standing when you see the view - either the name of the place or grid reference - and approximately what direction you are looking). NB views must be from publicly accessible places, such as a public road, footpath or bridleway.

If you have a photo of a view that you would like to be considered, you can upload it here

You can upload PDF, DOC, DOCX, PNG, JPG, JPEG, GIF files, please limit file size to no more than 5MB.

Choose File No file chosen

You have answered all the questions about sites, green spaces and views for Tincleton parish (or you opted to skip this section).

Do you want to comment on sites, green spaces and views in **West Knighton** parish?

Yes

No (skip to next section)

Prev

Next

WEST KNIGHTON PARISH

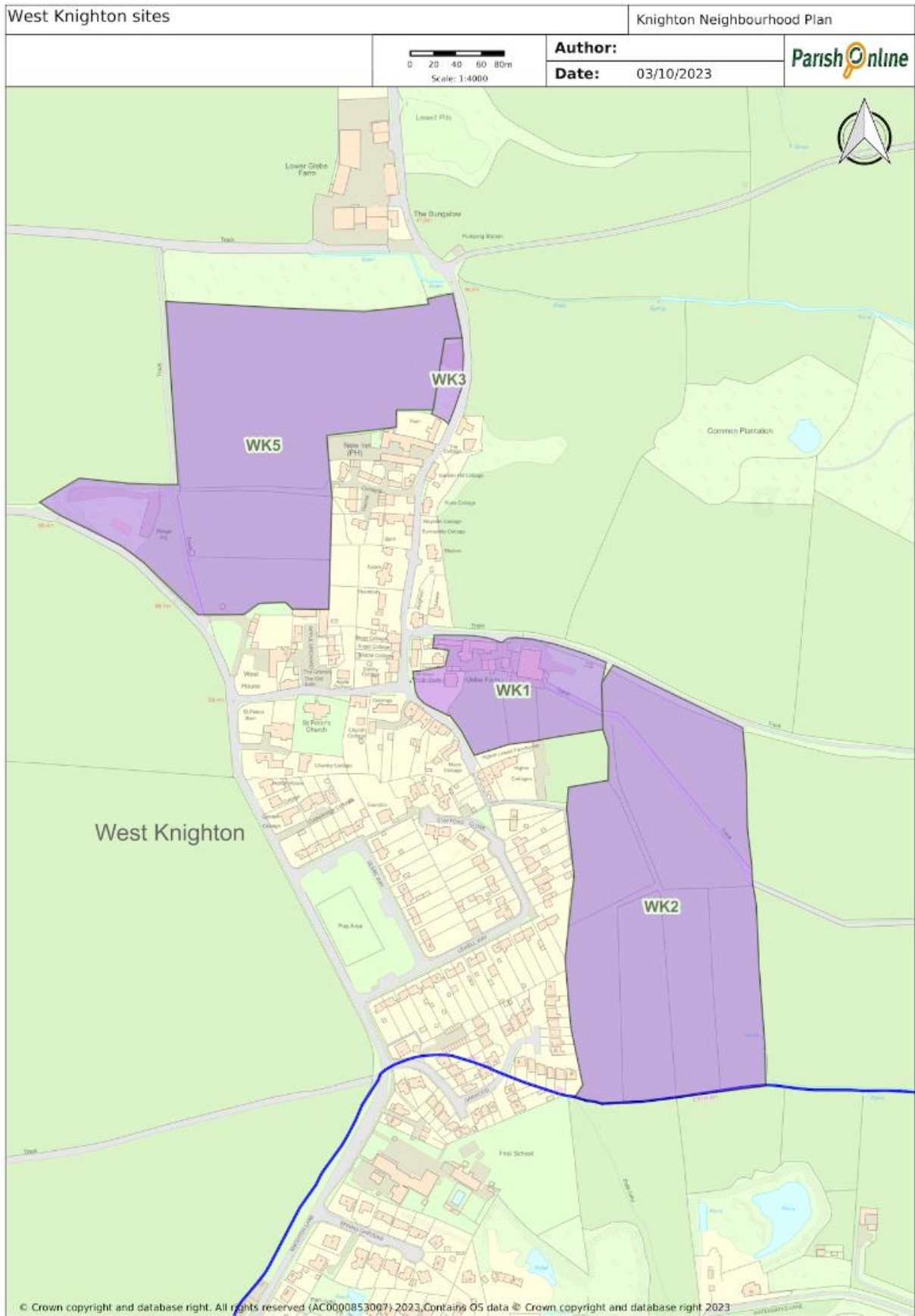
West Knighton village has a Conservation Area, and it is important that planning decisions do not harm the historic character of this area.

It also shares a Settlement Boundary with Broadmayne (an area in which infill development would normally be allowed). It is possible for the Neighbourhood Plan to amend the settlement boundary and allocate sites for development, if supported by the local community.

Potential Development Sites

Four sites were put forward by landowners in responding to a call for sites. These have been independently assessed and we have been advised that one (WK2) would not be suitable for development. Where only part of the site may be suitable, this is described, and where possible an estimated capacity is given based on the area that would be suitable for development.

West Knighton sites - for a zoomable map see [here](#) (opens in new window)



West Knighton site options

Please select up to 3 options as 'most suitable'

Otherwise choose suitable, unsuitable or don't know.

Please read the descriptions as for two of the sites (WK1 and WK5) it is only part of the site that would be developed, and it is this smaller area that we are asking your opinion about.

	Most Suitable (tick up to 3)	Suitable	Unsuitable	Don't know
WK1: Glebe Farm North (part of this site, with buildings and a yard on it - up to 12 - 15 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WK2: Glebe Farm South (independently assessed as unsuitable)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WK3: Land north of Yoah Cottage (up to 3 dwellings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WK5: Land West of Highgate Lane - SHLAA* site (southern portion only)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

You can add any comments about the sites here – please include the reference number and name, for example WK5 Land West of Highgate Lane:

* whilst this site was not put forward in response to the Neighbourhood Plan call for sites, it has been put forward to Dorset Council's Strategic Housing Land Availability Assessment call for sites and has therefore been assessed as a potential option.

Would you support the use of any of the sites for affordable housing?

	Yes	No	Don't know
WK1 Glebe Farm North	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WK2 Glebe Farm South	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WK3 Land north of Yoah Cottage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WK5 Land west of Highgate Lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Local Green Spaces and Locally Important Views

West Knighton Green Spaces

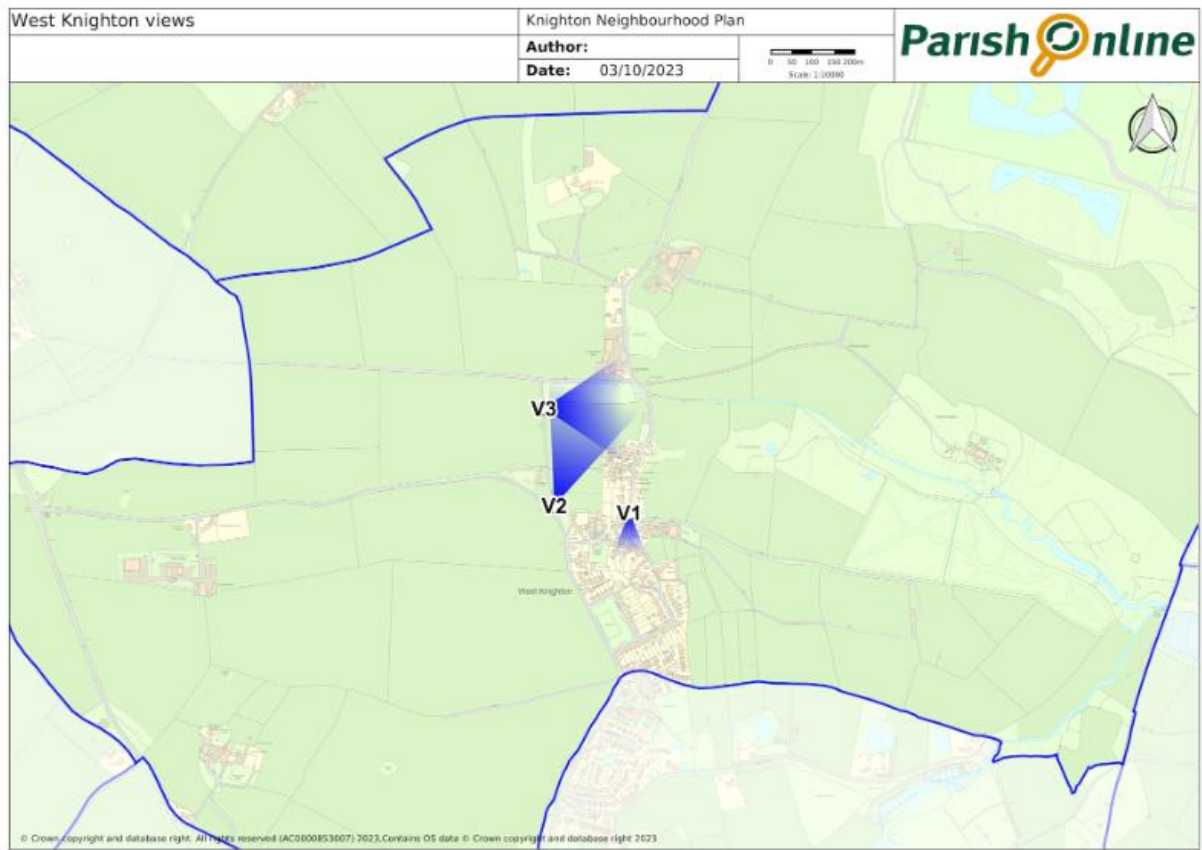
We have identified one space in West Knighton parish which we consider could qualify as a Local Green Space*. Do you think it is an important green space?

	Very important	Reasonably important	Not important at all	Don't know that space
WK LGS1: Village play area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe any important green spaces that you think we have missed (and where)

* In order to be designated as a Local Green Space, a space must be clearly valued by the community and of obvious importance for their recreational, landscape, historic, cultural or wildlife value. They are not necessarily public spaces (and their designation will not change this). They cannot be extensive tracts of countryside, or land which may have planning permission for development or likely to be needed for development in the foreseeable future.

West Knighton Views - for a zoomable map including public rights of way network see [here](#) (opens in new window)



West Knighton Views - photographs (plus phot of LGS1)





Locally Valued Views

Which of the following views around West Knighton do you think are particularly important and should be specifically protected? Please tick one box per row

	Important	Not important
WK V1: View South past School House	<input type="radio"/>	<input type="radio"/>
WK V2: View towards pub from Loscombe Lane	<input type="radio"/>	<input type="radio"/>
WK V3: View towards pub from footpath	<input type="radio"/>	<input type="radio"/>

Please describe any important views that you think we have missed (if at all possible please say where you are standing when you see the view - either the name of the place or grid reference - and approximately what direction you are looking). NB views must be from publicly accessible places, such as a public road, footpath or bridleway.

If you have a photo of a view that you would like to be considered, you can upload it here

You can upload PDF, DOC, DOCX, PNG, JPG, JPEG, GIF files, please limit file size to no more than 5MB.

Choose File
No file chosen

You have answered all the questions about sites, green spaces and views for West Knighton (or you opted to skip this section).

Do you want to comment on sites, green spaces and views in **West Stafford** parish?

Yes
 No (skip to next section)

Prev

Next

West Stafford site options

Please indicate whether you consider this site would be suitable, unsuitable or don't know.

	Suitable	Unsuitable	Don't know
WS1: Wynd Close (up to 14 dwellings, potentially including affordable housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

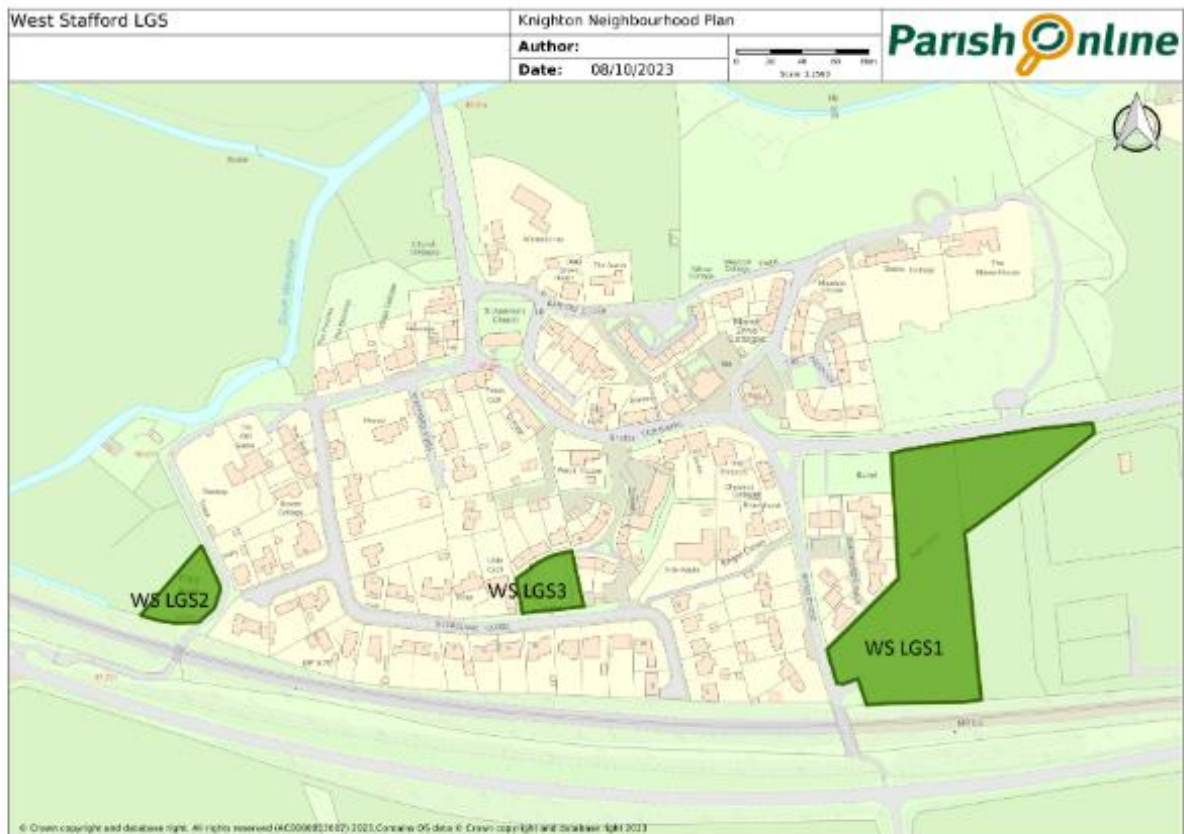
You can add any comments about the sites here – please include the reference number and name, for example WK5 Land West of Highgate Lane:

Would you support the use of site WS1 for affordable housing?

Yes
 No
 Don't know

Local Green Spaces and Locally Important Views

West Stafford Green Spaces



We have identified three spaces in West Stafford parish which we consider could qualify as a Local Green Space*. Do you think these are important green spaces that should be protected from development?

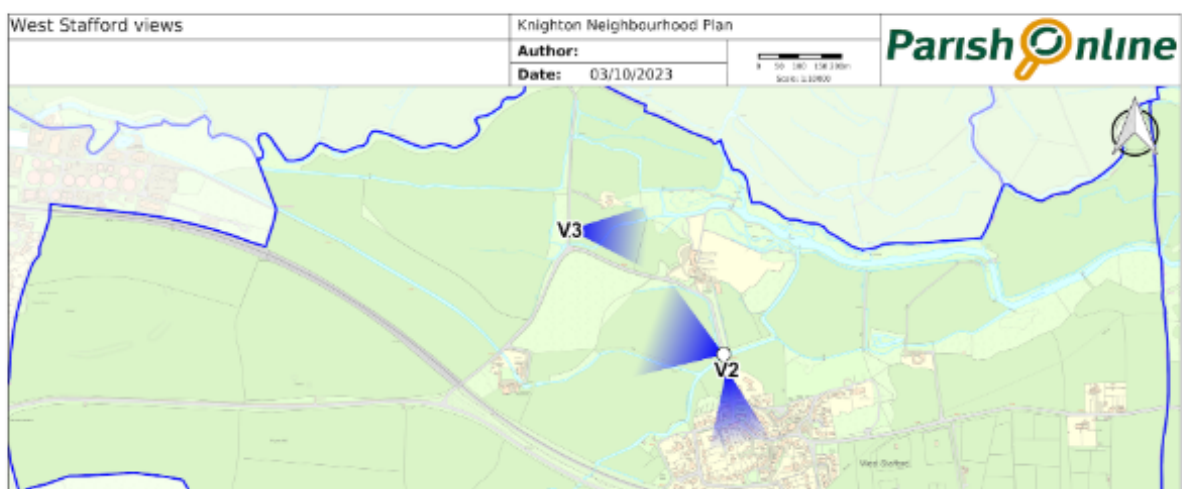
	Very important	Reasonably important	Not important at all	Don't know that space
WS LGS1: Greenspace next to Wynd Close **	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WS LGS2: Play area west of Glebeland Close	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WS LGS3: The Green north of Glebeland Close	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please describe any important green spaces that you think we have missed (and where)

* In order to be designated as a Local Green Space, a space must be clearly valued by the community and of obvious importance for their recreational, landscape, historic, cultural or wildlife value. They are not necessarily public spaces (and their designation will not change this). They cannot be extensive tracts of countryside, or land which may have planning permission for development or likely to be needed for development in the foreseeable future.

** The southern part of LGS1 is currently subject to a live planning appeal for housing. If the Inspector allows development here, that portion of the potential Local Green Space could not then be designated for protection. If the appeal is dismissed, then subject to meeting the Local Green Space tests, the area could be given greater protection from future development by such a designation.

West Stafford Views - for a zoomable map including public rights of way network click [here](#) (opens in new window)



West Stafford Views - photographs (and photo of LGS2)



Locally Valued Views

Which of the following views around West Stafford do you think are particularly important and should be specifically protected? Please tick one box per row

	Important	Not important
WS V1: View NW over the water meadows from the bridge	<input type="radio"/>	<input type="radio"/>
WS V2: View south towards church and Praps cottage from bridge	<input type="radio"/>	<input type="radio"/>
WS V3: View east towards Stafford House	<input type="radio"/>	<input type="radio"/>

Please describe any important views that you think we have missed (if at all possible please say where you are standing when you see the view - either the name of the place or grid reference - and approximately what direction you are looking). NB views must be from publicly accessible places, such as a public road, footpath or bridleway.

If you have a photo of a view that you would like to be considered, you can upload it here

You can upload PDF, DOC, DOCX, PNG, JPG, JPEG, GIF files, please limit file size to no more than 5MB.

Choose File

No file chosen

You have answered all the questions about sites, green spaces and views for West Stafford parish (or you opted to skip this section).

Do you want to comment on sites, green spaces and views in **Woodsford** parish?

Yes

No (skip to next section)

Prev

Next

WOODSFORD PARISH

Woodsford does not have a Settlement Boundary (an area in which infill development would normally be allowed). There are no plans for it to have one, but it is possible for the Neighbourhood Plan to allocate sites for development, if supported by the local community.

Potential Development Sites

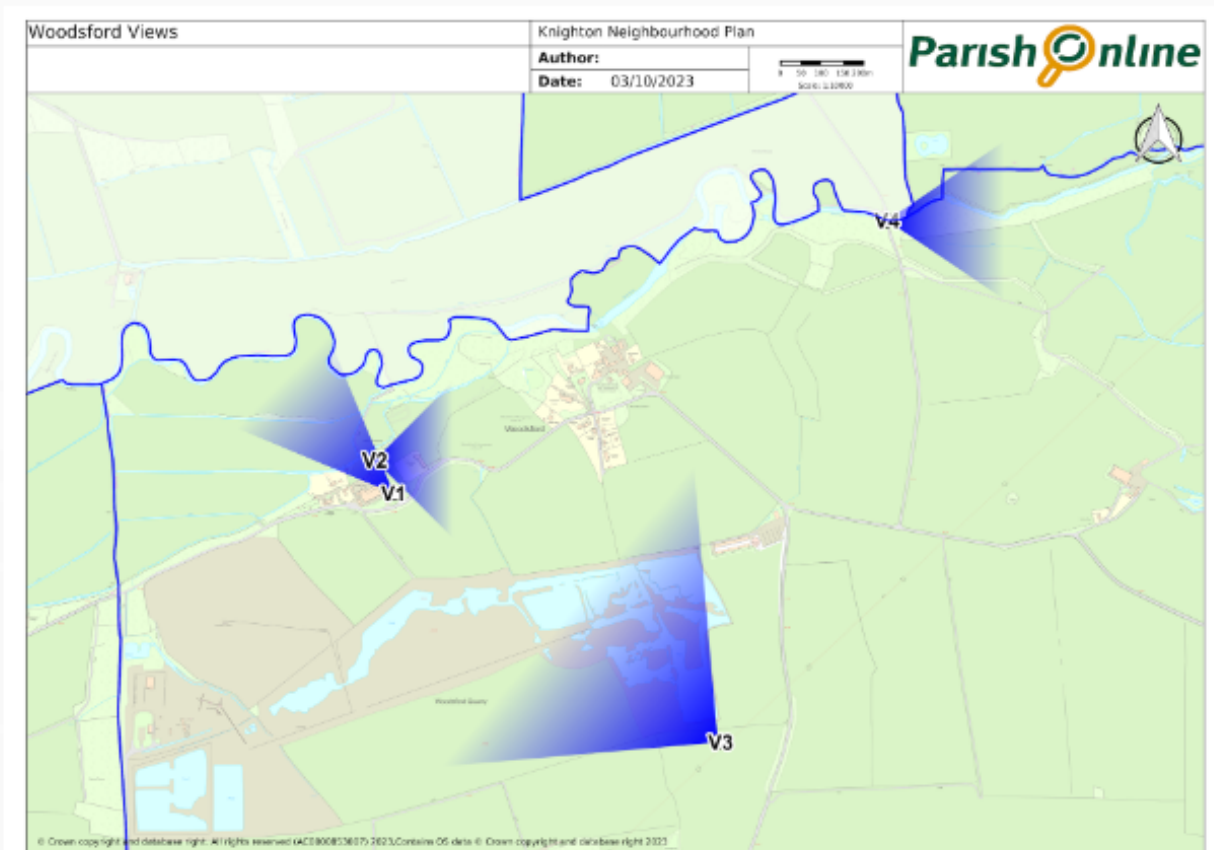
No sites in this area have been put forward by landowners responding to the Neighbourhood Plan call for sites, but much of the parish was put forward to Dorset Council to be considered through their Local Plan. Dorset Council has assessed the area as unsuitable for development, and this is agreed through our own independent assessment. If you think this is wrong, please where and what development should take place in this area here:

Local Green Spaces and Locally Important Views

We have not identified any Local Green Spaces* for Woodsford. If you think this is wrong please describe which green spaces that you think we have missed (and where) and why these are important here:

* In order to be designated as a Local Green Space, a space must be clearly valued by the community and of obvious importance for their recreational, landscape, historic, cultural or wildlife value. They are not necessarily public spaces (and their designation will not change this). They cannot be extensive tracts of countryside, or land which may have planning permission for development or likely to be needed for development in the foreseeable future.

Woodsford Views - for a zoomable map including public rights of way network see [here](#) (opens in new window)



Woodsford Views - photographs



Locally Valued Views

Which of the following views around Woodsford do you think are particularly important and should be specifically protected? Please tick one box per row

	Important	Not important
W V1: View from Castle looking NW	<input type="radio"/>	<input type="radio"/>
W V2: View to Castle from adjacent footpath	<input type="radio"/>	<input type="radio"/>
W V3: View over village and castle from Higher Woodsford	<input type="radio"/>	<input type="radio"/>
W V4: View from the bridge looking east along river	<input type="radio"/>	<input type="radio"/>

Please describe any important views that you think we have missed (if at all possible please say where you are standing when you see the view - either the name of the place or grid reference - and approximately what direction you are looking). NB views must be from publicly accessible places, such as a public road, footpath or bridleway.

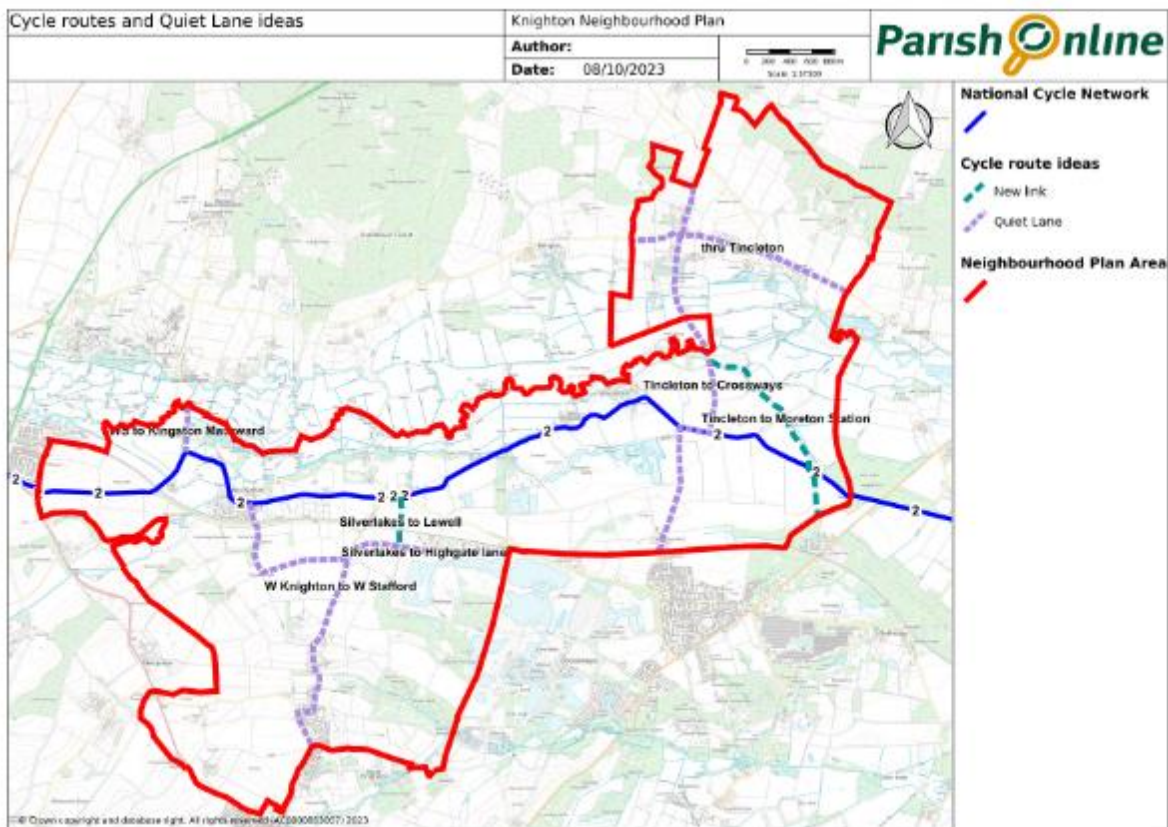
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WALKING, CYCLING AND HORSERIDING OPPORTUNITIES

Last year more than 80% of those responding to the household survey wanted to see improved footpaths, bridleways and off-road cycle routes. There were also a lot of comments on the need for traffic calming to make routes safer for vulnerable users.

The Neighbourhood Plan Group have identified the following potential projects that could be pursued, but will be dependent on agreement with Dorset Council / landowners and funding.

Quiet Lanes and Cycle Route ideas - for a zoomable map see [here](#) (opens in new window)



Which on the following projects do you consider would be worthwhile pursuing?

- Asking Dorset Council to dedicate the network of lanes shown on the map as 'Quiet Lanes' *
- Work with Dorset Council to identify traffic calming measures appropriate to our rural roads and villages.
- Work with landowners to provide a cycle path from Tincleton to Moreton Station
- Work with landowners and Network Rail to provide cycle paths from Silverlake/Crossways to the National Cycle route 2 at Lewell
- None of the above

Do you have any other suggestions, or refinements to the above suggestions? If so please comment here:

* Dorset Council as the Highway Authority can designate quiet lanes under the Transport Act, which means they can restrict the use and speed limits for these routes in order to make them attractive for use by walkers, cyclists and horseriders

Which, if any, would be your first priority?

- Quiet Lanes initiative
- Traffic calming measures
- Cycle path from Tincleton to Moreton Station
- Cycle paths from Silverlake/Crossways to the National Cycle route 2 at Lewell
- None of the above

Other

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DESIGN AND LOCAL CHARACTER

We have worked with AECOM (a planning consultancy who are funded by Government to provide technical support for Neighbourhood Planning) to produce some design guidance specific to our area. If you would like, you can read the document that they produced for us [here \(opens in new window\)](#). Some of their recommendations are summarised below, and we are checking whether you agree with these.

The following design principles would apply across the area. We would like to check whether you agree. *Please tick as many as you agree with (or 'none of the above')*.

- Respect the area's heritage, landscape, and key views.
- Insist on high quality design that reflects and respects the local, traditional building types and character.
- Link development into the network of paths and lanes, retaining their rural character.
- Retain and where possible improve green spaces, tree coverage and wildlife corridors.
- Incorporate modern infrastructure requirements (drainage, parking, waste collection etc) sensitively, taking into account future maintenance needs.
- Consider how the site layout and design can make the most of solar gain and incorporate renewable energy sources sensitively.
- None of the above

Some of the other design principles they have suggested are listed below. *Please tick as many as you agree with (or 'none of the above')*.

- Setting out guidelines for new signage to ensure it is appropriate to the rural nature of the parishes.
- Incorporate wildlife features (such as bird boxes and bee bricks) in new buildings and extensions.
- Respect the different types of street layout, building size (1 - 2 storeys), setbacks, plot sizes (decent-sized rear gardens and front gardens of varying sizes) and use of boundary treatments (hedges, low brick walls etc) in the different settlements.
- The mix of styles and use of materials (including consideration of how they will weather) should be in keeping with what already exists within that settlement.
- Roofs should retain the generally irregular form, with chimneys and dormers often decorating the roofs.

- Housing densities reduce towards the outskirts of the villages. Infill development should not result in a crowded appearance.
 - There should be adequate on-plot parking provision to avoid issues of parking overflow along the narrow rural lanes, but parking should not dominate the street scene.
 - The area's strong rural character means that dark skies are one of its key characteristics, and any lighting should not cause noticeable light pollution.
- None of the above

To help us shape the policies to reflect local resident's priorities, please tell us which of the following design elements you think is the most and least important for future development in this area?

Please select one option as the most important, and one as the least important.

Most important		Least important
<input type="radio"/>	Individual, rural and historic character of each of our villages and hamlets	<input type="radio"/>
<input type="radio"/>	Green spaces and tree planting, including front gardens	<input type="radio"/>
<input type="radio"/>	Energy efficient designs including solar panels etc	<input type="radio"/>
<input type="radio"/>	Lack of street lighting (to keep our dark skies)	<input type="radio"/>
<input type="radio"/>	Affordable costs - smaller homes and cheaper building materials	<input type="radio"/>
<input type="radio"/>	Beautiful architecture and detailing	<input type="radio"/>
<input type="radio"/>	Parking provision off-road	<input type="radio"/>
<input type="radio"/>	Opportunities for walking/cycling/riding around and between the villages and hamlets (improve footpaths, cycle-paths, bridleways & pavements in the larger villages)	<input type="radio"/>

If there are any key design characteristics that you think we have missed, you can suggest these below:

And finally...

Please confirm which Parish you live in by ticking one of the following boxes:

West Stafford

Tincleton

West Knighton

Woodsford

Other or not sure - please tell us your postcode here:

Please tell us your name. *This is to help check how many people responded and avoid duplication - your names will not be published. If you feel strongly that you do not want to give this personal information, you can leave this question blank.*

Are you or a family member, any of the following in the Knightsford Parish:
(Tick as many boxes as necessary)

Parish Councillor

Neighbourhood Plan committee member

Landowner of a site promoted through the call for sites

Large Estate landowner

Local business owner or worker not resident in the parish

None of the above

If you have supplied any personal information (such as name or contact details) we need your consent to hold this.

The personal information you have provided will be held and used by the Parish Council (and their working group / planning consultant) for research relating solely to the preparation of the Neighbourhood Plan. It will not be used or published in a manner which would allow identification of your individual responses, or kept for more than 6 months following the completion of the Neighbourhood Plan.

I consent

I do not consent

Thank you for completing this questionnaire.
We will be consulting further as we progress, but if there is anything you want to raise now, please do so here.

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Appendix 3: Regulation 14 statutory consultee email

Email template used:

Dear Consultee

Knightsford Neighbourhood Plan Consultation 18th March – 3rd May 2024

Knightsford Group Parish Council is consulting on the pre-submission draft of its Neighbourhood Plan. I am writing to you because we have identified that you may have a potential interest in the plan as a statutory consultee / local landowner. This is your chance to make your views known, so that changes can be made, if appropriate, prior to the plan's submission for its examination. When finalised, the plan will be a key document in determining future planning applications in this area.

A copy of the [Draft Plan](https://knightsford-pc.gov.uk/2024-consultation/) is available on the Parish website at <https://knightsford-pc.gov.uk/2024-consultation/>. You will also find copies of the [SEA](#) and other supporting documents there. The Parish Council is also holding a number of drop-in events should you be interested in attending, these will be at:

- St. Peter's Church in West Knighton - Saturday 23 March (10am to 2pm)
- Tingleton Village Hall - Wednesday 10 April (7pm - 9:30pm) and Saturday 13 April (10am - 2pm)
- West Stafford Village Hall - Saturday 27 April (10am to 2pm)

Please make sure you respond to the consultation by Friday 3rd May 2024. We would encourage you to use the online Response Form, as this will help make analysing the responses easier (<https://www.surveymonkey.com/r/KNP-Reg14>), but if you prefer to email you can do so by sending your response to knightsfordnp@gmail.com (please also cc to my email), or if you prefer to write, options for postal returns are available on the form.

Finally – I would be grateful if you could acknowledge receipt of this email so that we know it has arrived safely.

Consultee list:

Description	Organisation	Acknowledged
LPA in or adjoining the area	Dorset Council	19/3/24
Adjoining Town / Parish Council	Affpuddle and Turnerspuddle	
	Broadmayne	
	Crossways	
	Dorchester	19/3/24
	Moreton	
	Puddletown Group	25/3/24
	Stinsford	(responded)
SEA consultee	Warmwell (Parish meeting)	
	Winterborne Farringdon Parish Council (Group)	
	Natural England	
	Environment Agency	(responded)
	Historic England	21/3/24

Description	Organisation	Acknowledged
Road / Rail Infrastructure	Network Rail Infrastructure Limited Highways England	Automated 19/3/24
Utilities Infrastructure	Scottish and Southern Energy Mobile Operators Association Openreach Vodafone and O2 BT (inc EE) Three Southern Gas Network Wessex Water	
Homes and Communities Agency	Homes England	
Other	Dorset AONB team Landmark Trust Woodland Trust Dorset Wildlife Trust	19/3/24 Automated 25/3/24
Landowner based outside NP area	Magna Housing Barry Crook Herringston Estates Silverlakes West Stafford LVA LLP Hills Quarry	

Appendix 4: Regulation 14 summary of issues raised and considered response

All comments have been read and considered, and the main comments made (as relevant to the plan or process) have been summarised in the table that follows. In some cases where the comment may have been input against one area but is more applicable to another policy / part of the plan, the latter has been used. Every effort has been made to try to summarise remarks clearly, although there may be minor errors due to the wide-ranging nature of the comments received.

Please note that the paragraph / policy numbers referenced relate to the Pre-Submission (Reg 14) Consultation draft and may have changed in the Submission version as a result of the updates to the Plan.

Abbreviations: DC = Dorset Council, HNA = Housing Needs Assessment, HRA = Habitats Regulations Assessment, LP = Local Plan, NP = Neighbourhood Plan, NPG = Neighbourhood Plan Group, NPPF = National Planning Policy Framework, SEA = Strategic Environmental Assessment

Summary of all main issues raised through the consultation and proposed response:

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Dorset Council		General	The Plan period should also appear on the front cover.	<i>Agree - amend front page to include plan period</i>
Dorset Council		General	To aid navigation and future document referencing we would encourage the group to consider the use of criterion numbering within the policy text of policies.	<i>Agree - amend style to numbering</i>
Highways England		General	Having reviewed the draft plan we consider that in general terms the plan's proposed policies are unlikely in themselves to result in a scale of development which will adversely impact the SRN. Any large scale development that may come forward in the plan area will need to be supported by an appropriate assessment of traffic impacts which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 01/2022 The strategic road network and the delivery of sustainable development.	Noted.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Landmark Trust		General	The document seems very reasonable, and the Landmark Trust has every confidence that residents will continue to protect and preserve the area for the benefit of everybody.	Noted.
Local resident Tingleton		General	The work completed under 'call for sites' has disappeared from this report – not all the information was rejected by residents when existing or conversions were identified-why is this missing?	Reference to the call for sites is covered in section 7. Some sites were considered unsuitable as part of the assessment process, some were strongly rejected as part of the consultation, and some withdrawn by landowners following the consultation. The site options report and consultation statement remain part of the supporting evidence.
Local resident West Stafford		General	There is a reason people choose to live in a village and not a town, please don't turn villages into towns and take away why we live here	The plan does not propose a scale of growth that would turn any of the villages into a town.
Nexus		General	Paragraph 31 of the Framework requires all policies to be underpinned by relevant up-to-date evidence. At this stage, no evidence base has been published in support of the Draft Neighbourhood Plan and, therefore, Woodsford Farms reserves its position to make any comments on supporting evidence until the documents have been published.	Evidence such as the Housing Needs Assessment, Design Code and Site Options Assessment were included on the Knightsford Parish Council Website under the Neighbourhood Planning > Evidence document tab, and also referenced in the supporting documents list in the NP Appendices.
Woodsford Farm	1	1.1.4	Para 1.1.4 - The Mineral and Waste Plans also form part of the overall Development Plan.	This is covered in 1.3.2
Dorset Council	1	1.2.3	Paragraph 1.2.3 refers to changes due to the parish boundary in April 2024 because of a local governance review and that the new boundary will need to be redesignated. Dorset Council welcomes that those properties directly impacted by the change were contacted as part of the	<i>Updated NP area confirmed by Dorset Council on 9 July 2024 – include reference to this in the NP and amend maps to reflect revised area.</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			consultation on the draft plan, so that they are aware of this change and can, if they so wish, comment on the plan”.	
Dorset Council	2	General	Paragraph 2.3.5 refers to Flood Risk as a key consideration for much of the area and a map showing flood risk areas is provided in Appendix 2. The supporting text notes that the publication of Dorset Council’s Strategic Flood Risk Assessment is anticipated in early 2024. Dorset Council’s Level 1 SFRA has now been published and is available on the Council website.	<i>Agree - amend reference to note up-to-date SFRA (link to https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra) Published March 2024.</i> <i>Map included in Appendix 2 remains valid, but may benefit from link to https://qi.dorsetcouncil.gov.uk/dorsetexplorer/sfra#map</i>
Environment Agency	2	General	The plan should determine whether there is (or will be prior to occupation) sufficient drainage and wastewater infrastructure capacity existing for the connection, conveyance, treatment and disposal of the quantity and quality of water associated with any proposed development. The discharge of domestic sewage associated with any future development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016 from the Environment Agency.	West Knighton and West Stafford are on mains drainage, and Wessex Water was consulted on the draft plan. Wessex Water was contacted and confirmed by email that there is drainage and wastewater infrastructure serving West Knighton and West Stafford villages, and the development at Warmwell Quarry is being served by a New Appointment and Variations (NAV). The rest of the Neighbourhood Plan Area is most likely served by private septic tanks (or package treatment works or cesspools). As the Neighbourhood Plan is not proposing significant development, Wessex Water have confirmed that they would not have any concerns about capacity. The requirement for permits does not need to be specified as part of any planning policy as this lies outside of the planning requirements, but may be picked up as an informative in planning decisions.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Woodsford Farm	2	2.3.6	Para 2.3.6 is supported, noting an aim of the Plan is to minimise the potential sterilisation of important mineral reserves	Noted
Woodsford Farm	2	2.4.5	Para 2.4.5 - The more detailed design and assessment work done for the purposes of planning has estimated the reserve of the North East Extension at 3million tonnes of sand and gravel.	Noted. <i>The text can be revised to reference 3million.</i>
Nexus	3	3.1	Section 3.1 of the Draft Neighbourhood Plan outlines the vision for the Draft Neighbourhood Plan area, which Woodsford Farms is broadly supportive of. However, the final sentence of the vision states that “Development opportunities will be sustainable and in line with the needs and wishes of the parishes, respecting the area’s historic and rural character”. In terms of considering development opportunities, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), it is necessary for development proposals to be determined in accordance with the development plan unless any material considerations indicate otherwise.	This is the vision and is not a description of how planning applications are decided. It is not considered necessary to explain the legal basis for decision-making within the Neighbourhood Plan or its vision. In determining planning applications the decision maker will look to the policy wording (and may refer to the supporting text where relevant to the interpretation of the policy to which it relates), in line with the Cherkley Court judgement [2014] EWCA Civ 567
Nexus	3	3.2	Section 3.2 of the Draft Neighbourhood Plan outlines the objectives for the Draft Neighbourhood Plan to deliver the earlier identified vision. Woodsford Farms particularly supports the objective to “enable new employment proposals consistent with the rural character, for example rural diversification; small workshops etc”. This approach is consistent with paragraph 88 of the Framework, which seeks to support a prosperous rural economy.	Noted

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Historic England	4	General	We want to congratulate your community on its suite of policies designed to preserve and enhance the special historic character of the Plan area. These cover a range of themes which are underpinned by a sensitive and detailed understanding of the local qualities which prevail and make the area distinctive. We were pleased to see provision made for the intimate and rural nature of the local highways regime and how this should be respected and maintained in any decision making which affects it.	Noted.
Woodsford Farm	4	General	It is noted that throughout the plan the term "development" is used almost exclusively in terms of housebuilding, eg para 4.3.2, but there will be other development including mineral, industrial, commercial and agricultural through the life of the Plan. This point should be clarified.	New mineral extraction development is referred to in 1.3.2 which states that Mineral developments “...are strategic and cannot be covered by Neighbourhood plans.” There are several other mentions of minerals development within the plan but only as informatives, eg the description of the proposed NE extension of Woodsford Quarry in 2.4.5. Whilst minerals and waste matters are specifically excluded development (in terms of what can be covered in a Neighbourhood Plan), the Plan is intended to cover industrial / commercial and other forms of development. For example, the policies and design guidance is not limited to housing, and the design guidance would apply to new business / non-residential premises, which is why the term development has been used. This applies also applies to the policy 7 comment in the Nexus response”
Nexus	4	General / Policy 6	Policy 6 of the Draft Neighbourhood Plan outlines requirements relating to ‘Building Mix’, which appears to specifically relate to residential development albeit this is currently unclear based on the current drafting. In-line with paragraph 16 of the Framework, as mentioned earlier within these representations, it is necessary for policies to be clearly written and unambiguous. Therefore, we recommend that amendments are made to this policy to clarify what forms of development the requirements are applicable to.	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<i>Review policies to check that this is sufficiently clear.</i>
Dorset Council	4	Policy 1	Development set in rural landscapes - Policy 1 sets out requirements for development in rural landscapes. The wording of point 3 and which refers to retaining the lack of pavements does not consider whether such measures may be required to ensure development would not have a severe detrimental effect on road safety (WDWPLP Policy COM7) if strictly applied. Suggest that the reference to 'lacking pavements' is removed and 'where possible' is inserted to the beginning of the sentence.	The intention of the policy is to retain the rural character of the roads running around and between the villages, and therefore highway improvements should use measures that are designed appropriate to the area's character and not overly suburban. <i>Amend policy as suggested and provide explanation in supporting text that the rural character of the lanes means that most highways lack pavements, and that therefore, where measures are required to improve pedestrian safety, if these involve pavements then their design should seek to reflect the area's rural character.</i>
Local resident Tingleton	4	Policy 1	We need roads to be safe for those of us who would like to walk	
Local resident West Knighton	4	Policy 1	Avoid pavements on the roads	
Local resident West Knighton	4	Policy 1	Avoid suburban style	
Local resident Tingleton	4	Policy 1	We broadly agree that the character of the roads should be retained. However, most of the roads are narrow lanes, sometimes without verges, which makes passing very difficult and dangerous to vulnerable users, such as pedestrians and horse riders, particularly if there is no safe refuge. Opportunities for improvement should be pursued such as replacing rough, passing places with formal, hard paved and	References to passing places is included in Section 5, and there is a project to work with Dorset Council as the Highways Authority to identify and where feasible deliver traffic management measures – including passing places. The potential to widen the highway is a matter that is enabled through S72 (and S30) of the Highways Act and it would be possible for Knightsford Parish Council to

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			properly maintained, passing places that could offer some form of safe refuge. The policy should reflect this.	enter into an agreement with Dorset Council as the highway authority to carry out such works – however this would require funding.
Local resident West Stafford	4	Policy 1	Ref dark spaces, the policy should state words to the effect that outside lights fitted to new properties should be PIR (passive infrared) controlled, so that they only activate when triggered by a person or large mammal approaches. This will maintain the dark sky, save energy, and give those needing it, the comfort blanket of the light. It should also be encouraged that lights replaced or retrofitted to existing building or controlled in the same manner. All lights should be LED to reduce energy consumption.	This is broadly covered in the policy but could be further expanded on in the supporting text – but can only impact on new development and where it would be reasonable for lighting schemes to be conditioned. <i>Include reference in supporting text to the potential use of PIR (passive infrared) or similar technologies that detect motion and enable lighting to be automatically reduced or switched off when not required can help minimise the impact on dark night skies.</i>
Local resident Tincleton	4	Policy 1	Alter point to: conserve and maintain watercourses/ditches - many ditches are not being maintained properly and causing flooding.	<i>Agree - add 'and maintain'.</i>
Local resident West Knighton	4	Policy 1 / 2	The impact of Ash dieback on the villages' landscapes and biodiversity will be very significant in the next few years. This needs to be addressed, and a policy included regarding action to replace them.	Any requirement for landscaping needs to be reasonably related to the mitigation of any harm from the development. Policies 1 and 2 cannot be used to address the loss of ash trees unrelated to development. However the reference to ash within Policy 2 could clarify the use of ash sub-species that are tolerant to this disease. The Parish Council can also consider setting up a project (using parish precept monies) to encourage replacement planting. <i>Amend reference to ash within Policy 2 to "ash (where ash-dieback tolerant stock should be used)".</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<i>Include Project to follow Policy 1 to explore setting up a grant scheme to encourage replacement planting of ash trees, and explanation on the supporting text regarding the potential impact of ash dieback on the landscape character.</i>
Dorset Council	4	Policy 2	No issues raised	Noted
Local resident West Stafford	4	Policy 2	Protect the wildlife	The plan covers as far as possible in Policy 2 'Wildlife Corridors and Biodiversity' and Policy 9 which includes provision for wildlife friendly features such as bird/bat boxes etc.
Local resident Tincleton	4	Policy 2 / Policy 14	Public access to wildlife areas should include replacing unsafe and high stiles with kissing gates to allow access for all.	This is more relevant to Policy 14 which is about the enjoyment of walkers, cyclists and horse riders using the rights of way network. The focus of upgrades in the first instance will be on those measures identified in Table 3. Reference to stiles being replaced by gates is included in 5.3.4.
Dorset Council	4	4.3	It is recommended that the example images from the Design Guidance and Code are used, where possible and relevant, in the Neighbourhood Plan document. Whilst the description and policy text is mostly adequate, the images from the Design Guidance and Code document, for example figure 55 staggered building lines, adds to the narrative and explanation for the reader	<i>Examples reviews and some additional images can be included.</i>
Dorset Council	4	Policy 3	Criteria 1 and 2 of this policy refer to irregular patterns and sizes of development, building lines and setbacks. This phrasing is open to interpretation and examples should be	<i>Agreed – amend criterion 3 to remove second reference to natural surveillance – ie: “The design of corner buildings (on junctions) should similarly ensure that all façades overlooking the street or public space are</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			<p>provided to better understand the meaning of this requirement. Reference could be given to the Design Guide or alternatively details or images from the guidance could be extracted into the Neighbourhood Plan to better understand this requirement.</p> <p>Criterion 3 includes two reference to natural surveillance which could be simplified.</p>	<p><i>treated as primary façades, creating visual interest and interaction along both frontages”.</i></p> <p><i>Include diagram of irregular patterns and sizes of development, building lines and setbacks.</i></p>
Local resident West Knighton	4	Policy 3	Avoid the unimaginative courtyard style development in old farmyard – hard surfaces and no tree planting. Avoid uniformity. Avoid panel fencing.	This policy largely addresses these concerns.
Local resident Tingleton	4	Policy 3	Why do the majority of buildings have to front onto streets? There's many that don't and some people prefer the privacy and security of not being tucked away down a track or drive, as many already are.	The policy seeks to reinforce local characteristics which is based on the majority of buildings being front-on. However it does not rule out the use of side-on individual buildings.
Local resident West Stafford	4	Policy 3	I cannot see why buildings should front onto streets. Not sure I agree with this.	
Local resident Tingleton	4	Policy 3	Tingleton isn't irregular and all houses are set back.	The guidance is based on the appraisal of the character of the area – whilst there may be parts of the area that have a more regular, set-back arrangement there is considerable variation of setback and spacing within Tingleton when considered as a whole.
Local resident Tingleton	4	Policy 3	Too many restrictions	Disagree – the policy seeks to guide development in a manner that is in keeping with the character of the area, but allows variation within designs.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident West Stafford	4	Policy 3	Keep the green spaces no more buildings / Stop building on our fields we enjoy walking our dogs and looking out	Green spaces of particular local significance are specifically protected under policy 10. The purpose of the Plan is to support the right sort of development in the most appropriate locations, to help meet local needs, and therefore it would not be appropriate to say no to any more building.
Local resident West Knighton	4	Policy 3	Close boarded fencing is rapidly creeping in	Paragraph 4.3.6 and Policy 3 covers avoiding panel fencing, however in some circumstances fencing can be erected under permitted development rights.
Local resident Tingleton	4	Policy 3	Fencing- stop planners giving the go-ahead to high solid fencing uncharacteristic of the area and very unfriendly.	
Dorset Council	4	Policy 4	Incorporating the car in developments – parking guidelines The relevant Local Plan policy is ENV10 and COM9 Parking Standards in New Developments and Chapter 12 of the NPPF. Sentence 3 refers to open car barns. These can lead to issues of anti social behaviour if poorly positioned. Consideration should be given to this when encouraging this design type as lockable garages are actively encouraged by Secured by Design initiatives. Dorset Police Secured by Design Officer should be consulted on the policy for further advice, or this sentence should be removed.	Agree that the use of car barns should be discretionary, given the various issues of security, design and need for both parking provision and storage. <i>Amend final sentence of second para of Policy 4 by the addition of “and suitably overlooked to deter crime”. Delete first sentence of third para, and delete “any such” from second sentence. Revise supporting text to reference that, where garaging is needed, the use of more open car barns can ensure that the vehicle space is not re-purposed for storage, but consideration will also need to ensure good natural surveillance from nearby buildings. Similarly any hardstanding areas for parked vehicles should have good natural surveillance from the property they serve.</i>
Local resident Tingleton	4	Policy 4	Agree, mainly, but garages should be allowed to be enclosed	
Local resident Tingleton	4	Policy 4	We do not agree that enclosed garages should be discouraged in favour of open car barns. We believe that, space permitting, both options should be allowed.	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	4	Policy 4	Why restrict garages to be open when well-designed doors can appear smarter and protect the contents from the events and hide any mess or garage projects from public view.	
Local resident West Stafford	4	Policy 4	The car barn policy is impractical and will encourage theft of items stored within. Nearly all couples of working age have at least two vehicles as there is no alternative transport. As families mature the number of vehicles needing space increases, parking provision within the development should reflect this.	
Local resident West Stafford	4	Policy 4	Open car barns, offer opportunity for thieves, look messy and do not get used. Enclosed garages serve a multifunction.	
Local resident Tingleton	4	Policy 4	Car parking: add 'Permit larger, enclosed storage within open car barns as storage is needed for garden, equipment and log storage.	The need for storage, within garages where possible, is noted in the Policy.
Local resident Tingleton	4	Policy 4	Add at least one slow charger point per parking bay (linked to BLD) systems, plus provision for on street charging for all existing locations (using slow chargers)	Requirements for electric vehicle charging in relation to new buildings is covered under building regulations and as such there is no need to duplicate these requirements in the policy.
Local resident West Knighton	4	Policy 4	Hard standing must be porous.	The intent is for any hard-surfacing to be permeable to allow water to flow through and into the underlying soil, rather than increase run-off.
Local resident West Knighton	4	Policy 4	Should the word 'porous' be replaced with 'permeable' consistent with policy 9? The words have slightly different meanings.	<i>Amend to permeable</i>
Local resident	4	Policy 4	We already have limited parking.	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
West Stafford				Noted – the policy cannot ‘fix’ existing development but seeks to ensure adequate parking in future developments.
Local resident West Stafford	4	Policy 4	BUT there is already parking on Wynd Close which restricts access, especially for large vehicles. More parking for residents needed on site.	
Local resident Tingleton	4	Policy 4	I fully support policy 4.3.13 with particular reference to grade II listed properties	Support noted
Dorset Council	4	Policy 5	The phrasing in criterion 1 ‘the generally low-density character of the villages should be respected’, is considered ambiguous. Low density has not been defined and therefore is open to interpretation. A maximum and minimum density could be suggested in the policy, or the work of the design code document could be referred to within the policy text and a density specified for each character area identified. Most development would infill gaps to a degree, therefore the retention of gaps and views (public or private) between properties could preclude any development from coming forward. The benefit of reducing densities towards the edge of the village in order to create a gradual transition towards the countryside does not appear to have been evidenced and there is no guidance provided indicating how this can be achieved in practical terms.	Noted – there is evidence included on densities (see Map 3, and para 4.3.14), and in Appendix 3 (which in turn has referenced the Design Code document from AECOM). This could be more clearly pulled into the policy. <i>Amend criterion to read: “Proposals should respect the density of the area in which they are proposed (with reference to Map 3 and descriptions in Appendix 3). The loss or substantial reduction of existing gaps between buildings should be carefully considered where these allow views out to the wider countryside / vegetated area. Such gaps are important to the area’s character, and should be retained as far as possible, although mitigation may be possible through considering set-back and landscaping to ensure the rural character of the area is reinforced.”</i>
Dorset Council	4	Policy 5	Has any consideration been given as to how criterion 2 can be evidenced. Perhaps appropriate street scene plans submitted with the application. For larger schemes a landscape and visual impact assessment.	Appropriate street scene plans submitted with the application would be helpful in assessing all three elements of this policy. This can be noted in the supporting text. <i>Include reference in supporting text that applicants are encourage to provide existing and proposed street scene plans (including the context of buildings to either</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<i>side) to help demonstrate the building heights, roof forms and gaps which are important to the policy.</i>
Dorset Council	4	Policy 5	Criterion 3 is trying to achieve an interesting roofscape. Instead of stating ‘the design should create variation in the roofline...’. Consideration should be given to ‘designs should create an interesting roofscape through variation in the roofline...’	<i>Agreed – amend wording as suggested.</i>
Local resident Tingleton	4	Policy 5	There are some existing 3+ storeys, e.g. Woodford Castle, Clyffe House and some that may be suitable for change to 3 for e.g., Old School House, Tingleton.	This is noted in 4.3.16 – but can be clarified in the policy. <i>Amend second criterion to read “the scale of the building should be a maximum height of 2 storeys (with any taller buildings requiring clear justification as to how a taller building in that location would enhance local character), with...”</i>
Local resident Tingleton	4	Policy 5	Most houses in Tingleton face a field - this is part of the village character and should be maintained. Increased density of houses/development would create an enclosed environment and changing open views.	There are no proposals for substantial building in Tingleton which would alter its character.
Local resident Tingleton	4	Policy 5	No new chimneys - they should be antiques that are discouraged	Chimneys have been proposed to give any new buildings a more characterful/interesting roofline to match existing buildings, and also provide opportunities to incorporate venting or wildlife features.
Dorset Council	4	Policy 6	The word ‘comparable’ could still allow an affordable scheme with a slightly lower standard to be approved. Consider changing to ‘indistinguishable’	<i>Agreed – amend comparable to indistinguishable</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident West Stafford	4	Policy 6	Important that affordable housing has no stigma attached to it.	
Local resident Tingleton	4	Policy 6	Should we consider use of affordable	Not clear if comments are for / against affordable housing – but the need for affordable homes is discussed in section 7, with small-scale affordable housing exceptions sites supported, subject to identifying a suitable site adjoining the villages of West Knighton, or as infill development within the village of West Stafford.
Local resident Tingleton	4	Policy 6	Not suitable for affordable housing	
Local resident West Knighton	4	Policy 6	Any development for renting should, in order to attract younger couples and families, be at affordable rates. Comparable but not necessarily equal to.	Whilst affordable rents are supported in Policy 16, this cannot be a requirement on small-scale infill sites within West Knighton as the threshold for providing affordable housing is not triggered.
Local resident Tingleton	4	Policy 6	There has been a large increase in the number of glamping/campsites, lodges and converted garages used for holiday accommodation/Airbnb in Tingleton recently. This should be restricted as non-character, building, creating traffic, noise and light.	Temporary campsites may be permitted development unless specifically prohibited by an Article 4 direction. Permanent sites normally require permission (although there are some small-scale exceptions). There is already a Local Plan policy on caravan and camping sites (ECON7) that seeks to ensure that such development does not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the areas landscape, heritage or built environment. The plan cannot add further restrictions on development without clear evidence of harm.
Local resident Tingleton	7	Policy 16	There is an increase of temporary holiday accommodation, glamping and campsites and Airbnb in Tingleton without local consultation despite 7.2 business needs says local people says there is no need.	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Dorset Council	4	Policy 7	Appropriately designed architectural features are welcomed in development proposals. However, we are unsure what the phrase 'the built form and design should reflect references in both the natural and built environment' means. Consideration could also be given to referring to the relevant material palette and examples in the policy text.	Agree that as drafted the first criterion is unclear, and that reference could be made to Figures 1 and 2. <i>Amend first criterion to read "the built form and design should seek to reinforce the rural character of the area's settlements, using built forms and designs that reflect the prevailing character of that area (see Figure 1)" - include reference to Figure 2 in the second criterion.</i>
Local resident West Stafford	4	Policy 7	Not always practical, or aesthetically pleasing to use older style materials	The Plan recognizes that traditional materials may not always be available, but man made synthetic, pre-coloured materials, tend to lack the variation of colour and texture found in natural materials and do not weather well, and as such are less likely to blend into the streetscape. The policy does allow for some flexibility, including viability considerations.
Local resident West Stafford	4	Policy 7	New buildings should reflect older style of the village, e.g. brick rather than flint	The Plan supports traditional building materials of limestones and brick. There are very few traditional buildings in the parishes with flint, which is why it is not specified within Figure 1.
Local resident Tincleton	4	Policy 7	Encourage good, quality, contemporary architecture	The use of contemporary architecture is not explicitly ruled out, but should be complementary to the character of the area. Feedback from surveys suggests that maintaining traditional rural building styles is preferred.
Local resident West Stafford	4	Policy 7	I think the provision of nesting space for birds is very important	Noted - this is supported through this policy and under Policy 9.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Nexus	4	Policy 7	As a general principle, Woodsford Farms is supportive of ensuring that development is of a high quality and attractive design. However, with reference to the requirement for applicants to provide details of “services and utilities within drawings, such as manhole covers and meter boxes”, it is considered such requirements extend beyond the details that would be considered at the planning stage and would relate more to the detailed design and Building Regulations process.	These factors have an impact on layout, appearance and design, and the Neighbourhood Plan therefore seeks to ensure that their placement is considered where possible as part of the design process. This is not considered unreasonable and does not duplicate Building Regulations.
Dorset Council	4	Policy 8	The content is welcomed however there is a spelling error and should be corrected as follows ‘...a contemporary design approach <u>if</u> this would not overwhelm the character of the original building and create a harmonious composition overall.’	<i>Agreed – amend policy wording to correct typo.</i>
Local resident Tingleton	4	Policy 8	Quite contradictory paragraphs about chimney requirements? These should add character with sympathetic additions.	Chimneys are encouraged where appropriate to the nature of the building traditionally – ie on domestic properties (where fireplaces would have been used) but not on barns (where these are not traditionally found). This can be clarified by an amendment to Policy 5 <i>Amend end of second criterion of Policy 5 to read “... and potential use of features such as dormer windows and chimneys (such features being appropriate to the building type).” And add ‘of domestic properties’ after roofs within 4.3.17</i>
Local resident West Stafford	4	Policy 8	I note it says ‘avoided’ ref, flat roofs, this may be too strong a word, maybe ridged roofs would be preferred as not, everyone is in the position to be able to afford a ridged roof,	The main reason for this reference is that flat roof extensions are unlikely to reinforce or enhance local character or be in keeping with the roof form

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			and a flat roof may impact less on neighbouring gardens, i.e. casting shadows may not be so long	of the host building. However it is accepted that in some circumstances flat roofs may be appropriate, and this can be clarified.
Local resident West Stafford	4	Policy 8	All extensions should be compatible with existing profiles	Amend final sentence of third paragraph to read: <i>The roof form of any extensions should generally be pitched with ridgelines of the extension kept lower than the main ridge of the building. Flat roof extensions should not be used where this would detract from the character of the main building.</i>
Nexus	4	Policy 8	Woodsford Farms is supportive of this policy's intention to facilitate the reuse of existing buildings through sympathetic extensions and conversions. This will help ensure that existing buildings are optimised, and the principle of this approach is supported by national policy, specifically paragraphs 84 and 123 of the Framework.	Noted.
Dorset Council	4	Policy 9	No issues raised	Noted
Environment Agency	4	Policy 9	We are pleased to see the inclusion of Policy 9 relating to sustainable drainage systems and the role these systems provide in terms of nutrient neutrality. You should seek to incorporate the conclusions of the Habitats Regulation Assessment (HRA) into the neighbourhood plan, particularly 7.4, in relation to the points above.	The recommendation in 7.4 is that the NP should include text flagging the nutrient neutrality requirement that exists for the Poole Harbour SPA. This is referenced in 2.3.4 and 4.3.30, but could also be referenced under section 7.1 (housing needs) <i>Include explanation in 7.1 that development in the area will need to comply with wider requirements set out in the Local Plan and national planning policy. This is likely to include the need for nutrient neutrality, and biodiversity net gains, as well as avoiding development within flood risk areas.</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	4	Policy 9	Sustainable drainage. Add 'Find solutions for water coming off fields in Tingleton, creating 'streams' on village lanes'.	Any requirement for flood risk solutions included in the plan needs to be reasonably related to the mitigation of harm from the development. The plan acknowledges the flood risk in the area, and there is no requirement to repeat national and local plan policies on flooding.
Local resident West Stafford	4	Policy 9	I would like to suggest that this section is expanded to include a condition in which neighbours are consulted and agree prior to any installation of a ground heat pump. Its position should be mounted on or nearest to building of the owner, not a neighbour. Finally re: "some aspects of heat pumps are allowed without further checks under what is known as permitted development rights". Unfortunately, this ruling was applied, but should be re-evaluated and included in the plan as a cautionary note.	The Neighbourhood Plan has no influence over permitted development rights (and ground source heat pumps are allowed for domestic dwellings under permitted development rights with no specific conditions). Noise impacts are a material consideration when planning permission is needed, but it would not be reasonable to expect neighbour agreement to be reached on such matters.
Local resident Tingleton	4	Policy 9	There should be no requirement to use building integrated photovoltaics - any PV should be welcomed.	The policy does not require solar panels to be built-in, but encourages consideration of this as this would have less adverse impact on local character. This can be clarified. <i>Amend third bullet to read "the integration of solar panels, with built-in systems that are part of (rather than added to) the roof preferred, particularly where visible from the public realm and where this would otherwise detract from the area's character;"</i>
Local resident West Stafford	4	Policy 9	Again, panels should not be overly conspicuous	
Local resident West Knighton	4	Policy 9	Integrated solar panels can cause problems	
Local resident West Knighton	4	Policy 9	Solar integrated	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	4	Policy 9	Minimum build standard should be near passivehaus for both newbuild and extensions. All newbuild should aim to meet 80% of building energy needs (light and heat) through on-site generation. The installation of energy storage systems should be mandatory for all newbuild and extensions.	These matters are generally covered under Building Regulations (see paragraph 4.3.28), and setting specific standards outside of those would require further evidence on implications for viability. So whilst we can include in the policy / supporting text reference to thermal insulation and battery storage as a consideration, that is realistically as far as we can go. <i>Amend third paragraph to read “...or otherwise achieve high standards of sustainability including thermal efficiency,” and further bullet referencing the inclusion of energy storage systems, sited to minimise adverse impacts on the streetscape.</i>
Local resident West Knighton	4	Policy 9	Generally support, but the policy itself is weakened by the wording “should be considered”. Other policies say, for example that ‘the following principles should be adhered to’ or XYZ ‘should be incorporated’. This policy states ‘the design and layout should consider’ should be changed to ‘the design and layout should incorporate’. Asking that something should be considered is in no way measurable or necessarily resulting in any actual outputs. Please please change this.	Noted – however the extent to which each of these points can be achieved will be dependent on a range of factors – including viability and character. <i>Amend sentence to read: “In order to achieve high standards, the following factors should be considered, and where feasible and appropriate to the character of the building, incorporated into the design:” and amend first bullet to read “orientation and window size to benefit from solar heat gain”</i>
Local resident Tingleton	4	Policy 9	Heat, pumps and solar panels are expensive and not particularly efficient. Consideration should be given to hydrotreated vegetable oil (HVO) as an alternative to heating oil. It is reasonably cheap to adapt existing boilers and has 90% less emissions than oil.	This can be referenced for information, but internal boiler systems do not require planning consent and are therefore not something that can be required through planning.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tinctleton	4	Policy 9	Biofuel should be considered for the village. Heat pumps won't work for the older dwellings and are far too expensive to purchase. Biofuel would be a minimal conversion cost.	<i>Acknowledge in the supporting text on Renewable / Low Carbon Energy Solutions that not all measures are matters for planning, and therefore other options, such as the use of hydrotreated vegetable oil (HVO) in boilers as an alternative to heating oil fall outside the remit of the Neighbourhood Plan.</i>
Dorset Council	4	Policy 10	As a result of the judgement handed down by the Court of Appeal in October 2020 (Lochailort Investments Limited v Mendip District Council) it would be appropriate to add "other than in very special circumstances" to bring the policy in-line with NPPF wording.	<i>Agreed – amend to read: "The following local green spaces should be protected. Inappropriate development that would harm their reason for designation, as set out in Table 1, will not be permitted, other than in very special circumstances."</i>
Dorset Council	4	Policy 10	<p>The proposed Local Green Space on Land To East of Wynd Close, West Stafford has been promoted for further housing development through the Dorset Council 2021 'call for sites', reference: LA/WSTA/001. In addition a planning application P/OUT/2022/00153 for 14 dwellings with associated access, parking and landscaping was submitted in January 2022 but refused on 26/08/2022.</p> <p>Although the site has been promoted for development it does not have planning permission at the current time (April 2024), consequently no objection is raised.</p> <p>However, it must also be demonstrably special to a local community and hold a particular local significance, and it is suggested that further evidence is supplied to reinforce your case, and that the qualifying body has contacted the landowners to ensure that they have had the opportunity to make representations in respect of proposals in a draft plan.</p>	<p>Whilst landowners were contacted, unfortunately the landowner of this site was inadvertently missed. This has been remedied and a representative of West Stafford LVA LLP responded by email on 16/8/24 to object to the proposed designation on the grounds that the land was neither demonstrably special to a local community or of any particular local significance, and was not local in character and is not an extensive tract of land. They made the following observations (summarized):</p> <ul style="list-style-type: none"> • The land is private and the only access is limited to the alignment of the PRow • it is significantly different from the other three proposed LGS which are all more formal green spaces • There are no valued views identified as part of the NP across the site

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<ul style="list-style-type: none"> • Only glimpses of the proposed Local Green Space are possible from the road and views towards Manor House and Talbothayes Lodge are extremely limited. • 1.2ha is an extensive within the Site’s context • there is no credible logic to why the boundary has been selected other than to oppose development <p>The above comments were considered, but the NPG did not consider 1.2ha to be extensive (there are many examples of large areas of LGS designated in other Dorset NPs). The LGS was very much valued by the community for the reasons given (which could be further clarified), and had been more widely used as residents had not been limited to the footpath - and that it should be possible to evidence that this wider use had taken place over a long period of time. The fact that it was not a formal green space is not a basis for excluding the site as a LGS. The boundary had been chosen to reflect the land most valued by the community, and included an area to the NE which was not part of the proposals for development under the (now dismissed) appeal.</p> <p>A response was sent to the landowner on 21/8/24 to thank them for their email and to also confirm that any other comments on the plan that they may wish to make would also be considered.</p>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				<i>Include further evidence as to the significance of this proposed LGS within the plan or as supporting evidence. Continue to check progress on the appeal.</i>
Local resident Tingleton	4	Policy 10	Add/no development of open fields inside central Tingleton as key to open the character of Hamlet from visual perspective	The Plan does not propose development of the open fields – however further protection through a Local Green Space designation would not be appropriate as these fields are unlikely to meet the criteria for such designation.
Local resident Tingleton	4	Policy 10	The extended quarrying activities are having a profound effect on the local environment, views and safety. Screening is not happening as proscribed. This quarrying is taking place very near Tingleton and across Woodsford unlike 4.4.2 states and is affecting green spaces e.g. Watery Lane and the river walk. There should be a policy in the plan, stating no further extension of quarrying, intense monitoring of their existing activities	Quarrying / mineral extraction activities are outside the remit of the NP. However the explanation in 4.4.2 can be updated. <i>Amend final sentence of 4.4.2 to read “Major development is envisaged in the form of minerals workings, but the policies in this Plan cannot influence planning decisions on such workings, as these minerals and waste fall outside the remit of Neighbourhood Planning.”</i>
Local resident Tingleton	4	Policy 10	Have any specific green areas been considered for Tingleton with more young children living here now?	Whilst a site (T8) was put forward by a landowner for recreation, this was not seemingly supported by the majority of local residents who responded to the options stage consultation.
Local resident Tingleton	4	Policy 10	I would like the creation of a local green space in Tingleton	
Local residents West Stafford	4	Policy 10	Support – the local green spaces are a valuable asset / there should be no further building of any kind on the green space that we have in the village / the area should remain as a green space / Protect local green spaces, don't build on them / Wynd Close development would be inappropriate	Support noted

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident West Knighton	4	Policy 10	You could also stress the need to keep the spaces natural with native trees, hedges, grass etc, which is important regarding the role in the village character, and as part of the wildlife, corridors and biodiversity	Policies 1 and 2 are supportive of this, but the management of Local Green Spaces is not a matter than can be controlled through the Neighbourhood Plan.
Local resident West Knighton	4	Policy 10	I would like to see more green spaces than those listed.	All green spaces that were suggested through earlier consultations have been considered against the criteria for Local Green Spaces, led by the village representatives for each area.
Dorset Council	4	Policy 11	No issues raised	Noted
Local resident Tincleton	4	Policy 11	Important local views may be subjective, but are important to residents.	Noted – the descriptions contained in the plan have been based on local resident’s comments and suggestions as considered by the village representatives for each area.
Local resident Tincleton	4	Policy 11	The long road through Tincleton is ideal with a dozen houses on either side	Support noted.
Local resident West Knighton	4	Policy 11	I believe there are additional important views, as well as those listed, e.g. Knighton Lane, heading south, views across fields	A much wider range of views were assessed, but those contained in the plan are considered to be exceptional.
Woodsford Farm	4	Policy 11	At page 28 (p32 in the pdf) under the heading, Locally valued views and landmarks, A Woodsford viewpoint is of the Castle from the footpath to the west, which is described as follows: "There are also views from the road and local footpaths (in particular S39/57) of The Castle, a local landmark, standing in	Noted – whilst the other buildings lie to the west they are over 100m away and therefore in views the building does appear relatively isolated . this applies also applies to the policy 11 comment in the Nexus letter” <i>The text can be revised to reference ‘relative isolation’.</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			splendid isolation (such as from W-V2)" The description does not reflect that there is a dairy farm and other houses immediately west of the Castle, close to the viewpoint. We therefore recommend omitting the words "standing in splendid isolation".	
Nexus	4	Policy 11	Specifically, viewpoint W-V2 is of Woodsford Castle taken from the footpath to the west of the Castle and describes the Castle as standing in "splendid isolation". However, given that there is a converted grain store, a substantial old stone building and various other former dairy buildings located almost immediately to the west and very close to the W-V2 viewpoint, and a number of dwellings beyond that, this description is not accurate and should be reconsidered.	
Woodsford Farm		Policy 11	It seems surprising that no view of the Church as a local landmark or view of the Castle from the main road approaching from the village itself, to the east are included.	The text refers to 'views from the road, in relation to The Castle. Views of the church were not suggested in the earlier consultations, and therefore have not be subject to wider testing / consultation through the Regulation 14 plan, but could potentially be considered and added through a future review.
Nexus		Policy 11	Policy 11 of the Draft Neighbourhood Plan requires locally valued views to be protected, with the specific views subject to the requirements of this policy outlined within Table 2 of the Draft Neighbourhood Plan. As outlined earlier in these representations, the Draft Neighbourhood Plan is not supported by any evidence base documents so it is unclear whether the requirements of this policy would be justified.	The supporting text provides the relevant information and justification (including Table 2) and has been subject to consultation.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Dorset Council	4	Policy 12	No issues raised	Noted
Local resident Tingleton	4	Policy 12	Conversions near listed buildings should be considered, particularly if they enhance the current position, e.g. redundant, agricultural buildings near listed dwellings	This is supported in the plan, although the impact on the setting of any Listed Building would be a consideration.
Woodsford Farm	4	Policy 12	<p>Para 4.6.4 -Historic England helpfully advised that, whilst the views to and from the building within its surroundings were important, it was also important to consider how the open and rural landscape has contributed to its significance, recognising how it would have been experienced in late medieval times when it was built with defensive capabilities." We understand that the reference to Historic England's views derives from their consultation response on the Woodsford Quarry Extension application. On medieval defensive aspect, HE said: "Woodsford Castle is a highly unusual historic building: a high status medieval house that was built with defensive capabilities but then subsequently declined in importance, to be used as a farmhouse</p> <p>The way that Woodsford Castle appears in its surroundings now is undoubtedly very different from the way that it was experienced in late medieval times when the curtilage of the fortified house would have been far more extensive. At that time, the building would have had a very different appearance and significance to those who encountered it. However, its imposing presence stands as a reminder of its past feudal history, as well as providing evidence of the decline that such buildings could suffer</p>	<p>Noted – it is not possible to include the full text, and what has been referenced is considered to be of particular note. The current setting of the castle is adversely impacted by the ongoing quarrying, as acknowledged in the earlier (2019) appeal, but this will change following the restoration of the site and therefore it is not appropriate to consider the setting purely on this basis. The full response can be cross referenced.</p> <p><i>Add footnote: for further information please refer to the response from Historic England dated 23/11/23 to P/FUL/2023/04753, P/VOC/2023/04761 & P/VOC/2023/04760 which can be found</i></p> <p>https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=399138</p>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			in later times." The HE consultation response therefore acknowledges how much the setting of the Castle, and the way in which it is experienced, has changed, which is not accurately reflected in the Plan as currently worded.	
Woodsford Farm	4	Policy 12	<p>Policy 12 - The requirement to "raise awareness" of an asset is not reflected in national policy and guidance, so we suggest this is replaced with "enhance significance or appreciation of significance" which reflects the wording in Historic England's setting guidance GPA3. The reference to "how the heritage assets would have been experienced in the wider landscape" suggests that only the historic setting of heritage assets should be considered, whereas GP A3 includes 'history and degree of change over time' as one of many criteria, which analyse the existing setting of the heritage asset, including its immediate setting, not just the wider setting. We therefore recommend this is reworded to state "how the heritage assets are experienced in their immediate setting and wider landscape".</p>	<p>With regard to 'raise awareness' – this is an aspiration of the community and is not considered to conflict with national planning policy. The first bullet point can be amended to recognise both past and present experience. <i>Amend first bullet to read "how the heritage assets are and would have been experienced in their immediate setting and wider landscape"</i></p>
Nexus	4	Policy 12	<p>It is necessary to establish the features that provide significance to heritage assets in the consideration of any harm caused to said significance as a result of development proposals. The significance of some heritage assets may only relate to their architectural merit, and the setting of some assets may not extend beyond a certain curtilage due to present landscaping and other existing features. The policy,</p>	<p>The policy sits alongside and is not considered to conflict with National Planning Policy and the Local Plan.</p>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			as drafted, does not reflect this and we would recommend that it requires adjustment to ensure that an objective assessment of the significance of heritage assets can be undertaken in accordance with the Framework.	
Woodsford Farm	5	5.1.5	Para 5 .1. 5 noting that traffic relating to Woodsford Quarry has formed part of the established baseline of traffic for many years now. Additional traffic will not result from an extension of the quarry and no new quarry access is required.	Noted – however there are proposals for new quarrying in the wider area that could increase HGV traffic along the West Stafford bypass. <i>Amend to read “and quarrying activities beyond the Neighbourhood Plan area”</i>
Local resident West Stafford	5	5.2.2	The excess speed of motor vehicles through the village is more of an issue than speeding cyclists.	Noted – however both have been raised as a concern, and the supporting text references says ‘also’.
Dorset Council	5	Policy 13	The Plan explains the term ‘Quiet Lanes’ has been used in other Neighbourhood Plans to indicate roads which have low levels of traffic and are important for walking / riding routes (in conjunction with the off-road public right of way network), but recognizes that the term is also used in a legal sense where a Highway Authority can designate part of its highway network as a ‘Quiet Lane’ under the Transport Act and related regulations. Whilst Dorset Council is committed to encouraging more walking and cycling, the Council doesn’t have a Quiet Lanes policy but could reconsider this through the new joint Local Transport Plan. Given the distinction between the two meanings of ‘Quiet Lanes’ and the current lack of any designated quiet lanes in the parishes, in the legal sense, it is advised the policy title and map are re-worded to draw out this difference. For example, the policy could refer to ‘low traffic routes’.	<i>Amend Policy 13 and Project 1 and supporting text to refer to Quiet, Low Traffic Routes and clarify that this Plan is using this term as these routes have not been officially designated as ‘Quiet Lanes’ under the Transport Act.</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Dorset Council	5	Policy 13	With reference to transport assessments, both national policy and Dorset Council's Validation checklist (October 2022) advocate a proportionate approach to the coverage and detail of transport assessments / statements. Suggest the paragraph could be re-worded "Transport Assessments or Statements will be required to consider the impact of increased motorised traffic on the rural road network"	Noted – this can be accommodated in the policy <i>Amend first sentence of second paragraph to read "Transport statements / assessments, when required, should include consideration of the impact of increased motorised traffic on the network of proposed Quiet, Low Traffic Routes (as shown..." and include additional information in the supporting text with regard to Dorset Council's Validation checklist (October 2022).</i>
Local residents West Knighton	5	Policy 13	20 mph and quiet lanes a good idea / Adoption of 20 mph speed limit in villages	Support noted.
Local resident West Stafford	5	Policy 13	Highly recommend a 20 mph through village.	
Local resident Tincleton	5	Policy 13	Addnot compromise safety and comfort of pedestrians and <u>cyclists</u> and <u>horse riders</u>	The needs of cyclists and horseriders using local roads and how this may be effected by increased traffic from development is considered under the second part of the policy – the first element is more related to pedestrian use arising from the development itself.
Local resident Tincleton	5	Policy 13	As previous comments, there is a need for formally recognised, hard paved, passing places that could give safe refuge for vulnerable road users, mainly pedestrians, horse-riders and cyclists. The policy should reflect this. Please clarify that these places should be hard paved and regularly maintained.	The potential to widen the highway is a matter that is enabled through S72 (and S30) of the Highways Act and it would be possible for Knightsford Parish Council to enter into an agreement with Dorset Council as the highway authority to carry out such works – although this

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				would require funding. This is therefore included as part of Project 1 (but could come forward as mitigation under Policy 13). Dorset Council would be responsible for their ongoing maintenance as part of the highway network.
Local resident Tingleton	5	Policy 13	Please amend the final words of this paragraph to read "by walkers, cyclists and horse-riders".	<i>Agree – amend 'or' to 'and'</i>
Local residents West Stafford	5	Policy 13	Strongly agree that walker's safety should be a priority / Promote safe, walking and cycling	Support noted
Local resident Tingleton	5	Policy 13	The road through Tingleton should be considered as a 20 mph road or quiet lane. Near the village hall junction traffic, there is no pavement, and the village hall itself sits at a junction and blindspot.	The road on which the village hall sits is identified as a proposed NP Quiet Lane.
Local resident Tingleton	5	Policy 13	Add Blacksmith Lane as quiet Lane – the lane is very narrow and used a lot by villagers to get to Watery Lane and the river. It is a favourite place for children to ride their bikes and skateboards.	As this is not used by non-local traffic its designation is not considered necessary.
Local resident West Stafford	5	Policy 13	Future development at east Wynd close, West Stafford would cause access problems to the main road, poor visibility at corners.	The plan does not propose any further development on land east of Wynd close
Local resident West Knighton	5	Policy 13	Prefer not to have new roads built, any new development should only be allowed if roads are suitable.	The plan is not proposing building any new roads.
Local resident West Stafford	5	Project 1	20 mph through settlements is unrealistic and will be ignored by most drivers, with no resources to enforce.	

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			Residents should still be expected to use common sense whilst on public highways.	Whilst there are differing opinions on this, the project was supported by more than 90% of those responding.
Local resident	5	Project 1	Project two needs to concentrate on off road network as there are so many people using the lanes on bikes and it is quite dangerous.	
Local resident West Stafford	5	Project 1	A 20 mph limit for cyclists, as well as cars, is now needed.	Cyclists are not subject to speeding fines
Local resident West Knighton	5	Policy 14	Speed of cyclists on areas shared with horseriders should be limited as they do pose a threat to horses.	
Local resident West Knighton	5	Project 1	20 mph from entrance to village all the way to the end of the village-Oakwood. Avoid traffic calming measures where this will build up traffic and consult Broadmayne about going further.	Support noted
Local resident	5	Project 1	Quiet Lane is probably a good idea and traffic management but avoid gateway entrances. Use good signage and speed limits.	Noted
Local resident	5	Project 1	It has become increasingly dangerous to cross the West Stafford bypass due to vehicle speed / visibility. Consider speed restriction on the, and warnings of the two locations where villagers cross the main road.	This can be considered under Project 1, and mentioned in Table 3 <i>Amend Table 3(5) to include reference to the crossing</i>
Dorset Council	5	Policy 14	This is supported. Please add a disclaimer to Map 4 on page 35, and the maps in Appendix 4 on pages 54-57 inclusive to clarify that with regard to the public rights of way shown, the maps are not definitive and have no legal status.	<i>Agreed – include disclaimer on maps</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	5	Policy 14	Item 5.3.1 states that the area has a reasonably good network of bridleways, but there is a complete absence of bridleways in the Tingleton and Woodland areas.	<i>Agreed – reword to refer to within West Knighton and West Stafford (within none in Tingleton or Woodford).</i>
Local resident Tingleton	5	Policy 14	Item 5.3.2 promotes a new off-road cycle path connection from Morton to Watery Lane Tingleton at the river Frome bridge – this could be promoted as a bridleway. Can you please amend this item to read.....” a new off-road cycleway and bridleway”. Table 3: the subheading should include a reference to bridleways in addition to cycle paths and quiet lane routes. Item 1: this item should include promoting the use of this track as a bridleway in addition to cycle path.	<i>Agree – reword to include reference to bridleway in 5.3.2 and include bridleways in Table 3 item 1 as suggested.</i>
Woodsford Farm	5	Improving Road Network	Table 3, para 1 - For clarity the current planning application for the extension of the quarry is offering a footpath through the restored quarry that would link with from Mill Leat Bridge to the S60/3 footpath. Map 4 should also be amended to reflect this. An existing cycle way provided by Woodsford Farms running from east of the quarry access, north of the rail line is missing from Map 4.	<i>These points are noted, however the intent of the table is to describe the new / improved route opportunities the community want to see come forward (Policy 14 part 2) – so no changes are considered necessary in this context. Map 4 it already has a red ‘cyclepath’ line. The existing cycleway along the railway is a gravel path which has not adopted as a cyclepath by DC PRoW team and was not suggested as a cycle route idea during the previous 2 rounds of consultation.</i>
Local resident Tingleton	5	Policy 14	Include the continued use of unclassified Road, D21305, Tingleton to Tingleton hang, as a bridleway, in addition to a cycleway	The D21305 is not officially a bridleway – but is marked as an Unclassified Green Lane (D Road) – so would be open for use by horseriders in the same way other roads are.
Local resident	5	Policy 14	We would like to see a mention of the links between local parishes, places of interest and Dorchester across the water meadows	<i>Agreed – include within supporting text.</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident West Knighton	5	Policy 14	Thought should also be given to ensure safe routes to schools. Perhaps consultation with parents may have helped identify any works required.	Routes to school are already being explored and are covered under Project 2.
Local resident Tincleton	5	Policy 14	Please consider prams.	<i>Agree – final sentence in 5.3.4 should also reference those in pushchairs / buggies, but note that the extent to which all routes can be inclusive will be cost dependent.</i>
Local resident West Stafford	5	Policy 14	Increase signs for motorists to be aware.	This could be possible through the Quiet Lanes initiative, or under Project 1
Local resident West Knighton	5	Policy 14	Prioritise walkers routes where cycling and horseriding is not permitted.	The potential projects identified in Table 3 have been drawn up with consideration to the routes that are likely to provide the greatest overall benefits.
Local resident West Knighton	5	Project 2	We very much agree with the need for a safe pathway/cycle way from West Knighton to Dorchester	Support noted
Dorset Council	6	Policy 15	The third part of Policy 15 supports new small-scale facilities that can help meet local needs provided they are accessible from built up areas and subject to environmental, road safety and amenity concerns. It is unclear if this part of the policy any town centre uses as defined in the NPPF- if so, it would be helpful to clarify that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.	Noted – the policy is intended to any small-scale facilities that can help meet local needs, so could include for example a shop, fitness centre or café. All of these fall within the NPPF definition of a main town centre use. The NPPF suggests that “the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development” and that an impact assessment would only be required if the development is over a proportionate, locally set floorspace threshold (the Local Plan refers to a

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
				threshold of 1,000sqm floorspace and the more recent retail study (the 2022 update to the Dorset Retail & Leisure Study) recommends that 280 sqm gross floorspace would be more appropriate). <i>Amend supporting text to clarify that facilities could include some main town centre uses (such as a small shop, café or leisure facility) and these should be under 280 sqm gross floorspace to be considered as small-scale in the context of this policy. This threshold is based on the latest evidence.</i>
Local resident West Stafford	6	Policy 15	No longer a post office in Crossways.	Regrettably PO has been closed. <i>Amend paragraph to note PO stores separately (excluding Crossways)</i>
Local resident Tincleton	6	Policy 15	Add "there is support for a future, small play area in Tincleton" as more families moved here. Add "need for future site for new Village Hall, as building is very old and site too small for new building". Add "need to find site for Village Hall, parking and church parking".	The omission of a play area is explained in 6.1.3. The need for a new hall and church parking are also listed and would be supported under Policy 15 as written.
Local resident Tincleton	6	Policy 15	If you allowed some development in Tincleton, you could offset it with a new village hall or play area. Please see the wider picture.	This option was explored, but the majority of Tincleton residents responding to the consultation did not support development on this basis.
Dorset Council	7	7.1.1-3	Paragraphs 7.1.1 through to 7.1.3 helpfully summarise the adopted Local Plan spatial strategy and the emerging Dorset Council Local Plan (2021) expectations for the delivery of future housing in the Knightsford area (as set out in the supporting text of policy DEV9 and within Appendix 2). For Knightsford there is no specific housing requirement set out in Appendix 2 of the draft Dorset Council Local Plan as	<i>Noted – it would be beneficial to reflect some of these points in the supporting text, ie: Dorset Council have agreed the figure (but acknowledge that this is a draft figure and would not become finalised until the Dorset Council Local Plan is adopted). That significant development is planned in Broadmayne (with reference to the recently approved outline</i>

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			<p>the area designation post-dates the Local Plan, however using the same draft methodology it is possible to derive a figure, which is reflected in the table after paragraph 7.1.2. This figure should be viewed as minimum requirement and, therefore, can be exceeded. At this stage the Neighbourhood Plan Housing Requirement is a draft figure and would not become finalised until the Dorset Council Local Plan is adopted.</p> <p>There is no requirement for neighbourhood plans to allocate sites or identify any additional land to meet the overall Local Plan housing need figure. However, in instances where neighbourhood plans do not allocate sites it is unlikely that the plan area would benefit from the additional policy protection provided by paragraph 14 in the National Planning Policy Framework (NPPF).</p> <p>We note that the Neighbourhood Plan group has, however, commissioned additional research into the needs of their community, and consideration has been given to local needs for affordable housing, based on the affordable housing register (using data from December 2023). This shows a need for 7 affordable homes across the four parishes. In addition, the Knightsford Parish Housing Needs Assessment (HNA), October 2022 suggested that additional affordable housing over and above that shown on the housing register would be beneficial and should provide for a range of affordable housing tenures.</p> <p>With West Knighton forming part of a larger village with Broadmayne, it is possible that some of the housing need in the plan area may be met by the development in</p>	<p><i>application) that may assist in meeting some of the housing needs for the area, and that there is also significant development coming forward in Dorchester and Crossways (with reference to the draft Annual Position Statement)</i></p>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			Broadmayne, which includes outline permission for a site for up to 80 dwellings (P/OUT/2021/05309).	
Local resident Tingleton	7	7.1.3	Paragraph 7.1.3 references made to windfall developments, this term is not definitive and it is not clear to me what the criteria are for these types of developments. Please could this term be clarified.	The draft Local Plan (2021) refers to the ‘windfall allowance’ being based on historic completions on minor sites over the past 5 years. <i>Include clarification that ‘windfall’ development is development of small sites (of less than 10 homes) that may have taken place through infill development, conversions, subdivisions or other means and was not included as an allocation in a development plan.</i>
Local resident Tingleton	7	7.1.6	Item 7.1.6: we don't agree that all the sites put forward in the ‘call for sites’ are unsuitable	The text states that the “Most of the sites were clearly rejected by local residents as unsuitable” – this can be clarified. The results of the consultation are included in the consultation statement (produced as part of the supporting evidence for this Plan’s examination). NB further amendments to the remaining text will be required in response to changes to the proposed site allocation. <i>Amend fourth and fifth sentences to read: “Part of one of the sites (land at Glebe Farm North, West Knighton) was provisionally assessed as suitable, two sites were considered wholly unsuitable, with the remainder having issues identified that would require resolution but potentially suitable. These findings were shared with local residents, and there was very little support to bring forward any of the sites, with the exception of land north of Yoah Cottage”</i>
Local resident Tingleton	7	7.1.6	In paragraph 7.1.6 it states that 14 sites were assessed and most sites were clearly rejected by local residents. Please clarify, which sites remain to be taken forward to the next phase.	
Local resident Tingleton	7	Policy 16	7.1.6 most sites were not rejected when replacements of existing old buildings were suggested – some sites were agreed by the Tingleton community.	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Dorset Council	7	Policy 16	Can be supported	Support noted
Local resident Tingleton	7	Policy 16	Do we have a second home/holiday let figure for each village?	See last point in 7.1.5 – the 2021 Census amalgamates Woodsford and Tingleton and therefore it is not possible to have a figure for each village (and the figure would change over time in any event).
Local resident Tingleton	7	Policy 16	Special attention should be made to the fact that our road is really 100% cannot cope with more households.	We do not have clear evidence to support this, but the plan is not advocating a significant increase in the number of dwellings in the area.
Local resident Tingleton	7	Policy 16	A number of sites are not new build homes on greenfield sites, but existing buildings, including redundant, former agricultural buildings where a change of use/conversion would have little or no impact on the community. Unless the draft Policy 16 already makes allowance for converting properties, such as this, the policy should be amended to make such allowance.	The policy specifically references the sensitive conversion, replacement, or subdivision of existing rural buildings.
Local resident West Knighton	7	Policy 16	The preamble to policy 16 raises the issue of vacant second homes. However, the policy does not address this at all. I would expect to see monitoring at least, but also recommendations to increase council tax etc on these properties or other ways of discouraging second home ownership.	This is a matter that can be reconsidered when the plan is reviewed, but at this time there is no clear evidence of harm from second home ownership in the area. As the Census data will not be repeated until 2031 there is no readily accessible data to monitor this on an annual basis.
Local resident West Knighton	7	Policy 16	No more vacant or second homes-they don't contribute to the community.	Dorset Council have approved proposals to introduce a 100% council tax premium on second homes – this will come into effect on 1 April 2025 (see

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				https://www.dorsetcouncil.gov.uk/news/council-tax-premium-on-second-homes-and-empty-houses-in-dorset
Local resident West Knighton	7	Policy 16	I have heard mention of some 300 houses being built. This is too many for West Knighton.	This rumour is incorrect – the housing target is for a minimum of 6 dwellings.
Local resident West Stafford	7	Policy 16	The plan is excluding the potential of any development outside the already existing development boundary in West Knighton. The fact that some people don't want development in their neighbourhood is irrelevant and shouldn't be the basis for restricting development. As planning is the only major item this plan can sway, this is very shortsighted (shutting down any future development in the parish).	The Neighbourhood Plan cannot promote less development than set out in the strategic policies for the area, or undermine those strategic policies – however there is no requirement for them to allocate sites. Given that the Plan is subject to a local referendum the support of local residents for what is proposed is critical. The community has been fully consulted on potential options for development, but there was no consensus supporting significant development on any of the sites, and those sites initially considered most suitable have raised objections from Dorset Council.
Local resident	7	Policy 16	You need individual development boundaries for every village otherwise all of this is totally pointless. Might as well call this West Knighton consultation.	
Local resident West Stafford	7	Policy 16	Stop building in villages. Look at why we need more housing.	
Local resident West Stafford	7	Policy 16	No, more houses... Villages are already full.	
Local resident West Stafford	7	Policy 16	The rural workers dwellings is an unnecessary bullet. Either the provision of houses makes planning rules or it doesn't. I don't believe there should be a special case.	This bullet reflects the national and local plan policies allowing rural workers dwellings in the countryside.
Local resident	7	Policy 16	Houses to be sold at market value and not rental properties.	There is no evidence to support imposing such a restriction.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
West Knighton				
Nexus	7	Policy 16	Woodsford Farms is supportive of the approach set out by Policy 16 of the Draft Neighbourhood Plan. Particularly, the reference to supporting development proposals that comprise the “sensitive conversion, replacement, or subdivision of existing rural buildings” is consistent with the approach set out within national policy, specifically, paragraph 84 of the Framework.	Noted
Local resident Tingleton	7	7.2	I fully support the conversion of farm buildings to artisanal workshops, in keeping with local features	Noted – this is already covered under the Local Plan policies.
Nexus	7	7.2.1	Paragraph 7.2.1 of the Draft Neighbourhood Plan states that Business Surveys were conducted in 2022. Woodsford Farms had no present plans at the time that the Business Surveys were conducted but will be keen to engage with the Parish to discuss potential opportunities to enhance existing premises in the future.	Noted.
Nexus	7	7.2.2	Woodsford Farms is supportive of the approach set out within paragraph 7.2.2 of the Draft Neighbourhood Plan, which refers to Dorset Local Plan policies for employment development. This approach is consistent with paragraph 88 of the Framework, particularly enabling “the development and diversification of agricultural and other land-based rural businesses”.	Noted
Dorset Council	7	Policy 17	Land north of Yoah Cottage is located outside but adjacent to the defined development boundary for West Knighton and near local facilities such as the village pub and church,	Noted – on this basis there seems to be no merit in retaining the proposed allocation, as it would be

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			so is considered a reasonably sustainable location given its rural context. The proposed allocation is also in scale with the rest of the village. However, the Council's specialist teams (Conservation, Transport, Trees & Natural Environment) have identified specific concerns in each of their areas of responsibility which if applied collectively may mean, on balance, the site's harm would outweigh the benefits new housing would bring to the community. As such, the Council cannot support the allocation of this area of land.	likely to be recommended for deletion by the Examiner based on Dorset Council's objection. <i>Delete Policy 17 and associated supporting text in section 7.3. Delete reference to this site in Policy 16 and amend supporting text in 7.1.6/7 to explain why all of the sites suggested by local landowners have been rejected.</i>
Historic England	7		We note reference is made to the Grade II Listed status of Yoah Cottage and that of a nearby cottage also. While the addition of modest development in this location may well be acceptable in broad "townscape" terms in the creation of a "gateway", it will be important to ensure that the land in question is not critical to the heritage significance of Yoah Cottage in providing open space which adds to its setting. If liaison with the heritage team at Dorset Council has not already taken place we would encourage seeking their advice on this specific policy proposal.	
Local resident Tincton	7	Policy 17	Access in and out of sight not v. safe.	
Local residents West Knighton	7	Policy 17	The road is small and busy / Road too busy / concerned about traffic racing into the village on the bend when cars are exiting from the north of the site.	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	7	Policy 17	This request is identified as outside existing community, not infill, this new development is detracting from the high number of listed buildings.	
Local resident West Knighton	7	Policy 17	Developer unlikely to conform to planning requirements, particularly in relation to hedge replacement etc	
Local resident West Knighton	7	Policy 17	Two cottages or one terrace divided into three-affordable rents only.	
Local resident West Knighton	7	Policy 17	Maximum of two properties, only if planning landscaping requirements are enforced.	
Local resident West Knighton	7	Policy 17	Strongly reject any proposal to develop WK5.	
Local resident West Knighton	7	Policy 17	Development site outside the defined development boundary for West Knighton would set a precedent to clear land and put it forward for development anywhere – this land was part of the garden of Yoah cottage, just because cars are parked there now isn't a justification for the site to be developed.	
Environment Agency	7	Policy 17	Note that the proposed allocation has been located within Flood Zone 1 (areas with the lowest probability of flooding) but is still located within a Source Protection Zone, Drinking Water Groundwater Safeguard Zone, and on a Principal Aquifer with a high vulnerability to groundwater	Whilst the allocation is to be deleted, it would be appropriate to mention these issues within the Plan <i>Include reference to the presence of a Principal Aquifer with a high vulnerability to groundwater pollution, and related Source Protection, Drinking Water</i>

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
			<p>pollution. The relevance of the designations and the potential implication upon development proposals should be considered with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection.</p>	<p><i>(Groundwater) Safeguarding Zones in section 2.3. These primarily relate to Tinctown, West Knighton and West Stafford.</i></p>
Dorset Council		SEA & HRA	<p>SEA – AECOM have undertaken an SEA Report to accompany the reg 14 stage. The report doesn't include absolutely all requirements of the SEA regs, for example it doesn't include monitoring measures, and the report will need to be finalised following the reg 14 stage so that it is suitable for submission. I am confident that AECOM will do this, and Chapter 9 of the report sets out a commitment to undertake the updates.</p> <p>HRA – AECOM published the HRA in March 2024, concluding that additional wording is required to address the potential impacts upon the Dorset Heaths and Poole Harbour European Sites. These recommended changes will need to be satisfactorily included in the NP following the reg 14 stage to ensure that a potential adverse effect upon the integrity of a European Site is avoided.</p> <p>Overall I am happy with the Environmental Assessment at the reg 14 stage, and will review the updated SEA and HRA at the subsequent stages of the plan making process.</p>	<p><i>Noted – comments to be passed onto AECOM to undertake the updates once changes to the plan have been agreed.</i></p>

Other issues raised that are outside the scope of the Neighbourhood Plan / this consultation

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident	3	Policy 1	There is no mention of run-off of agricultural chemicals into the River Frome and we feel this would be a helpful addition	Run off from agricultural land is neither directly nor indirectly related to planning – so this is outside the scope of the Neighbourhood Plan.
Local resident Tingleton	4	Policy 1	Point 3 retaining the rural character of lanes - include 'improved monitoring of Hill's quarrying activities, and its impact on the rural character of lanes', as its extended site is a total and unsafe mess from the lanes.	Minerals and waste matters are explicitly excluded from Neighbourhood Plans by legislation.
Local resident Tingleton	4	Policy 1	Include "Repair to potholes on main Tingleton lanes' as these should not be a major characteristic of our rural lanes.	Highway maintenance is outside of the scope of the Neighbourhood Plan, but issues can be raised with Dorset Council directly https://www.dorsetcouncil.gov.uk/w/report-a-problem-on-the-road-or-pavement
Local resident Tingleton	4	Policy 3	It should be recognised how narrow and busy the main Tingleton lane from Dorchester is and the importance of maintaining the condition of lanes as deep potholes are widespread, especially at the passing points which is dangerous and destructive.	
Local resident Tingleton	4	Policy 3	Lanes shouldn't be maintained because they are dangerous and cannot cope with the traffic from Crossways and Puddletown.	
Local resident	4	Policy 5	Chimney's (coal fire).	Comment not understood

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
West Knighton				
Local resident West Stafford	4	Policy 9	That planners will allow such aspects as double glazing in listed properties	The Neighbourhood Plan cannot influence the consideration of Listed Building applications, which fall under different legislation.
Local resident West Knighton	4	Policy 10	The development opposite Saint Peters Church West Knighton, is extremely unsympathetic to views, in materials used, the hardstanding and lack of green space	This development pre-dates the Neighbourhood Plan and as such the policies can't be applied retrospectively.
Local resident Tingleton	4	Policy 11	Add 'Stop the use of D21305 by motorbikes/4x4 cars', as these have caused damage, making the trail, impossible for walkers, horses and cycles. Add 'The main Tingleton Lane to be placed on the winter gritting list as it is very busy and dangerous when icy e.g. used as a cut through to Bovington camp and Wareham from Dorchester.	These are highway matters outside the scope of the Neighbourhood Plan. The use of the D21305 by motorbikes/4x4 cars has been raised by the Parish Council with Dorset Council who have just completed work to rectify. It is not possible to change its classification through the Neighbourhood Plan to exclude motor vehicles.
Local resident Tingleton	4	Policy 11	D21305 is now completely ruined by 4x4 and motorised trail bikes, these must be totally banned once the road is repaired. Also increase traffic is slowly eroded banks and created 'pull ins' they have all but destroyed hedgerows and routes. Designated places are an essential requirement together with large vehicles/coaches, being banned that have a huge, turning space, again, crushing banks, and destroying hedgerow growth	

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	4	Policy 14	Item 2: it is vitally important that the route from Tingleton to Tingleton Hang, include specific reference to horse-riders in addition to cyclists. Until the tracks were 'trashed' by 4x4's and off-road motorbikes, this route was regularly used by horse-riders as one of the few safe places to ride and should be continued. We recommend that off-road vehicles should be excluded from this route.	
Local resident	1	5.2.4	Cyclists must be more considerate of other road users, i.e. not cycling at speed, three abreast, or in big groups through quiet country, narrow lanes.	These are highway matters outside the scope of the Neighbourhood Plan.
Local resident Tingleton	4	Policy 11	Add 'No quarry lorries should be allowed to use lanes in Tingleton e.g. Watery Lane or main lane for safety reasons, such as damage to fabric (e.g. potholes) and accidents on the narrow lanes'.	Decisions on the routing of quarry lorries is a minerals and waste matter (and therefore outside the legal remit of a Neighbourhood Plan) but would have been considered as part of the related planning permission.
Local resident Tingleton	5	Policy 13	Sadly, council approval has allowed a massive increase in traffic in the woods at Tingleton, (Max events, wild camping)	This development pre-dates the Neighbourhood Plan and as such the policies can't be applied retrospectively. Dorset Council are dealing with repairing the unclassified road.
Local resident West Knighton	5	Policy 13	Limit heavy vehicles/lorries through villages.	Unless this is linked to a proposed development, HGV routing is outside the scope of the Neighbourhood Plan.

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident Tingleton	5	Policy 13	I could find no reference to an aspiration for bus or similar public transport provision.	The NP acknowledges that public transport options are poor (4.3.9) but it cannot directly influence public transport timetables or routes. The area is not on a main transport corridor and has a very low population so there is little prospect of establishing a viable bus service, which is outside the scope of this Plan.
Local resident West Stafford	5	Policy 13	A far better management of roadside vegetation to improve safety	There is research that unmanaged verges can help slow traffic speeds. However as this relates to Highways maintenance it falls outside the scope of the Plan.
Local resident West Stafford	5	Policy 13	60 mph speed limits not realistic on back lanes.	This is the national speed limit – changes to this are largely outside of the scope of the Neighbourhood Plan, but could be included within the scope of Project 1. At the moment this focuses on 20mph within the settlement limits; and a 40mph speed restriction on National Cycle Route 2 outside of the settlement limits.
Local resident Tingleton	5	Policy 13	Consultation with villages before citing SID or speed cameras.	Tingleton already has a SID – this was discussed through the Parish Council.
Local resident West Stafford	5	Policy 14	Reveal old curbs/edges (WS) along the road-Frome cottage to the bridge.	This relates to Highways maintenance but could be brought forward as a community project

Respondent/s	§	Para/Policy	Matters raised (summarised)	NPG Response (<i>italics = change to NP</i>)
Local resident West Stafford	5	Policy 14	For safety sake, existing curbs should be cleared to enhance safety for walkers.	
Local residents Tincleton	5	Policy 14	Ensure footpath, stiles and access bridges are maintained and usable.	This is a matter for Dorset Highways – blockages on the public rights of way network can be reported to the Council at https://gi.dorsetcouncil.gov.uk/rightsofway/reportproblem
Local resident	5	Project 2	More effort should be made to ensure landowners do not allow paths to be shrunk, through hedge growth or fields abutting fenced so that the remaining path is almost impossible to walk on.	
Local resident	5	Project 2	Paths should not be reinforced with harsh or garish materials.	This is not the intent of the project, but as these improvements would not require planning permission they would fall outside the scope of this Neighbourhood Plan to control.
Local resident Tincleton	6	Policy 15	Especially if numbers are increased by usage of them.	Comment not understood
Local resident West Knighton	6	Policy 15	Be careful that the pub and it's B&B's don't keep expanding. Adequate sporting and other facilities in Broadmayne.	Comment not understood

