

Sandhurst Town Council Neighbourhood Plan

Appendix 9

2026-2037

Basic Conditions Statement

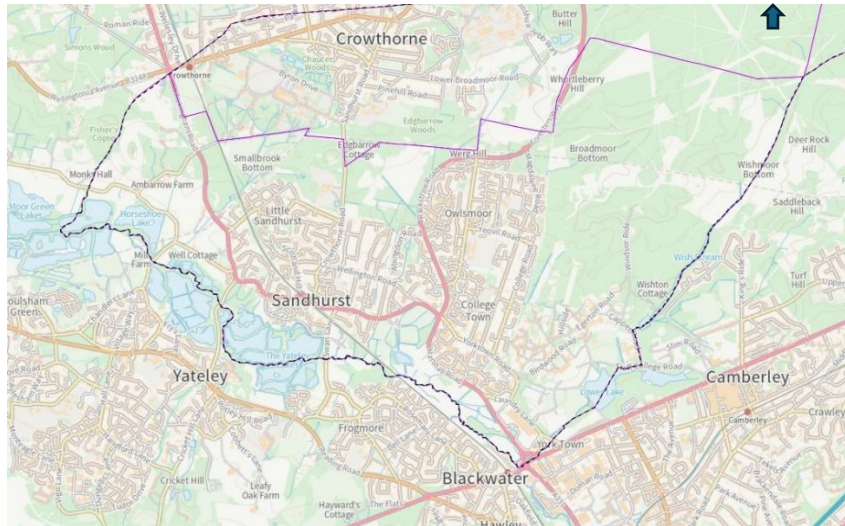
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1 Introduction

- 1.1 The Sandhurst Town boundary was approved by Bracknell Forest Council following the Local Government Governance Boundary Review in 2023.



Map **SNP/BCS**, above shows the Sandhurst Town boundary

The boundary within Bracknell Borough is shown by the solid purple line. The Sandhurst Town boundary that is also the Bracknell Borough boundary is indicated by the black hatched line.

- 1.2 The production of the **Sandhurst Neighbourhood Plan (NP)** was formally supported by Sandhurst Town Council with an 'Application for a Neighbourhood Area' submitted to Bracknell Forest Council (BFC) on 24th November 2023.
- 1.3 The Submission relates only to that of Sandhurst Town Council. It does not include other Neighbourhood Plan areas.
- 1.4 The NP runs in parallel and is aligned with the adopted Bracknell Forest Local Plan to 2037. **The Bracknell Forest Local Plan (BFLP)** was formally adopted in late 2024.
- 1.5 The NP's objectives and policies cover the area within the Sandhurst Town boundary, apart from the grounds of the **Royal Military Academy (RMA)**.

- 1.6** The RMA and its grounds, whilst they continue as a military training academy and for military training purposes, is separate from the civilian areas within the remainder of Sandhurst Town Council's boundary. The RMA has specific requirements that are only applicable to military needs. Consequently, NP objectives and policies relating to the civilian areas of Sandhurst are deemed not appropriate for the military areas. Any Planning permissions that may be sought that relate to the RMA to be based on the current Bracknell Forest Local Plan (BFLP).
- 1.7** The NP has been drafted in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and the Directive 2001/42/EC on Strategic Environmental Assessment.
- 1.8** This Basic Conditions Statement has been prepared to demonstrate that the Neighbourhood Plan meets the requirements set out in paragraph 8(2) of schedule 4B of the Town and Country Planning Act 1990) as applied by Section 38A of the Planning and Compulsory Purchase Act (2004).
- 1.9** Planning Practice Guidance (PPG) confirms the basic conditions that must be met before the Neighbourhood Plan can proceed to referendum (paragraph; 065. Reference ID; 41-065-20140306.
- 1.10** The Basic Conditions Statement relating to the NP is required to demonstrate that: -
- It has regard to National Policies and guidance. The NP has been prepared having regard to national policies and advice issued by the Secretary of State, including the National Planning Policy Framework (NPPF) (2024) and the relevant Planning Practice Guidance.
 - It contributes to the achievement of sustainable development. The Plan contributes to the achievement of sustainable development by supporting economic, social and environmental objectives consistent with national policy.
 - It has general conformity with the Strategic Policies contained within the adopted development plan for the local planning area (Bracknell Forest Council). It has regard to and be based on up-to-date evidence relating to the current BFLP in regard to housing need.

- It is compatible with planning obligations. This includes certain EU obligations. The NP does not breach and is otherwise compatible with the retained EU obligations and relevant legislation, including the Strategic Environmental Assessments (SEA) requirements, Habitats Regulations (HRA), and human rights legislation together with prescribed conditions and procedural requirements.

- 1.11** For completeness, the statutory basic conditions relating to listed buildings applies to Neighbourhood Development Orders and is therefore not applicable to the NP.
- 1.12** The Basic Conditions Statement has been prepared by the Sandhurst Neighbourhood Plan Steering Group on behalf of Sandhurst Town Council.
- 1.13** The proposed NP does not relate to more than one neighbourhood area.
- 1.14** No other Neighbourhood Plan is in place within the NP's area.

2 Basic Conditions: - The Neighbourhoods Plan's regard to the NPPF

- 2.1** **The related section within the NPPF is referenced within the bracketed paragraph reference number.**
Whilst it is recognised that the NP should take into account the entire NPPF the Basic Conditions Statement has referenced specific NPPF sections and paragraphs that are of particular relevance to the NP.

2.(5) Delivery of a sufficient supply of homes (NPPF Section 5): -

- 2.(5).1** The BFLP does not allocate any medium or large sites within the Sandhurst boundary due to the lack of potential sites that would not harm areas of Special Landscape Importance, parts of the Thames Basin Heaths Special Protection Area (TBH SPA), Sites of Special Scientific Interest, Sustainable Alternative Natural Green Space (SANG), and open space and sports provision.

- 2.(5).2** However, a number of nearby medium and large development sites, occurring outside of Sandhurst for housing, have been identified within the BFLP. These include Beaufort Park, Nine Mile

Ride (approximately 230 dwellings), Derby Field, Dukes Ride, Crowthorne (220 dwellings), Broadmoor, Crowthorne (274 dwellings) and circa 400 dwellings (as of mid-2025) to be completed at Buckler's Park, Crowthorne. These sites contribute to a cross section of houses that vary from larger executive dwellings to affordable housing. All of the above sites include elements of affordable housing. It should be noted that the developments of Derby Field and Broadmoor are adjacent to the Sandhurst boundary. Details relating to the foregoing sites are included within para 3.1.2 of the NP.

- 2.(5).3 Nearby sites within Wokingham Borough Council's area that have recently been given planning permission (as of late 2025) include a 60-bed care home in Lower Wokingham Road RG45 6BX, and 38 dwellings in Longwater Road, Finchampstead RG40 3TS. In Hart District Council's area in Vicarage Road/Village Way, Yateley, 22 retirement homes were under construction in early 2026.
- 2.(5).4 Due to the nearness of the development sites (noted above) to Sandhurst it is inevitable that they will contribute to the overall housing needs of not only Bracknell Borough but also to Sandhurst. They will aid the Sandhurst economy. Additionally, they will also have an impact on the Sandhurst area.
- 2.(5).5 As the BFLP has not allocated any large or medium development sites within Sandhurst there is limited ability to include elements of affordable housing.
- 2.(5).6 Data collected for the production of the NP indicated that there was a larger percentage supply of retirement homes in Sandhurst and nearby areas than within the country as a whole. Estate Agents' surveys also indicated that retirement homes were taking much longer to sell than other dwellings.
- 2.(5).7 Housing development in Sandhurst will emanate primarily from development on brownfield and infill sites. Assessments of housing supply within Sandhurst have concluded that the Town has a need for **starter homes**. There was overwhelming support for this from the residents' questionnaire responses. Other forms of slightly larger housing will be available on the nearby development sites noted above. A specific definition of 'Starter Homes', for the purposes of the NP, has been included within para 3.3 of the NP.
- 2.(5).8 The objectives of levelling the balance of housing with more 'Starter Homes' would also have the potential of balancing the age

spread of Sandhurst residents and potentially improve the sustainability of Sandhurst schools.

2.(5).9 **The objectives and policy NP/ H1 sets out to promote the development of affordable and starter homes within the settlement of Sandhurst on brownfield sites. This is considered to support NPPF section 5, para 61.**

2.(5).10 **The foregoing is additionally considered to have supported the overall considerations defined within NPPF section 7, when taking into account the broader supply of homes designated for developments that occur very near to Sandhurst.**

2.(6) **Building a strong, competitive economy (NPPF Section 6): -**

2.(6).1 In order for the local retail areas within Sandhurst to provide opportunities for economic growth it is of paramount importance that they remain accessible to nearby residents. The safeguarding of nearby carparks is considered of fundamental importance to achieve this objective. This and associated measures that will assist in promoting a competitive economy are included within **NP Policy NP/C 1.**

2.(6).2 The economic importance of the green spaces surrounding the settlement of Sandhurst, with particular reference to the Blackwater Valley Corridor, is considered to improve the area's attractiveness, increase property values, encourage local investment and safeguard local employment. Protection of these vital green spaces are covered by **NP policies NP/EN 1, EN 2, EN 3, EN 4, and EN 5.**

2.(6).3 In respect of the semi-rural and rural areas of Sandhurst there is potential to enhance the economy of southwestern areas of Sandhurst with improved equestrian usage. This reasoning enhanced by the opening in late 2025 of a nature conservation area in nearby and adjacent Finchampstead. This area together with the existing bridleways within the Sandhurst element of the Blackwater Valley Corridor could provide a key equestrian centre for both the local and broader areas.

2.(6).4 Although the sites noted within paragraph 2. (5).2 and 3 above are outside the Sandhurst boundary, albeit very close to, it is inevitable that they will also contribute to the growth of Sandhurst Town.

- 2.(7) Ensuring the vitality of town centres (NPPF section 7): -**
- 2.(7).1** Sandhurst does not possess a town centre. It comprises of five retail centres, of which central Sandhurst is the largest. Details of these centres are included within **NP Appendix 1 (Sandhurst Statistics and Supporting Information document)**.
- 2.(7).2** The vitality of the individual centres largely relies on their accessibility by Sandhurst residents and residents from nearby areas. Sandhurst possesses limitations regarding rail and bus services and therefore is much reliant on resident's car usage or accessibility by cycle and foot. **Summaries of the restrictions relating to rail and bus services are included within section 6 of the NP. Data relating to the high car ownership within Sandhurst is included within NP Appendix 1, para 2.4.1 iii).**
- 2.(7).3** The vitality of the individual centres has a high dependence on related nearby carparking provision. Consequently, the NP sets out to protect from development key car parks that are of fundamental importance to the trading and other facilities within the centres of central Sandhurst/Swan Lane and Owlsmoor. The central Sandhurst/Swan Lane and Owlsmoor centres were primarily built during circa the 1960's and 70's, albeit it that they also contain older construction. They possess limited carparking provision, (apart from the Meadows), to meet the needs of the 2000's. The Meadows is a modern hypermarket and possesses adequate parking and is located remotely from the other Sandhurst retail centres. College Town has limited general parking provision, albeit the adjacent supermarket is adequately provided, The Mill Lane centre is the smaller of the centres and has limited parking provision. Without reasonable public carparking provision to the various centres it would be inevitable that many residents who are not able to access them by foot would elect to shop elsewhere.
- 2.(7).4** To ensure the viability of central Sandhurst/Swan Lane and Owlsmoor the NP seeks to protect from development (or provide similar alternatives) the existing public carparks in the Broadway, Sandhurst and Cambridge Road, Owlsmoor; **NP objectives and Policy NP/C 1.**
- 2.(7).5** **The NP policies noted within this section are supportive of the intentions of NFFP section 7.**
- 2.(8) Promoting healthy and safe communities (NPPF section 8): -**

2.(8).1 **NP policies NP/EN 1, NP/EN 2, and NP/EN 3** promote the NPPF intentions noted within NPPF section 8 para 96 c) to support healthy lives through both promoting safe and accessible green infrastructure, and sports facilities. These facilities being available for all communities. **NP Policy NP/EN 3** additionally seeks to protect allotments.

2.(8).2 **NP policy NP/ EN 4** regarding footpaths within the Blackwater Valley Corridor seeks to promote the intentions of NPPF section 8 para 96 c).

2.(8).2 **NP policy NP/EN 5**, via the designation of Local Green Spaces LGS 1 to LGS 10 promotes the intentions of NPPF section 8 para 106. Evidence has been provided within **NP Appendix 4** relating to the compliance of the Local Green Space designations within NPPF section 8 para 107.

2.(9) Promoting sustainable transport (NPPF section 9): -

2.(9).1 Section 6.4 of the NP details salient Sustainable Transport matters. Paragraph 6.7.3 of the NP notes that '*Due to restrictions, it is inevitable that many in Sandhurst will prioritise car usage for travel*'. Notwithstanding the foregoing the NP sets out to encourage improved foot and bus access to Sandhurst Halt Station, **NP Policy NP/T4**.

In setting Sandhurst local parking standards **NP Policies NP/T3 and NP/ C 1, 3) and 4) support** the intentions of NPPF section 9 paras 112 and 113 in setting local parking standards for residential developments. Non-residential developments concurring with the BFLP.

In drafting NP Policy NP/ T 3 consideration has also been given to the availability and of opportunities for public transport and local car ownership.

Additionally, many of the housing and housing estate developments in Sandhurst were constructed in times when there was a much-reduced car usage. As a consequence, many roads in residential areas are narrow and experience much on-street parking, resulting in part verge or footpath parking and restrictions relating to larger delivery and emergency vehicles. **NP policy NP T 3** has been drafted to assist in ameliorating the problem. The policy relates to new developments of four or less dwellings or larger developments that are not able to provide sufficient visitor parking spaces. For developments of five and over dwellings, with

an appropriate number of visitor parking spaces, the general BFLP carparking standards will apply. Parking requirements for extensions and alterations to existing properties will also be subject to current BFLP parking requirements. NP Policy NP T 3 has taken full cognisance of the NPPF.

NP Policies NP/ T2 and NP/T4 support the intentions of NPPF Section 9 para 117 a) in respect of enhancing pedestrian and cycle movements.

NP Policy NP/T 1 supports the Transport Statements and Transport Assessments intentions to limit the impacts of development proposals on traffic levels as noted within NFFP Section 9 para 118.

2.(11) Making effective use of land (NPPF section 11): -

2.(11).1 Policy NP/H 1 supports NPPF paragraph 125 c) in giving substantial weight to the value of using suitable brownfield land within the settlement of Sandhurst for homes and other identified needs.

2.(11).2 Explanatory para 4.2.6 relating to **NP/Policy NP/ D 1** supports NPPF section 11, para 125 e) in respect of support opportunities to use the airspace over existing residential and commercial premises for new homes: where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene.

2.(11).3 NP Policy NP/H 1 supports NPPF section 11, paragraph 130 by promoting the development of Starter Homes on brownfield sites, this also allows higher density housing to be achieved.

2.(12) Achieving well-designed places (NPPF section12): -

2.(12).1 Although there are pockets of older buildings and some possessing listed status the majority of the housing in Sandhurst were constructed in the 1960's to the 1990's, they were generally functional houses of their time with designs usually based on those created by their developer.

2.(12).2 To retain a pleasant appearance **NP policy D2** was drafted. Policy NP/D 2 majored on development of brownfield sites, within the settlement areas, that are consistent in appearance and are

sympathetic in local character to their surrounding properties. This policy supports the intentions of **NPPF section 12 para 135**.

2.(12).3

Notwithstanding the comments made above the architectural appearance of the settlement is greatly enhanced by background trees and hedgerows. This point is amplified within **NP Appendix 5, Chapter 2, Sandhurst study area**.

NP Policy NP D4 relates to the retention and or replacement of trees and hedgerows. This policy is considered to support the intentions of **NPPF section 12 para 136**.

2.(14)

Meeting the challenge of climate change and flooding (coastal change (NPPF section 14), albeit coastal matters are not applicable to Sandhurst: -

2.(14).1

MP Policy NP/D 2 para m) aides flood protection by reducing storm water flow into the River Blackwater, and as a consequence reduces the risk of the river overflowing its banks.

2.(14).2

NP Policy NP/ECC 1 and ECC 2 support the intention of NPPF Section 14, paras 166 and 167 (associated with ‘meeting the challenge of climate change’).

2.(15)

Conserving the natural environment (NPPF section 15): -

2.(15).1

NP Policies NP/EN 1 and EN 2 aim to protect and enhance valued landscapes and minimise the impacts on and providing net gains for biodiversity. They also contribute to support habitats for threatened wildlife species. These policies are in support of **NPPF section 15**.

2.(16)

Conserving the historic environment (NPPF section 16): -

2.(16).1

NP Policy NP/D3 supports the intentions of NPPF section 16, including where matters relate to the Listed and Locally Listed buildings within Sandhurst.

3 Basic Condition; Contribution to Achievement of Sustainable Development

3.1 The NP contributes to sustainable development as defined in the NPPF (para 8) by balancing economic, social and environmental objectives.

Economic: -

- Supports local retail vitality
- Protects employment floorspace (NP/ERB 1)
- Enhances green infrastructure contributing to economic attractiveness
- Supports sustainable infrastructure improvements

Social: -

- Promotes starter homes for local needs
- Protects community facilities (NP/C 2)
- Safeguards public houses and social clubs
- Designates Local Green Space for health and wellbeing
- Encourages safe pedestrian and cycle routes

Environmental: -

- Prioritises brownfield development
- Protects biodiversity and landscapes
- Supports energy efficiency and low carbon technologies
- Enhances green corridors and footpath connectivity

3.2 **The NP therefore positively contributes to the achievement of sustainable development and meets this basic condition.**

- 4 Basic Condition: - Compliance with the Strategic Policies and general conformity with of the Bracknell Forest Local Plan 2024-2037: -**
- 4.1** The following section sets out to record each NP Policy with its general conformity with the BFLP.
- NP/H 1** **NP/H 1:** - This policy sets out to highlight the specific housing need in Sandhurst on brownfield sites, with particular emphasis on support for affordable and starter homes. The need for starter homes was highlighted by an overwhelming support from Sandhurst residents obtained from an extensive questionnaire response.
- NP/H 1 takes into consideration other forms of nearby housing outside of the Sandhurst boundary that have either planning permission or are included as development sites within the BFLP. These sites will have an impact on Sandhurst and will include a cross section of housing including an element of affordable housing. Based on the general housing that these development sites will generate it reinforces the need for starter homes within the settlement of Sandhurst.
- Although there may be limited opportunity to provide affordable housing in Sandhurst, albeit there are considerable potential sites adjacent to the Sandhurst boundary (Derby Field and Broadmoor), the NP supports the intentions of **BFLP 16 (Affordable housing)**.
- Policy NP/H 1 qualifies the location of development sites within the settlement of Sandhurst as being outside of the 400m zone of the TBH SPA. This supports the intention of **BFLP 32 (Thames Basin Heaths Special Protection Area)**.
- The Neighbourhood Plan also enhances and supports the intentions of **BFLP Policy 4 (Provision of housing)**.
- NP/H 2** **Policy NP/H 2** sets out to promote developments within the settlement of Sandhurst and to define and confirm the limits on development within the surrounding countryside. It enhances and supports the intentions of **BFLP Policies LP 32 (TBH SPA) and LP 35 (Development in the countryside)**.
- NP/D 1** The policy relates to ‘generally’ restricting the height of new developments to no more than three stories in height. It has been drafted to promote developments that are sympathetic to local character to retain a ‘village’ feel. Sandhurst does not possess a

town centre, albeit that central Sandhurst is slightly larger than the other retail centres. It should be noted that Sandhurst does not possess any buildings in excess of three storeys. **Policy NP/D 1** promotes the design requirement to relate well to their location and surroundings through their siting, **scale (including height and massing)** and do not adversely affect the amenity value of surrounding properties. **Policy NP/D 1 accords with and supports the intentions of BFLP Policy LP 50 sub paras v and vi (Design).**

NP/D 2 **Policy NP/D 2** sets out the key design principles that apply to residential development **within the settlement of Sandhurst.** These include matters associated with flood risk reduction. NP/D 2 enhances and supports **BFLP Policy LP 28 (Design principles).**

NP/D 3 **Policy NP/D 3** sets out to protect key listed buildings in Sandhurst from harm from any proposed nearby developments, this applies particularly to the Grade II* listed St Michael's and All Saints Church. **Policy NP/D 3** accords with and enhances the general intentions of **BFLP Policy LP 29.**

NP/D4 **Policy NP/D 4** sets out the importance of trees and hedgerows within Sandhurst to be retained or replaced should any potential development be proposed. The importance of the trees and hedgerows not only being instigated for contributions to biodiversity matters but also to enhance the architectural appearance of the Town and in particular the bland appearance of many of its housing and retail areas. The policy sets out proposals, for sustainable trees in respect of the size and number to replace trees lost to development. The policy enhances and is in general support of **BFLP Policy LP 54.**

NP/EN 1 **Policy NP/EN1's** objectives are to protect the existing green spaces in and surrounding Sandhurst including the land defined as the Blackwater Valley Corridor. This policy is in general conformity with and to be read in conjunction with **BFLP Policies LP 36 (Landscape character, outside of defined settlements) and LP 45 (Play, open space and sports provision).** It is also linked to **LP 49 (Equestrian uses)** for areas of pastureland that occur within the Blackwater Valley Corridor.

NP/EN 2 **Policy NP/EN 2's** objective is not to harm, without mitigation actions the wildlife habitats within the Blackwater Valley Corridor. This Policy is in general conformity and supports the intentions of **BFLP Policy LP 53 (Biodiversity).**

NP/EN 3 **Policy NP/ EN 3's** objective is to encourage recreation matters that conserve and enhance the areas including Memorial Park,

Horseshoe Lake and Grove Lake. These areas being prime sites for formal and informal recreation. This Policy concurs with the intentions of **BFLP Policy LP 44 (Protection of community facilities and services)**.

NP/EN 4 **Policy NP/EN 4's** objective is to promote additional public footpaths, within Sandhurst that occur alongside the northern side of the River Blackwater. The policy is aimed at providing a continuous footpath alongside of the river for nearby residents to enjoy. At present there are breaks in the current footpath that prevent a continuous walking access along the river's embankment.

NP/EN 5 **Policy NP/EN 5** designated natural areas, both within and outside the settlement of Sandhurst as Local Green Space. The Local Green Space designations providing similar protection as Green Belt land.

The designation of the Local Green Spaces responds to the overwhelming comments made by residents. As Sandhurst grows in the future, particularly for reasons of the high numbers of expected new developments nearby to Sandhurst, the Local Green Spaces will become of high importance for both the existing and new residents. The Local Green Spaces are designated for reasons of formal and informal recreation, together with some possessing valued tranquillity, wildlife and biodiversity. They will also contribute to the health and wellbeing of the community.

The designation of Local Green Spaces LGS 6 and LGS 7 are of particular importance to establish and enhance the rural and semi-rural areas adjacent to the settlement areas. These areas, not only provide all the benefits of green spaces but also contribute to the attractiveness of Sandhurst in respect of both residential and commercial business reasons.

The BFLP makes limited reference to Local Green Spaces. Guidance as regards Local Green Space designations have been assessed via NPPF paras 106 and 107.

NP/T 1 **Policy NP/T 1** and its related explanatory notes support the intentions of **BFLP note 6.14 of BF 25 (transport principles) and BFLP Policy LP 60 (Assessing transport impacts and requirements)** regarding a means to calculate future traffic levels to establish if potential road congestion could not be adequately mitigated. Policy NP/T 1 applies to developments of 25 and over units.

- NP/T 2** **Policy NP/T2** promotes safe pedestrian and cycle routes on new medium and large developments.
- NP/T 3** **Policy NP/T3** sets out to provide Sandhurst specific residential carparking standards for **new** developments of up to an including four dwellings. For general parking standards within the Borough BFC's current Parking Standards Supplementary Parking Document would apply.
- NP/C 1** **Policy NP/C 1 (4 and 5)** support the intentions of **BFLP Policy LP 25 iv)** in respect of providing an appropriate level of parking insofar as NP/C 1 relates to a specific Sandhurst situation. For general developments within the Borough the current BFC document Parking Standards Supplementary Planning Document (SPD) applies. However, this document in para 2.2 (of the March 2016 edition) of the SPD does acknowledge that *'many neighbourhoods and estates within the Borough have been built there has been a significant increase in car ownership. This has resulted in many streets not having sufficient parking for current needs.'* Para 1.7 of the SPD notes *'the SDP allows some flexibility in the application of parking standards where robust evidence demonstrates that this is appropriate.'* Evidence has been provided within the NP, with particular emphasis on older street designs and very high Sandhurst car ownership to substantiate an increase in parking requirement applicable to **new** dwellings, primarily brownfield sites located on roads of 'older' design of up to and including four dwellings. It may also apply to developments of five and over dwellings where appropriate visitor parking is not provided.
- Policy NP/C1 also aligns and is linked to **BFLP Policy LP 44**. NP/C 1 is intended to enhance the general intentions of BFLP LP 44. BFLP LP 44 will, however, be the reference policy for the general protection of community facilities and services.
- NP/C 2** **Policy NP/C2** supports the preservation of Sandhurst Public Houses and **Social Clubs**. It supports the intentions of **BFLP Policy LP 14, para 14.1** in recognising their importance to community inclusion and cohesion. **NP/C 2** also supports, and is linked to, **BFLP Policy LP 44**. However, it is drafted to specifically to relate to Public Houses and **Social Clubs**. **NP/C 2** is intended to enhance the intentions of **BFLP Policy LP 44** in respect the general protection of community facilities and services.
- NP/C 3** **Policy NP/C 3**. This policy relates to a list of potential infrastructure improvements that Sandhurst Town Council could consider following the receipt or be linked to CIL monies. In

respect of compliance with the BFLP each proposal will need to be considered on its own merits/ compliance with any related policies both within the NP and/or the BFLP.

NP/C 4 **Policy NP/C 4** encourages improvement to poorly surfaced unadopted roads. **NP/C 4** enhances and is in support of the design principles of **BFLP Policy LP 28, sub paras iii) and iv).**

NP/ERB 1 **Policy NP/ERB 1**, aims to retain existing floorspace associated with employment and retail. The policy additionally sets out to define precise parking parameters associated with any change of use from a current residential, retail or commercial usage to that of a fast-food outlet (Hot Food Takeaway). **Policy NP/ERB 1** enhances and is in support of **BFLP Policies LP 44 and LP 58.**

NP/ECC 1 **Policy NP/ECC 1**, encourages the inclusion of energy saving design benefits. It also promotes south facing roofing on new developments in order to optimise the potential incorporation of solar panels, Policy NP/ECC1 and is to be read in conjunction with and supports **BFLP Policies LP55 and LP56.**

NP/ECC 2 **Policy NP/ECC 2**, encourages the potential of community ground source heat pumps where conditions permit. It also encourages the installation of air source heat pumps providing they are not unsightly and are acoustically acceptable. **NP/ECC 2 enhances and supports BFLP Policy LP 56.**

5 Basic Condition: - Compatibility with EU and other Legal Obligations

5.1 The NP was submitted to BFC on 31st August 2025 to seek determination under Regulation 9 (1) of the Environmental Assessments of Plan and Programmes 2004 on whether a Strategic Environmental Assessment (SEA) and additionally under Regulation 105 and 106 of the Conservation of Habitats and Species Regulations 2017 (as amended).

5.2 BFC concluded, (their report dated October 2025), that the objectives and policies included within the NP are not likely to have significant environmental effects and not lead to significant effects on habitat sites. Therefore, an SEA and related assessments were not required to be undertaken.

- 5.3** It is also inevitable that once any development within section 4.2.3 of the NP is occupied that they will lead to increased visitor numbers to publicly accessible elements of Local Green Space site designations LGS 6 (Horseshoe Lake and surrounding countryside and LGS 7 (Grove Lake and surrounding countryside).
- 5.4** The benefit of Local Green Spaces LGS 6 and LGS 7 are that they can attract visitors to enjoy the countryside ambience, the leisure attractions included within the SANG area of LGS 6, and wildlife wildfowl both within LGS 6 and the nature reserve element of LGS 7.
- 5.5** The long-term attractiveness to visitors to the publicly assessable elements and footpaths of LGS 6 and LGS 7 will provide additional benefit in that they will relieve visitor pressure to visit the nearby Thames Basin Heaths Special Protection Area (TBH SPA).
- 5.6** Due to the additional developments noted within para 2.1.1 of the NP, the NP has sought to provide and improve the green spaces to the south and southwest of the Town in order to promote their attractiveness.
- 5.7** **Habitat Regulations Assessment (HRA):** - BFC concluded that the NP would not lead to significant effects on habitat sites, including the TBH SPA. An appropriate assessment was therefore not required.
- 5.8** **Human Rights:** - The NP has been prepared in accordance with the Human Rights Act 1998 and is compatible with Convention rights.
- 5.9** **Equality Impact Assessment:** - The NP assessed that all of its Policies are unlikely to have any significant impact on a group with protected characteristics. The NP has been drafted with the aid of comments received following significant consultation with the community. An Equality Impact Assessment was made following the return of the Regulation 14 consultations. The assessment considered that all policies had been drafted for the benefit of the whole community, were neutral in all categories and that no mitigation measures were required. The protected characteristics are: - age, disability, marriage or civil partnership, pregnancy, race, religion, sex orientation, and gender reassignment.
- 5.10** **The NP is therefore compatible with retained EU obligations and relevant legislation and basic conditions.**

6 Basic Conditions: - Prescribed Conditions and Procedural Requirements

6.1 The prescribed conditions and procedural requirements have been met, these include: -

Preparation of the NP by a qualifying body (Sandhurst Town Council).

The undertaking of relevant statutory duties including Regulation 14 consultations (as outlined in more detail within the Consultation Statement).

SEA and HRA screening.

Compliance with the Neighbourhood Planning (general) Regulations 2012 (as amended).

6.2 **The NP has been prepared in accordance with all procedural requirements and therefore meets basic conditions.**

7 Compliance with the Levelling-up and Regeneration Act 2023 relating to Neighbourhood Planning that came into force on 25th March 2026.

7.1 As a consequence of the amendments to the Regeneration Act 2023, applicable to Neighbourhood Planning, that came into force on 25th March 2026 (relating to updates of the Levelling-up and Regenerations Act 2023 Regulations 2026) the following section 7 statements confirm compliance by the Sandhurst Neighbourhood Plan (NP) with the amendments.

Section 7 also sets out to confirm legal compliance with the following: -

- i) Contributes to adaption to climate change.
- ii) Takes into account local nature and recovery strategy under section 104 of the Environment Act 2021 that relates to the element of Sandhurst that is covered by the NP.
- iii) There is also a Berkshire Local Nature Recovery Strategy (LNRS) that covers Sandhurst. Section 7 of the Basic Conditions Statement additionally includes commentary as to how the NP complies with the LNRS. The LNRS

compliance supports the local nature and recovery strategy outlined within section 104 of the Environment Act 2021.

7.1.1 It should be noted that no objectives or policies within the NP are considered to require updating to accord with the 25th of March 2026 amendments to the Regeneration Act.

7.1.2 In addition to the environmental matters noted above there is also an update to the NP Basic Conditions that requires confirmation that the NP would not result in development plans that the Authority were proposing that less housing is provided by means of development taking place than if the NP were not to be 'made'. This replaces the former Basic Condition that the NP be in general conformity with the strategic policies contained within the Bracknell Forest Local Plan (BFLP).

7.2 Contribution to adaption to climate change

7.2.1 NP Policy NP/D 4 Trees and Hedgerows. The NP recognises the benefit that trees and hedgerows contribute to CO2 absorption. The Policy defines planning procedure relating to: -

- i) The retention of mature and important trees, groups of trees or woodland.
- ii) Where loss of trees is unavoidable the replacement planting of additional native trees that possess reasonable disease resistance. The Policy goes on to define the precise number of replacement trees that may be required. The replacement trees to be planted either on the development site, or if this is not possible the policy defines where and how nearby replacement trees need to be provided.

7.2.2 NP Policy NP/ EN 1 Development in the Blackwater Valley Corridor and Crowthorne/Sandhurst Heathland.

- i) Developments are required to demonstrate how to protect, enhance and/or restore the valued features of the surrounding landscape character.
- ii) Any development within these areas must include full details and proposals as regards mitigation measures.

7.2.3 NP Policy NP/ECC 1 Energy Saving. This policy encourages energy saving features relating to south facing main roof elevations to maximise the potential inclusion of solar panels. NP Policy NP/ECC 2 encourages the installation of heat pumps with

particular emphasis on the more efficient ground source heat pump (where practical).

7.3 Compliance with the aims and objectives of the LNRS in respect of matters that are within the remit of the NP. This includes measures to take into account local nature recovery strategy.

The following commentary comments are shown against each of the listed 'Priorities' contained within the Berkshire version of the LNRS.

7.3.1 Priority 1: Improve the quality and habitats in agricultural land and the wider countryside: -

The agricultural land within the area covered by the NP objectives and policies is limited to the areas defined within Local Green Space designations LGS 6 and LGS 7 (NP Policy NP/ EN 5). The areas of agricultural land within LGS 6 and LGS 7 are generally used as grazing land associated with equestrian usage. The designation of these areas as Local Green Space supports the quality and habitats in agricultural land and the wider countryside.

7.3.2 Priority 2: Improve the quality of woodland: - NP Policy NP/ D 4 includes the potential planting of replacement trees in areas selected by BFC and/or STC (item 7 of NP/ D 4).

7.3.3 Priority 3: Improve the quality and connectivity of woodland pasture and parkland: - This is supported by the designation as Local Green Space of areas LGS 6 and LGS 7 (NP Policy NP/EN 5).

7.3.4 Priority 4: Restore, buffer, and connect ancient woodland in Berkshire to protect from external; pressures and fragmentation: - This is supported by the encouragement given to protect the SANG areas within Shepherd Meadows and Horseshoe Lake.

7.3.5 Priority 5: Increase the extent and connectivity of wet woodland to increase patch size and connectivity: - Where applicable this is supported by NP Policy NP/ EN 2.

7.3.6 Priority 6: Improve the quality of chalk habitats: - Not applicable to the Sandhurst area.

7.3.7 Priority 7: Improve the quality of urban habitats: - This has been supported by the designation of Local Green Spaces LGS 1, LGS 2, LGS 3; LGS 4, LGS 5, LGS 8, LGS 9 and LGS 10. By designating

these areas as Local Green Space it ensures that maximum benefit can be provided for quality urban habitats to be secured (NP Policy NP/ EN 5).

7.3.8 **Priority 8: Increase the canopy cover and habitat connectivity in urban areas:** - By adopting the Local Green Space designations (noted within para 4.7 above) the trees within those areas can mature and increase the related canopy cover. Increased canopy cover will enhance habitat connectivity.

7.3.9 **Priority 9: Increase the extent and improve the quality of wetland and floodplain:** - Where applicable this is supported by NP Policy EN 2.

7.3.10 **Priority 10: Improve ecological quality of rivers to support biodiversity:** - NP Policy NP/EN 1 protects the Blackwater River Corridor from development unless any adverse impacts can be mitigated. NP Policy NP/EN 2 supports the increase in wildlife sites within the Blackwater Valley Corridor. It additionally supports the creation of new habitats and expanding the size of existing habitats.

7.3.11 **Priority 11: Obtain good chalk stream management:** - Not applicable to the Sandhurst area.

7.3.12 **Priority 12: Improve the heathland habitats:** - Key to improving the heathland habitats is to comply with the requirements of the Thames Basin Heaths Special Protection Area. This involves reducing visitors to the heathland. This being achieved by making the areas of the nearby SANG areas more attractive in attracting visitors. This has been achieved by designating Local Green Space areas LGS 6 and LGS 7. By these designations the countryside ambience and attractiveness will be enhanced for visitors to enjoy in respect of Horseshoe Lake and the Grove Lake nature reserve. NP Policy NP/ EN 5.

7.3.13 **Priority 13: Increase the overall land areas dedicated to nature and wildlife:** - This is supported by NP Policy NP/EN 2.

7.4 **Compliance with the requirement that the NP does not propose less housing than that proposed within the BFLP**

7.4.1 The BFLP does not allocate any medium or large developments containing housing within the area covered by the NP. The NP therefore cannot reduce any housing requirements set out within the BFLP as none are included.

7.5 Reference documents: -

The Berkshire Local Nature Recovery Strategy

The Levelling-up and Regeneration Act 2023 (as updated).

8 Conclusion

8.1 The Basic Conditions as set out in the Town and Country Planning Act (1990)/other associated Acts as defined within sections 1.7 and 7 are considered to have been achieved by the Sandhurst Neighbourhood Plan and its related policies and, subject to any modifications that the Examiner requires, should proceed to referendum.