

Sandhurst Neighbourhood Plan

Appendix 1 (rev e)

Sandhurst Statistics and Supporting Information.

Sandhurst Town Council have decided to create a Neighbourhood Plan to coincide with the introduction of the Bracknell Forest Local Plan (2024), Bracknell Forest Council being Sandhurst's planning Authority. The Bracknell Forest Local Plan covers planning matters and related policies through to 2037. The following Sandhurst Statistics and Supporting Information document includes information relating to Sandhurst. It is intended that this information can be used to aid and support the reading and implementation of the Sandhurst Neighbourhood Plan. The document also includes glossaries of references, acronyms and planning terms that have been used within both the Sandhurst Neighbourhood Plan and associated planning documents.

Sandhurst Statistics and Supporting Information: -

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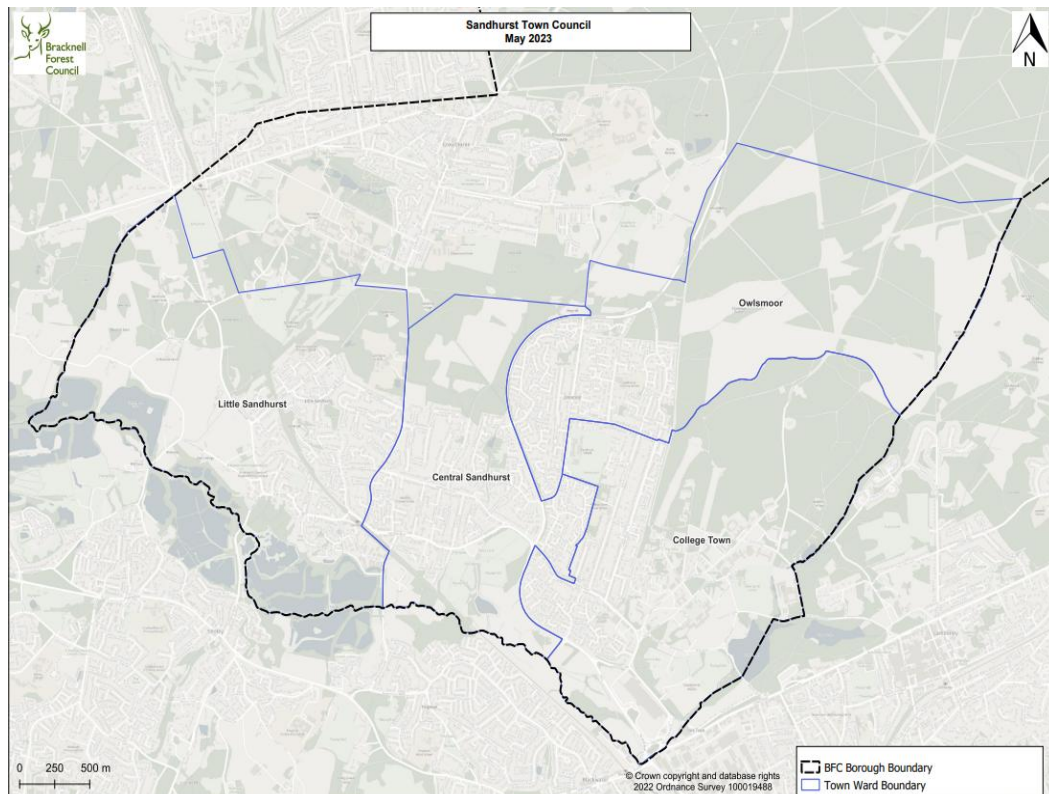
1 Foreword and Introduction.

1.1 Foreword: -

In preparing the drafting of the Neighbourhood Plan, in addition to liaison with Sandhurst residents, businesses and partners, there has been be liaison with adjoining Parish Councils, Bracknell Forest Council and indeed key authorities with a Sandhurst involvement. This liaison being fundamental to ensuring that the Sandhurst Neighbourhood Plan is fully coordinated and fits into the planning considerations and intentions of the wider area.

1.2 Area of Coverage of the Neighbourhood Plan: -

The Neighbourhood Plan will cover the area within the defined boundary of Sandhurst Town Council.



The Sandhurst Town boundary was approved by Bracknell Forest Council following the Local Government Community Governance Boundary Review in 2023. The designated Neighbourhood Area reflects the Town boundary.

Sandhurst Town Council's area includes the wards of Little Sandhurst, Central Sandhurst, Owlsmoor and College Town.

1.3 Introduction: -

The Sandhurst Statistics and Supporting Information document has been drafted by the Sandhurst Neighbourhood Plan Steering Group and as noted previously is aim to assist with background information to aim the reading and understanding of the Sandhurst Neighbourhood Plan.

1.4 Glossary of Acronyms (general planning terminology): -

AADT	Annual Average Daily Traffic.
BFC	Bracknell Forest Council (the principal planning authority)
CIL	Community Infrastructure Levy (levy raised from developers or owners of land undertaking certain new building projects)
Class C1	Hotels and Hostels

Class C2	Residential Institutions, provision of residential accommodation and care to people in need of care.
Class C3	Houses, flats, and apartments
Class C3 Special	Specialist – retirement living or contemporary sheltered housing.
Class C4	Houses of Multiple Occupation
EA	Environment Agency
FRA	Flood Risk Assessment
GTAA	Gypsy and Traveller (and Travelling Showperson) Accommodation Assessment
HLS	Housing Land Supply
HRA	Habitats Regulation Assessments
LNR	Local Nature Reserve
LP	Local Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Site (Brownfield Sites)
PRoW	Public Rights of Way
RMA	Royal Military Academy
SA	Sustainability Appraisal
SALP	Site Allocations Local Plan
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Greenspace.
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SNP	Sandhurst Neighbourhood Plan
SPAs	Special Protection Areas
SSSIs	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage System
TA	Transport Assessment
TBH SPA	Thames Basin Heath Special Protection Area
TPO	Tree Preservation Order

1.5 Glossary of Terms (Brief of general planning terminology): -

Affordable Housing: - Housing as defined as housing with a sale price or rent level which is substantially lower than the prevailing market price or rent. (Also refer to BFC's Planning Policy LP16).

Brownfield site or land: - Previously developed sites that were used for industrial or commercial purposes. (For a full description refer to the NPPF).

Countryside: - Areas outside of defined settlements.

Full Planning Permission: - A decision on a detailed proposal of how a site can be developed, subject to compliance with any planning conditions that are imposed.

Housing Land Supply: - Sites identified by an Authority to supply deliverable sites sufficient to achieve a minimum of 5 years' worth of housing against their housing requirement.

Housing Trajectory: - Information on sites with planning permission and sites accepted in principle.

Large Sites: - Sites of 1 hectare or more.

Listed Building: - A building of special architectural or historic interest considered to be of national importance and therefore worth deserving protection.

Medium Sites: - Sites of less than 1 hectare but with 5 or more dwellings.

Nursing/Care Homes: - Living accommodation with the availability for varying requirements for 24-hour medical care and support services. Although provision generally caters for elderly people there can be a like need for those under 65 years of age.

Outline Planning Permission: - The general principle of a particular kind of development on a site. Outline permission normally lasts three years but cannot be acted upon until further details have been approved under subsequent "reserved matters".

Retirement Home: - A group of dwellings (houses and /or flats) specifically designed to provide for elderly people to live in a community setting with potential care and support services on standby.

Section 106 Agreement: - A legally binding agreement entered into by a person/ organisation with an interest in a piece of land. It is generally used in mitigation for a particular impact that would arise from a development.

Settlements: - The existing built-up area of the Town.

Small Sites: - Sites of less than 1 hectare with under 5 dwellings (net).

Starter Homes: - A home that is smaller and less expensive than typical homes in the area and that first-time buyers should be able to afford.

Windfall Sites: - A site not specifically allocated in a development plan but becomes unexpectedly available during the lifetime of the plan.

2 Sandhurst Background, Profile and Statistics

2.1 Overview of the Town: -

2.1.1 The Town's Background and Profile: -

Sandhurst Town is located within the south-eastern corner of Berkshire; on its southern boundary it abuts the counties of Hampshire and Surrey. It is approximately 32 miles southwest of London and 5 miles south of Bracknell. The Town's southern boundary is formed by the Blackwater River.

Sandhurst is well known for the location of the Royal Military Academy, which was initially established in 1812/13. The Academy provides one of the major locations for the training of British Army officers.

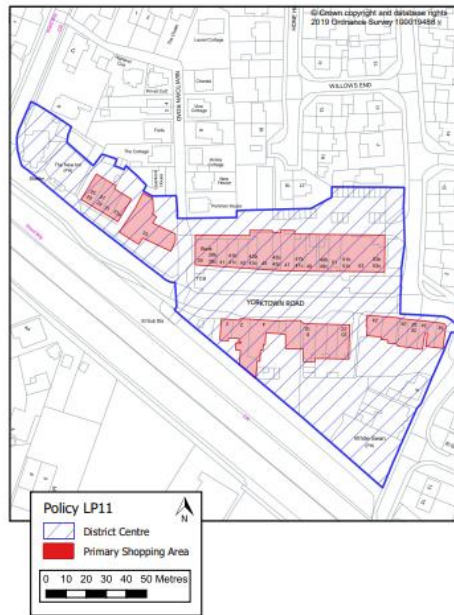
The railway line that runs through Sandhurst was introduced in 1849. The current line runs between Reading, via Wokingham, and Guildford, Redhill and Gatwick Airport. Sandhurst is served by a 'Halt' station.

Prior to World War 2 the area consisted of four separate villages, Little Sandhurst, Central Sandhurst, Owlsmoor and College Town. During the late 1950s and through to the 2000s the areas between the original villages were developed incorporating many large housing estates to create the large conglomerate town of today.

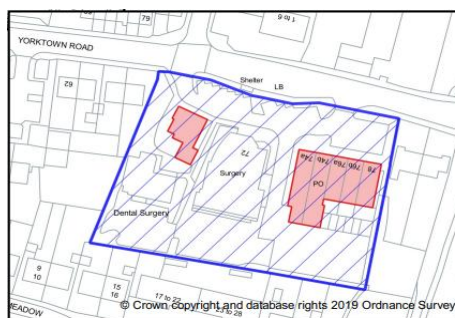
This coalescence of the four areas into a string development pattern means that there are now five designated centres (One district and four local centres) and one defined employment area. The 13ft 9inch of headroom railway bridge on the A321 through Sandhurst divides the town. The town has two High Streets.

During the 1990s large hypermarkets of Tesco and Marks and Spencer were opened in a site designated 'The Meadows' The Meadows being located on the southeast boundary of the town. These hypermarkets are two of the largest in the country. The Meadows complex also includes a large Next store.

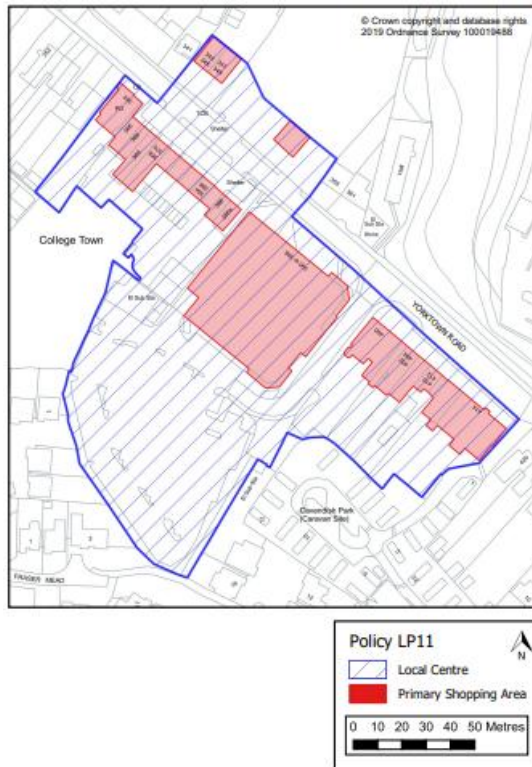
The main Sandhurst shopping and commercial centres involve six locations: - Central Sandhurst, Sandhurst east of Swan Lane, College Town, Owlsmoor, Mill Parade and The Meadows.



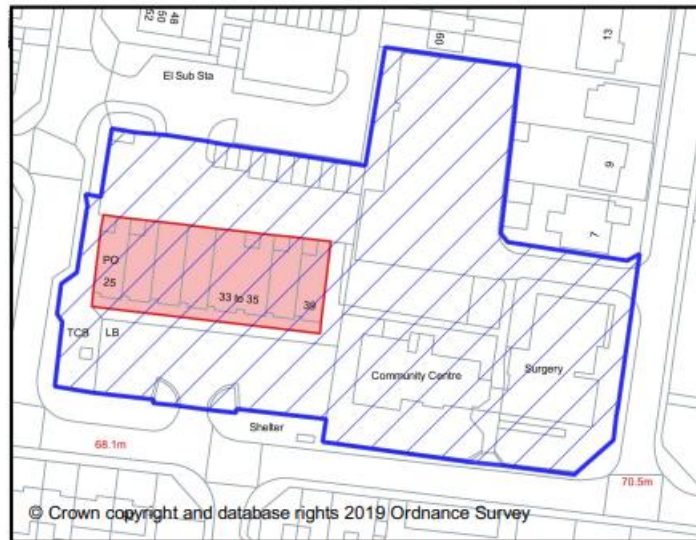
Central Sandhurst (The district centre). Map and photograph.



Sandhurst, east of Swan Lane. Map and photograph.



College Town. Map and photographs.



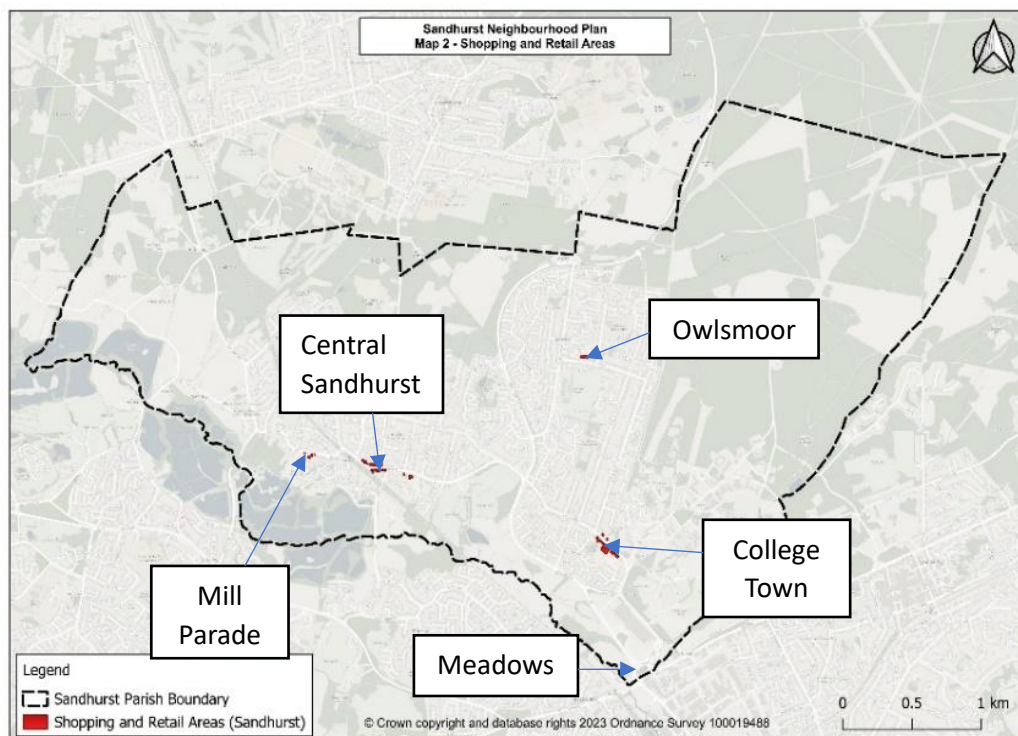
Owlsmoor. Map and photograph.





Mill Parade. Map and photograph.

The map below shows the location of the Sandhurst shopping centres.



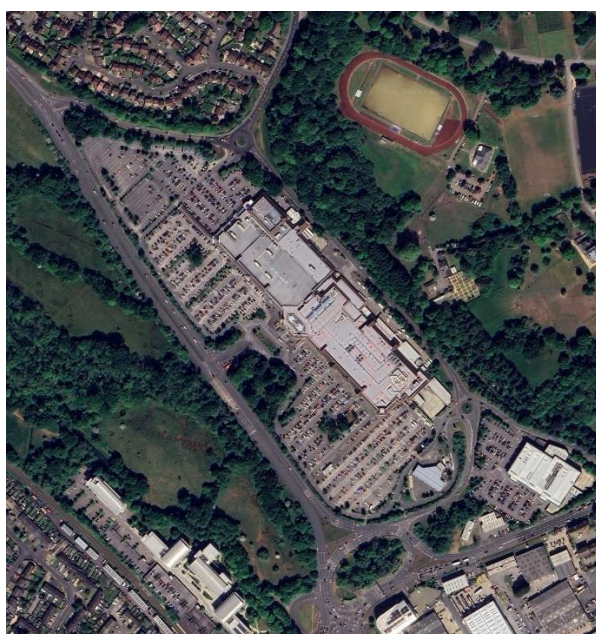
Each of the Sandhurst shopping and commercial centres, the Meadows apart, are generally of sixties and early seventies design and rely on customer parking via a frontage service road or lay-by. The service road and lay-bys being designed for 'traffic of their time' rather than current usage. The sixties and early seventies designed shopping centres also include a limited number of dispersed older and modern buildings. These centres, although functional

have limited architectural character. The service roads and lay-bys do, however, enable adjacent roads to be clear of parked vehicles.

The Meadows complex, including a Tesco and Marks and Spencer superstore are of more modern design and include adequate parking for store needs. The Meadows complex is adequately provided by easy visitor access via nearby roads including the A30, M3 and A321/A3095 (Crowthorne by-pass).



The photograph above shows the front entrance to the Meadows superstores.



The photograph above shows an aerial view of the Meadows superstore shopping complex. The green areas on the left-hand side of the photograph are Shepherd Meadows, the green area on the right-

hand side are part of the grounds to the Royal Military Academy. Blackwater Railway Station is located to the bottom left of the photograph, whilst dwellings to the east of College Town can be seen top left.

2.1.2 Sandhurst and the Surrounding Countryside: -

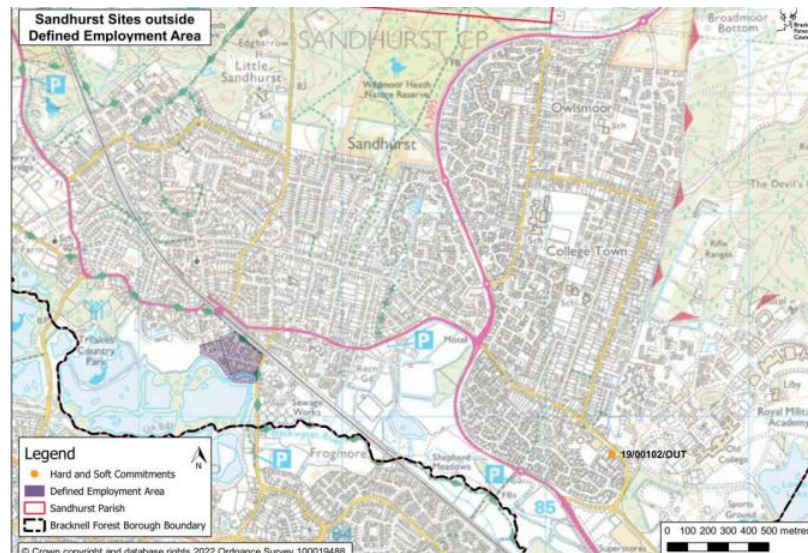
The Town is surrounded by some delightful countryside and open areas for the residents to enjoy. These include Shepherd Meadows Nature Reserve, Memorial Park/ Bottom Meadow, Tri-Lakes Country Park, Horseshoe Lake, Grove Lake Nature Reserve, Blackwater Valley countryside, Ambarrow Court, Crowthorne/Sandhurst Heathland Mosaic, Edgbarrow,/Wildmoor Heath Nature Reserves and Snaprails Park. These areas form the key elements of the local natural environment.

2.1.3 Business Areas: -

The main business area is located on the south side of the Town off Swan Lane within Vulcan Way and the Lakeside Business Park. The predominant businesses within Vulcan Way being involved with the auto trade. The area also includes light/commercial business and a Royal Mail delivery office. Many of the units have car parking space within their forecourts.

The Lakeside Business Park is occupied by office and light industrial units. These are quality modern units with adequate parking space.

With reference to the “Central and Eastern Berkshire Joint Minerals and Waste Plan” (adopted by BFC on 11th January 2023) the Vulcan Way Employment Area (including Lakeside Business Park) GU47 9OB is considered potentially suitable for Category 3 waste handling activities requiring enclosed industrial premises (small scale). The waste being classified as low risk.



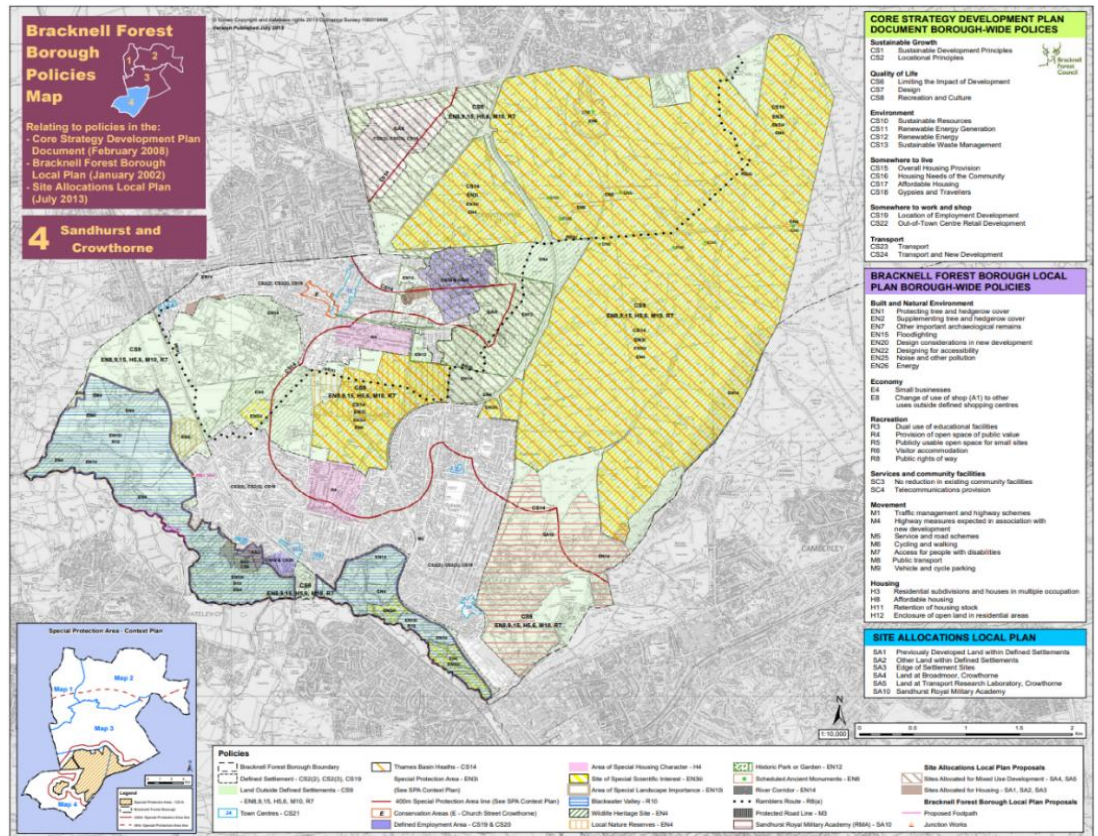
Map (above) showing the Defined Sandhurst Employment Area.

2.2 The Local Environment and Open Spaces: -

2.2.1 The Blackwater Valley/ Crowthorne/Sandhurst Heathland Mosaic.

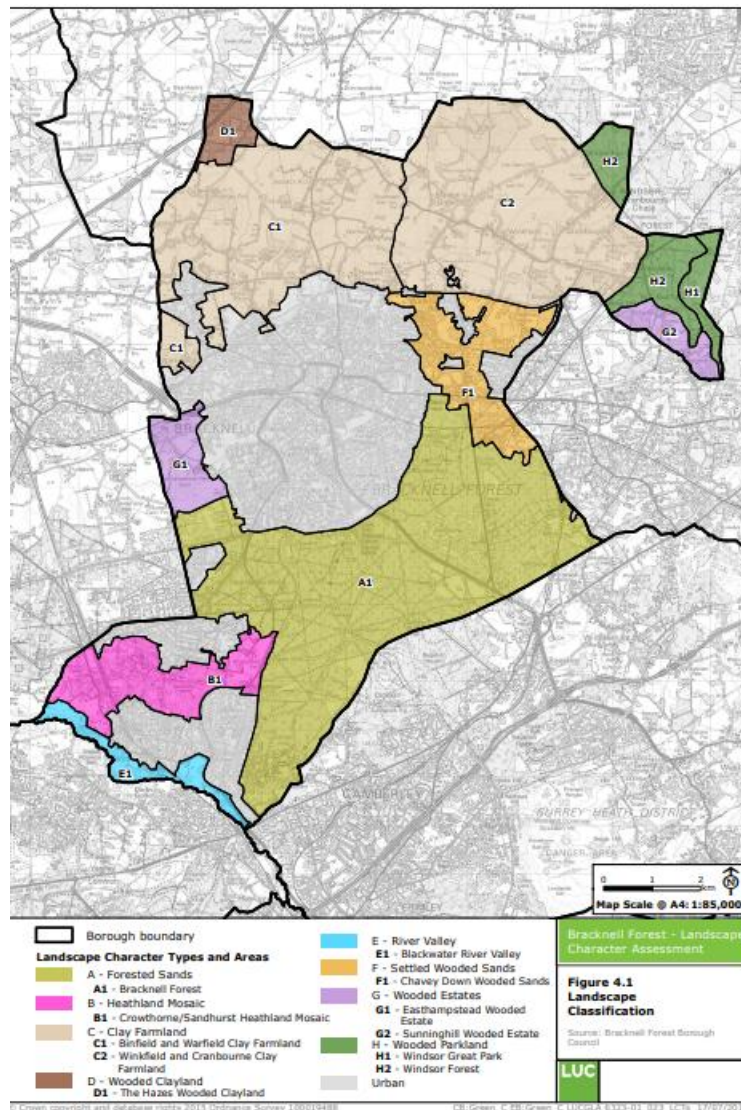
Previous and current Bracknell Forest Local Plans attached great importance in preserving and enhancing the area to the south of the Town designated as being within the Blackwater Valley. The designated area of the Valley being originally defined on Map 4 of the BFC Policies map for Sandhurst and Crowthorne, dated, July 2013: -

The July 2013 Map 4 (below) shows the area of the Blackwater Valley defined as EN10i as an “Area of Special Landscape importance”.



The July 2013 Map 4 update to be read in conjunction with the Bracknell Forest Local Plan of 2002 and the related superseded policy R10.

BFC carried out a further “Landscape Character Assessment” in 2015. The previous designation relating to an “Area of Special Landscape Importance” was split into two redefined areas, (E1) the Blackwater River Valley and (B1) the Crowthorne/Sandhurst Heathland Mosaic, refer to Figure 4.1 Landscape Clarification below: -



In respect of the current BFC Local Plan the definition of “Area of Special Landscape Importance” has been replaced by Policy LP37 “Landscape Character (outside of defined settlements)”.

These designated areas providing desired places of natural and undeveloped countryside, lakes, and river for residents to enjoy sports, walking/ rambling, equestrian, water sports, children’s activities, and nature trails. The area also provides a key natural separation between the settlements of Sandhurst and Yateley/Blackwater/Crowthorne. The BFC Landscape Assessment makes detail reference to the areas of heathland and woodland having a particularly strong sense of place, scenic beauty and being important habitats.

It should be additionally noted that the benefits of the area are also enjoyed by numerous residents from the many nearby areas outside of the Sandhurst boundary.

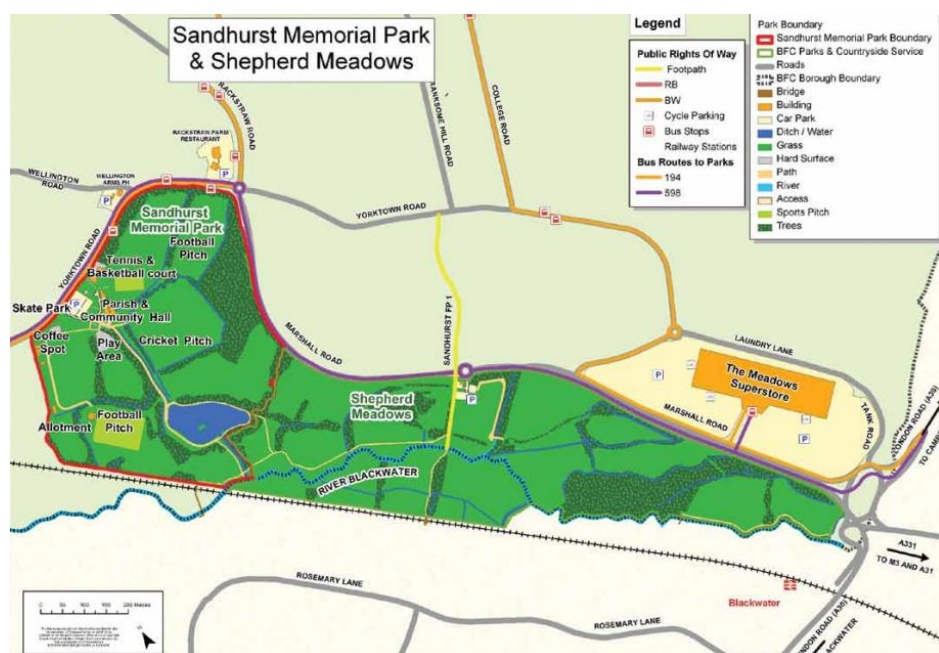
The importance of this area to be retained as undeveloped countryside was fully recognised in previous and indeed the current BFC Local Plan.

The former “Area of Special Landscape Importance” together with the subsequent enlarged “Landscape Character” areas incorporate the following: -

2.2.2 Shepherd Meadows, Memorial Park, and Bottom Meadow (Yorktown Road, Sandhurst, GU47 9BJ): -

These neighbouring sites are located to the south and southeast of the Town. Shepherd Meadows consists of 40 hectares of wet meadows and woodland and has an important role to play in nature conservation. Shepherd Meadows is part of the Blackwater Valley, site of scientific interest. Shepherd Meadows was initially used by the Military Academy as an Army training ground. During the development of College Town in the late 1980s the site was acquired by Bracknell Forest Council to provide an open countryside space and nature reserve for residents to enjoy.

Memorial Park and Bottom Meadow (28 hectares) are located to the south of the Town and provide one of the main recreation grounds in Sandhurst. An initial element of Memorial Park was purchased by Sandhurst Parish Council in 1949. Over the years the area of Memorial Park has been enlarged by Bracknell Forest Council. It now provides the centre for many sports and recreation activities. These include, a football ground, football and cricket pitches, tennis courts, skate park, children’s play area, toilets, coffee shop and allotments. It additionally is used for carnivals and firework displays. Memorial Park has areas designated for parking. These have been increased in recent years. Sandhurst Town Council’s offices and Community Hall are located on the Yorktown Road edge of the park.



The Map above shows the plan of Shepherd Meadows and Memorial Park. It should be noted that Shepherd Meadows is part of the Thames Basin Heaths Special Protection Area (SPA) Mitigation Works.



Memorial Park Allotments.



Bottom Meadow all weather football pitch.



Blackwater River running through Shepherd Meadows.

2.2.3 Tri-Lakes Country Park (Yateley Road, GU47 8JQ), Horseshoe Lake (Mill Lane GU47 8JW), Grove Lake (Lower Sandhurst Road RG40 3TF) and Blackwater Valley countryside: -

Post World War 2 areas adjacent to the Blackwater River that formed the Blackwater Valley were subject to extensive gravel extraction. Much of the old gravel workings have now been transformed into undeveloped areas to establish nature reserves together with lakes set in a rural backdrop of

countryside and woodland. Tri-Lakes Activity Park and Horseshoe Lake have evolved from the old gravel workings. Bracknell Forest Council taking possession of the land following the completion of the gravel extraction.

This part of the Blackwater Valley now provides a visitor attraction for many leisure activities all of which are primarily used for Sandhurst residents' and indeed by the residents of many other nearby Authorities, for their wellbeing and enjoyment. The area additionally acts as a valuable habitat for wildlife and wildfowl.

The possibility of enhancing the old gravel workings into a beautiful green space for all to enjoy was recognised in the 1970s by Berkshire, Surrey, and Hampshire County Councils. The combined Councils produced a Strategy Document "The Blackwater Valley Landscape", it was published in 1976. The aim of the Strategy was to instigate the major landscaping and restoration of the old workings. The Strategy included proposals for the development of planning policies to prevent urban centres coalescing. Good progress was made following the initial publication of the Landscape document.

During the 1980s the three County Councils were joined by Town and District Authorities to form the Blackwater Valley Project with the intention of providing a continuous green space, optimise leisure use and improve the Valley by enhancing habitats for wildlife and wildfowl.

During the 1990s the Authorities renamed the joint management of the Valley as the Blackwater Valley Recreation and Countryside Service. This ensured that the restoration of the Valley was able to progress.

In 2002 the name of the management body was changed to the Blackwater Valley Countryside Partnership (BVCP). The Partnership comprised 13 County, Borough, Town, and Parish Councils and 6 Authorities, all of which bordered the Valley. Sandhurst Town Council were one of the Partnership Councils. Bracknell Forest Council, along with Natural England and the Environment Agency were Authority members.

The BVCP produced a Planning Strategy document in 2002. The intention of the Planning Strategy document was for the 13 Partners and Borough Council Authorities to incorporate the intentions of the Planning Strategies, as applicable, into their Local Plan policies.

To comply with the "Strategy" intentions of the BVCP, Bracknell Forest within subsequent 2002 Local Plan designated the Blackwater Valley within their boundary as an "Area of Special Landscape Importance" (ref. Policy EN 10 relating to the former Bracknell Forest Local Plan 2002). The Policy noted *"Planning permission will not be granted for development which would harm the open, rural or undeveloped character of the Special Landscape Qualities or the function of the following areas: - The Blackwater Valley"*.

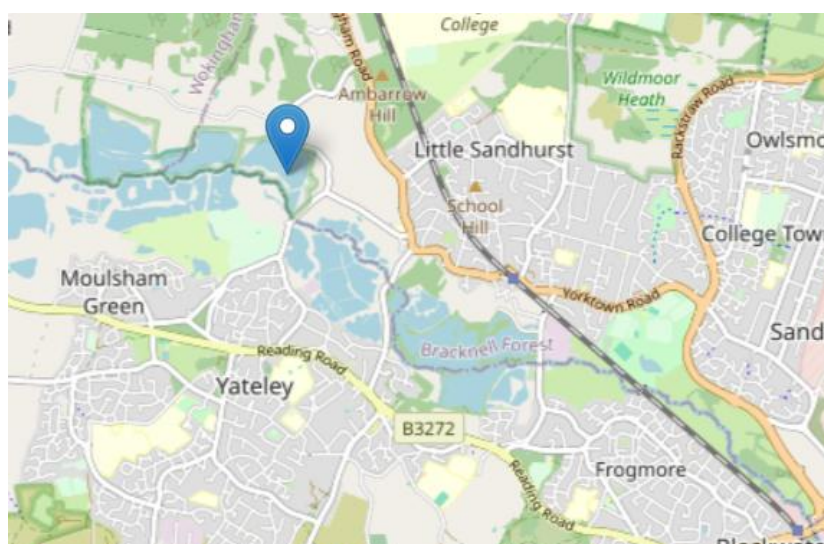
The area relating to the Blackwater Valley was subsequently defined on BFC's Map 4 (Sandhurst and Crowthorne) dated July 2013.

According to a BFC survey of Horseshoe Lake carried out in 2020 it was estimated that the Lake had in excess of 30,000 visitors per year. The visitors were assessed as travelling to the Lake by car (69%), walking (26%) and cycling (5%). To cater for additional visitor's car parking, facilities were increased in 2023. The 2020 BFC report reiterated the importance of the BFC planning policy which seeks to safeguard the special landscape character of the area, all as defined within section 2.2 above. More recent data would indicate that visitors to Horseshoe Lake and the nearby Grove Lake have been increasing by circa 5% per annum.

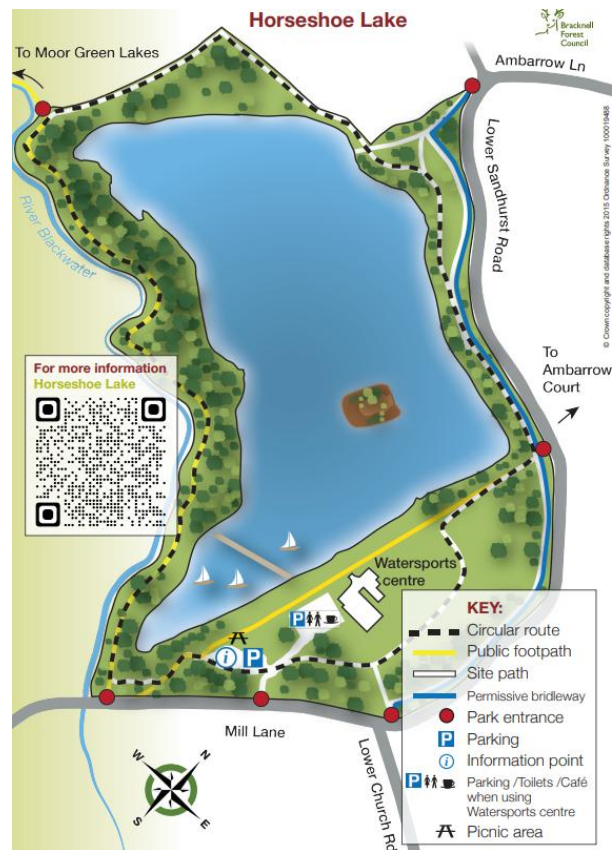
Horseshoe Lake provides for water sports including dinghy sailing, windsurfing and canoeing.

Maintenance of many areas open to the public within the Blackwater Valley utilise local volunteers.

Tri-Lakes incorporates an animal park, fishing lakes and indoor children's adventure playground. It is served with current large areas for car parking. It is visited by both Sandhurst residents and indeed by residents from many surrounding areas.



The Map above shows the Sandhurst Lakes, Horseshoe Lake is identified by the blue marker. Tri-Lakes is the combination of eastern lakes on the map. Grove Lake is located immediately west of Horseshoe Lake.

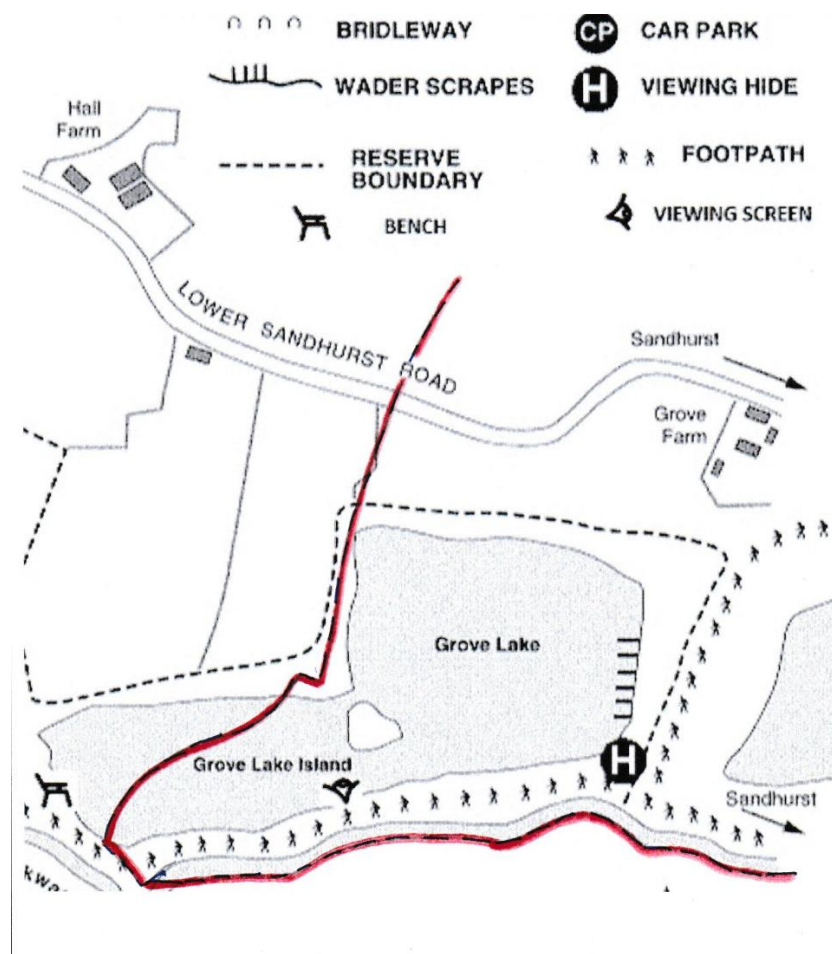


The above map shows 1.2m circular lakeside walk round Horseshoe Lake. The footpaths shown above also link up to longer paths to Aldershot to the east and Swallowfield to the west. There are also public footpaths, via farmland, to Ambarrow Court and Finchampstead Ridges.



Horseshoe Lake

Grove Lake Nature Reserve: -



The map above includes Grove Lake nature reserve. The red line represents the Sandhurst Town Council boundary. The western end of Horseshoe Lake can be seen on the righthand side of the map.

Other Areas of Key Open Space include: -

2.2.4 Ambarrow Court (Wokingham Road GU47 8JD): -

Ambarrow Court comprises of 8.7 hectares of local nature reserve. Much of the site was once part of the grounds of a Victorian country estate. Since 1986 the site has been owned and managed by Bracknell Forest Council. In 2002 it was formally declared a nature reserve. Ambarrow Court is open to the public and has car parking facilities. The site contains ancient woodland, marshes, and ponds. It has a notable bluebell wood. Ambarrow Court also includes a permanent orienteering course.



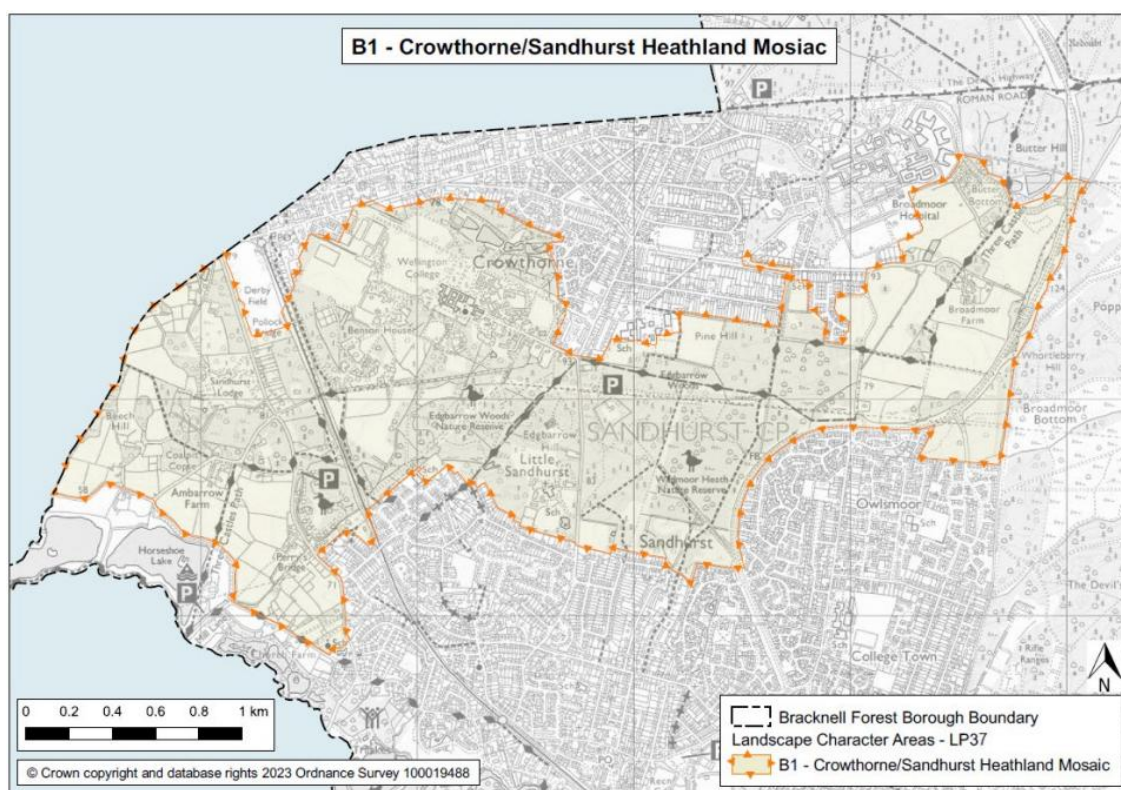
The map above shows Ambarrow Court.

2.2.5 Crowthorne/ Sandhurst Heathland Mosaic and the Edgbarrow/ Wildmoor Heath Nature Reserves: -

Heathland incorporating both the Crowthorne/Sandhurst Heathland Mosaic and the Edgbarrow/Wildmoor Heath Nature Reserve skirt the western and northern boundaries of Sandhurst.

The Crowthorne/Sandhurst Heathland Mosaic runs from north of Horseshoe Lake and envelops the western and part northern boundaries of Sandhurst. The Edgbarrow/Wildmoor Heath Nature reserve skirts the northern boundary of Sandhurst. The dividing line between the two heathlands being the Crowthorne/Sandhurst Road.

The Crowthorne/Sandhurst Heathland Mosaic includes woodland interspersed with open heathland.



The Crowthorne/Sandhurst Heathland Mosaic.

The Edgbarrow/Wildmoor Heath element of the heathland is formed of a 99-hectare nature reserve. The site contains a lowland heath that provides a habitat for wildlife and wildfowl. The site is jointly owned by Bracknell Forest Council and the Berkshire, Buckinghamshire, and Oxford Wildlife Trust. Public access to the heath is provided via a public car park accessed from the Sandhurst to Crowthorne Road. The site is part of the Thames Valley Basin Heath Protection Area and is a site of Special Scientific Interest.

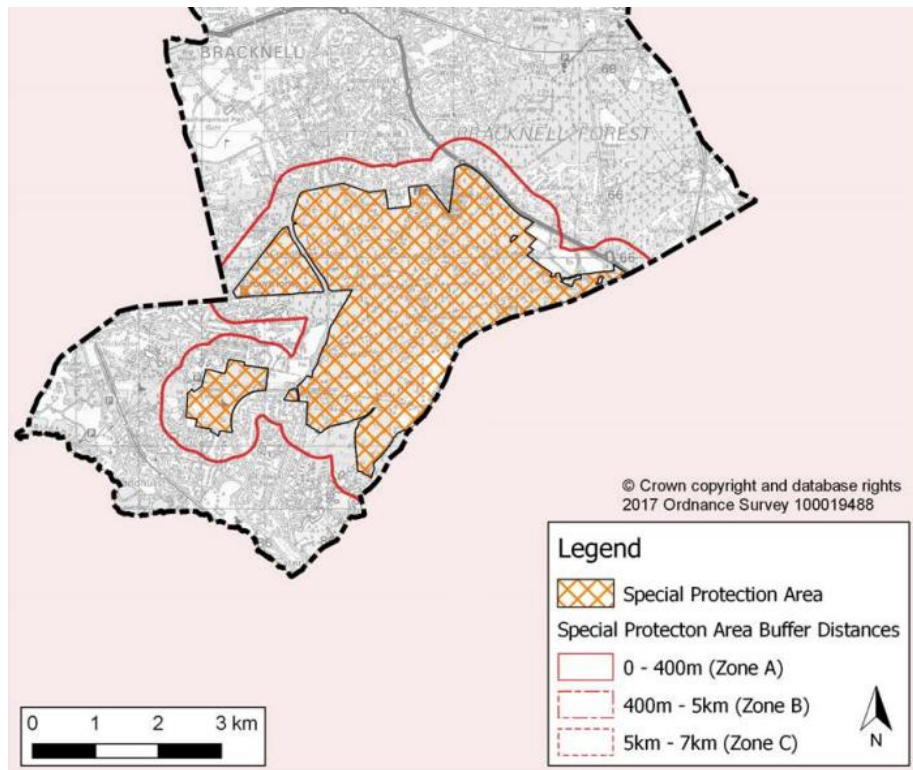
2.2.6 Snaprails Park (Sandhurst, GU47 9BH): -



The above map shows Snaprails Park.

The Park is located west of Owlsmoor and occupies 3.5 hectares. The site was initially part of the gardens of a Victorian Estate. As a consequence of the extensive nearby housing developments that took place in the 1980s the Park was transferred to Bracknell Forest Council and was opened to the public in 1985. It contains grassy areas, some woodland, pond, stream, and a children's play area. It also includes a through cycleway.

2.2.7: - Thames Basin Heath Special Protection Area Mitigation



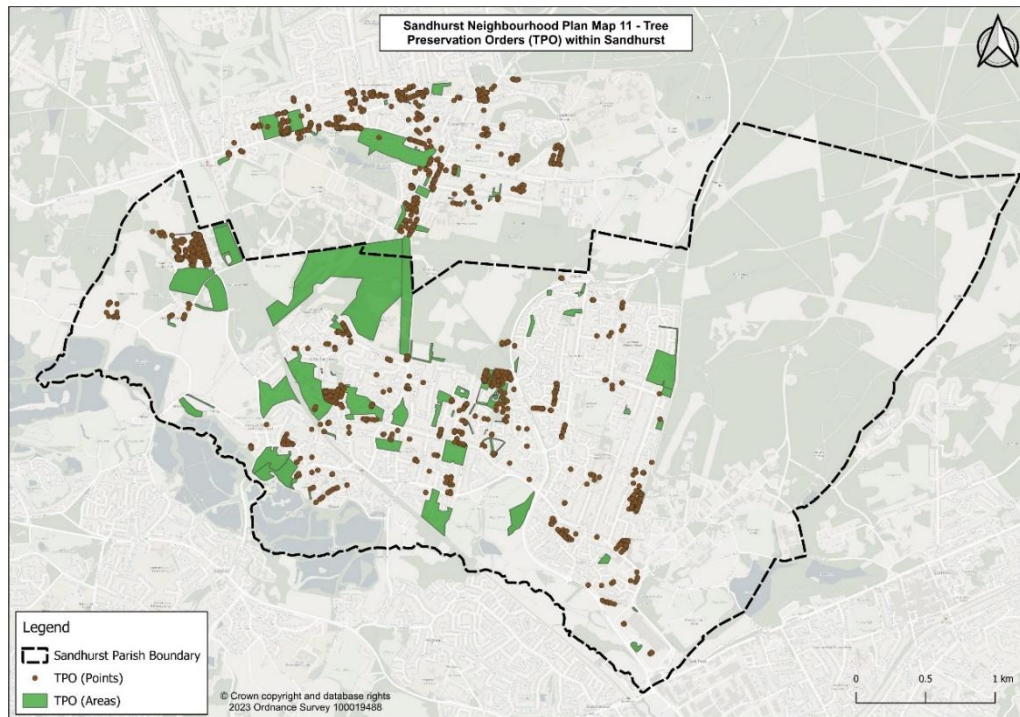
The map above shows the Thames Basin Heaths Special Protection Area and related buffer Zones. Zone A buffer zones (within a straight-line distance of 400m of the TBH SPA) and the Zone B buffer zones (within a 400m to 5km straight line distance of the TBH SPA).

BFC recognise the importance of the TBH SPA as the area is protected by UK legislation (refer to BFC's 2024 Local Plan. Policy LP32). Elements of the TBH SPA are located in Sandhurst within land comprising Edgbarrow/Wildmoor Heath. It would be the intention of the Sandhurst Neighbourhood Plan to reflect and encourage the intentions of the TBH SPA. BFLP Policy LP32 seeks to ensure that there are no likely significant effects on the TBH SPA. One of the key issues is the effect of human activity on internationally important rare birds of the TBH SPA. These include Woodlark, Nightjar and the Dartford Warbler. Further information regarding the TBH SPA and related planning matters can be found within the BFC publication 'Thames Basin Heaths Special Protection Area Supplementary Planning Document' dated April 2025.

In order to attract people away from the TBH SPA areas Suitable Alternative Natural Green Spaces (SANG) are designated. The SANG areas providing alternative recreational land to attract visitors.

2.2.8 Trees in Sandhurst with Tree Preservation Orders (TPOs): -

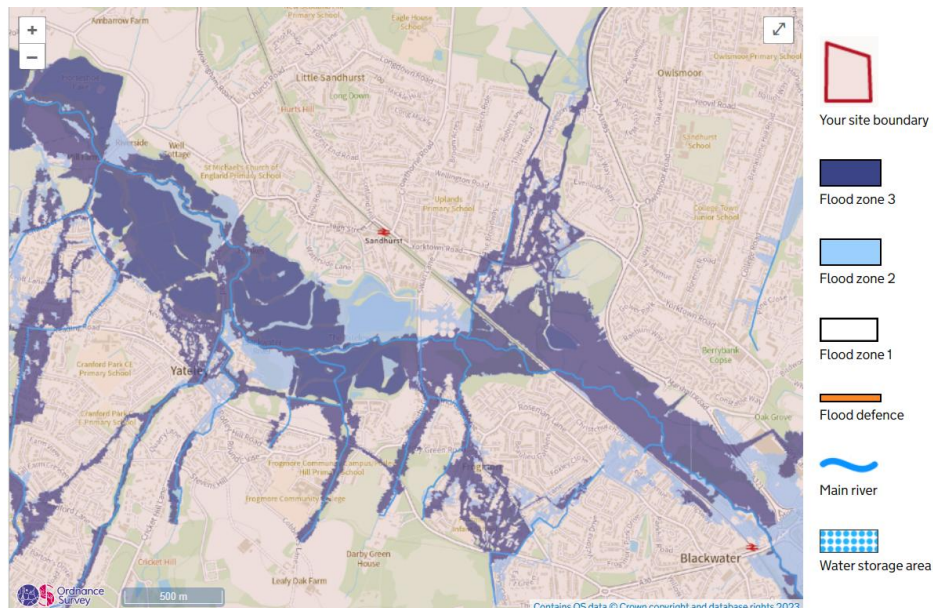
The map above illustrates the trees within Sandhurst that are subject to Preservation Orders (TPOs)



Key features that the trees contribute enhancing the Sandhurst landscape and street scene: -

- i) The grouping of “area” and individual tree TPO’s in Little Sandhurst contribute to providing a pleasant and picturesque elevated backdrop to that part of the Town.
- ii) Both area and individual TPO trees in Sandhurst (central) , Owlsmoor and College Town additionally form the basis of a pleasant urban setting.
- iii) TPO trees contained within areas outside of the settlement of Sandhurst greatly contribute to the countryside landscape.

2.2.9: - Flood Plain: -



The map above shows the flood plain information as at January 2024.

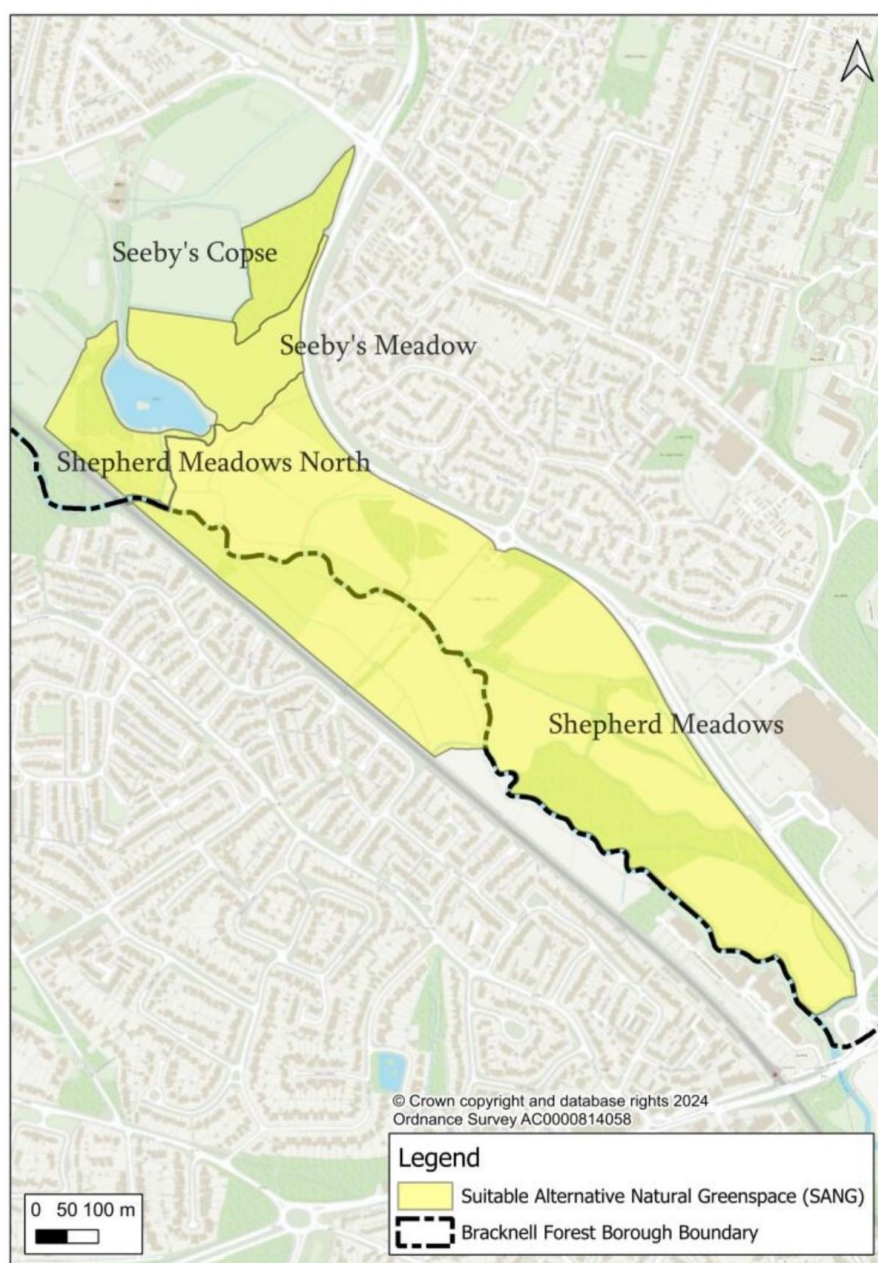
The Government flood plain information (as of January 2024) relating to Sandhurst is shown above. It should be noted that much of the areas near the River Blackwater are classified as being Flood Zone 3 category (best estimate, without flood defences, of 1 in 100 or greater chance of flooding each year). Similar flood risk classification also applies to local areas east of Thibet Road and The Broadway. The Flood Zone 2 areas have a reduced flooding risk (less than 1% chance per year). A flood being identified where land not normally covered by water becomes covered by water. With the defined Flood Zone this includes water arising from heavy rainfall, groundwater and riverbanks being breached. It does not include water arising from sewerage systems, unless wholly or partly caused by an increase of rainwater entering the system and burst water mains.

BFC instigated a Local Flood Risk Management Strategy (2017-2020). The Sandhurst Neighbourhood Plan would intend to comply with the Management Strategy.

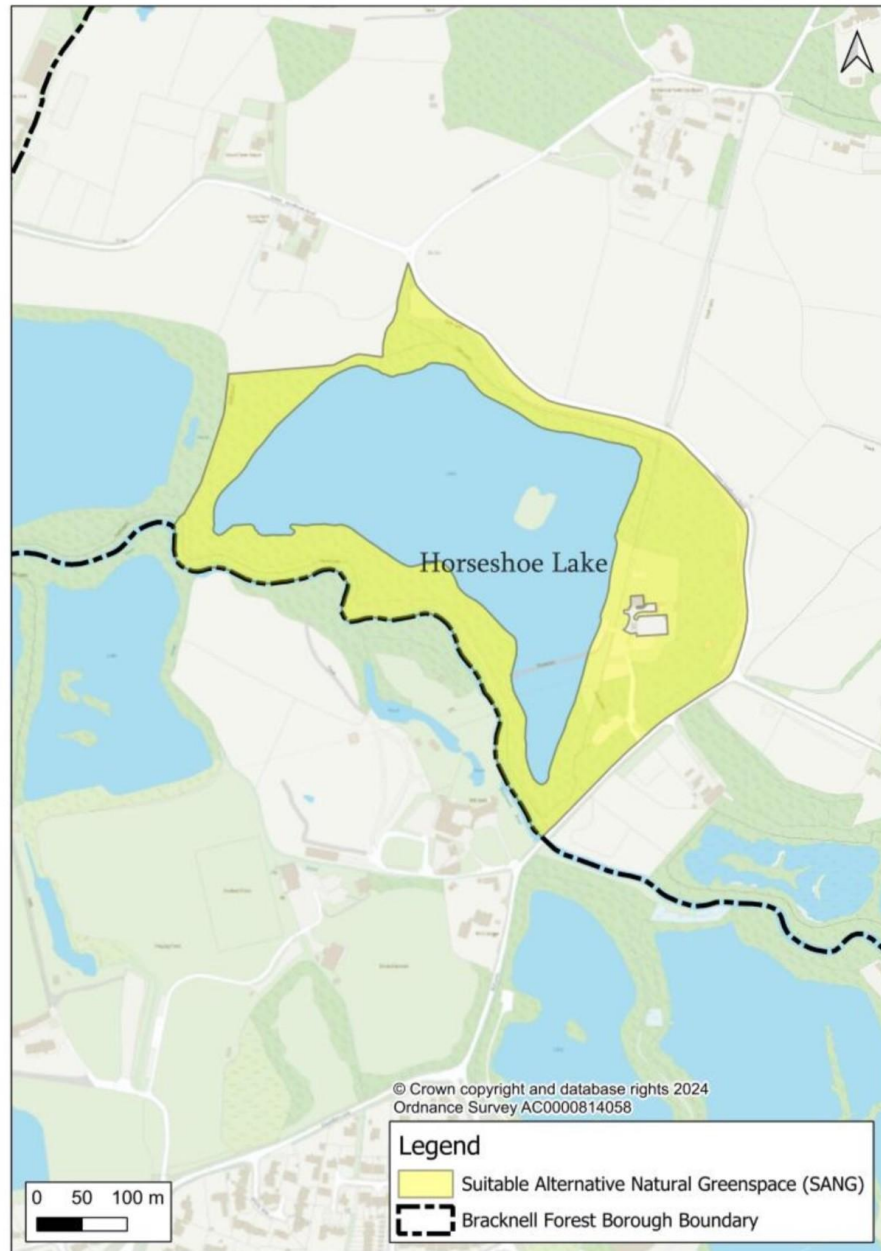
BFC also produced a Strategic Flood Risk Assessment (SFRA) of 2018. It records that the only recent flooding in Sandhurst occurred in Goughs Meadow and St Johns Road in central Sandhurst in April 2000. It is noted as being caused by surface water flooding during an intense storm. This is likely to have been caused by the inability of the stormwater drainage system, in severe weather conditions, to cope with the rainfall. There are also isolated occasions recorded in November 2000 and 2006 caused by excess surface water. There are no recent reports of flooding in residential areas associated with the River Blackwater overflowing its banks.

2.2.10 Sandhurst SANG areas: -

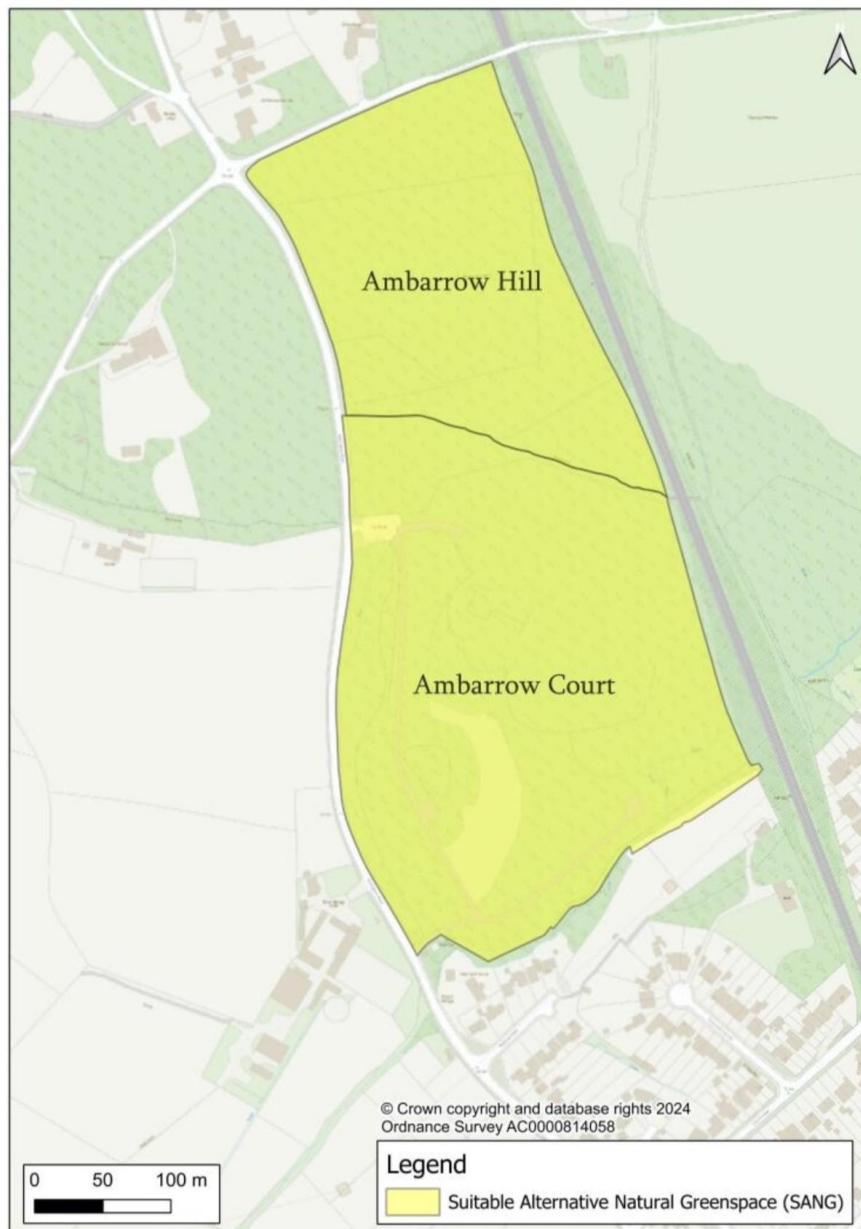
Shepherd Meadows and a part of Memorial Park, Horseshoe Lake and Ambarrow Court/Hill have been designated as a Suitable Alternative Natural Greenspace (SANG) area. This designation being created as a natural environment for residents to enjoy circular walking that is away from the Thames Basin Heath Special Protection Area.



The Map above shows the area, in yellow, of Shepherd Meadows and an element of Memorial Park that have a SANG designation. The BFC boundary is shown as the black hatched line.



The map above shows, in yellow, the areas within the Horseshoe Lake area that has SANG designation. The BFC boundary is shown by the black Hatched line.



The map above, in yellow, shows the SANG designated area relating to Ambarrow Hill/Court.

2.3 Heritage: -

The NPPF listed building conservation considerations would be encouraged both for the enjoyment of the historic environment and their contribution to future generations. Assets carrying a grade II* listing would be considered exceptional.

The following buildings have been identified within Sandhurst as being Grade II* Listed, Grade II Listed or Locally Listed: -

2.3.1 Grade II* Listed Buildings: -

Church of St Michael, Lower Church Road, Sandhurst GU47 8HN.

Old College with Attached Lamps, Royal Military Academy, Sandhurst.

The Grade II* listed building are clearly cherished buildings of high historical and architectural merit and will be attributed the highest protection, this including their surroundings which contribute to their value.

The present St Michael and All Angels Church dates from 1853 and replaced churches that have existed on the site since 1220. The current church was designed by the well-respected Victorian architect G. E. Street. Key to the grading of the Church is its semi-rural setting and tall spire that can be seen from distance from the surrounding countryside.

The Royal Military Academy contains numerous listed buildings. The buildings of merit having been constructed between the first quarter of the eighteen hundreds through to the early nineteen hundreds. It could be said that the list of grouping of related buildings of both historical and architectural merit are unique and warrant the support of the highest protection. Albeit that vision of the buildings is restricted for army security reasons the Academy's full architectural features can only be enjoyed by general visitors during open days.

2.3.2 Grade II Listed Buildings: -

Those related to the Royal Military Academy: -

Various buildings including Government House, Gymnasium, Lake House, Lampholder, Library, Monument, New Building, Oak Grove House, Kurnol Mortar, Royal Memorial Chapel and College Farm, (stable and store).

Other Grade II listed buildings in Sandhurst: -

109 and 110 High Street, Little Sandhurst

Ancient Well, Scotland Hill, Sandhurst

Barn at Grove Farm, Lower Sandhurst Road, Sandhurst

Dawn Cottage, Scotland Hill, Sandhurst

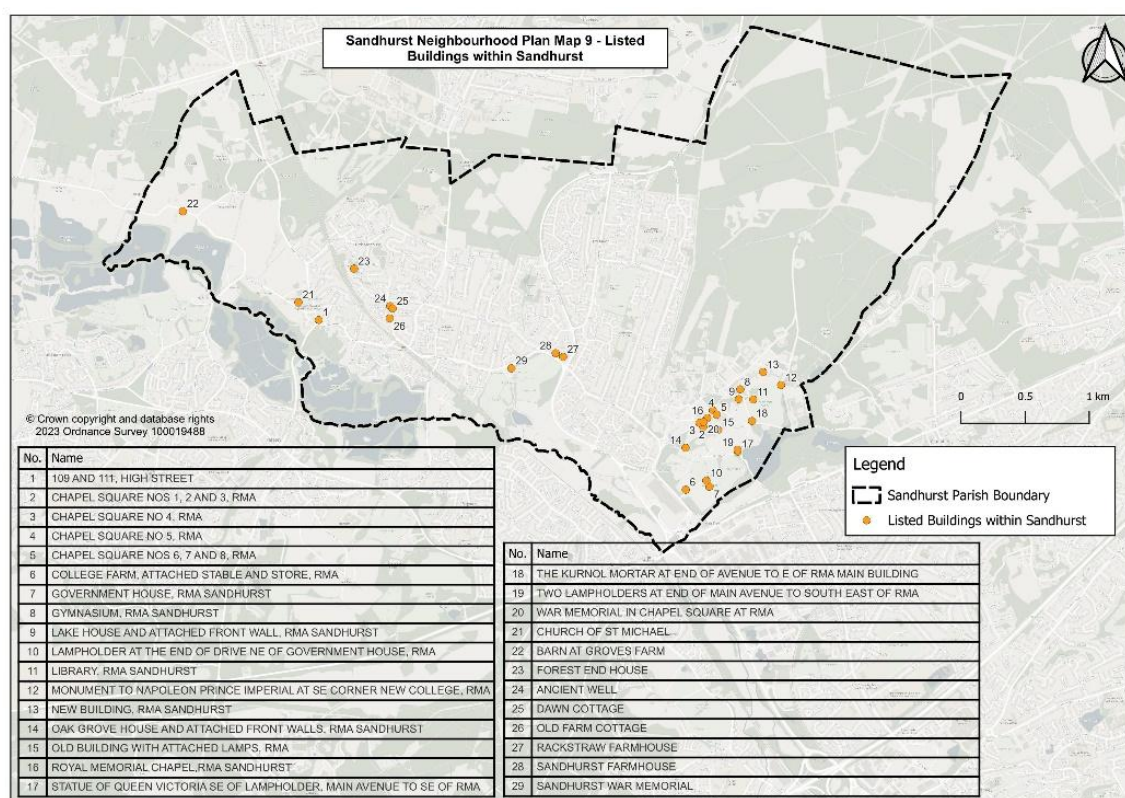
Forest End House, Forest End, Sandhurst

Old Farm Cottage, Crofters Close, Sandhurst

Rackstraw Farmhouse, Yorktown Road, Sandhurst

Sandhurst War Memorial, Yorktown Road, Sandhurst

Outside of the Royal Military Academy's buildings the listed Sandhurst buildings are spread at various locations within the Town.



The Map above illustrates the location of the Listed Buildings within Sandhurst.

2.3.3 Locally Listed Buildings: -

These are buildings taken from the Bracknell Local List. Whilst not formally listed, they are considered by the Council as of local importance for reasons of their architectural, historical, social, and environmental significance: -

Liberta House, Scotland Hill Sandhurst GU47 8JR

College Town Infants School, Branksome Hill Rd, Sandhurst GU47 0QF

Caves Farmhouse, 33-35 High Street, Sandhurst GU47 8EB

Eagle House School, Crowthorne Road, Sandhurst GU47 8PH

1-8 Laurel Terrace, High Street, Little Sandhurst GU47 8 LY

1 Longdown Road, Sandhurst GU47 8QG

Poppy House, 12 Wellington Road, Sandhurst GU47 9AN

55 Mickle Hill, Sandhurst GU47 8QU

Rivermead House, 2-4 Lower Church Road, Sandhurst GU47 8HN

Rose and Crown, 108 High Street, Sandhurst GU47 8 HA

Rose Cottage, 122 High Street, Sandhurst GU47 8HA

Sandhurst Baptist Chapel, 108 Yorktown Road, Sandhurst GU47 9BH

Sandhurst Lodge, Wokingham Road, Crowthorne RG45 7QD

Sandhurst Lodge Farm, Ambarrow Lane, Little Sandhurst GU47 8JF

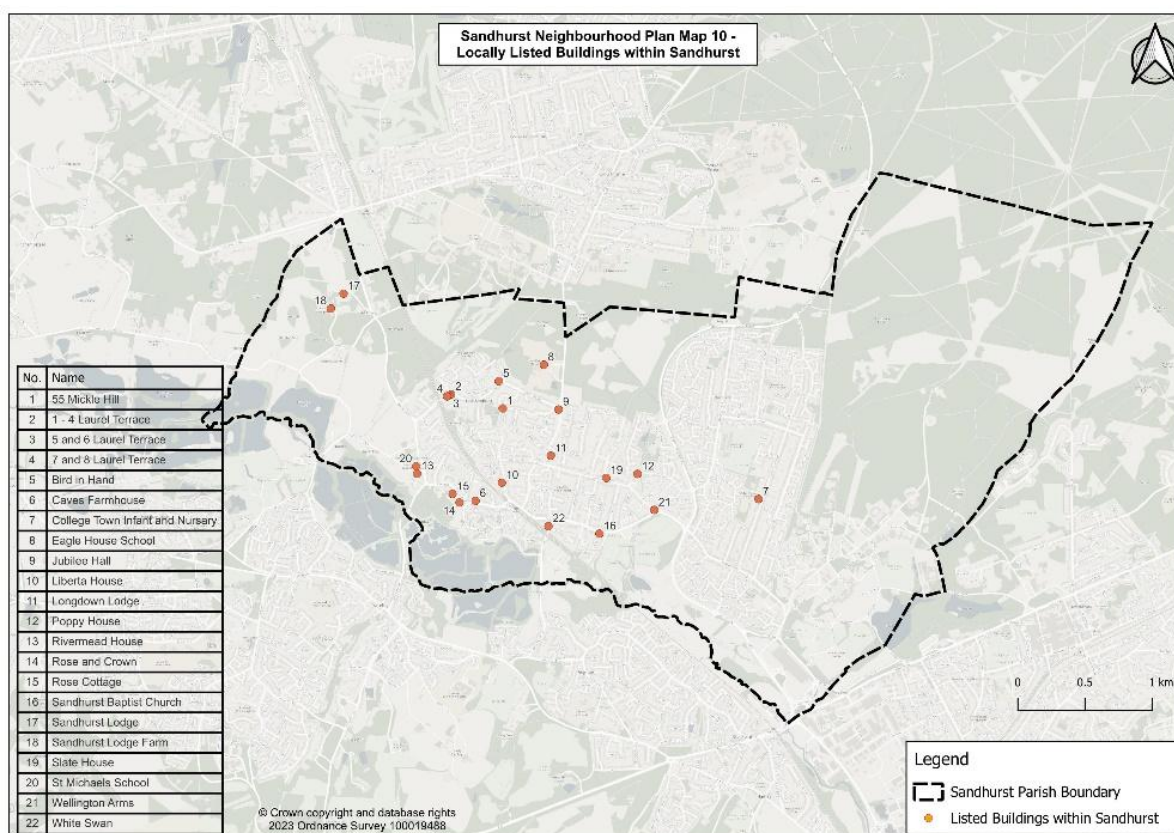
St Michael's School, Lower Church Road, Sandhurst GU47 8HN

Slate House, 26 Wellington Road, Sandhurst GU47 9AN

The Bird in Hand (public house), High Street, Little Sandhurst GU47 8LQ.

The Wellington Arms (public house), Yorktown Road, Sandhurst GU47 9BN.

The White Swan (public house), 10 Swan Lane, Sandhurst GU47 9BU.



The above map illustrates the Locally Listed buildings within Sandhurst.

Additionally, the Rose and Crown public house (122 Hight Street, Sandhurst GU47 8HA) is designated as an “Asset of Community Value” (ACV) for reasons of the property as a public house being beneficial to the social wellbeing and interest of the local community.

Other Sandhurst Public Houses together with Sandhurst Social Club also provide a key role within the community offering benefits of building social relationships, combatting loneliness, and therefore could be considered to be worthy of protection.

Sandhurst Social Club was opened shortly after the end of World War 1 as a local Working Men’s Club. To this day it continues to function as a key social centre.

The Locally Listed Buildings and other buildings of social value are scattered over various locations within the Town.

2.4 Sandhurst Town Statistics

2.4.1 i) Population: -

The 2021 census reveals that the population of Sandhurst is slightly in excess of 22,000. However, this figure includes a sizable number of short-term residents associated with the Royal Military Academy and Local Boarding Schools. This would indicate that the longer-term Sandhurst residents would be slightly under 21,000.

ii) Housing Make Up: -

The current number of dwellings in Sandhurst is circa 8,000. Of these approximately 527 are recorded as Social Housing.

With reference to the Office of National Statistics it would appear that circa 80% of dwellings in Sandhurst are owned, 30% owned outright and 50% with a mortgage or loan.

Based on a BFC detailed survey carried out in November 2015 the split of Sandhurst housing was formed of the following percentage Council Tax Bands: -

Band A 2%, Band B 6%, Band C 27%, Band D 23%, Band E 24%, Band F 13%, Band G 4% and Band H less than 1%.

Circa 89% are individual dwellings (bungalows and two storey houses), with approximately 10% flats. Less than 1% of dwellings being mobile or caravans.

iii) Car Ownership: -

It would appear that dwellings in Sandhurst own or use approximately 13,000 cars and vans. Less than 10% of properties having no vehicles, one car ownership occurred in circa 36% of dwellings, two car ownership over 40%, 3 car ownership over 10% and four or more cars the remainder. It is likely that with the passing of time increases in car ownership will occur.

iv) Economic Activity: -

The unemployed, with reference to the Office of National Statistics is noted as circa 2.5% of the population. This is lower than the average for Bracknell Borough and well below the national average. Long term sick or disabled equated to 1.4% of the Sandhurst population. Again, this is lower than much of the UK.

v) Travel to Work: -

The 2021 census notes that approximately 50% travel by car, 28% work from home, 6% walk to work. Only 2% use trains or buses to travel to work. Cycles, motorcycles, taxis and other transport forms make up the remainder.

vi) Age Structure: -

Slightly under 18% of the Sandhurst population are over 65 years of age. The median age of the population being between 38 and 39. The population is very near equal between male and females.

The percentage of over 65-year-olds in Sandhurst is marginally lower than the UK Average of 18.6%.

2.4.2 Housing Land Supply Sites included within the Bracknell Forest 2024 Local Plan: -

The BFC Local Plan has allocated many locations for housing developments within the Borough as large (sites of more than 1 hectare) and medium sites (sites of less than 1 hectare with 5 or more dwellings), to cover the period to 2037. These sites achieve, with a buffer, the assessed housing needs of the Borough.

The BFC Local Plan does not include the provision of any large or medium (non-brownfield) housing sites within Sandhurst. However, there are

significant nearby allocations that have been recognised within the Local Plan and these may contribute to local housing needs. These include: -

- i) Derby Field in Crowthorne, which abuts the Sandhurst boundary, is included within the BFC 2024 Local Plan for development. This site is intended to include the provision of approximately 220 dwellings of which 35% are intended to be affordable homes.
- ii) Buckler's Park in Crowthorne, this development is fully underway and will continue to be developed within the coming years. The total dwellings intended for the site is over 1000. The site was opened in 2018 and housing completions are expected to be completed at a rate of circa 100 to 150 per annum. Buckler's Park also includes 80 specialist bedspaces (44 equivalent dwellings)
- iii) Broadmoor, Crowthorne, 210 dwellings.
- iv) Beaufort Park, Nine Mile Ride, 230 dwellings, including 35% affordable.

Medium sites nearby to Sandhurst, identified within the BFC Local Plan include:

- v) Dukes Ride, Crowthorne, 16 dwellings.

In addition to the Housing Land Supply sites allocated within the Borough there are further designated sites within the boundaries of a number of nearby Authorities. The exception being Yateley, which like Sandhurst, has no large development sites.

Nearby in Finchampstead, to the west of Grove Lake, 2025 planning permission was granted for the construction of 38 dwellings. Other nearby recent planning permissions include the construction of a 60-bed care home in Wokingham Road, Crowthorne.

2.4.3 Housing for Older People (currently within Sandhurst and the surrounding area): -

Related specialist housing can be categorised as: -

Retirement Homes: - A residence specifically designed for older people, may have some limited care assistance. These generally have a planning definition category of C3, a residential dwelling. The C3 definition applicable when limited care assistance may be provided.

Nursing Homes: - A residential facility that offers a higher level of care for those unable to care for themselves. Has a planning category definition of C2.

a) Retirement Homes: -

Sandhurst retirement homes include: -

Wyatt Court, GU47 0NU. 32 one- and two-bedroom flats.

McKernan Court, GU47 8HH. 55 one- and two-bedroom flats.

Swan House, GU47 9BZ. 17 one- and two-bedroom flats.

Fleur de Lis, GU47 0PX. 42 one- and two-bedroom flats.

Warner Court, GU47 0PH. 34 one- and two-bedroom flats.

Broadway House, GU47 9BX. 30 number studio, one- and two-bedroom flats.

Nearby retirement homes in Yateley include Hampshire Lakes.

b) Nursing Homes: -

Sandhurst Nursing Homes include: -

Fourways Residential Home, Gu47 8JR. Accommodation for 20 residents.

Haldene House Nursing Home, GU47 9BW. Accommodation for 25 residents.

Within nearby Crowthorne there are further nursing homes: -

St Brendans Care Home, RG45 7HU, Accommodation of circa 60 residents.

Buckler's Lodge, RG45 6HZ. Accommodation for 80 residents.

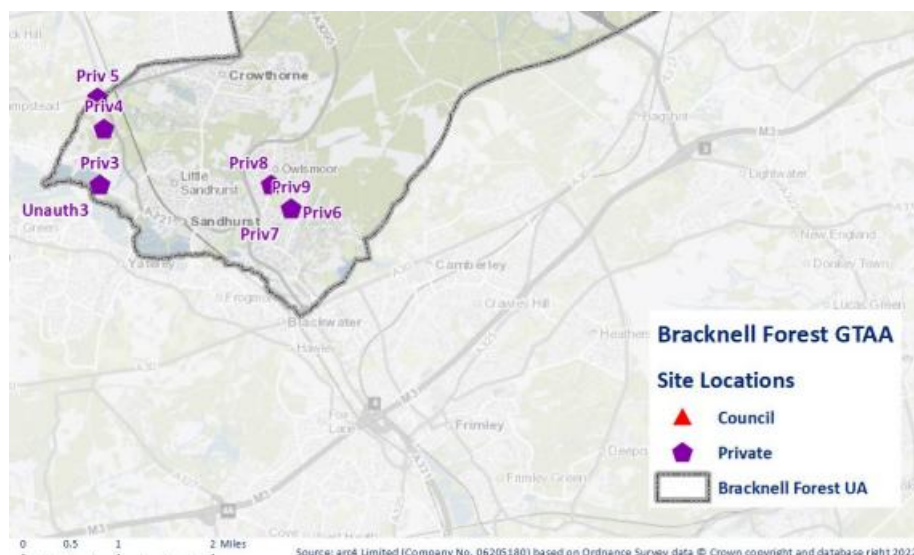
Pinehurst Care Centre, RG45 6ND. Accommodation includes 47 ensuite residential rooms.

Valarie's Residential Care Home, RG45 6AY. Accommodation includes 17 beds.

There are also a number of smaller care homes in the Crowthorne area.

As noted above a recent planning permission was granted for a 60-bed nursing home on the Wokingham Road in Crowthorne.

2.4.4 Traveller Pitches: -



The map above shows the Sandhurst Traveller Pitches.

Traveller Pitches in Sandhurst are recorded within the Bracknell Forest GTAA (Gypsy and Traveller and Travelling Showperson Accommodation Assessment) 2022 Final Report (dated March 2022), Map 4.1, illustrated above. The following pitches are noted as: -

Ref Priv 3, Riverside Stables, Mill Lane, Sandhurst GU47 8JW.	1 pitch/plot.
Ref Unath3, Ditto. (Unauthorised pitch)	1 pitch/plot.
Ref 4, South of Sandhurst Lodge, Wokingham Rd, RG45 7QD.	4 pitches/plots.
Ref 5, Wildwood Rise, Nr Wokingham Road, RG45 6AD.	2 pitches/plots.
Ref 6, 136A Branksome Hill Rd, College Town, GU47 0QG.	1 pitch/plot.
Ref 7, 109 Branksome Hill Rd, College Town, GU400QG.	1 pitch/plot.
Ref 8, Nr 39 Owlsmoor Rd. Sandhurst, GU47 0SN.	2 pitches/plots.

2.4.5 Sites in Sandhurst with Planning Permission but not currently developed: -

As of 31st March 2024, the following sites within Sandhurst had received planning permission but had not been built out: -

- i) 1 Richmond Road, 4 semi-detached dwellings.

Small Sites: -

- ii) Small sites with planning permission but not built out: -

Parish	Address	Application No.	Alt. Application No.	Site Size ha	PDL/GF	Build type	No. of dwellings permitted	Total complete on site as at March 2023	Under construction at March 2023 (1)	Not started at March 2023 (2)	Outstanding at March 2023 (1+2)	Description
Sandhurst	Fox and Hounds, Hancombe Road	17/00945/FUL 20/00606/FUL	None	0.1	PDL	New Build Demolition Cou/Conv Net	4 -1 0 3	0 0 0 0	0 0 0 0	2 -1 0 1	2 -1 0 1	Developer: WPD 5 Ltd. Erection of 4 dwellings with associated landscaping and parking following demolition of public house, residential flat and outbuildings. 2 new build units counted March 2022.
Sandhurst	25 Yorktown Road	18/00703/FUL	None	0.01	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Chris Mowbray Williams Conversion of existing three bedroom flat into 2no. one bedroom flats. Site Lapse
Sandhurst	27 Yorktown Road	18/00704/FUL	None	0.01	PDL	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr Chris Mowbray Williams Conversion of existing three bedroom flat into 2no. one bedroom flats. Site Lapse
Sandhurst	The Dukes Head, 45 High Street	18/00262/FUL 19/00779/FUL (s.73)	None	0.08	GF	New Build Demolition Cou/Conv Net	0 0 0 0	0 0 0 0	0 0 0 0	1 0 0 0	1 0 0 0	Developer: P Green Erection of 4 bedroom dwelling with single garage following partial demolition of single storey extension of The Dukes Head and erection of single bay carport & replacement (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst	8 School Hill	19/00838/FUL	None	0.09	PDL	New Build Demolition Cou/Conv Net	1 -1 0 0	1 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Charlene Barton Erection of two storey dwelling with rooflights following demolition of existing bungalow. Demolition counted March 2021 (1) New (0) Demolition (0) Cou/Conv (1) Net. Site Complete March 2023
Sandhurst	Chanda Newtown Road	19/00299/FUL	None	0.03	PDL	New Build Demolition Cou/Conv Net	0 0 1 1	0 0 1 1	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Miss Rebecca Morey Sub-division of existing dwelling into 2no. dwellings and retrospective permission for other works including single storey side/rear extension and insertion of rooflights. (0) New (0) Demolition (1) Cou/Conv (1) Net. Site Complete March 2023
Sandhurst	78 College Road, College Town	18/01225/FUL	None	0.04	PDL	New Build Demolition Cou/Conv Net	2 -1 0 1	2 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr J Ray Erection of 2 No. semi detached houses following the demolition of existing dwelling. Demolition counted March 2021 (2) New (0) Demolition (0) Cou/Conv (2) Net. Site Complete March 2023
Sandhurst	Snapraits Lodge, 2 Wellington Road	20/00599/FUL	None	0.06	PDL	New Build Demolition Cou/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	1 -1 0 0	1 -1 0 0	Developer: Mr Muhammad Rashid Erection of replacement two storey dwelling following demolition of existing bungalow (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst	Land To The Rear Of 147 Yorktown Road (Travis Lane)	20/00015/FUL	None	0.13	GF	New Build Demolition Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	1 0 0 0	1 0 0 0	Developer: Mr Tommy Lee Erection of two bed detached bungalow with access from Travis Lane. (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst	St Marys Church and Parish Hall, 10 Wellington Road	20/00117/FUL	None	0.13	PDL	New Build Demolition Cou/Conv Net	1 0 0 0	0 0 0 0	0 0 0 0	1 0 0 0	1 0 0 0	Developer: PCC of St Michael and All Angels Sa Construction of one 5/6 bed dwelling with garage, associated parking and cycle storage. (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst	19 Yorktown Road (Sandhurst Road Junction)	20/01038/FUL*	None	0.06	PDL	New build Demo Cou/Conv Net	0 -1 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Developer: Mr & Mrs John Lee Erection of attached 2 bedroom dwelling. formation of rear parking courtyard and vehicular access alterations (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst	295 Yorktown Road, College Town	20/00329/PAV*	None	0.03	PDL	New build Demo Cou/Conv Net	0 0 1 1	0 0 1 1	0 0 0 0	0 0 0 0	0 0 0 0	Developer: P Douglas Prior Approval for the change of use from Shops (Class A1) to Dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion. 3 x1 bed. (0) New (0) Demolition (1) Cou/Conv (1) Net. Site Complete March 2023
Sandhurst	Land R/O 78 Colled Road (access via The Breech)	21/00498/FUL*	None	0.04	GF	New build Demo Cou/Conv Net	2 0 0 2	0 0 0 0	0 0 0 0	2 0 0 2	2 0 0 2	Developer: Mr John Ray Proposed erection of 2 x 3 bedroom, semi-detached houses with associated vehicular access and parking spaces. (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst	Grove Farmhouse, Lower Sandhurst Road	22/00287/FUL* 23/00122/FUL (s.73)*	None	0.7	GF	New build Demo Cou/Conv Net	1 -1 0 0	0 0 0 0	0 0 0 0	1 -1 0 0	1 -1 0 0	Developer: Mr & Mrs P White Erection of a replacement 3 bed dwelling following demolition of existing buildings. (0) New (0) Demolition (0) Cou/Conv (0) Net
Sandhurst							New Build 19	8	0	14	14	(0) New Build
							Demolition -5	0	-3	-3	-3	(0) Demolition
							Cou/Conv 2	2	0	0	0	(2) Cou/Conv
							Net 16	7	0	11	11	(6) Net

iii) Specialist Housing (Use Class c2a): - Old College, Military Academy.

2.4.6 Windfall Sites: -

These are sites that become available unexpectedly and would not have been allocated for development. In respect of the Sandhurst area, extrapolation of previous years windfall site completions would indicate that circa 6 to 10 dwellings (excluding retirement and nursing homes) per annum should be envisaged.

2.4.7 Brownfield Sites: -

These are sites that had previously been developed but currently are either not in use or are only partially in use. The following sites are included within BFC's brownfield site register.

414 Yorktown Road GU47 OPR. (This site currently has planning permission for 13 dwellings with some change of use from commercial to residential).

306 Yorktown Road (Crossway Residential Care Home) GU47 OPZ

90-94 Yorktown Road, Sandhurst GU47 9BH. Potential brownfield development site.

It is considered that development of these sites would have negligible impact on environmental issues.

2.5 Education

Within Sandhurst there are the following schools with their 2022 capacity and approximate current number of pupil percentage: -

Primary Schools: -

- i) St Michael's Church of England (GU47 8HN), 218 (88%)
- ii) New Scotland Hill (GU47 8NQ), 236 (91%)
- iii) Uplands (GU47 9BP), 242 (97%)
- iv) Owlsmoor (GU47 0TA), 685 (79%)
- v) College Town (GU47 0QF), 630 (79%)

Secondary Schools: -

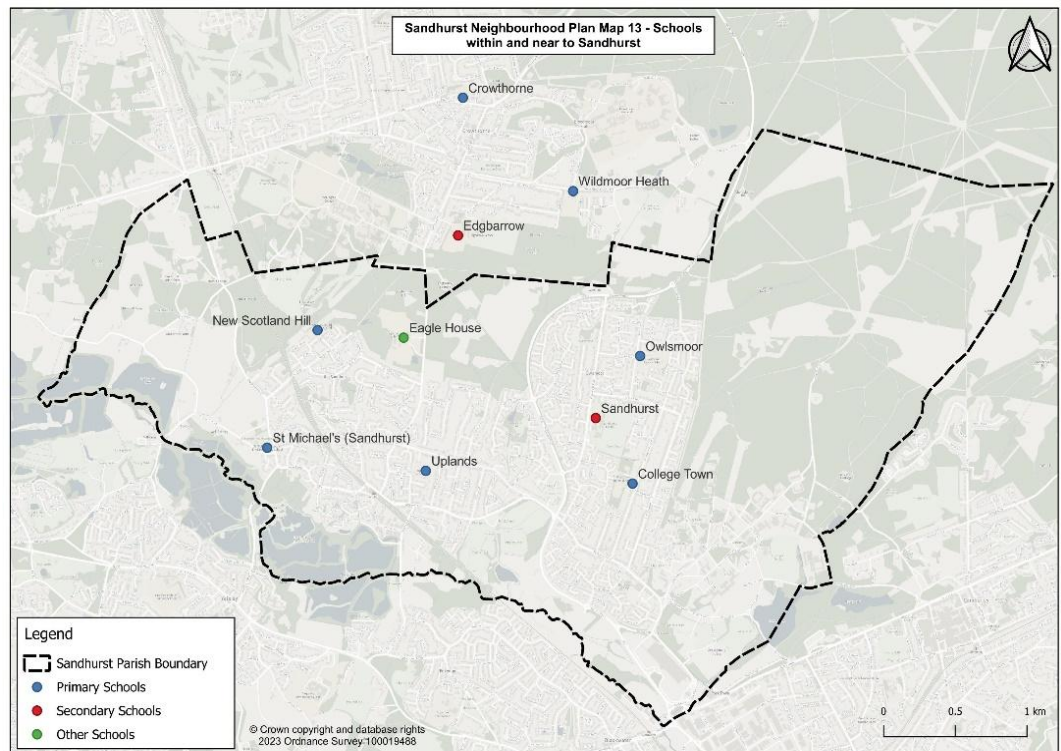
- vi) Sandhurst (GU47 0SD), an academy school, 1136, (96%).
- vii) Edgbarrow (RG45 7HZ), an academy school. Although located in Crowthorne the school has a catchment area that includes areas within Sandhurst. 1530 (98%).

Other Schools: -

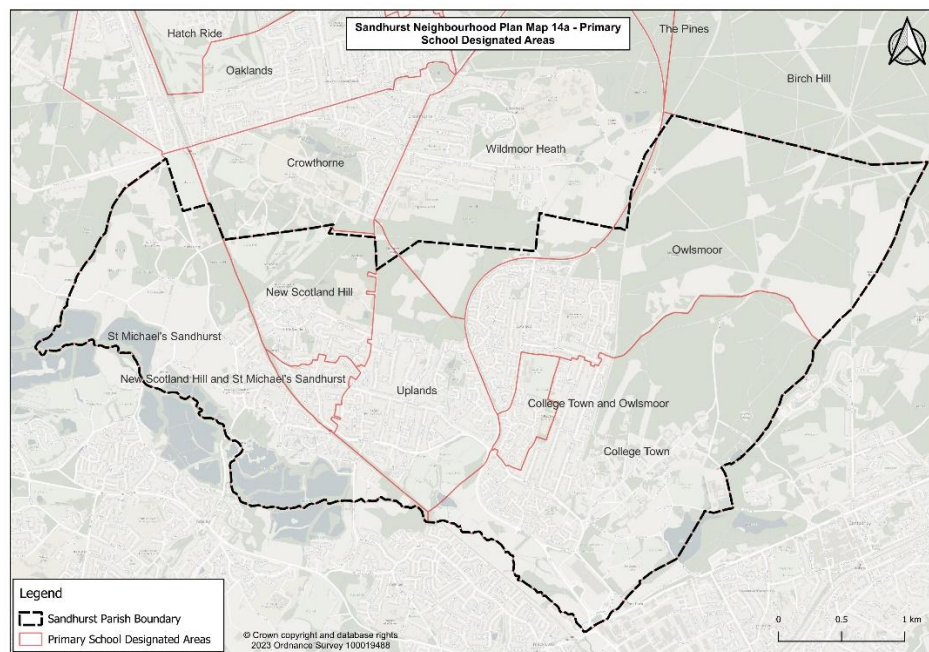
- viii) Eagle House (GU478PH), preparatory school for 3- to 13-year-olds, integrated within the ownership of Wellington College, Crowthorne, 410 (91%).

It should be noted that it is desirable that schools near the Royal Military Academy have a slightly increased surplus capacity to cover any short-term student requirements associated with the RMA.

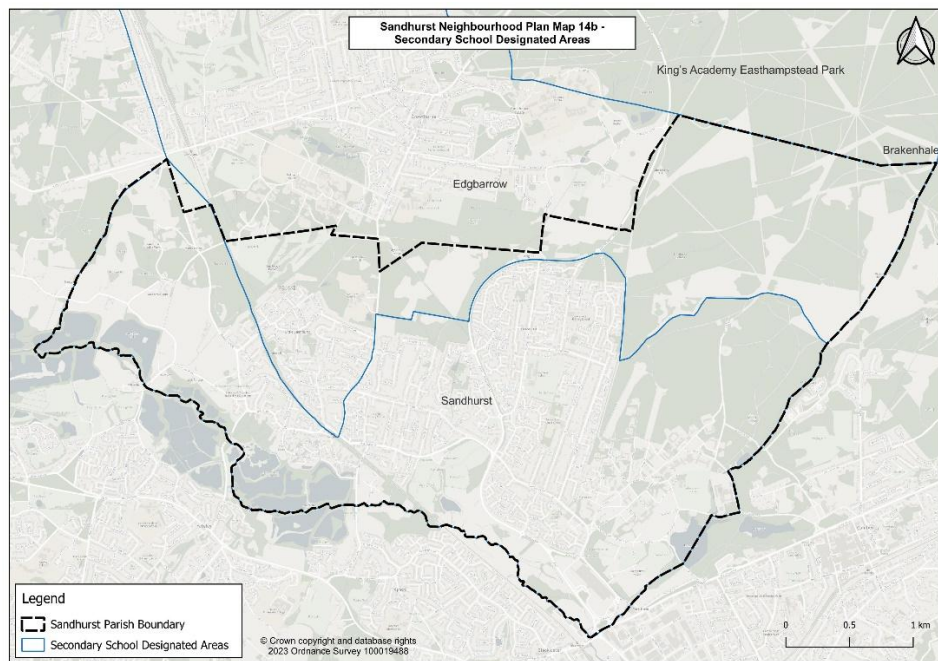
BFC have produced a "School Places Plan and Capacity Strategy" document to cover the period between 2023 and 2028. This indicated that the pupil numbers within Sandhurst's designated areas for secondary schools would remain static and as a consequence school capacity requirements could be achieved utilising the existing facilities. It was, however, anticipated that there would be a slight increase in surplus capacity for Sandhurst's designated area primary schools as 2028 was approached.



Map above showing the location of schools within and nearby to Sandhurst.



Map above showing the designated areas for Sandhurst primary Schools.



Map above showing the designated areas for secondary schools serving Sandhurst.

2.6 Transport and Infrastructure Summaries: -

2.6.1 Rail Links: -

Sandhurst Town railway station (a halt) is located centrally within Sandhurst on the Yorktown Road. It has regular train services operating between Reading/Wokingham and Guildford/Redhill/Gatwick Airport. Due to its location on a raised embankment and the existing road system it is restricted for car drop-offs and has no designated car parking areas.

Nearby Crowthorne Station is served a little better as it has an off-road drop-offs zone and some limited car parking available.

In respect of Sandhurst railway station parking and drop-off areas have limited potential for improvement. Due to these restrictions, it is likely that most current and future users of the station will access it by foot or by bus. There are bus stops adjacent to the station entrance.

It should be noted that the Derby Field site which has been allocated for future housing development is adjacent to Crowthorne Station and therefore would be unlikely to compound the restrictions that occur in Sandhurst.

BFC data indicates that Sandhurst railway halt has a relatively low usage of circa 150,000 annual station entries and exits. Crowthorne experiences a higher annual entry and exit numbers of circa 300,000.

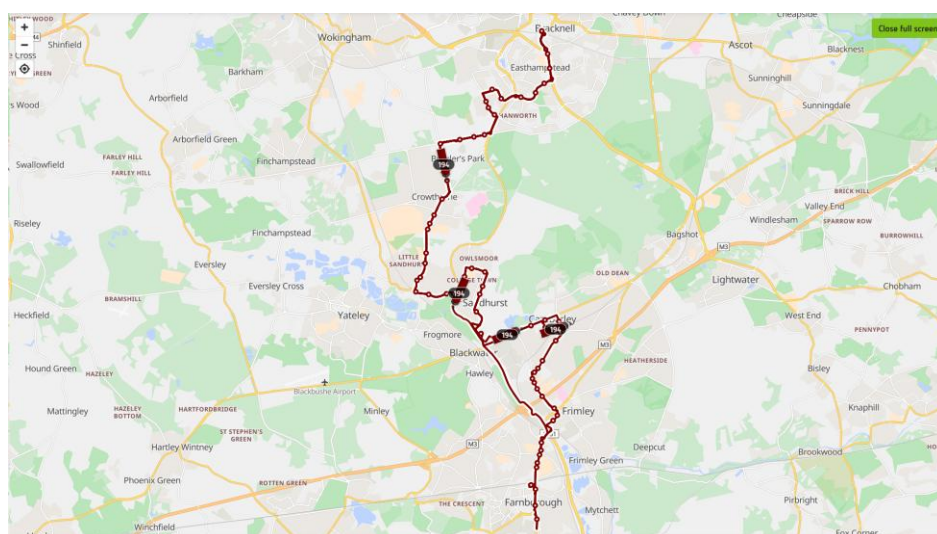
The eastern area of Sandhurst, near and in College Town has reasonable access to the station at Blackwater (London Road, Blackwater, Hampshire GU17 9AB). The station is unmanned and provided regular services to Reading/Guildford/Redhill/Gatwick. Unfortunately, the rail route that passes through Farnborough serves Farnborough North and therefore does not provide an easy link to Farnborough Main Station. Blackwater Station is provided with 125 parking spaces and 44 bicycle storage places. Blackwater Station is located adjacent to the superstores of M and S and Tesco.

2.6.2 Bus Services: -

There are regular scheduled bus services between Sandhurst to Crowthorne and Bracknell and between Sandhurst and to Camberley railway station (via the Meadows). In addition to the above there are some limited services between parts of Sandhurst and the Meadows Shopping complex. A limited service between Heatherwood and Frimley Park Hospitals call stops by at the Meadows Shopping Complex. There are also some limited services to Farnborough.

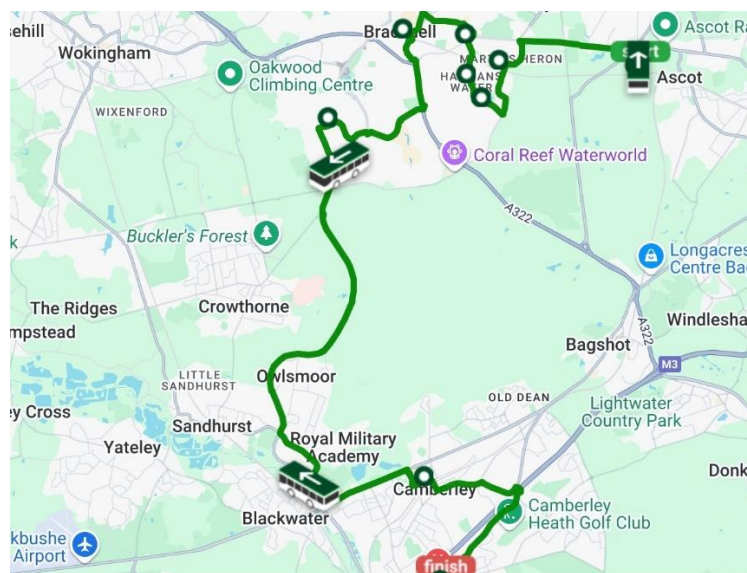
The main bus routes tend to use Yorktown Road, Crowthorne Road and a limited area of Owlsmoor/College Town.

Beyond these routes many of the secondary roads in Sandhurst contain sharp bends and are too narrow (less than 6m or the preferred safe width of 6.5m) to accommodate a regular bus service. Additionally, there are bus route restrictions caused by the low bridges in Swan Lane and High Street Sandhurst. Due to these parameters there are many areas within the Settlement of Sandhurst that occur outside of the guidance catchment area from a bus stop of circa 300m. These matters contributing to the very low usage by residents of the bus services.



The Map above shows the salient regular bus services that run through Sandhurst.

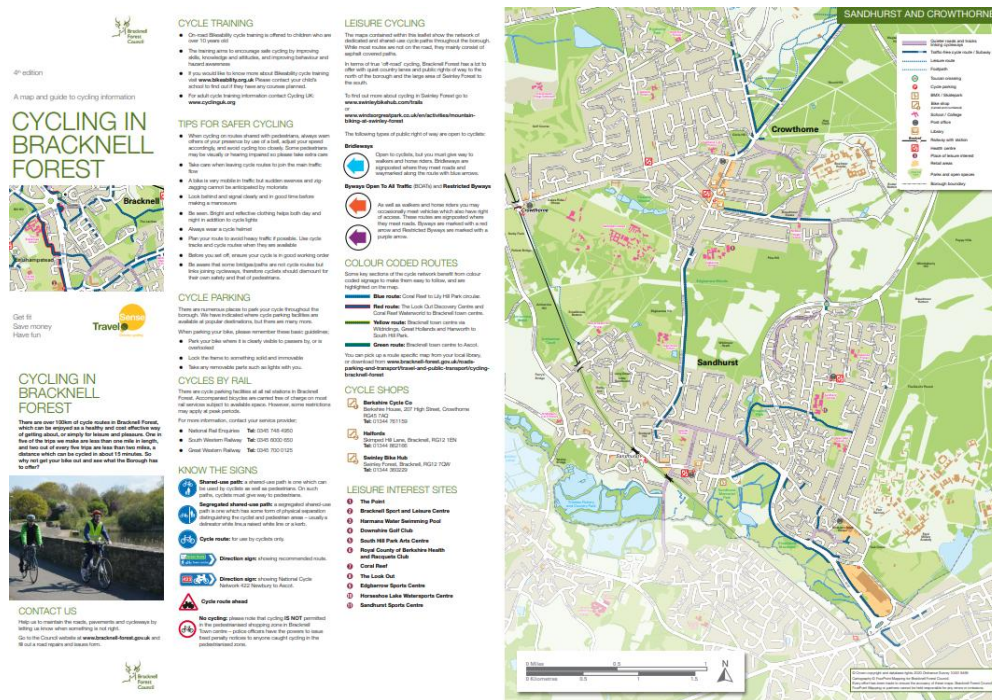
In addition to the regular bus services note above there is a limited bus service operating on weekdays (excluding public holidays) between Heatherwood Hospital and Frimley Park Hospital.



The above map show the route of the Heatherwood to Frimley Park service.

A BFC Local Transport Plan 3 Summary Report to 2026 indicated that bus usage by Bracknell and indeed Sandhurst residents is fairly low when compared to the regional and national averages. This being likely explained by the route restrictions noted above that prevent easy bus stop access for many Sandhurst residents and the relative affluence of the Borough and high car ownership.

2.6.3 Walking and Cycling: -



The above map shows the salient cycle routes in Sandhurst. There are three major routes: -

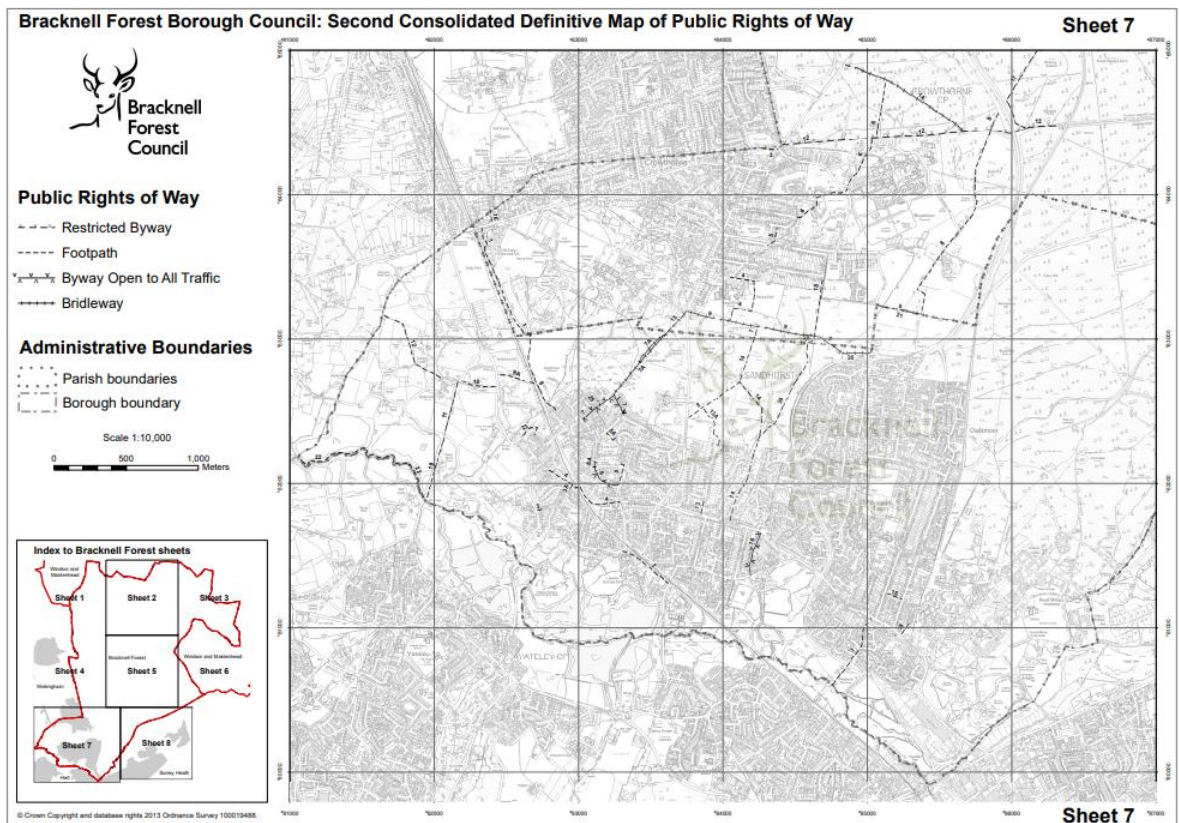
From the Meadows shopping centre to Memorial Park alongside the A321.

From Wellington Road through Snaprails Park, past Sandhurst Secondary School to Branksome Hill Road in College Town.

In northern Sandhurst the cycle route runs alongside the Crowthorne/Sandhurst Road, commencing at the Longdown Road junction and terminating at Edgbarrow Secondary School.

The cycle paths adjacent to main roads incorporate a widened footpath for use by both pedestrians and cyclists. It should be noted that all routes contribute to cycle access to and from both Edgbarrow and Sandhurst Secondary Schools.

2.6.4 Public Rights of Way: -



The above map shows the major Public Rights of Way in Sandhurst.

2.6.5 Roads and Related Transport: -

i) Traffic Analysis: -

BFC monitor local traffic flows within the Sandhurst area in the following locations: - A3095 Crowthorne Bypass, Swan Lane, A321 High Street, A321 Marshall Road, Laundry Lane, Yateley Road, A321 Wokingham Road, and Crowthorne Road. Vehicular flow being measured in annual ADDTs (Annual average daily traffic). The ADDT readings record the total annual traffic flow (both directions) divided by 365. Taking out any Covid related durations the traffic flow on Sandhurst's roads appears to have only shown a marginal increase in recent years.

Using interconnecting road data and referencing much earlier BFC traffic surveys the Yorktown Road in Central Sandhurst has an ADDT usage of just under 17,000 vehicles per day. This does give some congestion concerns as traffic is slowed by mini roundabouts at the Swan Lane and Crowthorne Road junctions together with a number of pedestrian crossings.

ii) Road restrictions: -

Access to and from much of Sandhurst by larger vehicles is limited by the railway line that generally runs to the south of the Town. The only crossing of the line being via a humpback bridge on narrow roads in High Street/Church Road Little Sandhurst and under low bridges in High Street, Sandhurst, and Swan Lane Sandhurst (Central).



Swan Lane Low Bridge



High St, Sandhurst low bridge (A231)

The A321 as it passes through Central Sandhurst on the Yorktown Road is particularly congested during rush hour periods.

iii) Major Roads: -

Major road access to and from Sandhurst are: -

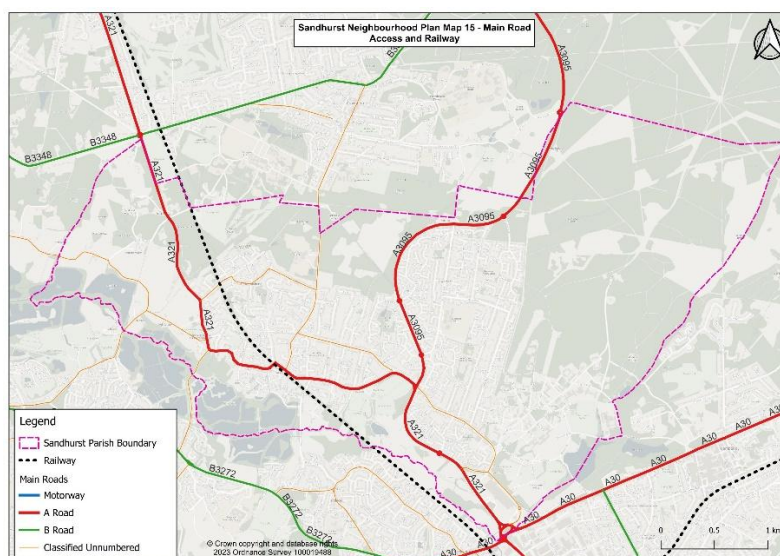
The A321 to Wokingham and west Crowthorne.

Crowthorne Rd/Sandhurst Rd to and from Crowthorne and beyond.

A3095 Rackstraw Rd/ Foresters Way (Crowthorne by-pass) to and from the Bracknell area.

Yateley Rd to the Yateley area

Marshall Road (A321) to the Camberley area and the M3.



Map showing major road access and egress to and from Sandhurst together with local railway line location.

2.6.6 Unadopted Roads: -

There are several residential roads in the Town that are unadopted and having a poor-quality road surface of irregular gravel and hardcore sub-bases. These include: -

- New Road and the Sunray Estate in Little Sandhurst GU47 8EF.
- Roads in and adjacent to parts of Green Lane GU47 9AG.
- Parts of the Sandy Lane, Mount Pleasant, and Hancombe Rd in Little Sandhurst.
- Newtown Road in Central Sandhurst GU47 9EH.

2.7 Sewage and Stormwater: -

Sewage: -

A Sewage Treatment Plant serving Sandhurst is located in Swan Lane, Sandhurst and operated by Thames Water. The Works treats sewage from the Sandhurst, Yateley and Blackwater areas.

A 2017 BFC commissioned “Water Cycle Study (Phase 1 Scoping Report)” indicated that the Works had a capacity headroom of circa 40%. It is therefore considered that the Works would have capacity to include reasonable future increases that may occur from new developments. Due to the headroom capacity the risk of contaminated overflows into the Blackwater River is likely to be low. It is additionally noted that Thames Water are in the process of also upgrading its plant to increase its ability to treat incoming sewage, this being

instigated to reduce the risk of discharges into the Blackwater River during heavy rainfall. These upgrades being programmed to be completed by 2025.

Notwithstanding the foregoing continued liaison with Authorities near Sandhurst will be required in respect of any development increases beyond those currently forecast as this could impact on potential discharges into the Blackwater River.

Stormwater: -

The 2017 BFC Water Cycle Study recommends the use of SuDs (Sustainable Drainage Systems) where practical for new developments and new hardstanding.

2.8 Water supplies: -

Fresh water supply to Sandhurst is provided by South East Water. The BFC 2017 report noted that South East Water is able to supply water to new developments within the Sandhurst area. It is, however, recommended that new developments should design dwellings such that water usage of circa 110 litres per day per person could be achieved.

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2.10 General Surgeries and Dentist Surgery summaries: -

General Surgeries: - Sandhurst has two main surgery centres, one in Owlsmoor and one in Central Sandhurst. The Owlsmoor (GU47 0UB) and Sandhurst (GU 47 9BT) surgeries have 13 and 10 patient rooms respectively.

Dental Surgeries: - There are five Dental Surgeries in Sandhurst: - Confidential (GU47 9BT), Nightingale Dental and Implant Centre (GU47 9DC), Academy Dental Care (GU47 0PR), Owlsmoor Dental Practice (GU47 0TF) and Berkshire Dental Clinic (GU47 0TF).

3 Reference Documents: -

Bracknell Forest Council produced documents: -

Ambarrow Court.

Ambarrow Hill and Court SANG Maintenance Plan for Thames Basin Protection Area (SPA) Mitigation Works.

Authority Monitoring Report 2022-2023: Housing.

Biodiversity Action Plan 2018-2023.

Bracknell Forest Character Area Assessment (Supplementary Planning Document) Chapter 2 Sandhurst Study Area (adopted July 2006).

Bracknell Forest Local Plan 2024

Bracknell Forest's superseded Local Plan 2002.

Central and Eastern Berkshire Joint Minerals and Waste Plan.

CTAA 2022 Final Report (dated March 2022).

Figure 4, Landscape Clarification.

Highways Guide for Development, Street scene Annex 1.

Horseshoe Lake.

Horseshoe Lake Enhancement.

Horseshoe Lake Suitable Alternative Natural Greenspace Plan for Specialist Protection Area (SPA) Mitigation Works, June 2020.

Local Flood Risk Management Strategy (2017-2020.)

Local List.

Local Transport Plan 3, Summary Report 2011 to 2026.

Local Transport Plan 3, Core Strategy and Implementation Plan 2011-2026.

Parking Standards Supplementary Planning Document (March 2016).

Parks and Open Spaces Strategy (2012)

Planning Commitments for Employment Uses at 31st March 2024.

Planning Commitments for Housing at 31st March 2024.

Policies Map 4, Sandhurst and Crowthorne (July 2013) Now superseded by the BFC Local Plan 2024 policies map.

Rights of Way Improvement Plan (2017-2027)

Sandhurst Town boundary recognition May 2023.

School Places Plan and Capacity Strategy 2023-2028

Shepherd Meadows and Memorial Park

Shepherd Meadows and Memorial Park leaflet.

Shepherd Meadows Open Space Management Plan for Thames Basin Heaths Special Protection Area (SPA) Mitigation Works, July 2009.

Snaprails Park.

Strategic Flood Risk Assessment (SFRA), July 2018.

Thames Basin Heaths Special Protection Area Supplementary Planning Document, April 2025.

Tree Strategy 2017.

Water Cycle Study, Phase 1, December 2017.

Other reference documents: -

Blackwater Valley Countryside Partnership (2002) Planning Strategy Document.

Census 2021.

Office of National Statistics (housing data for Sandhurst).

Localism Act 2011.

NPPF.

TBH SPA (designation in March 2005).

Tri-Lakes Country Park (Southeast England, official tourist website)