

Sandhurst Neighbourhood Plan. Appendix 8

Consultation Statement.

Introduction

	Index of section numbers	Page
1	Introduction	1
2	Background to the Neighbourhood Plan production	1
3	Sandhurst Statistics and Supporting Information document	2
4	Summary and Timeline relating to the compilation of the Sandhurst Statistics and Supporting Information document and the subsequent Community engagement via questionnaires	3
5	NP questionnaire and Sandhurst Statistics and Supporting information distribution	4
6	Collation of questionnaire feedback	6
7	Planning related themes arising from consultations	6
8	Preparation of the initial draft of the Neighbourhood Plan	6
9	Neighbourhood Plan Consultations	7
10	Environmental Screening submission	9
11	Regulation 14 submission	9
12	Regulation 14 responses	11

Appendices: -

Appendix 1	Sandhurst Town Council's Neighbourhood Plan application for designation of Neighbourhood Area	14
Appendix 2	The Steering Group's terms of appointment	17
Appendix 3	Bracknell Forest Council's 'Record of Decision' regarding the designated Neighbourhood Area	19
Appendix 4	Neighbourhood Plan questionnaires	20
Appendix 5	Formal Consultation Notice to Authorities and Organisations with an interest in Sandhurst (list provided by BFC)	21
Appendix 6	Formal Consultation on Notice to Sandhurst Residents, Businesses, and those with an interest in Sandhurst	23
Appendix 7	Noticeboard advert publicising the Regulation 14 consultation phase	25

Appendix 8	Notice to landowners regarding the designation of elements of their land being designated as Local Green Space	26
Appendix 9	List of bodies and those with an interest in Sandhurst who were forwarded a formal Regulation 14 Consultation notice	28
Appendix 10	Summary of Sandhurst Residents initial responses	31
Appendix 11	Regulation 14 online consultation responses	42
	(An Appendix 11 section index for other Regulation 14 responses is included on page 54)	
Appendix 12	STC's website Regulation 14 consultation information	181

1 Introduction

The following Consultation Statement has been produced in accordance with the Neighbourhood Planning (General) regulations 2012 (as amended), Part 3 'Neighbourhood Development Plans', Regulation 15(2).

The Statement is submitted by Sandhurst Town Council under Regulation 15

The Consultation Statement contains details of: -

- a) The persons and bodies who were consulted about the proposed Neighbourhood Development Plan.
- b) How they were consulted.
- c) It summarises the main issues and concerns raised by those consulted.
- d) It describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

The Sandhurst Neighbourhood Plan (NP) applies to the whole of the Sandhurst civil parish. The designated Neighbourhood Area is shown on the Sandhurst Town Council's boundary map included within Appendix 1.

The Local Planning Authority for the Sandhurst Neighbourhood Plan is Bracknell Forest Council.

Sandhurst Town Council is the Qualifying Body for the purposes of preparing the Sandhurst Neighbourhood Plan.

2 Background to the Neighbourhood Plan production

- 2.1** During 2014 Sandhurst Town Council considered instigating the production of a Neighbourhood Plan. However, in November 2017 the Council decided to put the Neighbourhood Plan production on hold.

- 2.2** In May 2023 the boundary of Sandhurst Town was altered for reasons of two small areas of land being removed and transferred into Crowthorne Parish. One of the areas of land included Derby Field.
- 2.3** During late 2023 the Council reconsidered the production of a Neighbourhood Plan and elected to progress matters. On 24th November 2023 Sandhurst Town Council applied for its entire administrative area to be designated as a Neighbourhood Area. Refer to Appendix 1.
- 2.4** The Sandhurst Town boundary upon which the Neighbourhood Plan is based was approved by Bracknell Forest Council following the Local Government Boundary Review in 2023. Sandhurst Town Council's area includes the wards of Little Sandhurst, Central Sandhurst, Owlsmoor and College Town.
- 2.5** In late 2023 Sandhurst Town Council set up a Neighbourhood Plan Steering Group to enable the related Neighbourhood Plan documentation to be drafted and to coordinate and instigate liaison with interested parties. For details of the Steering Group's terms of appointment refer to Appendix 2.
- 2.6** Bracknell Forest's 'Record of Decision' was given on 23rd January 2024, the key decision was 'Yes'. Refer to Appendix 3.

3 Sandhurst Statistics and Supporting Information document

- 3.1** The initial task of the Steering Group was to produce a detailed Sandhurst Statistics and Supporting Information document. The intention of the document was to provide detailed reference information that could be used as assistance and guidance for 'All' when commenting on both initial questionnaires and subsequent drafts of the Neighbourhood Plan. The Statistics and Supporting Information document would sit alongside the Neighbourhood Plan proposals during all stages of the Neighbourhood Plan production.
- 3.2** The statistics/related information was obtained from information provided by: -
- i) Bracknell Forest Council (BFC) (including related maps and research that BFC had instigated in producing their recently adopted Local Plan).
 - ii) Previous data and information contained within BFC's superseded 2002 Local Plan
 - iii) Listed building data
 - iv) BFC's Sandhurst traffic surveys
 - v) A Sandhurst Estate Agents survey
 - vi) A survey of Sandhurst surgeries
 - vii) A survey of Sandhurst dental surgeries
 - viii) Liaison with Thames Water and related authorities
 - ix) Collation of travel data, including bus and rail usage

- x) Sandhurst School data
- xi) 2021 Census data
- xii) Office of National Statistics (Sandhurst data)

Other bodies consulted: -

Natural England.

Historic England.

Warfield Parish Council.

Winkfield Parish Council.

Blackwater Valley Countryside Partnership.

Yateley Town Council

Finchampstead Parish Council

Royal Military Academy

4 Summary and Timeline relating to the compilation of the Sandhurst Statistics and Supporting Information document and the subsequent Community Engagement via questionnaires

4.1 Timeline of events and salient matters relating to the initial Sandhurst Neighbourhood Plan questionnaire distribution: -

4.1.2 Steering Group set up meeting: - 4th October 2023.

4.1.3 Initial meeting with Bracknell Forest Planners: - 10th October 2023: - The meeting resulted in numerous data and maps that Bracknell Forest Borough Council possessed being passed to the Neighbourhood Plan Steering Group.

4.1.4 Steering Group committee meeting: - 8th November 2023. The aim of this meeting was to instigate actions to aid the production of a Sandhurst Statistics and Supporting Information document. Actions being proposed whereby Steering Group members would also visit local key Sandhurst organisations to establish any data that could be helpful with the production of the document. The intention of the Statistics document was initially to be used as a tool to assist residents, businesses and those with an interest in Sandhurst in seeking their thoughts on planning related matters, all of which to contribute to the drafting of the Sandhurst Neighbourhood Plan.

4.1.5 Steering Group meeting: - 6th December 2023. The actions from the meeting included the early drafting of a questionnaire. Prior to any circulation of a questionnaire, it was intended that it be checked for clarity and commented on by a limited number of residents.

4.2 Dry run of proposed questionnaires

Circulated to limited groups of residents during January 2024. The intention of the dry run exercise was to gain feedback regarding the clarity and appropriateness of the questions asked and then to update the questionnaires as required.

4.3 Meetings and liaison with other bodies to assist with data and information in producing the Sandhurst Statistics and Supporting Information document and the subsequent Neighbourhood Plan

Steering Group meeting: - 10th January 2024

Meeting with Winkfield Parish Council: - February 2024

Steering Group committee meeting: - 15th February 2024

Estate Agents survey (Romans, Prospect, Hat and Home): - February 2024

Meeting with Finchampstead Parish Council: - 26th February 2024

Notification email to Natural England: - 29th February 2024

Historic England: - Response 1st March 2024

Steering Group meeting 20th March 2024

Response from Thames Water: - 28th March 2024

Steering Group meeting: - 25th April 2024

Steering Group meeting: - 29th May 2024

Meeting with Blackwater Valley Countryside Partnership: - 13th June 2024

Steering Group meeting: - 17th July 2024

Steering Group meeting: - 2nd October 2024

Bracknell Forest Council, informal response to the NP statistics document: - 17th October 2024

Steering Group meeting: - 22nd October 2024

- 4.3.1** Following receipt of the informal comments from BFC the Sandhurst Statistics and Supporting Information document was updated in readiness for availability to those invited to respond to the Neighbourhood questionnaire. The questionnaire was also updated to accord with 'clarity' comments that had been received previously during the dry run of the initial questionnaire.

5 NP questionnaires and Sandhurst Statistics and Supporting Information distribution

- 5.1** Uploading of the first draft of Sandhurst Statistics and Information document, residents and business questionnaires and all related return and comment information were uploaded onto the Sandhurst Town Council's website on 4th November 2024. The Questionnaires are included within Appendix 4.

- 5.2** A hard copy of the resident's questionnaire was delivered to all Sandhurst dwellings during November 2024. Hard copies of the business questionnaire were delivered to key businesses by members of the Steering Group during November 2024.
- 5.3** Hard copies of the questionnaires and all related documentation were also made available in the Council's offices and the Sandhurst Library.
- 5.4** Full and associated information was additionally included on the front page of Sandhurst Town Council's website.
- 5.5** Neighbourhood Plan advertising was also included in the Sandhurst Residents Association (SRA) magazine. The SRA magazine was delivered to all dwellings within the settlement of Sandhurst.
- 5.6** Public Exhibitions on 7th and 14th December. These were held in Owlsmoor Community Centre and at Sandhurst Town Council's offices.



The above photographs show the Neighbourhood Plan public exhibition at the Owlsmoor Community Centre 7th December and Sandhurst Town Council's offices on 14th December 2024.

- 5.7** Council notice boards and selected shop windows throughout the Town were used to display the initial consultation procedures and the public meeting details.



Notices were displayed on many notice boards and shop windows within the Town. The above three examples show notices in various Sandhurst shop windows.

6 Collation of questionnaire feedback

Questionnaire responses were received online via SurveyMonkey and hard copies delivered to the Council's offices.

Circa 600 questionnaire responses were received.

A summary of the questionnaire responses is included within NP Appendices 2 and 3. The summary is also available for viewing on Sandhurst Town Council's website.

7 Planning related themes arising from consultations

Resident views were collated based on their responses from the questionnaire returns. Summaries of the returns were included within the subsequent Regulation 14 Consultation documentation. The returned comments formed the basis of the drafting of the Neighbourhood Plan

8 Preparation of the initial drafting of the Neighbourhood Plan

- 8.1 Bracknell Forest Council instigated an informal check on the fundamentals of the draft Neighbourhood Plan, January 2025.
- 8.2 21st January 2025: - Meeting with Yateley Town Council to ensure the draft Sandhurst Neighbourhood Plan was coordinated with that of Yateley.
- 8.3 30th January 2025: - Meeting with Finchampstead Parish Council to ensure that the draft Sandhurst Neighbourhood Plan coordinated with their Parish.
- 8.4 Late January Planning consultant ET Planning instigated a detailed check of all draft policies. The check instigated to ensure that policies complied with the Neighbourhood Planning basic requirements.
- 8.5 Meeting with ET Planning to run through draft policies. 17th February 2025. The Neighbourhood Plan's policies instigated the minor clarifications that ET had commented on.

9 Non-Statutory Neighbourhood Plan Consultations

- 9.1** In late February 2025 a pre-regulation 14 Neighbourhood Plan was placed on Sandhurst Town Councils website for comment by Sandhurst Residents, businesses and landowners. The website information included procedure for those wishing to attend Neighbourhood Plan workshops.
- 9.2** Procedure for advertising the pre-Regulation 14 Neighbourhood Plan draft was also instigated by noticeboard displays throughout Sandhurst, including shop windows. Articles advertising the pre-Regulation 14 procedure were also included within the Sandhurst Residents Association magazine (this was a free issue that was delivered to all dwellings within the settlement of Sandhurst).
- 9.3** An initial workshop to run through the draft Neighbourhood Plan was held on 27th February with all Sandhurst Town Councillors and Sandhurst Council office staff invited to attend. Attendees: - Councillors Hazel Hill, Ray Mosson and Margaret Mosson, Michael Brossard and Dale Birch.
- 9.4** 4th March 2025. NP Steering Group meeting to set programme and procedures for the next Consultation Stage.
- 9.5** 18th March 2025. A second Sandhurst Councillors workshop was held to allow those who missed the initial workshop to attend. Those attending included councillors Paul Widdowson (via Zoom), Christopher Ives, Nick Allen, Janice Alves De Sousa, Michael Butcher, Michael Brossard and Dale Birch.
- 9.6** 25th March 2025. Workshop attended by Finchampstead PC, Crowthorne PC, Moor Green Lakes Group, and BCVP to discuss matters associated with the Blackwater Valley. Yateley Parish Council and Eversley Parish Council were also invited to attend.
- 9.7** 26th March 2025. Meeting with BFC regarding preparation procedure relating to Regulation 14 submissions.
- 9.8** All Sandhurst Schools were invited to attend a workshop on 1st April 2025.
- 9.9** Workshops were held during late April and early May for Sandhurst Residents to attend. Advertisements to encourage residents to attend were displayed within the Sandhurst Town Council's website and on numerous notice boards displayed within Sandhurst. The notice boards were displayed on all formal Sandhurst notice boards and within key shop windows.
- 9.10** 16th April 2025. Steering Group meeting with the prime objective of coordinating workshops.
- 9.11** March to May 2025 Steering Group members both visited and contacted numerous Sandhurst based organisations in an effort to explain Neighbourhood Plan procedure and how to respond. These bodies included businesses, churches, schools and community centres.
- 9.12** 20 May 2025. Further Steering Group meeting to coordinate liaisons with residents and key Sandhurst organisations.

- 9.13** 9th June 2025. Local Green Space draft forwarded to Bracknell Forest Council (BFC) for informal comment.
- 9.14** 17th June 2025. Informal comments received from BFC relating to the initial Neighbourhood Plan draft of March 2025.
- 9.15** 24th June 2025. Steering Group meeting to refine Local Green Space designations and to coordinate further liaison with residents.
- 9.16** Steering Group response to BFC's NP comments of 17th June 2025 was given to BFC on 26th June 2025.
- 9.17** 3rd July 2025. BFC response received relating to the Steering Groups 26th June 2025 comments.



The photographs above show the 12th of July – exhibition held in the Sandhurst Memorial Park

- 9.18** 19th August and 10th September 2025, Steering Group meetings to prepare for formal Regulation 14 consultations.
- 9.19** A summary of responses from residents is included within Appendices 10 and 11 of the Consultation Statement.
- 9.20** Notices of intention to designate land as Local Green Space were forwarded to known landowners (this included formal notification to BFC as they owned many of the sites that were intended to be designated at Local Green Space).
- 9.21** A Neighbourhood Plan stand contributed to a Sandhurst Town Council's 'Green' exhibition on 13th September 2025 at the Council's offices. The event was advertised extensively by the Council. Those attending were also able to obtain an insight and update of all matters associated with the production of the Neighbourhood Plan.
- 9.22** A Steering Group meeting was held on 15th October 2025 to setup and finalise the forthcoming Regulation 14 consultations.



The photograph above shows the Neighbourhood Plan display at Sandhurst Town Council's 'Green' exhibition.

- 9.23** 16th October 2025. Steering Group member Dale Birch was guest speaker at the AGM of the Sandhurst Residents Associated magazine and presented information regarding Neighbourhood Plans and an update on the Sandhurst NP.
- 9.24** Steering Group meeting held on 6th January 2026 to check for any last-minute action/reminders regarding Regulation 14 responses.
- 9.25** A reminder email regarding Regulation 14 responses was sent to all those on both the Authorities and Communities lists who had yet to respond.

10 Environmental Screening submission

- 10.1** A Strategic Environmental Assessment (SEA) is required where a Neighbourhood Plan is likely to give rise to significant environmental effects, for example where it allocated land for housing, employment or other forms of development. The purpose of an SEA is to ensure that environmental considerations are integrated into the plan's preparation and negative impacts on environmental assets such as biodiversity, water resources, air quality, heritage and landscape. The SEA process involves an initial screening to determine whether a full assessment is necessary.
- 10.2** On 31st August 2025 an informal draft of the Sandhurst Neighbourhood Plan was forwarded to Bracknell Forest Council (BFC) for environmental screening.
- 10.3** An environmental screening decision was received from BFC in October 2025. BFC's decision was that the Sandhurst Neighbourhood Plan would not require a SEA.

11 Regulation 14 drafting and subsequent consultations

- 11.1** The Regulation 14 edition of the Neighbourhood Plan was drafted with the intentions of including objectives and policies to coincide with the perceived

majority views and desires of all key bodies, residents and businesses/those with an interest in Sandhurst. These views and desires having been obtained via the initial questionnaire responses, responses received during the pre-Regulation 14 NP consultations, (outlined above), online and/or hardcopies, and those received at various workshops.

- 11.2** Formal Regulation 14 consultations were commenced on 10th November 2025 and concluded on Friday 9th January 2026, this consultation took place over 8 weeks and 4 days due to the Christmas break being included within this period.

This included the following: -

- i) All detailed information was uploaded onto the Sandhurst Town Council website (appendix 12). This included all Neighbourhood Plan documentation, an informal Neighbourhood Plan summary document, details of how to comment on the Plan, and invite details relating to workshops. Any comments made could be emailed to the Council via neighbourhoodplan@sandhurst.gov.uk or hard copies delivered to the Council offices.
- ii) A Regulation 14 invite to respond (via email) was forwarded to all on the extensive list (see Appendix 5) of related Authorities and Bodies (statutory consultees) that BFC had provided.
- iii) A Regulation 14 invite to respond (via email) was forwarded to all residents and others who had initially expressed an interest during earlier consultations (see Appendix 6).
- iv) A lead article was included within the Sandhurst Residents Association magazine. This magazine was distributed to all dwellings within the settlement of Sandhurst.
- v) Hard copies of the Regulation 14 invite notice were distributed, by hand to all dwellings outside the settlement of Sandhurst.
- vi) Hard copies of the Regulation 14 invite were hand delivered to known Sandhurst businesses.
- vii) Further notices were forwarded to Local Green Space landowners.
- viii) A summary advert to publicise the Regulation 14 procedure was displayed on all STC noticeboards and in selected shop windows (refer to Appendix 7).

- 11.3** The Invite Notices and the STC website recorded procedure for any interested party to attend Sandhurst Neighbourhood Plan workshops. All in an effort to both explain the Neighbourhood Plan procedure and to receive their views on any related planning matters.

- 11.4** Sandhurst Town Councillors were invited to attend Neighbourhood Plan workshops on 18th November 2025 and 16th December 2025. The Councillors attending included Graham Birch, Leigh Quigg (part), Philip Thompson, Nick Allen, Margaret Mossom, Christopher Ives, Nicky Coppins, Janice Alves De Sousa, Hazel Hill, Ray Mossom, Dale Birch, Michael Brossard and Mike Butcher. The meetings were also attended by Steering Group member and Sandhurst resident Sylvia Trevis together with group helper Alan Fuller. The workshop generally received positive comments regarding the content of the Regulation 14 draft. There were no adverse comments received in respect of the proposed policies.
- 11.5** The 16th of December 2025 workshop was also attended by representatives from nearby Parish Councils of Eversley and Wokingham Without.
- 11.6** On 7th January 2026 a reminder email regarding potential responses was forwarded to all those on the original email lists (Appendix 9) who had not already responded.

12 Regulation 14 responses and subsequent actions

- 12.1** A Comprehensive response from BFC, via their website, was received on 18th December 2025. BFC's online comments are included within Appendix 11, section 2.
- 12.2** 8th January 2026: response from the Steering Group to BFC noting that there were a number of matters included within BFC's response that were disputed or perceived to be in error, albeit that many BFC comments regarding format and editorial were accepted and were much appreciated. The items in disagreement and perceived error were highlighted. The Steering Groups response to the BFC comments is included within Appendix 11, section 3.
- 12.3** Response received from BFC on 21st January 2026 declining to meet with the Steering Group relating to proposals to aid resolving/ or reducing the areas of disagreement. BFC noted that there was no requirement for the LPA to reach an agreed position on the NP at this stage and that the Steering Group will have the opportunity to put its case to the Examiner where areas of dispute remain.
- 12.4** Steering Group committee meeting to review Regulation 14 responses.
- 12.5** The main comments/themes arising from the Regulation 14 consultation included: -
- i) Strong support for the protection of Local Green Spaces, SANG and valued open space.
 - ii) Support for policies protecting local character, listed buildings, trees and hedgerows.
 - iii) Support for focusing development on brownfield land and small-scale housing.
 - iv) Recognition of local traffic and infrastructure pressures.

- v) Technical comments were received regarding policy clarity, potential duplication with the Bracknell Forest Local Plan (BFLP).

12.6 Overall, the Regulation 14 consultation confirmed broad community and stakeholder endorsement of the NP and helped refine the document prior to submission under Regulation 15.

12.7 The only salient adverse comment to the content of the Regulation 14 consultation draft was received from Turley Associates Ltd who were representing Bloor Homes. Bloor Homes have a land ownership interest in land located within the countryside to the southwest of Sandhurst (adjacent to Lower Church Road and the A321 Wokingham Road). Bloor's commercial and speculative interest in the land relates to their intentions to use the land for a housing development. The Turley comments, together with a related response are included within Appendix 11, sections 4 and 5.

Appendices 1 – 12

Appendix 1 (3 pages)



Executive Officer
Angela Carey

SANDHURST TOWN COUNCIL

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Website: www.sandhurst.gov.uk

Date: 24 November 2023

Mr M Baker
Head of Planning
Bracknell Forest Council
Time Square
Market Street
Bracknell RG12 1JD

Dear Mr Baker

Re: SANDHURST NEIGHBOURHOOD PLAN – APPLICATION FOR DESIGNATION OF NEIGHBOURHOOD AREA

I am writing to advise you that following its meeting [Strategy & Policy Committee, 23 November 2023] Sandhurst Town Council wishes to apply for the designation of the Parish of Sandhurst as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012.

Sandhurst Town Council qualifies as a relevant body within the meaning of section 61 G of the 1990 Act which states that such bodies include the town or parish council for an area for the purposes of producing a neighbourhood plan.

Sandhurst Town Council requests that Bracknell Forest Council designate the area to be included in our neighbourhood plan as coterminous with its parish boundary. I have attached a map identifying the extent of the proposed Neighbourhood Area, namely the Parish of Sandhurst.

Designating the whole parish as a Neighbourhood Area is considered appropriate as the eastern, southern and western boundaries of the area are constrained by the Bracknell Forest Council borough boundary. As well as the town of Sandhurst, the area includes the communities of Little Sandhurst, Owlsmoor and College Town each with its own identity plus the Royal Military Academy Sandhurst. The town has a population approaching 22,000.

The built environment is primarily residential within a mix of uses including retail, small businesses and educational facilities. Sandhurst is separated from surrounding urban areas by the natural environment comprising the Blackwater River to the south and extensive green space to the north and east that includes a number of Sites of Special Scientific Interest and land falling within the Thames Basin Heaths Special Protection Area. The MoD and Crown Estate are both landowners within the proposed area.

The community wishes to influence future development within the proposed area to ensure it is appropriately integrated with and complementary to existing infrastructure and the natural environment.



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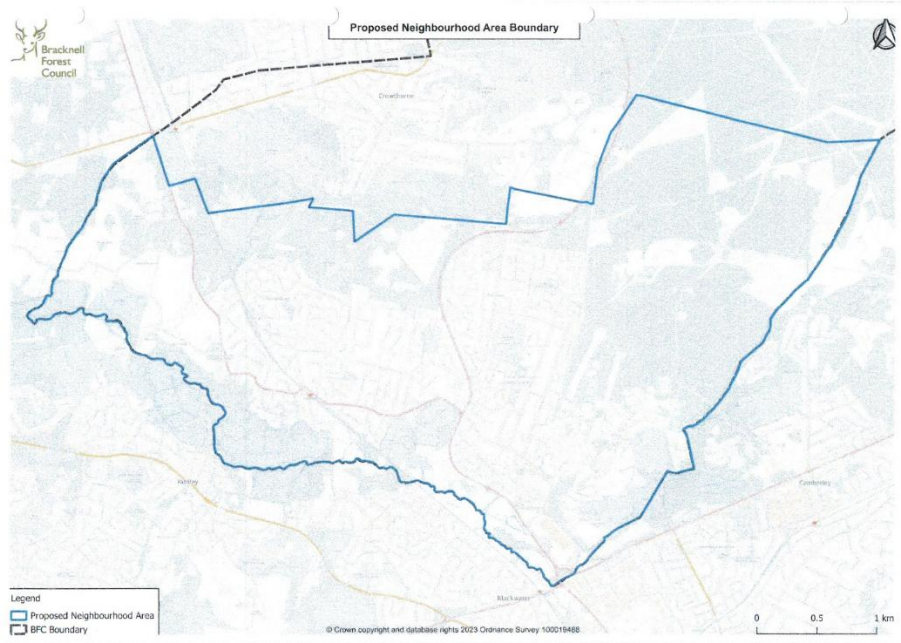
Executive Officer
Angela Carey

Email: stc@sandhurst.gov.uk
Website: www.sandhurst.gov.uk

A Steering Group, which includes representatives of both Sandhurst Town Council and the community, has been formed and have met to discuss the process of creating the neighbourhood plan. Sandhurst Town Council will continue to work with neighbouring Parish, Town and Borough Councils as appropriate. I understand you will be undertaking a public consultation as part of this process and look forward to receiving details in due course.

Yours sincerely,

Angela Carey
Executive Officer



Appendix 2

Sandhurst Neighbourhood Plan (SNP) Steering Group Terms of Reference

1. Steering Group Objectives

The objective of the Steering Group is to produce a sound Neighbourhood Plan for Sandhurst that defines the planning policy priorities identified by the community having due regard for all representations made during the plan-making process and having regard to all relevant existing plans and evidence. The Plan will include or be supported by an appropriate delivery plan setting out, where relevant, the means by which these policy priorities may be implemented.

The steering group will meet monthly to:

Determine the overall scope and objectives of the plan.

Manage the process of preparing the plan and prepare and monitor a project plan and report to the Strategy and Policy (S&P) Committee of Sandhurst Town Council to ensure effective progress.

Build and maintain links with the Local Planning Authority.

Keep under review the legislative requirements around Neighbourhood Planning to ensure the plan meets all current requirements.

Make recommendations to the S&P Committee on resourcing the plan.

Make recommendations to the S&P and Planning Committee on involving the wider community in the plan.

Manage the gathering of evidence necessary to inform each of the issues within the scope of the plan.

Identify and assess options available in respect of each issue and prepare a draft plan for wider consideration.

Produce minutes, reports and documents relating to the plan.

The Steering Group will oversee the maintenance and updating of the SNP area of the STC website.

The Steering Group will oversee the setting up of the Thematic Groups who will feed evidence back into the Steering Group.

The thematic groups will be:

Transport / Highways

Education

Housing

Economy / Business / Retail

Green Spaces / Environmental Considerations

Heritage

Utilities & Infrastructure

2 Neighbourhood Plan Terms of Reference

Membership of the Sandhurst Neighbourhood Plan Steering Group.

The Steering Group has the following membership and will be chaired by the elected chair of the Steering Group.

Up to 4 local residents.

Up to 4 Sandhurst Town Councillors.

Up to 4 Business and/or local Partner representatives.

The Steering Group shall be quorate when any 4 members are present.

3. Membership of the Sandhurst Neighbourhood Plan Thematic Groups.

Steering Group membership and Thematic Group membership will be reviewed from time to time. Whilst organisations will have their nominated representatives, it will be acceptable for reserves to attend meetings as necessary.

Representatives will be expected to give feedback to the organisations that they are representing. The Steering Group and Thematic Groups will be established for a time-limited period. The project is intended to run until a Plan has been presented for independent examination. The Steering Group will remain active until at least the independent examiners report is published.

4. Meetings

Steering Group meetings will take place monthly, normally to commence at 6.30pm on the second Wednesday in the month.

Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required, each member shall have one vote. A minimum of four members shall be present where matters are presented for decision. A simple majority will be required to support any motion. The Chairman shall have one casting vote.

5. Conduct and Interests

The Steering Group will follow the code of conduct observed by the elected members of Sandhurst Town Council. Whilst Members as individuals will be accountable to their parent organisations, the Steering Group as a whole is accountable to the wider community for ensuring that the Plan reflects their collective expectations. The Steering Group will achieve this through applying the following principles:

Work with mutual trust and respect and combine their expertise.

Be clear when their individual roles or interests are in conflict.

Provide feedback from Steering Group meetings to their parent organisation. Where this is Sandhurst Town Council this will be to the S&P Committee and the Planning Committee.

Assist their parent organisation to bring appropriate ideas and concerns to the attention of the Steering Group.

Inform the Steering Group when they are unable to deliver agreed actions.

Treat everyone with dignity, courtesy, and respect regardless of their age, gender, sexual orientation, ethnicity, ability, or religion and belief; and

Actively promote equality of access and opportunity.

In situations where interests and roles are in conflict they must be declared before the business is discussed, and the steering group member should leave the room for that item.

6. Decision Making

Sandhurst Town Council is the qualifying body for the purposes of preparing the plan.

The Steering Group has full delegated authority to manage the process of preparing the plan as set out in the objectives and within agreed budgets; up to and including the publication of the consultation draft plan.

Regular reports will be made to the Town Council's S&P and Planning Committee to ensure effective progress.

Sandhurst Town Council will approve the final draft Neighbourhood Plan prior to submission to the local planning authority.

Appendix 3



Ms A Carey,
Executive Officer, Sandhurst Town Council

By email to: eo@sandhurst.gov.uk

23 January 2024

Dear Ms Carey,

Decision on the Designation of a Neighbourhood Area for Sandhurst Town

It was resolved by the Executive Member for Planning and Transport on the 12th January 2024 that the Sandhurst Town Neighbourhood Area be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

The call-in period for this decision has now expired and I confirm that Sandhurst Town has been designated as a Neighbourhood Area.

If you have any further queries or require more information, please do not hesitate to contact me.

Yours sincerely,

Max Baker
Assistant Director: Planning

PLACE, PLANNING AND REGENERATION DIRECTORATE

Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
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1






Sandhurst Neighbourhood Plan Questionnaire 2024

The future of Sandhurst

Resident questionnaire

An opportunity for those who live, work or have businesses within Sandhurst to contribute to the future planning of the Town.

This QR code will take you to the online version of this questionnaire.



Information and guidance about the Sandhurst Neighbourhood Plan (SNP) process and how you can take part.

Your responses to this questionnaire will be used to create the SNP which will assist in deciding planning matters in Sandhurst up to 2037.

Need to know more? You can view and download the SNP information and statistics document on the Sandhurst Town Council website at www.sandhurst.gov.uk. Hard copies can be viewed at both Sandhurst Town Council offices, Yorktown Road, GU47 9BJ and Sandhurst Library, The Broadway, Sandhurst, GU47 9AB during their opening hours.

Neighbourhood Plan Questionnaires:- There are two versions.

- 1) A Sandhurst residents version which will be distributed in hard copy to all dwellings in Sandhurst during November 2024. Valid responses from Sandhurst residents only.
- 2) A Sandhurst business version which will be distributed to all businesses in Sandhurst during November 2024. This version will also be distributed to community partners and Sandhurst based clubs and support organisations.

Public Exhibitions: There will be two events to enable residents or business/partner representatives to review information with members of the SNP Working Group.

- 1) Saturday 7th December 2024, 11am to 4pm at Owlsmoor Community Centre, Yeovil Road, Owlsmoor, GU47 0TF.
- 2) Saturday 14th December 2024, 11am to 4pm at Sandhurst Town Council, The Community Centre, Yorktown Road, GU47 9BJ.

Please note that it would be desirable if responses were returned prior to 5pm on Monday 20th January 2025.

The information you share in this questionnaire will be treated in accordance with the Sandhurst Town Council privacy policy which can be found on the Sandhurst Town Council website at www.sandhurst.gov.uk/publicationscheme.php.

How to have your say! (only one option per person, business or club/organisation)

- 1 Online survey form (preferred):- access using the QR code above or STC website.
- 2 Email:- You can scan and email this questionnaire or comment directly using this address— neighbourhoodplan@sandhurst.gov.uk
- 3 Written comments:- You can submit your written comments to Sandhurst Town Council by hand or post to :- Neighbourhood Plan, Sandhurst Town Council, Yorktown Road, GU47 9BJ.

What happens next:-

Your feedback will be reviewed before drafting the SNP, including its Planning Policies.

The draft wording will be forwarded to Bracknell Forest Council for environmental screening.

The SNP (including any updates) will be offered to Sandhurst residents, businesses and partners (including those who work in Sandhurst) for comment/pre-submission consultation. The pre-submission process will also include liaison with all key Sandhurst statutory bodies, including nearby authorities.

Once consensus of comment has been updated into the draft SNP it will be passed to Bracknell Forest Council for formal examination.

Following any comments from Bracknell Forest Council the draft SNP will be forwarded to an Independent Examiner.

Following comments from the Independent Examiner it will be submitted to Sandhurst residents for a referendum.

If the referendum achieves more than a 50% (of those voting) in favour of the SNP it will be formally adopted.

Upon adoption the Neighbourhood Plan will have equal status with the Bracknell Forest Local Plan in making planning decisions within Sandhurst up and until 2037.

For details of questions refer to the Neighbourhood Plan Appendixes 2 and 3.



SANDHURST TOWN COUNCIL

COUNCIL OFFICES
SANDHURST MEMORIAL PARK
YORKTOWN ROAD
SANDHURST, BERKSHIRE
GU47 9BJ

Tel: 01252 879060

Notification of Formal Consultation on the Sandhurst Neighbourhood Plan (Authorities and Organisations with an interest in Sandhurst). Regulation 14 of the Country Planning England, Neighbourhood Planning Regulations 2012.

Sandhurst Town Council have received your details from Bracknell Forest Council to enable you to be consulted regarding the production of the Sandhurst Neighbourhood Plan. Such consultations are required under Regulation 14 of the Neighbourhood Planning Regulations.

The drafting of the Sandhurst Neighbourhood Plan Regulation 14 document has been produced following detailed liaison with Sandhurst residents, businesses and landowners together with other bodies with an interest in Sandhurst.

Your comments on the Regulation 14 draft would be very welcome as they will form part of the collation of views that will assist and aid the drafting of an updated version of the Neighbourhood Plan.

This, together with a Basic Conditions Statement and a Consultation Statement, will then be submitted by Sandhurst Town Council to Bracknell Forest Council. Bracknell Forest Council will then instigate procedures for inspection by an Independent Examiner.

The Independent Examiner's salient task will be to ensure that the correct Neighbourhood Planning procedures are compliant with requirements. The Basic Conditions and Consultation Statements will show how Neighbourhood Plan procedure has been followed, who has been consulted, and how the consultations have been undertaken.

Following a satisfactory inspection of the documentation the final draft of the Neighbourhood Plan will be offered to Sandhurst residents via a referendum. If the referendum is successful, the plan will be 'made' by Bracknell Forest Council and have equal status with the Bracknell Forest Local Plan when making Sandhurst planning decisions to 2037.

If you are an Authority and/or Organisation that has a detailed involvement with providing services or an interface with matters associated with Sandhurst it would be much appreciated if you could also comment on any impact (both positive and/or negative) that the draft policies may have on your operations. By the same token if the draft policies have no impact on your operations your comments would also be welcome.

The following commentary sets out to explain how you can view the related documents and how and when you should respond: -

Where can you view the Regulation 14 Sandhurst Neighbourhood Plan documents?

All documents can be viewed on the Sandhurst Town Council website: -

www.sandhurst.gov.uk.

Hard copies of documents can also be viewed at Sandhurst Town Council's office at Yorktown Road, Sandhurst GU47 9BJ and Sandhurst Library, The Broadway, Sandhurst GU47 9BL.

How can you make comments? Please email any comments you have to: -

(neighbourhoodplan@sandhurst.gov.uk) or by hard copy addressed to Sandhurst Town Council, Yorktown Road, Sandhurst GU47 9BJ.

Please ensure when making any comments that you include the name of your Authority or Organisation, related address and contact details. All email addresses will remain confidential to Sandhurst Town Council. Any anonymous comments received will not be considered.

When making comments that relate to specific matters contained with the Neighbourhood Plan, please ensure that you reference the precise policies you are commenting on and or the section number of the Neighbourhood Plan to which your comments apply.

When do you need to respond by?

Before and including Friday 9th January 2026.

Documents will be available for comment from Monday 10th November 2025.

Can you discuss matters with the Neighbourhood Plan Steering Group? Yes.

The intention is that during the consultation period the Steering Group will be holding consultation sessions at the Council's offices. If you wish to attend one of these sessions please email or telephone with your contact information such that appropriate arrangements can be made (email: - neighbourhoodplan@sandhurst.gov.uk , or telephone Sandhurst Town Council's office on 01252 879060).

Overview of the intentions of the Sandhurst Neighbourhood Plan: - The Neighbourhood Plan Regulation 14 documentation to comply with planning requirements, is by default, a lengthy set of documents. To enable readers to obtain a broader understanding of the advantages and aims of the plan an informal Sandhurst Neighbourhood Plan Summary is also available for inspection. The Summary can be viewed either online or hardcopy in the same way as the formal documentation.

Your comments are important as they will assist in shaping and indeed protecting desirable elements of Sandhurst for years to come.

Sandhurst Neighbourhood Plan Steering Group (on behalf of Sandhurst Town Council).



SANDHURST TOWN COUNCIL

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Tel: 01252 879060

Notification of Formal Consultation on the Sandhurst Neighbourhood Plan (Sandhurst Residents, Businesses, Landowners, and those with an interest in Sandhurst) Regulation 14 of the Country Planning England, Neighbourhood Planning Regulations 2012.

Following the collation of the planning comments received from Sandhurst residents and those with an interest in Sandhurst via both the initial questionnaires and the subsequent pre-Regulation 14 Neighbourhood Plan draft a formal Regulation 14 document has been produced.

The intention of the Regulation 14 Neighbourhood Plan document is to consult further with Sandhurst residents, businesses and landowners together with other bodies with an interest in Sandhurst to gain their views and comments on the Regulation 14 draft.

Once all updated views and comments have been received a consensus of valid comments will be used to aid the drafting of an updated version of the Neighbourhood Plan. This, together with a Basic Conditions Statement and a Consultation Statement, will then be submitted by Sandhurst Town Council to Bracknell Forest Council. They will then instigate procedures for inspection by an Independent Examiner.

The Independent Examiner's salient task will be to ensure that the correct Neighbourhood Planning procedures are compliant with requirements. The Basic Conditions and Consultation Statements will show how Neighbourhood Plan procedure has been followed, who has been consulted, and how the consultations have been undertaken.

Following a satisfactory inspection of the documentation the final draft of the Neighbourhood Plan will be offered to Sandhurst residents via a referendum. If the referendum is successful, the plan will be 'made' by Bracknell Forest Council and have equal status with the Bracknell Forest Local Plan when making Sandhurst planning decisions to 2037.

Where can I view the Regulation 14 Sandhurst Neighbourhood Plan documents?

All documents can be viewed on the Sandhurst Town Council website: -
(www.sandhurst.gov.uk).

Hard copies of documents can also be viewed at Sandhurst Town Council's office at Yorktown Road, Sandhurst GU47 9BJ and Sandhurst Library, The Broadway, Sandhurst GU47 9BL.

How can I make comments? Please email comments you have, particularly in respect of any of the proposed policies to: -

(neighbourhoodplan@sandhurst.gov.uk)

or by hard copy addressed to Sandhurst Town Council, Yorktown Road, Sandhurst GU47 9BJ.

Please ensure when making any comments that you include your name or organisation, related address and contact details. All email addresses will remain confidential to Sandhurst Town Council. Any anonymous comments received will not be considered.

When making comments please ensure that you reference the precise policies you are

commenting on and or the particular section number of the Neighbourhood Plan to which your comments apply.

When do I need to respond? By and including Friday 9th January 2026.

Documents will be available for comment from Monday 10th November 2025.

Can I discuss matters with the Neighbourhood Plan Steering Group? Yes.

The intention is that during the consultation period the Steering Group will be holding public consultation sessions at the Council's offices. If you wish to attend one of these sessions, please email or telephone with your contact information such that appropriate arrangements can be made (email: - neighbourhoodplan@sandhurst.gov.uk , or telephone Sandhurst Town Council's office on 01252 879060).

Overview of the intentions of the Sandhurst Neighbourhood Plan: - The Neighbourhood Plan Regulation 14 documentation to comply with planning requirements, is by default, a lengthy set of documents. To enable readers to obtain a broader understanding of the advantages and aims of the plan an informal Sandhurst Neighbourhood Plan Summary is also available for inspection.

The Summary can be viewed either online or hardcopy in the same way as the formal documentation.

Your comments are important as they will assist in shaping and indeed protecting desirable elements of Sandhurst for years to come.

Sandhurst Neighbourhood Plan Steering Group (on behalf of Sandhurst Town Council)

Sandhurst Neighbourhood Plan

The next stage

Have your say in how to shape the Town between now and 2037

Updated draft documents of the Sandhurst Neighbourhood Plan (collated from previous questionnaire and document comment responses) are available for viewing on Sandhurst Town Council's website (www.sandhurst.gov.uk), hardcopies are also available at Sandhurst Library and the Council's offices.

The documentation explains how Sandhurst residents, businesses, landowners and associated bodies can further comment and/or attend meetings to learn more about the planning proposals and most importantly to explain their views.

All comments need to be received prior to 9th January 2026 as this is the closing date for receipt of comments.

Your comments are important to enable the final stages of the Neighbourhood Plan to be concluded, prior to it being offered to residents via a referendum

Appendix 8 (Notice to Landowners of designated Local Green Space land)

Notification of Formal Consultation on the Sandhurst Neighbourhood Plan relating to Local Green Space designation notification

Regulation 14 of the Country Planning England, Neighbourhood Planning Regulations 2012

Following the collation of the planning comments received from Sandhurst residents and those with an interest in Sandhurst via both the initial questionnaires and the subsequent pre-Regulation 14 Neighbourhood Plan draft a formal Regulation 14 document has been produced. The Regulation 14 documentation includes land that has been designated as Local Green Space. The designation of Local Green Space provides protection from development similar to that provided by 'Green Belt' land. From a check of Land Registry information, we understand that you are one of the landowners of the land designated as Local Green Space.

The following information provides details as regards how you can respond to Sandhurst Town Council with any comments you may have. Further information relating to Local Green Space procedure is included within Appendix 4 of the publicly available Neighbourhood Plan documentation. Appendix 4 includes inset maps of all of the designated Local Green Space designations. Please note that where the general area may include dwellings and commercial facilities that are unrelated to the Local Green Space these have been excluded from the Local Green Space designation in order to avoid policy conflict.

The intention of the Regulation 14 Neighbourhood Plan document is to consult further with Sandhurst residents, businesses and landowners (including landowners of Local Green Space designated land) together with other bodies with an interest in Sandhurst to gain their views and comments on the Regulation 14 draft.

Once all updated views and comments have been received a consensus of valid comments will be used to aid the drafting of an updated version of the Neighbourhood Plan. This, together with a Basic Conditions Statement and a Consultation Statement, will then be submitted by Sandhurst Town Council to Bracknell Forest Council (BFC). BFC will then instigate further consultation procedures and subsequent arrangements for inspection by an Independent Examiner.

The Independent Examiner's salient task will be to ensure that the correct Neighbourhood Planning procedures are compliant with requirements. The Basic Conditions and Consultation Statements will show how Neighbourhood Plan procedure has been followed, who has been consulted, and how the consultations have been undertaken.

Following a satisfactory inspection of the documentation the final draft of the Neighbourhood Plan will be offered to Sandhurst residents via a referendum. If the referendum is successful, the plan will

be 'made' by Bracknell Forest Council and have equal status with the Bracknell Forest Local Plan when making Sandhurst planning decisions to 2037.

Where can I view the Regulation 14 Sandhurst Neighbourhood Plan documents? All documents can be viewed on the Sandhurst Town Council website: - (www.sandhurst.gov.uk).

Hard copies of documents can also be viewed at Sandhurst Town Council's office at Yorktown Road, Sandhurst GU47 9BJ and Sandhurst Library, The Broadway, Sandhurst GU47 9BL.

How can I make comments? Please email comments you have, particularly in respect of any of the proposed policies to: - (neighbourhoodplan@sandhurst.gov.uk) or by hard copy addressed to Sandhurst Town Council, Yorktown Road, Sandhurst GU47 9BJ.

Please ensure when making any comments that you include your name or organisation, related address and contact details. All email addresses will remain confidential to Sandhurst Town Council. Any anonymous comments received will not be considered.

When making comments please ensure that you reference the precise policies you are commenting on and or the particular section number of the Neighbourhood Plan to which your comments apply.

When do I need to respond? By and including Friday 9th January 2026. Documents will be available for comment from Monday 10th November 2025.

Can I discuss matters with the Neighbourhood Plan Steering Group? Yes. The intention is that during the consultation period the Steering Group will be holding public consultation sessions at the Council's offices. If you wish to attend one of these sessions please email or telephone with your contact information such that appropriate arrangements can be made (email: - neighbourhoodplan@sandhurst.gov.uk , or telephone Sandhurst Town Council's office on 01252 879060). If your comments relate primarily to Local Green Space matters, please make this point clear in your response such that specific consultation meetings can be arranged.

Overview of the intentions of the Sandhurst Neighbourhood Plan: - The Neighbourhood Plan Regulation 14 documentation to comply with planning requirements, is by default, a lengthy set of documents. To enable readers to obtain a broader understanding of the advantages and aims of the plan an informal Sandhurst Neighbourhood Plan Summary is also available for inspection. The Summary can be viewed either online or hardcopy in the same way as the formal documentation.

Your comments are important as they will assist in shaping and indeed protecting desirable elements of Sandhurst for years to come.

Sandhurst Neighbourhood Plan Steering Group (on behalf of Sandhurst Town Council)

Appendix 9

Regulation 14 Statutory Consultees emailed 10th November 2025

Full Name	Address Line 1
Mrs Maria Bradshaw	Hurst Parish Council
Ms C Woodley	Bray Parish Council
Ms Elizabeth Yates	Ascot Racecourse
White Waltham Parish Clerk	White Waltham Parish Council
Mr Martin Small	English Heritage
Ms Carmelle Bell	Thames Water
Affinity Water	Affinity Water
Mr Bill Hicks	Local Enterprise Partnership
Mr Gordon veitch	Finchampstead Parish Council
Mr Mike Dunstan	Wokingham Town Council
Mr Daniel Hawes	Hart District Council
Mr T Gahagan	Blackwater and Hawley Town Council
Parish Clerk	Yateley Town Council
Mr T Price	Windlesham Parish Council
Mr J C Chaney	Chobham Parish Council
Bracknell Town Clerk	Bracknell Town Council
Mrs Sheila Collings	Warfield Parish Council
ACI Simon Bowden	Bracknell Police Station
Mr Marc Turner	Natural England
Mr John Lee	Old Windsor Parish Council
Mrs Adele Swadling	The Morgan Centre
South East Network Rail	Network Rail
Ms Jackie Burgess	Bracknell Town Council
Mr Matthew Thompson	National Grid
Mr Andrew Pryor	Virgin Media
South Central Ambulance Service	South Central Ambulance Service
Thames Valley Police	Thames Valley Police
Mr John Pluthero	Cable and Wireless
Binfield Parish Council	Binfield Parish Council
Mrs Annemarie Edwards	Winkfield Parish Council
	AMEC Environment & Infrastructure UK Limited
Kam Liddar	Wokingham Without Parish Council
Ms Deborah O'Brien	Mayor of London
Greater London Authority	Hampshire County Council
Hampshire County Council	Hart District Council
Hart District Council	Historic England
Historic England	Natural England
Natural England	

Wokingham Borough Council
 Royal Borough of Windsor and Maidenhead
 Surrey County Council
 Surrey Heath Borough Council
 Mr Jason Mawer
 Mrs Joanna Robertson
 Mrs Rebecca Murphy
 Winkfield Parish Council
 Environment Agency
 Hampshire County Council
 Highways England
 Surrey Heath CCG
 Dr Sam Cartwright
 Royal Berkshire Fire and Rescue
 Mr James McCabe
 CAMPAIGN TO PROTECT RURAL ENGLAND
 Binfield Parish Council
 Ms Melissa Spriggs
 Town Planning SE Network Rail Infrastructure Network
 Rail
 Mr Samuel Pocock
 Surrey County Council
 Greater London Authority
 Mr Nick Sandford
 Ms Helen Sanderson
 Mr D Warren
 Ms Anne Martin
 Ms Zoe Johnson
 Mr James Owens
 Ms S Burtenshaw
 Environment Agency
 Mr Dave Royan
 Ms Kay Rowlands
 Mr Phillip Gill
 Mr Richard Herneman
 Mr David Smith
 Marine Management Organisation
 Thames Water
 Vodaphone and O2 Enquiries
 South East Water
 Thames Valley Local Enterprise Partnership
 Ms Jane Ireland
 The Coal Authority
 East Berkshire CCG

Wokingham Borough Council
 RBWM
 Surrey County Council
 SHBC
 Warfield Parish Council
 Crowthorne Parish Council
 CPRE
 Winkfield Parish Council
 Environment Agency
 HCC
 Highways England
 SHCCG
 BBOWT
 RBFRS
 Wokingham Town Council
 CPRE
 Binfield Parish Council
 Hampshire County Council

 Network Rail
 Environment Agency
 SCC
 GLA
 Woodland Trust
 Environment Agency
 Care4Free
 RBWM
 Highways England
 Strategic Planning
 3 Paradise Cottages
 Environment Agency
 South East Water
 Veolia
 RBWM
 BT Openreach
 Southern Gas Network
 Marine Management Organisation
 Thames Water
 Vodafone and O2
 South East Water
 LEP
 Surrey Heath District Council
 The Coal Authority
 East Berks CCG

Regulation 14 Residents, businesses and landowners emailed 10th November 2025

Mr S Bailey	BVCP
Mr G Jukes	Finchampstead Parish Council
Mr S Weeks	Moor Green Lakes Group
Mr J Hanna	Turley Associates Ltd
Mr R Quarterman	Hart District Council
Mr A Spencer	Yateley Town Council
Mr C Slater	Horseshoe Lake Activity Centre
Rev J Castle	St Michael and All Angels Church
Headteacher	St Michael's C of E Primary School
Mr King	Kings DIY
Mrs Parsons	Uplands Primary School
Mr S Cotterill	New Scotland Hill Primary School
Mr G Croxon	Sandhurst School
Mrs Owles	Owlsmoor Primary School
Headteacher	College Town Primary School
Mr E Venables	Wellington College Prep
Chairman	Owlsmoor Community Centre
Mrs M Saville	Crowthorne Parish Council
Mr R Bing	Resident
Ms J Ingram	Resident
Mr R Howard	Resident
Mr H Noble	Resident
Ms M Willcox	Resident
Mr C Jackman	Royal Military Academy
Fr Marcus Brisley	Immaculate Conception Church

Regulation 14 landowners by Royal Mail 13th November 2025

Mr John Sayers	Land on the west side of Wokingham Road
Ms CP Ingram	Land on the north side of Lower Sandhurst Road
Managing Director CEMEX Ltd	Land South of Lower Sandhurst Road
Ms J Mills - Yandina Ltd	Land at Ambarrow Farm
Ms ME Forde	Part of Owlsmoor Park
Turley	Land associated with LGS 6

Hand delivered notices were also delivered to all onsite related letterboxes. These included Perrybridge Farm and all dwellings in Lower Sandhurst Road.

BFC were notified via email in respect of land in their ownership.

Appendix 10. Summary of Sandhurst residents and interested parties' responses: -

Survey Monkey narrative responses.

Where the Survey Monkey questionnaire allowed a narrative response the Steering Group has commented, where appropriate, to refer to the section of the Neighbourhood Plan or policy where the comment is addressed.

Q9 How satisfied are you with the availability and suitability of facilities in Sandhurst for the service listed below? (Comments section responses)

Item	Response	Steering Group response
1	Buses need to be better/more frequent	
2	We very much appreciate the areas of public open space and access the countryside and wish for these to continue to be maintained. There is a lack of genuinely affordable first time/starter homes. Any such future provision for homes needs to be situated in areas that enable residents to use public transport/cycling/walking to reduce reliance on the car. The road network in Sandhurst is subject to congestion with the associated noise and air pollution that comes with vehicle use	Policy NP/H1 refers Policy NP/T1 refers
3	Minor development without changing the character of the town and surrounding areas. Already too much in Wokingham and Earley forming a conurbation between Reading, Wokingham and surrounding towns/villages. Facilities and infrastructure are already stretched beyond their capability and ever-tightening budgets will not resolve this.	Policy NP/H2 refers
4	Uplands Primary School Green gables Nursery	No comment
5	Not enough face to face provision in the Sandhurst surgery. Bus provision severely lacking. Sport and leisure facilities are available within reasonable commuting distance. First time/starter home provision would be ideal however it is difficult to see where new build could be achieved as there is little available land without encroaching on green belt plus adding to the local population puts a strain on already stretched resources.	NHS provision not part of the NP. See sustainable Transport Summary 6.4 and 6.7 Policy NP/H1 refers.
6	Parking a) temporary needed near Sandhurst Football Club, more accessible (on Sat & Sun). Additional parking should be provided by club near to its stadium. b) Long term parking near Sandhurst railway halt, should be provided by railway company/org.	Policy NP/T3 refers There is no available land near the Station.

7	We own our home and are not looking to move so can't comment	No comment
8	I can't give an opinion on types of facilities I haven't personally experienced	No comment
9	The town has become inundated with shops/businesses that are not popular with the residents e.g. vaping shop, Turkish barbers, fast food outlets. It looks shabby, when you drive through the town.	Planning policy cannot directly prohibit retail use.
10	Many large buses underutilised, frequently seen driving around with no or very few passengers on board. M&S and Tesco an asset to the local area. However far too many charity shops and fast-food shops. No decent pubs or restaurants. Poor appearance and upkeep of both College Town and Sandhurst shopping areas.	Comments noted
11	Traffic has increased dramatically over the years and the roads are generally congested. Also, too many fast-food outlets in the area near where I live. It would be nice to see something other than charity shops and food shops.	Planning policy cannot directly prohibit retail use.
12	Lack of doctor availability	See section 7
13	Little Owls pre school Owlsmoor Primary Sandhurst Secondary	See section 7.2
14	My youngest attends the youth group at the church in Owlsmoor which he loves, but it's very sporadic/irregular being open which doesn't help. The one at the smaller church near the garage in Yorktown Road wasn't great, only 2 or 3 children there permanently. I'd love to see more activity focused groups locally for youths to hang around at - such as football or basketball in the local parks. Could you possibly ask local residents if they have any skills to share with the next generation?	See section 8.3
15	Owlsmoor Primary School	See section 7.2
16	Edgbarrow	Not in Sandhurst
17	Sandhurst needs another secondary school at least. Sandhurst school is too big. Parents don't have a choice of secondary schools. Behaviour of many students is a concern also	See section 7.2
18	Affordable Housing for our children that allows them to stay in this area and for us to act as childcare	Policy NP/H1 refers

Q10 What improvements do you think need to be made to Sandhurst

during the life of this plan (15 years)?

Note: not all matters that will be mentioned will be under the direct responsibility of Sandhurst Town Council. Where an item is not within the Council's control the comments made will be passed to the appropriate authority

Item	Response	Working Group response
1	Forward thinking regarding utilities constantly digging up roads especially after major resurfacing has been scheduled	Not a Planning matter
2	Improvements to the Surgery, it's almost impossible to book an appointment there.	Section 7.1 refers
3	In terms of the road network through Sandhurst, more needs to be done to ensure that vehicles adhere to speed limits. Currently, in the 30mph zone on the A321 (Wokingham Road) from the point that it is in place heading southbound from Crowthorne towards Sandhurst (just passed Perry Bridge Farm) vehicles are totally disregarding it and speeding excessively. This makes turning right out of Maybrick Close virtually impossible to do safely. The 30mph speed limit sign warning is triggered constantly, but the sign is situated at a point past Maybrick Close when it is too late to alert cars to the fact that they are speeding. This has been a long-standing issue and the Council do not seem to appreciate the problems it causes and the danger posed. Another area of concern is poor maintenance of vegetation that grows alongside roads, particularly where it is overgrown and restricts the amount of pavement available to use. This makes pavements unsafe and discourages their use. There is also the issue of poor maintenance of the road surface leading to potholes. Furthermore, there are longstanding issues relating to roads becoming flooded following heavy rain.	Not a Planning matter See section 4.2.3
4	Better pathways through the memorial park / along the river. These are not suitable for wheelchairs, and covered in waterlogged pot holes. More pedestrian / cycleways would be amazing; Bracknell and Wokingham seem to have vast stretches of off-road pathways by comparison to Sandhurst	See section 5.4
5	Parking for leisure activities to stop congesting streets near the council offices. Lighting in the parks area. Repairs to the roads and pavements. No more homes to be built. Protect our green spaces. Improve youth services and clubs to reduce AS behaviour	See Policy NP/T3 See section 8.3

6	Action against fly tipping , and general litter. Stricter enforcement of speed limits	Not Planning matters
7	This is a general comment which applies to other authorities however the general state of the area leaves much to be desired. Kerbs and drains are thick with leaves, which are never cleared in some places. Road markings are becoming invisible, reflective bollards at road crossings are damaged or so dirty that no reflectivity exists, rendering them dangerous, road/street signs are covered in green algae. In short, the area has a depressed look about it and I would rather this was addressed, before considering adding to the infrastructure just adds more to fall into disrepair!	Not Planning matters
8	Greater investment in the infrastructure of Wildmoor Heath which is clearly well used but subject to excessive wear and tear and vandalism and is preventing the conservation grazing taking place effectively	See Policy NP/EN1
9	Roundabout high street/swan lane maybe replace with traffic lights exist roundabout is difficult to negotiate and can be dangerous.	Not a Planning matter
10	Indoor sports facilities like badminton and table tennis	See section 8.2 and 8.3
11	Maintenance and improvement to roads. Improvements to NHS services locally, current facilities need further upgrades due to the increased local population. An old fashioned cottage type hospital and recovery facility to free up hospital beds.	Not Planning matters
12	No extra builds	See Policy NP/H1 and H2
13	BFC should extend speed limits of 20mph around schools and most residential short roads. Also (with Police) enforce 30pmh limit on residential roads. Take over New Road and metal. Resurface roads like Branksome Hill with better longer lasting material	Not Planning matters
14	Improve the range of shops, continue with the improvements to the play areas. My grandchildren love them. Continue to maintain the roads and pavements.	See section 8.3
15	Responsible housing growth. The right types in the right places to meet needs. Better traffic management - congestion is getting silly. Better road maintenance - potholes have proliferated. Better integration of public transport - why do I need to catch a train in the	Policy H1 and 2 refer. Others not Planning matters

	wrong direction to Reading/Guildford to reach London?	
16	Less tattoo parlours etc and more useful to most people small businesses. At least one more doctors' surgery if building more homes. Youth centre.	See Policy NP/ERB1 See Policy NP/C3
17	More local shops and restaurants especially for Owlsmoor. Merge of GP surgery with Ringmead means having to travel much further for appointments	See Policy NP/ERB1 Not a Planning matter
18	Improve the local shops. As an example look at Crowthorne, the Council seem to have the balance right with the shops and facilities.	See Policy NP/ERB1 Sandhurst has no shopping high street so cannot compare.
19	Work with young people to reduce anti-social behaviour, e.g. littering, wildlife injuries. Increase environmental care and maintenance of footpaths, foot bridges etc. Supply an adequate number of litter bins	See section 8.3
20	Parking at Sandhurst shops need improving. Road and pavement surfaces need improving along with hedgerows along the pavements need cutting. Litter and fly tipping is a big problem. The park could have a splash pad or something more for the summer months	Policy NP/C3 refers Others not Planning matters
21	Address all of the points shown above. Provide an additional doctors surgery and better access to existing doctors.	Not Planning matters
22	Parking is always an issue around the station and area around the shops. As a resident of 15+ years its grown worse, more traffic, more parking on streets. If business are allowed to grow then sufficient parking needs to be provided.	See section 6.2 Policy NP/T3 refers
23	See above	See above
24	More allotment space. More access to wildlife areas. Upgrades to the library would be great.	See section 5
25	Continue to maintain improve outdoor recreation areas. Improve drainage football Fields often unplayable (not sure if how that's achievable.	See section 8
26	Don't overbuild new houses. Resources can't cope with current population	Noted
27	Improved Car Parking in Central Sandhurst Establish Public Toilets Improve Train frequency Clean/sweep the streets and gutters Monitor/maintain Speed limits (at 30MPH) Increase provision of medical services	See section 6.2 Not a Planning matter Not a Planning matter Not a Planning matter Not a Planning matter Not a Planning matter

28	Potholes repaired. Liaison between departments needing to work on roads	Not a Planning matter
29	This area cannot sustain more housing; the infrastructure is not there. The roads are over crowded, the doctors are a joke with no chance of seeing a doctor for weeks, there are very few NHS dentists, schools are already full.	Policy NP/H1 refers Not a Planning matter
30	I think there needs to be regard given to the lack of sixth form at the local secondary school. This was removed in 2022 and currently Sandhurst school do not offer education past 16.	Not a Planning matter
31	Better doctor's facilities at York Town Road surgery	Not a Planning matter
32	We need to strategically plan for new development within the town (both residential and commercial) to ensure that our next generation will be able to continue to live here. With an ageing population houses are not being release back to the open market as quickly as they used to, which is forcing young people to move away because we are simply no building anything for them.	Bracknell Forest Local Plan is the strategic plan.
33	More dedicated cycle routes	See section 6.6
34	See Q 16	Noted
35	Another secondary school, buses running more often, more glass recycling areas	Not Planning matters
36	Improve public transport and people will use it more, also better cycle routes that allow us to cycle to more place rather than drive, Secure cycle parking at shops and supermarkets please especially for those using ebikes.	Section 6.6 refers

Q13 If you have supported housing growth where in Sandhurst do you think housing should be built?

1	North of St Michaels School	Suggested Local Green Space
2	Brown sites	See Policy NP/H1
3	I have no idea where it could be fitted in, which is why I have said minimal	Noted
4	As close to public transport as possible and not on areas that mean that it extends beyond the existing boundaries of the town (i.e. the boundaries between Sandhurst, Yateley and Crowthorne). Also, not on areas of valuable green space.	See Policy NP/H1
5	Brownfield sites or change of use to allow minor development without changing the	See Policy NP/H1

	character of the town and surrounding areas. Already too much in Wokingham and Earley forming a conurbation between Reading, Wokingham and surrounding towns/villages.	
6	Anything south of Sandhurst, eg Derby Green/ Yateley side, in order to not disrupt Wildmoor Heath / Ambarrow / Swinley.	See Policy NP/H1
7	Yorktown road.	See Policy NP/H1
8	In-fill and brown field sites. Swan Lane. Corner field of Wellington College Some RMA land	See Policy NP/H1 RMA not available
9	In general I do not support further housing growth as I feel the area is already saturated and there is little scope for new build without destroying green space and respecting local strategic boundaries. Further, doctors, dentists and schools can barely support the current population without adding to the problem	See Policy NP/H1
10	Brownfield sites.	See Policy NP/H1
11	On existing brownfield or housing land (demolish and build flats for example). Green open spaces should not be compromised.	See Policy NP/H1
12	Vacant plots in built up areas	See Policy NP/H1
13	Old forge site	See Policy NP/H1
14	Extensions to existing stock of housing, infills on existing under used sites - most that were commercial and no longer needed for commerce. BFC could ask the Army Property Agency to release land in College Town /Owlsmoor AREA (UNLIKELY TO AGREE -worth trying annually).	See Policy NP/H1 RMA land not available
15	We do not want to lose our lovely open spaces so not sure where you can build.	Noted
16	Brownfield sites first and foremost. Repurpose disused industrial sites. Decontaminate if necessary. Infill within existing housing second. Greenfield as an absolute last resort.	See Policy NP/H1
17	Lower Church Road	See Policy NP/H1
18	I do not have the building knowledge to give a suggestion of where these can be built. Perhaps, on what is now called "brown land"	See Policy NP/H1
19	Brownfield sites to be identified and used rather than building on environmentally or agriculturally important land and other greenbelt land	See Policy NP/H1

20	On some land from the RMA	RMA not available
21	I do not believe there are any areas other than on brownfield sites.	See Policy NP/H1
22	There isn't anywhere. Already building on the flood plain. The roads are busy. There's limited parking around the area	See Policy NP/H1
23	I'm not certain. Maybe in disused retail areas.	See Policy NP/H1
24	I'm not sure	Noted
25	Not in between existing properties, unless demolish and rebuild. So on green land.	See Policy NP/H1
26	In fill	See Policy NP/H1
27	on suitable sites outside of the floodplain. If planned for properly then new development will bring about significant infrastructure improvements and biodiversity net gain which will benefit all. they will also provide new play spaces and will provide many jobs for local construction workers.	See Policy NP/H1
28	Brownfield sites	See Policy NP/H1
29	Brownfield sites	See Policy NP/H1
30	Brownfield sites	See Policy NP/H1
31	Brownfield sites preferred but greenfield if necessary.	See Policy NP/H1
32	West of Little Sandhurst.	See Policy NP/H1

Sandhurst Residents Neighbourhood Plan responses (with their postal code or name as a reference).

Sandhurst Postal Code

Comment Received

GU47 9BP	Brownfield sites or larger plots for single dwelling to be developed to provide more accommodation.
GU47 0TS	No more food take-away shops, more parking near facilities. Not to develop on green areas.
GU47 0QE	Concern regarding parking on pavements, Potential development site in Foresters Way, Owlsmoor.
GU47 0UT	Build on brownfield sites.
GU47 0QE	Do not build on the flood plain.
GU47 8EA	Too much through traffic,
GU47 0QG	off road parking, build on brownfield sites if infrastructure permits.
GU47 9AU	Develop brownfield site only.

GU47 0QP	When building new dwellings ensure off-street parking for at least cars. More areas of young people to socialise.
GU47 9DH	Limit building as Sandhurst is too crowded.
GU47 0GB	Develop brownfield site at the Forge, Yorktown Road.
GU47 9AB	Concern regarding potential flooding.
GU47 0QF	Develop brownfield sites.
GU47 8JP	Limit traffic on the A321 in Sandhurst.
GU47 9AE	Build links roads to avoid heavy traffic in Yorktown Road. Potential building sites in Thibet Road, Sandhurst, behind Little Sandhurst School and on Ambarrow Court. (comment Ambarrow Court is a SANG).
GU47 8HD	Could build on brownfield site and Perrybridge Farm.
GU47 0UL	Sandhurst is too crowded for more building.
GU47 9AZ	Develop the village feel of how Sandhurst was.
GU47 9AR	Improve facilities in shopping centres, too many fast-food shops.
GU47 0XS	Keep Sandhurst's green areas, build on brownfield sites make sure there is sufficient parking.
GU47 8QT	Encourage building houses that young people can afford, build on brownfield sites.
GU47 8PN	Avoid building on the flood plain
GU47 0UR	Not enough facilities to cater for more housing growth.
GU47 9RN	Sandhurst roads too busy to cater for more development. Retain our green areas.
GU47 8JJ	Could acquire land in the RMA for development.
GU47 8JR	Parking is a problem, take-a-way food outlets and delivery trucks could cause traffic jams in Yorktown Road. Keep the green spaces.
GU47 0RA	Improve parking, could convert unused offices into dwellings.
GU47 8HG	Need to improve Sandhurst village appearance.
GU47 8LA	Build on brownfield site only, including defund retail units.
GU47 8LD	Concerns regarding traffic levels on the A321.
GU47 8JR	More starter homes required, potential development site the Forge Yorktown Road.
GU47 8PC	Traffic congestion a concern, improve infrastructure.
GU47 0PH	Protect Memorial Park from development. Build on brownfield sites.
GU47 8JT	Need more first-time buyer property developments.

GU47 9EH	Greater range of shops required with fewer fast-food outlets. Do not develop land between Horseshoe Lake and St Michael's Church.
GU47 0SG	Improvement required for parking, could build in Little Sandhurst (unspecified).
GU47 8NE	Need to refurbish shopping areas, could develop the brownfield site at the Forge Yorktown Road.
GU47 0SB	More first-time buyer homes required.
GU47 0XH	Concern regarding traffic congestion, could help with a by-pass.
GU47 9RD	Need for more affordable homes.
GU47 9AT	Do not develop green field sites.
GU47 8JL	Only develop small sites.
GU47 9BW	Concern regarding traffic and traffic measures in Yorktown Road. Potential development site at the Forge in Yorktown Road and land near Wellington College/Longdown Lodge Estate/
GU47 8HQ	Need to keep green spaces undeveloped.
GU47 0UG	Less development.
GU47 9AY	Improve footpaths, too many cars a problem Could develop MOD land.
GU47 0FG	Could develop land on the RMA.
GU47 9BB	Affordable housing required. Do not develop parks,
GU47 9AL	More indoor sport facilities required.
GU47 8DY	More parking in Yorktown Road.
GU47 0UR	No more housing as road infrastructure cannot cope.
GU47 9AN	Road infrastructure to be address first prior to more housing.
GU47 0XF	Need affordable housing on brownfield sites.
GU47 0FR	Only build on brownfield sites.
GU47 8EF	More house for those with less money, could build north of Owlsmoor towards Broadmoor (already in BFLP with Broadmoor development site) and between Horseshoe Lake and Dukes Ride. (Comment The Derby Field site adjacent to Dukes Rise in Crowthorne is allocated for development within BFLP)
GU47 9DY	No more take-a-way food shops outdoor gym in Memorial Park required. Keep wooded areas.
GU47 0GY	Build on brownfield sites.
GU47 8EX	Need to retain all of our green spaces.
GU47 0SR	Limited growth, keep green spaces.

GU47 8NG	Protect green spaces, prevent flooding, only build on brownfield sites.
GU47 9AB	Car parking a concern,
GU47 0UT	Do not build on green and protected sites.
GU47 0TS	General current infrastructure concerns.
GU47 0TU	Better Road infrastructure required.
DMT Ltd	Need for better traffic management.
Hairdressers	Need more parking provision.
Resident RB	Avoid flooding /run off from buildings
ST	Need fewer take-away fast-food outlets, poor road infrastructure, no need for more housing.
A	High need to protect the countryside, low need for social, private and HMOs
C	High need for starter homes.

Appendix 11

Regulation 14 online consultation responses.

Item No	Response from	Plan reference	Responder Comment	Steering Group Response
1	Mining Remediation Authority	General	Not in a coalfield area so no comment.	Noted
2	St Michaels and All Angels Church	General	Encouraging to see listed buildings will be safeguarded and the Blackwater Valley will have a degree of protection. We are strongly in favour of proposed parking provision in Lower Church Road to serve both church and school. Other comments regarding highways matters were not relevant to the Neighbourhood Plan	Comments noted and covered within the NP draft.
3	National Highways	General	National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority, and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M3 motorway. We have reviewed the above consultation and have 'No comments'.	Noted

4	Cllr Michael Brossard STC	General	Good morning -having read many of the informative documents on the Sandhurst website, I am now in a position to add my comments as a long standing Sandhurst resident. I am aware of the Neighbourhood Plan accreditation secured by other Bracknell Parishes, viz. Crowthorne, Binfield, Bracknell Town etc. so appreciate the benefits these Parishes have secured. On a personal level, future housing development is a consideration. With a Neighbourhood Plan we will have a greater say on where and which housing is most appropriate. The implication of not having an NP is that Bracknell Forest Council, through Government edict, could instead impose housing that is not sympathetic to our community. The need in the future will be affordable 1/2/3 bedroom flats and houses to accommodate our younger generation to get on the housing ladder. Although there will always be a demand for rented accommodation, young people surely aspire to own their home, if necessary though a shared ownership structure etc. Another concern is with parking both at residential properties and with public car parking. There are pressures here and nationally for adequate off street parking to prevent automotive 'clutter' on our streets and pavements. It is incontestable that cars are now longer and wider than, say, 10 years, go. This needs to be	All comments covered within the neighbourhood Plan draft.
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			taken into account when determining parking dimensions to prevent overhanging onto the pavement etc. A further concern is with the proliferation of fast-food outlets which is not conducive to a healthy diet. Whilst not opposed to a proportionate ratio, consideration needs to take account of the proximity to schools etc. The increased Community Infrastructure Levy will naturally be welcome as this will enable enhancements to Sandhurst to the benefit of our residents. For the reasons set out above, I hope that our submissions will be viewed favourably.	
5	Crowthorne Parish Council	General	Crowthorne Parish Council (CPC) has reviewed the draft Sandhurst Neighbourhood Plan and supports the proposals and draft policies contained therein.	Noted
6	Local Enterprise Partnership	General	No longer a statutory Consultee.	Noted
7	Eversley Parish Council Cllr Elizabeth Batup	Section4 Section 5 Section 6	I felt the workshop provided a clear link between the Community Survey results and the objectives and policies identified in the Sandhurst Neighbourhood Plan. There are several objectives in the NP that closely correspond to the issues and challenges for Eversley that I felt were covered well. The ones that particularly resonated were as follows: - Section 4 Design Policies NP/ D 1, NP/ D 3, NP/ D4 Policies that maintain the character of each area within Sandhurst are set out. In particular, building heights of no more than 3 storeys,	Comments noted and none require adjustment to the Neighbourhood Plan draft.

			preservation of listed buildings, and the preservation of mature trees and hedgerows is clearly identified as important. We would seek to preserve the character and identity of the 5 hamlets within Eversley Parish Designated area, so the details of these policies are helpful. Section 5 Environment Policy NP/ EN 5 Local Green Space Policies support the overwhelming view that green areas must be preserved, and 10 areas are identified to be designated as such. Eversley has a similar desire to preserve its green spaces and from our survey is seen as important to the community. The collaboration with the Blackwater Valley Countryside Partnership and the Thames Basin Heath SPA shows consideration of how to balance preserving special conservation areas with Local Green Spaces that are accessible to the community and are well utilised and loved. Again a point to note in our approach to this objective to engage as widely as possible with these organisations. Section 6 Transport The combination of high car ownership, poor public transport (including the low use of the local station) and traffic congestion on the Yorktown Road are identified. NP/ T 1 identifies that developments within Sandhurst or surrounding areas must consider the impacts of increased traffic. Eversley Street (A327) has similar problems and this policy is noted.	
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			NP/ T 2 Pedestrian and Cycle routes To make sure developments link up footpaths and cycle routes with an emphasis on safety. Eversley has a similar desire to improve safe pedestrian and cycle links but with the challenge of narrow roadways that would make implementing these difficult in some areas. NP/ T 3 Residential Parking Policies to increase the number of parking spaces required for new builds. Discouragement of on-street parking to ease congestion and identifying potential areas to improve car parking. Eversley has similar high car ownership and associated issues with parking. This policy is noted for consideration in our NP.	
8	Eversley Parish Council Mr John Chitty Chairman EPC Neighbourhood Plan Working Group	General and NP/H2	I believe the Steering Group should be congratulated on putting together a comprehensive and well-considered body of work. I do not feel that I am in a position to be critical, particularly as we are ourselves in the embryonic stages of preparing a neighbourhood plan. However, I would like to offer the following observations for consideration. A number of policies within the Neighbourhood Plan appear either to duplicate, or to provide less clarity and policy precision than, corresponding policies in the adopted Bracknell Forest Local Plan. In such circumstances, there is a risk that the Neighbourhood Plan policies may add limited weight in decision-making or introduce ambiguity. Given the situation we currently find ourselves in at Eversley	Where duplication has been acknowledged it has been corrected to avoid any ambiguity.

			Parish, I am unclear how Policy NP/ H2 provides any meaningful policy protection should Bracknell Forest Council, at any point during the lifetime of the Neighbourhood Plan, be unable to demonstrate a five-year housing land supply. In those circumstances, paragraph 11(d) of the NPPF which establishes the presumption in favour of sustainable development would apply. In that context, and noting the proposed direction of travel set out in the emerging NPPF reforms, it may be helpful to reflect on the role that site allocations could play in strengthening the long-term resilience of the Neighbourhood Plan and its ability to continue to benefit from policy protection. I offer this as a general observation rather than a criticism.	Given that the BFLP is subject to the vagaries of needing to demonstrate a 5 year land supply and at this time can only demonstrate a 4.49 year housing land supply the 'tilted balance' under paragraph 11d of the NPPF would also apply to the Sandhurst Neighbourhood Plan and any application would be subjected to any changes in weighting caused by the tilted balance. The Sandhurst NP does not allocate any sites.
9	Surrey County Council	General	Thank you for consulting Surrey County Council as Minerals and Waste Planning Authority (MWPA) regarding the above neighbourhood plan. The MWPA have NO COMMENTS to make at this stage.	Noted
10	Melanie Saville Resident	General	Firstly, I would like to say 'thank you' to the group that has worked so hard to produce the document and the well thought out policies as know this can be a thankless task! Broadly I am in support of the proposals and particularly welcome the policy relating to the requirement on developers relating to trees/hedgerows. I share the concerns outlined in the documents about all the planned development in Crowthorne and South	Noted Noted

			Bracknell and its likely impact on Sandhurst. With regards to the proposals for car parking in residential developments, whilst I agree that new builds should have to meet the additional standards proposed (which exceed the BFC SPD for parking), I do not agree that they should apply to home extensions/renovations on existing homes. We are one of very few houses that have not added a 4th bedroom to our 3 bed on Cotswold Road, however, would like to have this opportunity in future. We currently have off road, driveway and garage parking for 3 cars, but not 4. The proposed requirements if applied to our home would mean we could no longer gain permission to extend our home, contrary to the precedent set by our neighbours. I also support the proposals for the 'green spaces' and would ask if the tree line to the north of the housing on Cheviot Road where it borders Wellington College land (to the south/southwest of the golf course) and the footpaths could also be protected in some way. The magnificent green spaces there break up the skyline and obtrusive view of the pylons. The area is well used and valued by residents and walkers. It abuts the nature reserve and is home/habitat for a whole host of wildlife including deer, stag beetles and slow worms. I have roughly outlined the area in green on the map below for ease of identification.	Noted, however some extensions are such that they increase the habitable space within a dwelling and thus the number of people who can live there increasing the likelihood of the need for more parking spaces. The impact of the increase in cars parked on street at a location can be detrimental to highway safety. Car parking relating to existing buildings will accord with current BFC parking standards. Increased parking will only apply to new build up to four dwellings. Noted This area is already covered by BFLP policies LP31 Local Wildlife site. Site of Special Scientific Interest and LP36 B1 Crowthorne/Sandhurst Heathland Mosaic.
11	Natural England	General	Natural England have no specific comments on this draft	The advice given has been noted and we have

			neighbourhood plan. They refer to Appendix 11 item 1 hereof with guidance on what to consider when creating a neighbourhood plan.	sought advice from our local planning authority.
12	Mr Richard Howard resident	General	Thank you for the opportunity to review and comment on the Sandhurst Neighbourhood Plan and Regulation 14 draft. Summary: - I agree with the Sandhurst Neighbourhood Plan and Regulation 14 submission and the Informal Regulation 14 summary. - In particular, I agree and note that Sandhurst Neighbourhood Plan does not include any provision for medium or large-scale housing developments. This is the correct decision as medium and large-scale housing developments in Sandhurst raise issues regarding accessibility to local services, road congestion and safety as well as the need to protect the Sandhurst SANGs and green space. - The plan rightly focuses on development in Sandhurst being on brownfield sites and the need for starter homes. - I agree with the key areas (from Housing to Climate Change Heat Pumps) in the Sandhurst Neighbourhood Plan. - Agree with the areas identified for development for BFC (outside but in some cases adjacent to Sandhurst). These include the identified sites at Derby Fields, Broadmoor and Buckler's Park. These areas are much better placed to accommodate medium and large-scale housing developments as they offer significantly better access to	Agreement noted Noted Noted Noted Noted

			the existing road network, pose fewer road safety issues and have much better accessibility to local services than sites in Sandhurst. • Agree the need to protect the SANG and green space in the Ambarrow Court and Horseshoe Lake areas in particular. Detailed comment. Sandhurst Neighbourhood Plan - Appendix 1. • 2.2.3. The plan details Locally Listed Housing. Just a suggestion whether we include Ryefield, Lower Church Road, Sandhurst, GU47 8HP. Although not listed it is an important house that should be included as a Locally Listed House. Ryefield, is the last remaining 'large houses' of Sandhurst used as a family home and built after the advent of the railway in 1849. The others, including Snaprails and Ambarrow Court have been demolished, and Sandhurst Lodge has been turned into flats as I understand it. Ryefield retains its late 19th century Edwardian character, is the last remaining family home of the 'large houses' and occupies an important setting adjacent to St Michaels which contributes to the rural setting of Lower Church Road.	Noted Mr Howard has been informed of the correct way to get Ryefield assessed for Local Listing by the LPA.
13	Cllr Philip Thompson STC	General	I am a Liberal Democrat Councillor for College Town and Owlsmoor Ward. I have lived in College Town for seven years. Because part of my ward is excluded from Bracknell Forest Planning authority viz: RMA Sandhurst Military College Area, some of what may be needed around the border in my	Noted

			Ward will not be part of the agreed Plan. I support the general thrust and most of the specific proposals in this well worked through plan by my colleagues and some volunteer residents in particular. However, there is always the concern that the possibilities for improvement and change are limited, as this Plan will comply fully with Bracknell Forest Councils agreed Authority Plan. My extra comment is on green space requests for extra protection to include the proposed "Reptile Reserve" off Westbourne Road, in College Town , for slow worms etc. recently approved with Planning Permission 24/00740/Ful PP-13544297 18.12.2025 DRAFT by BFC (December 2026) be included as part of land that should not be allocated for other use, as are other "Nature Reserves" in the area. This is so new, it was omitted from an earlier draft of this plan.	Noted The Neighbourhood Plan must comply with the NPPF and the BFLP neither of which should limit the improvements sought in this neighbourhood plan. This particular planning application is subject to a Habitat Management and Monitoring Plan (HMMP). There is no reference in planning documentation to a Reptile Reserve only the recommendation to provide Reptile Hibernaculum on site and for the site to be managed.
14	Mr Jamie Hanna Senior Planner Turley Associates Ltd. (on behalf of Bloor Homes Ltd	Full response	Turley Associates Ltd have responded on behalf of Bloor Homes Ltd. Bloor own Land West of Wokingham Road and East of Lower Church Road, Sandhurst. The full Turley response is included within APPENDIX 11 item 4.	The Steering Group's response is included within APPENDIX 11 item 5. It should also be noted that the Turley response mirrors much of the comments made by BFC and as a consequence should be read in conjunction with the Steering Group's response included within APPENDIX 11 item 3.
15	Cllr Dale Birch STC	General	It will not surprise you to learn that I fully support the aims and objectives of the draft Sandhurst Neighbourhood Plan	

		as I am the Councillor who moved the motion in council to create it. I have been a Sandhurst Councillor for 43 years and I am currently Chairman of the Sandhurst Town Council Planning Committee. I Was until recently a Councillor on Bracknell Forest Council where I was a member of their Planning Committee for over 20 years and I served on the Local Plan development committee. I am also a Peer member of the Local Government Association Planning Advisory service. I live at 8 Dale Gardens, Sandhurst, GU47 8LA. And have done so for 44 years. The draft Neighbourhood Plan is a very carefully researched and consulted piece of work that demonstrates the need for more detailed planning policies than those enshrined in the recently made BFLP. One of the most common responses from residents is how they like living here because they are just a short walk from countryside and green spaces. The Little Sandhurst ward is the original Sandhurst Village and contains several listed buildings that were built as part of the numerous farms that made up and surrounded Longdown Hill the principle topological feature of the town. There are also several locally listed buildings. The current town layout is a string development along the A321 and when the Marshal Road Sandhurst bypass was built this gave access to the Claremont wood area which saw Owlsmoor developed as a community/ward of mainly modern dwellings.	Noted, all the comments made are covered by the Neighbourhood Plan.
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			The Sandhurst Neighbourhood Plan has identified the key issues that affect the daily lives of the town such as parking, the importance of trees, building size the need for green spaces and open areas for healthy living. The plan does not seek to eliminate all housing development but to balance the provision of new homes within the settlement boundary so that homes for small families and new families can allow those who have been brought up here to remain close to their family. The plan does however seek to prevent the development of new housing in our very few open green spaces by demonstrating sound material planning reasons for their continued use as valued local green spaces.	
16	Nikki Jackson Executive Assistant The Skills and Business Hub	General	Thank-you for your email. I write to advise that further to changes to Local Enterprise Partnerships (LEPs) introduced by Government effective 1 April 2024, LEPs are no longer Statutory Consultees for planning applications and therefore we will not be commenting on your application, although the Skills and Business Hub (formerly Berkshire LEP) remains supportive of any projects which increase economic growth and creates job opportunities in Berkshire.	Noted
17	Ms Jo Male Assistant Director Planning. Bracknell Forest Council	Full response	The full response from BFC is included within APPENDIX 11 item 2	The full response from the Steering Group is included within APPENDIX 11 item 3

Appendix 11 continued: - Index (section numbers) of other Regulation 14 responses.

1 – Natural England response 9th January 2026.

2 – BFC response to Regulation 14 consultation draft.

3 – Sandhurst Working Group (Steering Group) response to BFC Regulation 14 consultation response.

4 - Turley Associates Ltd on behalf of Bloor Homes Ltd.

5 – Sandhurst Working Group (Steering Group) response to Turley Regulation 14 consultation response.

1

Date: 09 January 2026

Our ref: 533976

Your ref: Sandhurst Neighbourhood Plan

Cllr Dale Birch
Sandhurst Town Council

BY EMAIL ONLY

neighbourhoodplan@sandhurst.gov.uk



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Dear Cllr Birch

Sandhurst Neighbourhood Plan – Pre-submission Regulation 14 Consultation

Thank you for your consultation on the above dated 10 November 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile

agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan.

This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Sally Wintle

Consultations Team

Annex 1 – Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](#), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁴, which contains more information about obtaining soil data.

Natural environment issues to consider

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making> ⁴ <http://magic.defra.gov.uk/>

⁴ <http://www.landis.org.uk/index.cfm>

The [National Planning Policy Framework](#)⁵ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁶ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁷), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁸. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)^{9,10}) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy

⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

⁷ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁸ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

⁹ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹⁰ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#) ¹¹¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#) ¹³).

¹¹ <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessingdevelopment-proposals-on-agricultural-land>

¹² <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
-
- Planting additional street trees.
 - Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
 - Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.



Angela Carey

Executive Officer

Sandhurst Town Council

By email to: neighbourhoodplan@sandhurst.gov.uk

XX January 2026

Dear Angela,

SANDHURST NEIGHBOURHOOD PLAN PRE-SUBMISSION CONSULTATION

Thank you for consulting Bracknell Forest Council (BFC) on the above. The Council is generally supportive of the Neighbourhood Plan and appreciates all the work invested in the process by those involved.

The Council would like to make some comments on technical issues (including matters that touch on the 'basic conditions') and editorial comments. Whilst the technical issues are outlined below, they are dealt with in more detail in the schedule below. Whilst they may appear extensive, the Town Council will be aware that this is BFC's last opportunity to offer comments that the Town Council can use to make amendments to the Neighbourhood Plan. These comments represent a combined response from different service areas across the Council.

Technical comments are as follows:

- The Neighbourhood Plan objectives need reviewing to ensure that they are aligned with the vision and policies, and that new/different objective wording is not being used later in the Neighbourhood Plan.
- The Neighbourhood Plan needs to be accompanied by either a Policies Map or clear and precise inset maps that show the geographical application of policies (where relevant). Maps should not be in an Appendix of an Appendix. They require clear and consistent numbering, and mapping information must be clear and correct (i.e. a red line boundary, key, scale, disclaimer etc.).

- All policies need explanatory text directly under each policy explaining to users of the Neighbourhood Plan, how each policy is to be implemented. For several policies, the Council has suggested that parts of the policy wording is moved into the explanatory text.
- Several policies in the Neighbourhood Plan either duplicate or provide less detail than the wording of similar policies in the Bracknell Forest Local Plan. Apart from being unclear what the added value of the policies are, conflicts between policies may result in some areas of Sandhurst being covered by less precise policies than those that currently apply in the Bracknell Forest Local Plan.
- There are a couple of policies that lack clarity regarding their applicability as their scope appears to fall outside the remit of the planning process.
- To meet the 'basic conditions', most of the Neighbourhood Plan policies require amendments to ensure that the wording is clear and unambiguous as required by national guidance.
- Policy NP/H1 'Housing' needs to be consistent with strategic policy and clearer on how the policy will be applied, especially since it introduces a new 'starter homes' term.
- Policy NP/D1 'Storey heights' restricts development to no greater than three storeys. The Council is of the view that this may prevent sustainable developments coming forward in Sandhurst contrary to national policy, and that further evidence is needed to justify the policy.
- Policy NP/D4 'Trees and hedgerows' includes a criterion for replacement trees that the Council considers onerous and should be deleted. Criteria in the policy should apply to mature/ important trees of value/ quality (or equivalent), rather than all trees.
- Policy NP/EN5 'Local green spaces' designates 10 areas as Local Green Spaces but does not include wording for how applications should be determined. The policy also proposes two local green spaces that the Council considers amount to extensive tracts of land (totalling 44ha). These should therefore be deleted from the Neighbourhood Plan.
- The Council is concerned that Policy NP/T3 'Residential parking' seeks to establish different parking standards for Sandhurst to the rest of the Borough. There is no clear justification for this approach. It is also unclear how this aligns with other Neighbourhood Plan aspirations, such as improved boundary treatments and replacement trees.
- Several of the appendices do not need to be in the Appendices and should either be in the Consultation Statement or form separate evidence base documents.

We hope the following schedule is of use to the Town Council in refining their Neighbourhood Plan ready for submission. We welcome the opportunity for on-going discussion relating to the preparation of your Neighbourhood Plan and associated submission documentation.

Yours sincerely



Jo Male

(Assistant Director: Planning)

Draft Sandhurst Neighbourhood Plan: schedule of comments on Regulation 14 version

Bold underlined for text additions; strikethrough for deletion

Policy/ paragraph number/ page number	Comment type	Comment
Document	General comment	The Neighbourhood Plan should consistently cite the Bracknell Forest Local Plan by name or its abbreviation BFLP. Currently a mix of terms are used, e.g. BFC Local Plan, BF Local Plan. All BFLP Policies should be referenced as 'BFLP Policy LP xx'.
	General comment	Policies themselves should not cross-reference other documents or policies in the Bracknell Forest Local Plan, e.g. as is currently done in Policies NP/H2, NP/D3, NP/EN1 etc. This information should be provided in the explanatory text.
	General comment	Place introductory text above the related policy, rather than grouping all introductory text in sections. This will make the document more user-friendly.
	General comment	All policies require explanatory text directly below each policy explaining to users of the document, how each policy should be implemented. We have highlighted some policy wording which would be better located as explanatory text. This is provided under the detailed comments for each policy.
	General comment	The introduction should be clear about which version of the National Planning Policy Framework (NPPF) the Neighbourhood Plan is aligned with. This is because the NPPF is often amended. The latter can cause changes in the paragraph numbering/ content etc.
	General comment	The document needs the contents page moving to the beginning of the document. Usually planning documents would have a foreword, then the contents, then background and subsequent sections. The contents table should include page numbers.

	General comment	The Neighbourhood Plan needs to be accompanied either by a Policies Map that shows the geographical application of policies (where relevant) or clear and precise inset maps.
	General comment/ amendment	The document needs maps to be consistently captioned and numbered throughout. This is essential in view of the fact that the document will be used by landowners, consultants, other applicants and decision-makers.

	General comment/ formatting	The policy criterion numbering is inconsistent. Criterion numbering changes from alphabetical to numerical (sometimes a mix of both). It would be helpful if a consistent approach was adopted throughout the document.
	General comment	All references to the Thames Basin Heaths Special Protection Area should be checked to ensure they are accurate as per the bold wording. There are several typos such as 'Basins' rather than 'Basin', 'Heath' rather than 'Heaths' and times when the acronym is incorrect 'THB SPA' rather than 'TBH SPA'.
Background Page 2	Amendment	"...BFC have recently had their current Local Plan adopted for the period to 2037. The Bracknell Forest Local Plan (BFLP) forms part of the development plan which is used including its planning policies, is the core document to be referenced when making planning decisions in the Borough, and covers the period to 2037. Local Plans must, however, concur and be guided by the intentions detailed within the government produced National Planning Policy Framework (NPPF). One of the key elements of a Local Plan is the allocation of sites for development, particularly large and medium sites, to obtain and demonstrate amongst other things a housing land supply over the course of the plan period. The BFLP sets out a vision and a framework for the development of the Borough, produced for the benefit of current and future generations. <u>BFC's</u> The recently adopted BFLP did not allocate any large or medium sites for housing within Sandhurst Town's boundary. The BFLP did, however, <u>through Policy LP36 bring the landscape character areas into policy and refers to the landscape character areas that cover areas outside defined settlements in the Borough, including Sandhurst.</u> recognise the overall value and wellbeing to

		the broader population of the delightful ambience and accessibility to the countryside, river and lakes surrounding Sandhurst.”
Page 3	Amendment	“... A Local Plan and a Neighbourhood Plan have <u>the same legal</u> equal status under planning law.”
Foreword page 3	Amendment/ Suggestion	Sandhurst Town Council made the decision that a Neighbourhood Plan should be produced for Sandhurst. In accordance with Neighbourhood Plan intentions the Sandhurst Neighbourhood Plan includes far more <u>local Sandhurst</u> planning detail than that included within the broader strategies and policies contained within the Bracknell Forest Local Plan (BFLP) . The Sandhurst Neighbourhood Plan must, however, be read in conjunction with the BFLP and its related policies when making Sandhurst planning decisions <u>on land in Sandhurst</u> .
		Maybe add something about how it is hoped that the Neighbourhood Plan will positively shape the future of Sandhurst?
Foreword Page 4	Amendment	The Neighbourhood Plan does not need an extract of the BFLP policies map within it. It does not show the Sandhurst Neighbourhood Plan area, and so it is unclear which elements apply to Sandhurst. This should be deleted.

Foreword page 5	Suggestion	The SPA information in the map caption has lengthy wording that goes beyond what is needed for a Neighbourhood Plan but does not mention the 5km SPA buffer zone. Suggested wording: <u>“As shown on the Neighbourhood Plan policies map, part of the Thames Basin Heaths Special Protection Area (TBH SPA) lies within the Sandhurst Neighbourhood Area. Designated in March 2005 for its lowland heathland, the TBH SPA supports significant populations of three ground-nesting birds: the Nightjar; Woodlark; and Dartford Warbler. The TBH SPA zones of influence fall within the designated Neighbourhood Area and, as a result, the TBH SPA impacts planning decisions across the whole Neighbourhood Area. Mitigation may need to be provided. See Thames Basin Heaths Special Protection Area Supplementary Planning Document Bracknell Forest Council.”</u>
Page 5/ 6	Amendment	It is not necessary to have detailed information about the process of producing the Neighbourhood Plan. This document must read as if the Neighbourhood Plan has already been adopted. Delete: “The next step in the Neighbourhood Plan is known as a Regulation 14 consultation. This involves further consultation with those with an interest in Sandhurst (including BFC) to obtain their thoughts on the draft Neighbourhood Plan, with particular emphasis on its proposed policies. A further collation and consensus of views received from the Regulation 14 consultation will be included within an updated draft of the Neighbourhood Plan. The updated draft will then be submitted to BFC to instigate a formal review by an Independent Examiner. The main task of the Independent Examiner will be to ensure that the Neighbourhood Plan meets basic conditions and other relevant planning legal requirements. Once the independent examiner is satisfied that the Neighbourhood Plan complies with national planning procedure it will be offered to Sandhurst residents via a referendum. If a majority vote to adopt the Neighbourhood Plan is received it will be ‘made’ and will stand alongside the BFC Local Plan in making planning decisions relating to Sandhurst to 2037.”

Paragraphs 1.1.7 & 1.1.8	Amendment	Both paragraphs refer to the 'draft' Neighbourhood Plan. The word draft should be deleted since it should read as if it has been adopted.
Paragraph 1.1.9	Amendment	It is a requirement of the Regulations to provide the SEA/HRA Screening Determination along with your Neighbourhood Plan. It does not need to form part of the Neighbourhood Plan itself, especially since the policies were draft when it was undertaken (and so will not fully reflect the final document it would be within). Suggested amendments: "The draft Neighbourhood Plan also formed the basis of a presentation to BFC to enable a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) to be undertaken. BFC have completed their 'Strategic Environmental Assessment and Habitats Regulations Assessment Screening Determination (October 2025)' and have noted that the draft of the Sandhurst Neighbourhood Plan is <u>was</u> likely to have no significant environmental effect, and will tTherefore <u>the Neighbourhood Plan did</u> not require a SEA and that likely effects on habitat sites have <u>also</u> been ruled out. BFC's Strategic Environmental Assessment is included within Appendix 7."
Paragraph 1.1.10	Amendment	This wording is not necessary. Suggest it is deleted. If keeping, suggest it is changed to: <u>"Planning applications submitted to BFC for planning permission are subject to Habitats Regulations Assessment (where relevant) and may be required to provide avoidance and mitigation measures."</u>
Paragraph 1.2.3	Amendment	The Neighbourhood Plan needs to show the extent of the Royal Military Academy on its Policies Map or as an inset map so it is clear to users of the Neighbourhood Plan where the policies do not apply.
Paragraph 1.3.1	Observation	Typo in Policy NP/H2: "win" instead of "in". Also policy itself has "(general policy)" at the end.
Paragraph 1.3.2	Observation	In Policy NP/D2 it has "(general policy)" at the end.

	Observation/ suggestion	In Policy NP/D3 the policy also has the wording: “Details and locations of Listed and Locally listed buildings are noted within Appendix 1, the Sandhurst Statistics and supporting Information document section 2.3.” Suggest this wording is deleted from the policy and moved to the explanatory text.
Paragraph 1.3.4	Observation	The title of Policy NP/T2 is different: “Safe pedestrian and cycle routes”
		Policy NP/T4 wording is different to policy: “Up Grading” vs “Upgrading”

Paragraph 1.3.5	Observation	Policies NP/C3 and NP/C4 do not sit under the heading of ‘Community’ in the Neighbourhood Plan itself. Policy NP/C3 has the words “(Community Infrastructure Levy)” in the title of the Policy itself.
Paragraph 1.3.6	Observation	NP/ERR2 is listed in the Neighbourhood Plan as NP/ERB 2.
Paragraph 1.4.1 (Vision)	General comment	Whilst the vision is to ‘recognise the uniqueness of its four distinct areas’ there is scope to draw this out further in the policies and make them more tailored to these areas.
	Clarification	Unclear from the policies in the Neighbourhood Plan, how it will ensure that ‘sustainable open spaces’ will play a key part in ‘green energy generation’.
Paragraph 1.4.2 (Objectives)	General comment	The objectives should stem from the Neighbourhood Plan vision. These objectives should then be cross-referenced across the Neighbourhood Plan. As currently written, the objectives listed do not match what is cited in the individual policy boxes (except for objective i and ii which appear more or less as worded above Policies H1 and H2). New/expanded objective text should not appear later in the document as is currently the case for all Policies except Policies H1 and H2. There should be no objectives without an associated policy that seeks to address them. To be clear, each green policy objective box should cite the relevant objective reference as written in paragraph 1.4.2 (as has been done for Policies H1 and H2). Further specific comments on the objectives themselves are set out below.

	General comment	There should be no objective without an associated policy that seeks to address its goal. As currently drafted, Policies EN2, C3, C4 and ERB2 are policies that have no associated objectives listed in Paragraph 1.4.2.
	Amendment	Objective iii) To promote developments within the settlement area boundary that are consistent and sympathetic in appearance to buildings within adjacent area.
	Clarification	Objective iv) Does this mean the appearance of the landscape around the town (such as in the Blackwater Valley), or is it trying to improve the visual characteristics of the town itself?
	Clarification	Objective v) Unclear how this will be achieved by Policy NP/EN5 since this is not the function of a Local Green Space designation. Policy NP/EN1 is limited to the Blackwater Valley Corridor and does not 'protect from development' since development

		is supported where landscape character is recognised and enhanced. It seeks to protect and enhance the setting.
	Amendment	Objective vii) <i>'To limit any significant increase in traffic on the Yorktown Road between central Sandhurst and Rackstraw Road emanating from new developments'</i> is not within the control of Sandhurst Town Council as Yorktown Road is a classified through road which takes traffic from and between neighbouring areas. It will not be possible to achieve this objective through the Neighbourhood Plan. It is recommended this is deleted. An alternative would be to support public transport and sustainable transport modes where possible. This is also different to the objective above Policy T1 which says <i>"Not to increase traffic usage of the Yorktown Road..."</i>
	Observation	Objective viii) this objective does not cover buildings in the countryside.
	Information	Objective x) Public Rights of Way are not controlled by the planning system and this term does not feature in any Neighbourhood Plan policy.
	Clarification	Objective xi) Is this protecting the provision of facilities?

	Information	Objective xii) 'maintain current retail levels in commercial areas' is not reflective of what the policy itself does or what the objective above Policy NP/ERB1 states. Also unclear what is meant by 'commercial areas'.
	General comment	See comment above about how these should all be cross-referenced before each policy. They should not be changed/ expanded later on in the Neighbourhood Plan.
Paragraph 2.1	Amendment	Amend the last sentence to reflect current tense: "A summary of the key liaisons is will be contained within a later and separate Consultation Statement."
Section 3	Suggestion	The title of this Section is at odds with others in the Neighbourhood Plan. Suggest it is "Housing".
Paragraph 3.1.1	Amendment	Remove the word 'recently' since the Neighbourhood Plan will be in place for many years, and this information will not be accurate in relation to the BFLP in a few years' time: "Bracknell Forest Council's (BFC) recently adopted Bracknell Forest Local Plan..."
Paragraph 3.1.2	Clarification	Following on from the point above about referring to 'recently adopted' Local Plan, the list in this paragraph is a mix of BFLP and SALP allocations. The latter are from over 10 years ago. This should be made clearer so that users know where to find this information.
		i) this should be updated to note the site was under construction in 2025 (to be consistent with bullet iv where this information is provided). ii) Typo: Derby Fields (no 's') iv) the reference to 'early 2025' needs updating since it is already late 2025.

Paragraph 3.1.3.	Information/ amendment	There is a numerical threshold for affordable homes in the BFLP, and they should not be sought on non-major developments (NPPF para. 65). The BFLP sets out thresholds in Policy LP16. The Neighbourhood Plan should be consistent with this approach. “...BFLP Policy LP 16 includes provision for affordable housing where developments are intended to have 10 or more (gross) dwellings <u>or which have an area of 0.5ha or more including mixed use development sites which incorporate residential dwellings.</u> Elements...”
Paragraph 3.1.4.	Amendment	“...Beaufort Park and Derby Fields developments allocations.”
Paragraph 3.1.5	Information	Developments on brownfield sites will be required to accord with BFLP Policies LP 33 and LP 57.
Paragraph 3.2.3	Clarification	The document states there is a low need for retirement homes. It is unclear what the evidence is for this. The BFLP identifies a significant need for specialist accommodation for older people over the life of the plan, reflecting the rapid and continuing rise in the older population. Paragraph 3.2.3 conflicts with the identified need for older people’s housing (particularly for extra care and nursing home provision) in the borough. If reasons are, for example, that there is considered to be an existing over-provision of residential care homes in the area, or there is considered to be an over-supply of certain forms of older person accommodation but not others then such reasons should be given. Similarly, the BFLP has an identified unmet need for traveller pitches (see paragraph 6.221 of the BFLP). Although the paragraph states these are residents’ views, their inclusion without subsequent facts about documented need, means users of the document may wrongly conclude there is no need for these types of development in Sandhurst. Such conclusions would conflict with the BFLP which identifies such needs. We note that Appendix 1 does not provide this context either; it just lists where retirement homes and traveller pitches are located.

Paragraph 3.3	Amendment	“Starter Homes definition: - <u>For the purposes of this Neighbourhood Plan,</u> ‘Starter Homes’ are defined...”
Policy NP/H1	Clarification/ amendment (basic conditions)	The objective relates to promoting affordable and starter homes in the settlement. The policy criterion in a) is that support will be given if they meet other development plan policies. BFLP Policy LP 16 does not restrict this to the settlement. Any references to the content of BFLP Policy LP 16 need to be consistent. The affordable housing definition needs to be consistent between national, local and Neighbourhood Plan policy, and consistent with the NPPF definition. Clarification should be provided to ensure the policy meets basic condition ‘e’ (is in general conformity with strategic policies in the development plan). It is unclear how this policy relates to brownfield/infill sites in the countryside. If just intended for use on proposals in the settlement, the policy wording needs to be clearer e.g. ‘Development proposals in the settlement boundary will be encouraged where...’
	Clarification	Criterion a) are applications for ‘starter homes’ to be determined in relation to the definition in paragraph 3.3.1? If so, this should be stated in the explanatory text for clarity. It is also unclear how will this be secured in terms of a threshold, as this is not a form of housing set out in the BFLP nor the NPPF. The policy needs to be more precise in order to be effective and realise the objective.
	Amendment	The policy itself should not cross-reference the BFLP. Move criterion c) wording to the explanatory text. There is a typo in the first sentence “Policy <u>LP</u> 32 of the BFLP.” There is a typo in the last sentence “THB SPA” should be “TBH SPA”.
Paragraphs 3.7 - 3.8.1	General comment	It would be helpful to the reader if the policy and its associated explanatory text all sat within one numbered section (i.e. 3.6, 3.6.1, 3.6.2 etc.). The explanatory text being section 3.7 implies that this is the introductory text to Policy NP/H2.

Paragraphs 3.7-3.8	Amendment	Expand explanatory text to include a definition of what the Neighbourhood Plan considers 'appropriate density' - is this a reference to NPPF paragraph 129 or something else such as local character?
Paragraph 3.7.3	Amendment	"BFLP <u>Policy LP</u> 16..." Paragraph 3.7.3 should cross reference paragraph 3.1.3 rather than duplicating.
Paragraph 3.7.4	Amendment	"...BFLP <u>Policy LP</u> 16..." Whilst the potential shortage of affordable dwellings is acknowledged, this could be more specific and acknowledge the shortage of smaller affordable dwellings. Possibly seek to set out a more robust position in order to secure more of these smaller dwelling types, e.g. by proposing that a certain minimum % of homes on different size sites should be one or two bed dwellings (although this should exclude affordable homes for rent for which there is a significant shortage of larger homes).
Paragraph 3.7.5	Clarification	Support is given for starter homes within the settlement of Sandhurst, but Policy NP/H1 provides wider support. This paragraph could be expanded to include support for more affordable housing in the form of affordable homes for rent and affordable home ownership (given the relatively low proportion of social housing in the area which is what the policy is seeking to address).
Paragraph 3.8/ 3.8.1	Information	It should be noted that the redevelopment of a brownfield site needs to consider the risk of flooding from all sources and pass the sequential test if it does not meet the sequential test exemption criteria.
NP/H2	Clarification/ Amendment	Unclear what this policy adds over and above BFLP policies, especially as once the Neighbourhood Plan is 'made' it will become part of the Development Plan which needs to be read as a whole (NPPF para. 2). Recommend policy is deleted.

	Information (basic conditions)	Criterion a) To be effective the Neighbourhood Plan should be cross-referencing maps in the Neighbourhood Plan itself. The Neighbourhood Plan should either show the settlement boundaries on a policies map or include an inset map. It should not crossrefer to the BFLP (which should only be referenced in explanatory text, not the policy itself). Consider showing the boundaries of the four settlements the Neighbourhood Plan refers to in the vision (para. 1.4.1). By providing an explanation of how the ‘uniqueness of its four distinct areas’ relates to this policy, this would add local detail not already contained in the development plan. The criterion conflicts with the BFLP Policy LP 2 since it uses ‘if’ rather than ‘is’ accepted in principle. This does not meet basic condition ‘e’ (is in general conformity with strategic policies in the development plan).
	Clarification/ Amendment (basic conditions)	Criterion b) is unclear on whether this is a landscape or countryside policy, and how the reference to landscape character is meant to be applied. The policy should not crossreference other policies from the BFLP. This should be in the explanatory text. As above, this policy needs to be accompanied by either an inset map (or designations on a Neighbourhood Plan policies map) to show the extent of the countryside. This should also include the landscape character areas which relate to the Neighbourhood Plan area, as maps B1 and E1 of the BFLP extend beyond the designated Neighbourhood Area (i.e. include parts of Crowthorne). The PPG is clear that neighbourhood plans should “be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.” (paragraph 041). This needs to be addressed to meet basic condition ‘a’ (having regard to national policies and advice contained in guidance).

	Amendment	If policy is retained, add new explanatory text after the policy which: • Clarifies how landscape character is meant to be applied. • Moves criterion b) here. • Includes inset maps (or Policies Map designations) showing the extent of the countryside and the relevant parts of B1 and E1 landscape character areas which apply within the Sandhurst Neighbourhood Area.
Section 4	General comment	If design is considered to be an important local issue, it would be useful for the Neighbourhood Plan to consider producing and including its own design codes: https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planningdesign-coding-guidance/
Paragraph 4.1	Clarification	Reference is made to car parking provision not meeting current needs. It would be helpful if the Neighbourhood Plan was clear on what is meant by this (number of spaces, width etc), how this has been assessed and the data used.
Paragraph 4.2	Amendment	The extract of this Study should not be an appendix within the Neighbourhood Plan (see comments under Appendix 5). A cross-reference is sufficient. The Character Area Assessments SPD was produced prior to the BFLP, so this paragraph is a bit misleading. The Character Area Assessments Supplementary Planning Document (SPD) should be referenced correctly and consistently.
Paragraph 4.2.2	Amendment	Typo in v) THB SPA should be TBH SPA.
Paragraph 4.2.3	Clarification	This does not sound correct: ‘Sandhurst Character Area Sandhurst Study’. As above, the SPD should be referenced correctly and consistently. iii) query how this objective links to on-street parking which has been designed-in to a scheme, such as visitor laybys.

Paragraph 4.3.1	Amendment	The tense needs reviewing. "... it would be the objective of the Neighbourhood Plan to reduce...". The Neighbourhood Plan needs to be clear if this is an objective (and ensure it is listed as one in paragraph 1.4.2) and how the policy is addressing it. Suggest moving this paragraph after Policy NP/D2, and adding that development proposals will be required to accord with BFLP Policies LP 33 and LP 57.
NP/D1	Information (basic conditions)	Given the application of this policy is parish-wide, the Council has serious concerns about the restrictive nature of the policy. Restricting developments of greater than three-storeys could prevent apartments/flats and some commercial buildings, and result in less effective use of land in settlements. By, possibly, restricting the development of apartments/flats, the Neighbourhood Plan conflicts with its own ambitions of supporting starter homes and appropriate densities (Policy NP/H1) and possibly conflicts with supporting the redevelopment of retail centres of poor architectural quality (Policy NP/ERB1). One of the Neighbourhood Plan objectives (iv) is 'to promote developments within the settlement area that are consistent and sympathetic in appearance to buildings within adjacent areas.' It is unclear how the policy aligns with this ambition, since it may unnecessarily restrict development. The policy is also contrary to the ambitions of national policy (NPPF chapter 11) which states that planning policies should promote an effective use of land and achieve appropriate densities. Para. 135c) explicitly states that planning policies should ensure developments <i>"are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"</i>. NPPF para. 125e states that planning policies and decisions should <i>"support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the</i>

		<i>development would be consistent with the prevailing form of neighbouring properties and the overall street scene...".</i> Also the General Permitted Development Order allows for up to two additional floors on purpose built detached block of flats (subject to conditions) via a Class A Prior Approval application. As such, this policy is not considered to meet basic condition 'a' (regard to national policies and advice contained in guidance) or d (achievement of sustainable development).
	Information	The objective box refers to the need to 'limit the height of buildings to coincide with the current architectural character and atmosphere of the area' and the introductory text says the Neighbourhood Plan supports the design intentions of the Character Area Assessments SPD – Sandhurst. However, the SPD does not cover the whole of the Sandhurst urban area; it has selected key areas. It is clear in the introduction that <i>'Sandhurst is formed by a patchwork of separate housing estates... which are of varying character.'</i> Also, whilst the SPD notes in several of the identified areas that the existing building heights are 1-2 storeys, it does not recommend restricting the height of development to more than this. Indeed, one recommendation is that <i>"higher density development may be appropriate along Yorktown Road"</i>. As such, there has been little evidence presented to justify a blanket restriction on the height of buildings above 3 storeys. If there are certain areas characterised by bungalows for example, these areas could be identified and a boundary drawn on the Neighbourhood Plan policies map so that the policy could apply to these areas. If the Neighbourhood Plan wishes to include such a policy, additional evidence will need to be gathered to justify restrictions.

	Amendment	New explanatory text is needed after the policy which: - explains the key ambitions from the SPD that are of particular concern with regard to building heights. - sets out clearly what the policy is seeking to achieve and where, i.e. the context of Sandhurst referred to in the policy.
NP/D2	Clarification (basic conditions)	Unclear what aspect of Policy NP/D2 development should accord with: just the settlement or countryside too

		- greenfield sites regardless of their location if an infill, and gardens regardless of their location (which are classified as greenfield within the settlement) - householder extensions? Clarity should be provided to ensure the policy is clear and unambiguous (as required by the Neighbourhood Planning PPG, para. 041) and to meet basic condition 'a' (particularly having regard to national policies and advice contained in guidance).
	General comment	Each criterion should read so it makes sense from the initial policy wording 'will only be supported where...'. Some do read correctly, but some need reviewing, specifically: d, e, f, g, k, l, m and n.

	Amendment/ information	Criterion c) Policy is fairly generic on boundary treatments. It would benefit from more Sandhurst specific information in new explanatory text that details the expected character and residential amenity, for example. Would improvements/ change be welcomed in some areas? Locality advise that in order to achieve high quality design which makes a positive contribution to local character it is important to define the key features of local character, otherwise policies may only reiterate the requirements of existing local plan policies. Whilst at first glance it may appear that an area is typified by the variety of building materials and styles present, careful analysis can help to identify features that are locally distinct or reflect the historic character of a village, town or suburban form of development. Guidance Locality produced may be helpful in this regard: https://neighbourhoodplanning.org/wp-content/uploads/Environment-Toolkit20181220.pdf
	Amendment	Criterion i) there is no ‘right to a view’ in planning law, so the wording “outlook of adjoining properties” should be deleted.
	Information	Criterion j) landscape value is a term that usually refers to wider public value and is not synonymous with residential gardens. Consider linking to trees and Biodiversity Net Gain instead.
	Amendment (basic conditions)	Criterion m) “Front of dwelling parking should incorporate permeable paving surfacing such as grasscrete, gravel, permeable block paving or equivalent <u>and other measures to ensure new accesses/ parking courts do not overload existing highway drains or alter overland flow routes.</u>”
		Some of these surface types provided as examples may not be appropriate for those with mobility issues, so contrary to BFLP Policies LP26 vii and LP50 xi. Suggest keeping it high level and moving examples of what permeable paving could be to explanatory text after the policy, along with the second sentence. This is to ensure

		the criterion meets basic condition 'e' (is in general conformity with strategic policies in the development plan).
	Amendment	Criterion n) developments in areas at risk of all sources of flooding are required to provide SuDS. Clarify in the explanatory text. Also the SuDS acronym is 'Sustainable Drainage Systems' therefore no need for 'systems' after it. Suggest: "Proposed developments will be encouraged to use SuDS systems in areas at risk of flooding. Encouragement will also be given to rainwater harvesting."
	Amendment	Include new explanatory text after the policy which: • Explains what is meant by 'landscape features' in criterion b). • Explains 'landscape value of residential gardens' in criterion j). Consider any links to Biodiversity Net Gain and trees if relevant instead. • Provides Sandhurst specific information about character, residential amenity and boundary treatments, and details of what is expected. • Includes parts of criterion m) as above. • Clarifies what is meant by a 'modified development' in criterion e). Is this a change of use? • Moves the information in paragraph 4.3.1 to after Policy NP/D2 and includes a cross-reference to relevant BFLP policies to provide further information on when SuDS are needed.
NP/D3	Amendment	Unclear why this policy is needed when it just directs readers to existing BFLP policy. See comments under Appendix 1 regarding The Statistics and Supporting Information document. The Development Plan needs to be read as a whole (NPPF para. 2). Given it is only a cross-reference to strategic policy, it does not add anything. Also, if the BFLP is superseded in the future, this policy would not make sense to the end user. Recommend this policy is deleted.

NP/D4	General comment	The Council has concerns about the content of this policy. The policy is considered too onerous and it is unclear what is meant by some of the terms. It appears to link to Biodiversity Net Gain requirements, though this is not specified. The policy effectively treats all trees as having the same quality and value. It is unreasonable for a tree
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		survey and arboricultural impact assessment to be required for all trees linked to residential or commercial proposals. ‘BFLP linked Policy LP54’ under Policy NP/D4 requires further explanatory text, such as <u>‘The purpose of this policy is to ensure that new development helps maintain and contribute to the character of Sandhurst.’</u>
	Observation	Criterion 1) unclear why this only relates to the loss of hedgerows (not trees).
	Suggestion	Criterion 2) Requires more specific wording, since it currently requires a tree survey for all trees, effectively treating all trees as having the same quality and value. “Residential or commercial proposals where <u>mature or important</u> trees are present and would be affected by proposals, shall be accompanied...”
	Clarification	Criterion 4) requires further detail in explanatory text to establish if there is a time limit to when this applies. Felling any tree(s) in the past should not automatically mean that sustainable replacements are needed. It should be clear it is seeking to ensure trees of significant value are not felled to make room for development ahead of the planning process.

	Clarification (basic conditions)	Criterion 5) The Neighbourhood Plan requires evidence to justify the inclusion of this criterion. BFC does not have the evidence or information required to enforce it, since there is no legal framework for it and the replacement requirements are very onerous. The requirement for ‘any tree lost to development is of a significant size’ is very broad. As currently worded the loss of any trees (even non-native species like leylandi) or proposals of any type/ scale that require planning permission will need to provide replacement trees. Consider limiting to trees of significant value, or native species. The replacement requirements should ideally refer to native species of local provenance that are not going to overshadow other dwellings. Add to explanatory text that this would be addressed through a construction method statement. Unclear what is meant by ‘sustainable trees’. Unclear if the policy requirements are in addition to those required by Biodiversity Net Gain. Could be a conflict if so.
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		However, overall BFC considers the criterion should be deleted since the onerous requirements may prevent development coming forward in the most sustainable areas in Sandhurst contrary to basic condition ‘d’ (contributes to the achievement of sustainable development).
	Amendment	Include new explanatory text after the policy which: • Provides further details of what is expected in the reports in criterion 2. • Provides further details about the timings for criterion 4. • Sets out the main species of trees that define the Sandhurst area (and are therefore considered to be of particular value to the local area).

		- Explains that a construction method statement is needed to demonstrate root protection details and how trees are to be protected during construction. - Provides further information on the links to BFLP Policy LP54.
Section 5	Suggestion	A detailed history of the Blackwater Valley has been provided in both Section 5.2.1 to 5.2.5, as well as in Appendix 4 'Local Green Space Study'. Its former designation plus references to documents/plans that no longer exist, confuses the message about its current importance to Sandhurst residents. For context there are over 5 sides of background before the objective and policy. Paragraph 5.2.1 could be shortened to the first sentence and then added to paragraph 5.2.3. The long explanation in paragraph 5.2.2 is confusing because it is referencing historic documents and plans. It would be helpful if the Neighbourhood Plan succinctly focussed on its current extent and why it is so locally important and kept the detailed history in the background document(s).
Section 5	General comment/ Suggestion	Flood risk and climate is a challenge for Sandhurst and protection of the floodplain from developments contrary to provisions in the PPG 'Flood Risk and Coastal Change' should be included. BFC recommend the Neighbourhood Plan includes a policy or explanatory text that references flood risk/ sustainable drainage and pollution of watercourses, as follows: - Foul/ surface separation and infiltration to sewers - given the valued status of the Blackwater and known national issues with storm overflows, we recommend explicit wording discouraging new surface-water connections to foul/ combined sewers and promoting separation. - Ordinary watercourses and culverts – the Neighbourhood Plan does not address management of ordinary watercourses, culverting, or riparian

		responsibilities. Given the Blackwater tributaries and ditches around Sandhurst, we suggest wording resisting new culverts and supporting maintenance access. Proposals that will increase flooding of highways, including making new surface water connections into our highway network or overloading of existing highway drains, will be resisted.
Section 5	Clarification	It should be clarified what is meant by ‘surrounding land’ and ‘surrounding countryside’ since these seem to be used interchangeably but for different purposes. The objective then refers to ‘Green Spaces surrounding Sandhurst’. Consistent terminology would help users of the Neighbourhood Plan understand what is meant.
Paragraph 5.1.3	Amendment	Typo: It is the Thames Basin Heaths Special Protection Area (not Basins Heath).
Paragraph 5.2.3	Amendment	Typo: in ii) It is the Thames Basin Heaths Special Protection Area.
Paragraph 5.3.1	Clarification	It is a ‘Site of Special Scientific Interest’ (SSSI). Suggest adding information about the ownership make-up of Shepherd Meadows.
Section 5 maps	Amendment	The maps need to be precise and clear so that decision makers and users of the Neighbourhood Plan can use them consistently. The following needs addressing: - Consistent map numbering - there is map SNP1 and map SNP3 but no SNP2. - Maps should have a title/ number – e.g. whilst there is reference to ‘above map BV/SNP 1 (page 24) the map itself should have a title/ number. - All maps need a key and to clearly show the Sandhurst Neighbourhood Area boundary. - Consistent terminology should be used – are the terms ‘Blackwater river corridor’ and ‘Blackwater Valley Corridor’ the same? - Every map needs a scale and copyright to be legible.
Objectives Page 28	Amendment	The purpose of a Local Green Space policy is not to protect green spaces surrounding a settlement.

NP/EN1	General comment	The policy does not add anything to what is in the BFLP; indeed Criterion 4a and 4b are almost direct copies of the BFLP wording. The Development Plan needs to be read as a whole (NPPF para. 2), so unclear what the value of the policy is.
	Amendment	Criteria 1 - 3 of the policy provide context and so should be placed in the explanatory text.
	Amendment (basic conditions)	Criterion 2) can just reference the map and does not need to set out which section of the Plan the map is located (see point above about clear and consistent map numbering). The policy should not cross-reference other policies from the BFLP. This should be in the explanatory text.

		Also please see comment under Policy NP/H2 about the need for separate Landscape Character Area maps that only show the parts of B1 and E1 that are applicable to the Sandhurst Neighbourhood Area. The PPG Neighbourhood Planning (para. 041) states that policies need to be clear and unambiguous. Inset maps that show precise boundaries are needed to enable the implementation of the policy. Without these changes the Neighbourhood Plan may not meet basic condition 'a' (regard to national policies and advice contained in guidance).
	Amendment (basic conditions)	Criterion 3) As above and comments on Policy NP/H2. There is a need for a separate inset map showing the countryside/ settlement boundaries. The Neighbourhood Plan should be read as a whole, so there is no need to crossreference another Neighbourhood Plan policy within the policy itself. This should be provided in the explanatory text.

	Amendment	Add new explanatory text after the policy which: • Includes text from criterion 1 - 3 of the policy (as above). • Provides local Sandhurst specific detail about the setting and distinct character of the individual settlements, and what protections and enhancements are envisaged. • Sets out what is expected from applicants in 4b). Is it an active management plan? • Sets out what the 'valued features' are. • Sets out what improvements would be sought. Would green roofs be an improvement, or are other initiatives sought? • Sets out/identifies which areas in Sandhurst are of poorer quality and in need of being 'restored' as per criterion 4b(i).
NP/EN2	General comment	BFC is concerned that the policy goes beyond the remit of the planning process. Wildlife Sites are assessed and defined by TVERC. Development proposals cannot designate or increase their size as required in Criterion 2. As such part of the policy is beyond the scope of a Neighbourhood Plan.
	Clarification	Criterion 1) would benefit from explanatory text which defines what the policy means by 'wildlife sites' and explains what wildlife the policy is seeking to protect (i.e. native or protected species?).

	Suggestion	If wildlife is a concern for the Neighbourhood Plan, this is an opportunity to help deliver wider initiatives already established in strategic policy, such as Green Infrastructure. For example, if there are important areas for wildlife but these are poorly connected, the Neighbourhood Plan could identify opportunities for where improvements could be made. See BFLP Policy LP 30 'Green infrastructure' and supporting text at para. 9.48. Reference could also be made to the LNRS (which was published on 7th October 2025). See Berkshire's Local Nature Recovery Strategy RBWM Together.
	Amendment	Criterion 2) a-d) The wording of the opportunities in the policy seems to say the same thing in several different ways. Would be better as explanatory text.

	Amendment	New explanatory text after the policy which: • Sets out what information applicants would need to provide to demonstrate there will be ‘no adverse impact’. • Defines what the policy considers to be ‘wildlife sites’ and what wildlife in particular the Neighbourhood Plan would like to protect. • Provides examples of what the Neighbourhood Plan would like to see. • Includes text on ‘opportunities could include...’ moved from policy (as above). • Includes a map showing opportunities for improved connections between areas important for wildlife (if policy focus is aligned more to green infrastructure). • References the LNRS if considered appropriate (as above).
NP/EN3	General comment (basic conditions)	This policy needs clear and precise inset maps (or a Neighbourhood Plan policies map). An Appendix with stand-alone maps is acceptable (as done for the BFLP retail and landscape inset maps). However, maps should not be hidden within an Appendix document. There are multiple maps within Appendix 1 for Horseshoe Lake and Grove Lake, but it is unclear which one is showing the correct boundary of the land referred to in the policy. None of the maps in Appendix 1 are numbered or titled, and in most cases they do not have scales or a key. One map on page 19 just has a pin location and nothing else. These maps are not usable or precise in terms of showing the spatial extent to which each policy applies. As such they are not clear or unambiguous as required by the ‘PPG Neighbourhood Planning’ paragraph 041, Policy NP/EN3 does not meet basic condition ‘a’ (having regard to national policies and advice contained in guidance).

	Amendment (basic conditions)	Criterion 1 does not provide policy that can be used to determine an application. It is just information about where the sites are located. This information should be in the explanatory text. As above, since the information is in Appendix 1 Section 2, it is not easy to find. Only the maps themselves should be in the Appendix to make the Neighbourhood Plan clear and precise. References to the 'Statistics and supporting information document' should be moved to the explanatory text.
	Information (basic conditions)	Criterion 2) the 'defined areas' need to be set in the supporting text (is this referring to all three areas?). The wording "The loss of any recreational facilities or land used for informal recreation within the defined areas will be resisted" is not consistent with NPPF paragraph 104 (or BFLP Policy LP 44). Losses may be acceptable if being replaced by equivalent or better provision etc. (not all provisions listed). This policy does not meet basic condition 'a' (having regard to national policies and advice contained in guidance).
	Suggestion	Criterion 3) suggest adding: <u>"d) Appropriate levels of parking are available to avoid overspill parking causing detriment to neighbour amenity or the amenity of other users of the Memorial Park."</u>
	Amendment	Criterion 4) needs to clarify that the function of this policy should not be detrimental to the status of Horseshoe Lake as a SANG. The wording in paragraph 5.4.4 should be moved to the policy itself.
	Clarification	The Horseshoe Lake requirements seem to conflict with each other. How is it possible to enhance recreation and facilities whilst also not impacting upon landscape/ conservation interest? It should also be noted that proposals should not be supported where they conflict with the sites function as a SANG (Horseshoe Lake is a SANG).

	Amendment	Add new explanatory text after the policy which: • Includes criterion 1 defining the extent of the areas (linked to criterion 2). • Defines what is meant in criterion 2 by rural/semi-rural – make clear if this is a reference to the various landscape character attributes or something different.
		• Defines ‘informal recreation’ and ‘associated recreation and related facilities’ in criterion 2. Does this include incidental development such as residential accommodation? If so, a reference to the BFLP Thames Basin Heaths SPA Policy LP32 will be required. • Specifies that the Memorial Park all-weather playing surfaces should not be rubber crumb (if used, the impact of micro plastics will need mitigating). • Moves the second sentence of criterion 3c) relating to SUDS from policy to here • Provides cross-references to relevant information in the ‘Statistics and supporting information document’. • Cross-references relevant BFLP policies if applicable.
NP/EN4	Information (basic conditions)	Policy refers to Map SNP3 (paths), but this does not show the extent of the land in the Sandhurst Neighbourhood Area and includes land that is outside the Neighbourhood Plan area, that the policy cannot apply to. The map is also not of sufficient quality to be relied upon in decision making. It would be helpful if the map clearly labelled the paths referred to in the policy to ensure consistent implementation of the policy. The PPG ‘Neighbourhood Planning’ (para. 040) requires policies to be clear and unambiguous. Therefore the policy does not meet basic condition ‘a’ (having regard to national policies and advice contained in guidance).
	Clarification	Criterion 2) the term ‘countryside enjoyment’ is not precise.

	Amendment	Add new explanatory text after the policy which: • Defines what is meant by ‘countryside enjoyment’ and how this would be judged by decision makers. • Clarifies where and when the policy would apply. • Includes the wording from last paragraph of policy relating to BFLP policies and engagement with other organisations. The introductory wording in paragraphs 5.4 - 5.4.3 would be better located before Policy NP/EN4, or in this new explanatory text so it is better linked to the policy to which it relates.
Paragraph 5.5.1	Information	As currently worded, the policy does not ‘afford protection from development other than in very special circumstances’. It simply designates the Local Green Spaces (LGS).
Paragraph 5.5.2	Information	This is information that should sit in the Local Green Space background document since it is related to designating a LGS and is not needed for the implementation of
		Policy NP/EN5 (since any LGSs in the Neighbourhood Plan have already been through this process). Delete paragraph.
Paragraph 5.5.4	Clarification	Paragraphs 5.5.3 and 5.5.4 say the same thing and could be combined. Unclear why sites 6 and 7 have combined commentary, and then also feature individually. Site 9 refers to ‘recently constructed dwellings’. This should be updated.

	Information (basic conditions)	LGS 6 Horseshoe Lake and surrounding countryside & 7 Grove Lake and surrounding countryside It is noted that the ‘Local Green Space Evidence’ document (Appendix 4) has set out how the land meets each of the NPPF para. 107 requirements. Below is a summary of the evidence and BFC’s response: • 107a) <i>The northern element of the area is close to dwellings on the edge of the settlement and much of Little Sandhurst, and only a short walk from Yateley.</i> <i>Visitor data to Horseshoe Lake is cited.</i> Although there is no precise definition of ‘close proximity’, it is usually interpreted as meaning adjacent or in very easy 10-minute walking distance of the community to which the Neighbourhood Plan covers. Large tracts of LGS 6 and LGS 7 are not close to the settlement, and in the case of LGS 7, a 1km straight-line distance away from the nearest part of the Sandhurst settlement boundary. The evidence of visitor numbers for Horseshoe Lake is not considered to demonstrate the LGS is close to the area it serves, but a reflection of the popularity of the SANG. Most of the LGS proposed does not have data since it is privately owned countryside. • 107b) <i>A previous designation, current landscape designation, visitor numbers, the Blackwater Valley Countryside Strategy and benefits to wildfowl/wildlife are reasons why the area is demonstrably special to the local community.</i> Only a small amount of the proposed designation of LGS 6 is SANG, and none of LGS 7. The vast majority of the proposed area is privately owned countryside with no public access. Whilst it is accepted that the community value undeveloped countryside, it is difficult to conclude that the ambient rural feel is the main attraction to visitors (given the range of facilities on offer at Horseshoe Lake itself), and BFC disagrees with the statement that future residential development of this area would inevitably lead to an increase in
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		visitors to the TBH SPA itself (as stated in para. 11.2.4 of Appendix 4). This is because any net increase in housing would be subject to HRA and only be permitted if mitigation allowed a conclusion of no significant effect on the integrity of the SPA. • 107c) <i>The area cannot be considered as arbitrary countryside as it is “very demonstrably special element of beautiful land with recreational, tranquillity and wildlife/wildfowl benefits” and provides “a background beauty for the enjoyment of those visiting the defined footpaths and public areas (SANG areas) within Horseshoe Lake.”</i> Consideration of whether the green space is local in character and not an extensive tract of land suggests spaces within a locality, rather than, for example, extensive green areas in the countryside around a settlement. The areas proposed for designation are south and west of the settlement area, adjacent to each other and total circa 44ha of land. Whilst it is stated in the ‘Local Green Space Evidence’ Appendix 4 in para. 11.4.2 that the proposed LGSs are well below designations of a similar quality of land elsewhere in England, the context of those designations is not provided (e.g. it might be a park in the middle of a settlement surrounded by the community it serves). Given their location in relation to the settlement, LGSs 6 and 7 are considered extensive tracts of countryside. Given the above, despite the reasons put forward, it is considered that the designation of these areas (either individually or combined) would not accord with the NPPF (para. 107), or the PPG which sets out that blanket areas of countryside adjacent to settlements are not appropriate for LGS designation (Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK). The policy does not meet basic condition ‘a’ (regard to national policies and advice contained in guidance) in this regard, and LGS 6 and 7 should be deleted from the Neighbourhood Plan.
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		Also, please note that Horseshoe Lake is a SANG and is therefore maintained and funded for this purpose for 125 years. It is therefore of limited benefit also designating this area as LGS.
	Amendment (basic conditions)	Appendix 4 'Local Green Space Evidence' document sets out analysis for LGSs 6 and 7 against para. 107, but not the other eight LGSs. This should be included for each

		area to demonstrate that the proposed LGS meets the NPPF tests. The evidence should also include confirmation from the landowners and that they are supportive of the designation on their land as required by the PPG (Ref ID: 37-019-20140306 - Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK). Every map should also include an OS disclaimer, key and scale. The source of photographs should be cited. Without this thorough evidence, the designations may not meet basic condition ‘a’ (having regard to national policies and advice contained in guidance).
	Amendment	The designated LGSs should be shown on the Neighbourhood Plan policies map and/or detailed individual inset maps in an Appendix of the Sandhurst Neighbourhood Plan (not the whole of the evidence base document as done at present – see comments on Appendix 4). This would make the reference within the policy clearer and more user-friendly for decision makers and users of the Neighbourhood Plan. All maps need to be consistent (i.e. have the same clear red boundary outline) and also have a title, reference, key/legend, scale and should include an Ordnance Survey disclaimer/ acknowledgement if using their basemap (the current maps provided in an Appendix of Appendix 4 are not sufficient).
NP/EN5	Amendment	The policy only designates the areas as Local Green Space, but it does not set out how applications in these areas should be considered. The policy will therefore not achieve the objective. Suggest adding the following wording to the policy: <u>“Proposals on Local Green Space will be assessed in accordance with relevant national planning policy and will only be supported in very special circumstances.”</u>
Paragraph 6.1.1	Clarification	With regards the travel to work information, it would be helpful to state how this relates to the national or borough average.

Paragraph 6.1.3	Clarification	It would be helpful if the residents' questionnaire findings about the number of cars being higher than average was compared to the 2021 Census data to establish if the findings are supported with data (since although cars were not used as much during Covid restrictions, the statistics of ownership probably remained accurate).
Paragraph 6.1.4	Information/ clarification	The Census travel to work data was collected during Covid restrictions and so should not be relied upon (since restrictions affected journeys taken).

		It would be helpful if the supporting evidence also considered other journey purposes aside from work to give a broader picture. Appendix 1, 2.6.1, refers to 150,000 station entries/exits for approximately 8000 homes. Walking and cycling do not appear to have been considered. The Neighbourhood Plan should clarify if 'high usage' is in relation to the national average or the borough average.
Paragraph 6.1.5	Clarification	The 17,000 vehicles per day cited, is according to Appendix 1, 2.6.5, based on older data and notes <i>"traffic flows on Sandhurst's roads appears to have only shown a marginal increase in recent years."</i> It would therefore be helpful to set out how congestion is defined, and whether this has been measured or modelled. It is unclear how the conclusions relating to nearby developments <i>"adding to traffic currently using Yorktown Road"</i> have been drawn. For example, have the Transport Assessments for these developments been examined to determine the predicted impact on Yorktown Road, or was the BFLP transport modelling used?
Paragraph 6.1.6	Amendment	All references to 'Traffic' Assessments/ 'Traffic' Statements should be changed to 'Transport Statement' or 'Transport Assessment'.

Paragraph 6.1.6	Amendment (basic conditions)	The information in this paragraph is not considered to be as accurate or clear as national guidance. Recommend: “Where a Transport Traffic Statement or Traffic Transport Assessment is required if it should must take into account the following:” Points a – f should be removed and replaced with reference to the Planning Practice Guidance: Travel Plans, Transport Assessments and Statements which sets out what is required. https://www.gov.uk/guidance/travel-plans-transport-assessments-andstatements This is so that the Neighbourhood Plan meets basic condition ‘a’ (has regard to national policies and advice contained in guidance).
NP/T1	General comment	The objective/ policy is not within the control of a Neighbourhood Plan as Yorktown Road is a through road taking traffic from the wider area. It is recommended the Neighbourhood Plan has regard to the BFC Transport Model predictions of traffic flows for Yorktown Road.
	Clarification	As above, replace ‘Traffic’ Statement/ ‘Traffic’ Assessment with ‘Transport’ Statement/ Assessment.
	Amendment	The last sentence should be moved to explanatory text since it relates to implementation of the policy. Also amend for clarity: ‘...contained within section 6.1.6 and BFLP-60-BFLP Policy LP60’

Paragraph 6.1.7	Amendment	As above, replace ‘Traffic’ Statement/ Assessment with ‘Transport’ Statement/ Assessment. Further amendments for clarity: • “...for residential schemes...” • NPPF Section 116 should be paragraphs 115, 116 and 117. • Add last sentence from Policy NP/T1 as above. • Define what the ‘major roads in Sandhurst’ referred to in Policy NP/T1 are. Is it those listed in Appendix 1, 2.6.5 iii) or something else? • Define ‘applicable proposed developments’ stated in Policy NP/T1. It is noted there is no requirement for non-residential development.
NP/ T2	Amendment	The text underneath the policy should read: “BFLP Policy LP 32 ”.
	Amendment	Include new explanatory text before paragraph 6.1.9 which explains what the Neighbourhood Plan means by new medium and large development i.e. the number of units for new medium/ large residential sites, and floorspace for commercial development (sqm).
Paragraph 6.1.9	Amendment	Typos of: “THB SPA” should read “TBH SPA”.
Section 6.2	Information	Appendix 1, 2.4.1.iii) shows that only circa. 4% of 8,000 dwellings have 4 or more cars. The predominant ownership is 1 and 2 cars, with a similar proportion of dwellings with 0 cars as with 3 cars. As such, BFC do not consider this evidence justifies a departure from the BFC borough parking standards.
Paragraph 6.2.1	Clarification	The first sentence would benefit from rewording since it uses both “...it was <u>clear</u> that there was <u>likely</u> to have been...”. It would be helpful if this was compared to the 2021 Census (since although cars were not used as much during Covid restrictions, the statistics of ownership probably remained accurate). The final sentence does not accord with the data in Appendix 1, 2.6.1 which states that there were “150,000 annual station entries and exits”. Sandhurst has 8000 dwellings,

		which suggests 18.75 entries/ exits per dwelling. It would be helpful if other types of trip were also considered.
Paragraph 6.2.3	Clarification	The use of ‘apparent high number’ is vague and would be better supported by numerical results from surveys or using national statistics. Also query if this sentence is missing what is intended.
Paragraph 6.2.4	Information/ Clarification	As noted in paragraph 4.1 of the Neighbourhood Plan, the age of the housing stock in Sandhurst means many dwellings were built before the BFC 2016 parking standards were in force. It has been noted in Appendix 1 that there are no allocations in Sandhurst and windfall proposals are typically very low per annum. As such, there have been relatively few new developments in recent years (since the 2016 BFC parking standards came into effect), so many developments were permitted under previous lower parking standards. As such, BFC does not consider sufficient justification has been given for why the 2016 BFC parking standards are insufficient. Clarity should be provided on the source of the ‘recorded’ apparent high number of cars and vans per dwelling.
Paragraph 6.2.5	Amendment	It is recommended that the table heading refers to “Dwelling houses” since flats are a type of dwelling.
Paragraph 6.2.7	Information	This quote should be provided in the context that the 2016 Parking Standards responded to this statement, by being an increase over those in previous parking standards documents.
Paragraph 6.2.8	Amendment	For completeness, it is considered that that whole of NPPF paragraph 112 should be cited, not just c) and d).
Paragraph 6.2.9	Clarification	Suggest the following changes for clarity: • amend “less dwellings” to “fewer dwellings”. • Change the heading to “Dwelling houses” since flats are a type of dwelling.

		The evidence base and justification for a different standard for proposals of 4 or fewer dwellings is needed. Unclear how proposals for 5 or more dwellings are to be treated.
Paragraph 6.2.11	Information	EV charging in residential areas is covered by Building Regulations part S.
Objective box	Clarification	The evidence that more people working at home leads to higher car ownership should be provided.
NP/T3	Clarification	The ambitions of this policy to provide off-road parking and resist on-street parking conflict with other policies in the Neighbourhood Plan seeking landscaped front gardens, replacement trees and developments being in-keeping with the character of

		the area. Requiring enhanced parking standards may also result in encouraging car ownership and reducing the need to travel using sustainable transport modes, which would be contrary to BFLP Policy LP27 'Climate change'. The scope of the policy needs clarifying.
	General comment	Consistency with NPPF paragraph 116 needs to be considered. Applications can only be refused on the basis of an 'unacceptable impact on highway safety' or 'severe' residual cumulative impact on the road network.
	Clarification (basic conditions)	The terms 'narrow' and 'heavily trafficked' used in the first part of the policy are unclear and need defining in the explanatory text. Without this, the wording is not clear and unambiguous as required by the PPG Neighbourhood Planning (para. 041) and so would not meet basic condition 'a' (regard to national policies and advice contained in guidance).
	Information/ Amendment	The first part of the policy states that "Street parking will also not be permitted...". The responsibility for on-street parking is the jurisdiction of the Highway Authority and not planning policy. The sentence should be re-worded to refer to "not supported" or similar.

	Amendment (basic conditions)	Criterion a) The use of the terms ‘dwelling’ and ‘flats’ is unclear since flats are a type of dwelling. The criterion refers to ‘residential developments of up to and including 5 dwellings’ but paragraph 6.2.9 states 4 or less (N.B. recommend this is changed to fewer as above). It is assumed this is referring to the size of the scheme, but it should be clarified if this is based on ‘gross’ or ‘net’ dwellings. As currently written, the policy only applies to Class C3 (and not wider residential proposals or mobile/park homes for example). Increasing parking requirements in the Neighbourhood Plan is considered to conflict with the NPPF paragraph 112, since Sandhurst and Owlsmoor including the High Street, Yorktown Road, College Road etc. are relatively accessible compared with more rural areas of Bracknell Forest (such as the northern parishes). Therefore, if anything, parking standards should be lower in these areas and not higher, to accord with national policy. The policy wording is unclear, so contrary to the PPG Neighbourhood Planning (para. 041). The criterion does not meet basic condition ‘a’ (regard to national policies and advice contained in guidance) and so the requirements should be deleted.
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	Information (basic conditions)	Criterion a) i) It is not appropriate to apply a mix of standards. Policies set a standard and either a proposal complies with it or not, using only parts of the Parking Standards SPD may lead to confusion for applicants and decision makers (especially since an SPD can be updated). The reference to ‘5 units’ is also in conflict with paragraph 6.2.9 which refers to ‘4 or less’. It is also not possible to refer to the BFC Parking Standards SPD in the policy, since new planning policy cannot be introduced through this route without evidence and examination – the SPD provides guidance on the implementation of other planning policies. A footnote can be used to refer to it, if appropriate. The PPG states that neighbourhood planning policies must be clear and unambiguous (PPG Neighbourhood Planning para. 041). This criterion does not meet basic condition ‘a’ (regard to national policies and advice contained in guidance).
	Amendment	Criterion a) ii) this wording does not need to be in the policy. Move this text to the explanatory text. Suggest adding the following to the end of the second sentence, <u>“...because this could lead to an increase in visitors to the TBH SPA.”</u> Also typo in second sentence: “Thames Basin Heaths Special Protection Area”
	Amendment	Criterion a) iii) this duplicates Building Control regulations, which are subject to change. It does not need to be in policy. Either delete completely or move to explanatory text.
Paragraph 6.3.1	Clarification	The last sentence refers to sections 6.3 and 6.4, but sits within section 6.3.

Paragraph 6.3.1	Amendment	As set out above, BFC considers that Policy NP/T3 appears to conflict with the NPPF para. 112. Also consideration should be given to NPPF para. 112 parts, a), b) and e). Add further explanatory text setting out: • How the conflict between other landscape and character area policies is expected to be resolved • Definition of the terms ‘narrow’ and ‘heavily trafficked’. • TBH SPA wording currently in criterion a) ii). Add a reference to BFLP Policy LP32. • Building regulation text in criterion a) iii) if desired.
Paragraph 6.4.1	Information	In this section (and Appendix 1) reference to the X94 bus service provided by White Bus has been omitted. This runs through the eastern part of Sandhurst including

		Yorktown Road. It has recently been improved and provides a key link to the local hospital.
Paragraph 6.4.2	Clarification	The data on patronage figures should be provided to give context to the last sentence.
Paragraph 6.4.5	Information	The bus service between Heatherwood and Frimley Park Hospitals also stops on Rackstraw Road (Evenlode Way) and at two stops on Yorktown Road (Devon Close, and College Town Shops).
Paragraph 6.4.6	Amendment	“...routes are determined by local restraints and funding.”
Paragraph 6.4.8	Information	However this bridge is adjacent to Sandhurst railway station allowing for rail travel instead of bus travel.
Paragraph 6.4.10	Information	The CIHT ‘Buses in Urban Developments’ is about integrating bus use into new development, not trying to retrofit it to existing historic situations. Accordingly, the reference in ii) to 6.5m is being used out of context.
Paragraph 6.4.11	Information	The BFC document pre-dates the CIHT document published in 2018. This paragraph also starts with a quote but does not complete it.

Paragraph 6.5.2	Clarification	The usage of the Halt Station depends on where development is located. It could be located to encourage walking to the rail station. The last sentence should be checked against the 'DfT Inclusive Mobility (2021) and BFC's Designing for Accessibility SPD to determine it is an accurate statement.
Caption to photograph Page 43	Observation	Although there is limited drop off ability for road users, it is accessible on foot.
Paragraph 3.7.2	Clarification	Unclear if 'exigencies' is the correct term in this context. It is also not a term used in 'plain English'. The statement in this paragraph about restrictions to sustainable transport solutions is at odds with the NPPF requirements in paragraphs 109e, 115a and 115b.
Paragraph 6.7.3	Clarification	Unclear how the statements in this paragraph accord with strategic BFLP Policy LP27 'Climate change' which states that opportunities should be taken to reduce the need to travel and to maximise the use of sustainable modes of transport, and with the CIHT Guidelines for Providing for Journeys on Foot.
Objective page 44	Information	Whilst BFC agrees with the objective to limit traffic growth whilst retaining and improving sustainable transport links (which are intrinsically linked) these measures have historically been funded and delivered by BFC. Moving forward, BFC will be happy to work in partnership with the Town Council in retaining what we have and

		making further improvements if, and when, funding allows (which could include the use of Parish CIL fees).
NP/T4	Amendment	Improvements to Sandhurst Railway Station are a matter for Network Rail and not linked to development proposals. Unclear what development proposals the policy would apply to. Other documents should not be cited in policy. If retaining the policy, move the second paragraph from "providing such routes..." to new explanatory text.

	Observation	The policy refers to sustainable transport, but only pedestrian footpaths are mentioned in the policy.
	Amendment	Add new explanatory text after the policy which: • Includes the text from second para. of policy starting “providing such routes...”. • Clarifies how the Neighbourhood Plan envisages improvements being implemented/ what these may look like. • References other CIHT document related to walking.
Paragraph 7.2.2	Clarification	Evidence on birth rates and the likely effect on future school demand should be provided to support these conclusions.
Paragraph 7.3.3	General comment	It is cited that residents are satisfied with facilities and clubs held at the Memorial Park, and the Objectives in Section 7.7 are supportive of their retention. Designating the area as a Local Green Space will not assist any aspirations to improve community facilities in this location.
Paragraph 7.4.2	Amendment	Typo: “BFLC” should read “BFLP”. Also BFLP policies have the prefix ‘LP’, so it should be BFLP Policy LP 44.
Paragraph 7.5.1	Suggestion	It is unclear why this section on general retail is not in the ‘Employment, Retail and Business’ section. The end of f) has a closed bracket, but there is no open bracket.
Paragraph 7.5.3	Suggestion	Results from the residents’ survey indicate an “overwhelming response that no more fast-food outlets were required”. Is this concern linked to the health of the population, a specific age group, or the location of such outlets e.g. near schools? Perhaps further research could be undertaken on the health indices in Sandhurst and whether or not there is any correlation with the prevalence of takeaways. If the evidence suggests this is an issue, an objective and policy could be written to help address this (comments on NP/C1 criterion 6 are provided below). Takeaways are a Sui Generis use and so require planning permission for changes of use from other uses (including other Sui Generis uses).
Paragraph 7.5.4	Clarification	Is the statement ‘no significant long-term vacant shop units’ based on evidence or just residents’ perceptions?

Paragraph 7.7.1	Information	Designating this area as a Local Green Space may affect these ambitions.
Paragraph 7.7.4	Clarification	It would be helpful if the statement “...do not possess sufficient car parking places to cater for modern day traffic” was clarified to explain if this is in relation to the size of spaces, the number available or something else, and how this was quantified.
Paragraph 7.7.5	Observation	This paragraph refers to car parking, but does not provide any detail about pedestrian access and cycle parking. Given access is an issue the Neighbourhood Plan has picked up on in Policy NP/T2, this could be expanded.
Paragraph 7.7.7	Clarification	As with paragraph 7.7.5 above, whilst this paragraph refers to insufficient parking spaces, has consideration been given to pedestrian and cycle parking to access these facilities sustainably?
Page 49	Clarification	One of the objectives is to support additional car parking “where such need has been identified”. Is there a table or plan which shows where these needs have been identified to justify the inclusion of this objective?
NP/C1	Suggestion	Criteria 1 and 3 are less detailed than BFLP Policy LP 44, and do not have any explanatory text regarding their implementation. Indeed criterion 3 refers to the BFLP, but without the same detail. There is no need to duplicate policy since the development plan must be read as a whole. It is recommended that these criteria are deleted. It is important to note that in accordance with NPPF paragraph 31, a Neighbourhood Plan policy will take precedence over non-strategic policies where there is a conflict. Therefore, it is our view that community facilities in Sandhurst may have less protection than elsewhere in the borough since this policy is less detailed than the BFLP.

	Suggestion	If criterion 1) is kept, suggest that the criterion is set out as two separate points: “1) Where community facilities are relevant to a proposal, such proposal <u>Proposals</u> will be supported where they maintain or extend existing community facilities...” Split and create new criterion. <i>new</i> 2) Proposals for <u>new</u> community facilities which include indoor and outdoor sports pitches <u>and</u> play areas will be acceptable <u>supported</u> providing... It should be noted that this criterion is very permissive in that proposals could only be refused if parking was not acceptable. See comment above about NPPF paragraph 31.
	Clarification	If criterion 3) is kept, add explanatory text to define what is meant by ‘equal standing’. It should also be noted that in some instances buildings can be demolished without the need for planning permission, so they could be ‘lost’.
	Clarification (basic conditions)	Criterion 4) unclear why this is limited to parking when Section 7.4 refers to the library being valued. In the event that the site is redeveloped, is the Neighbourhood Plan seeking reprovion of the library in a location where there would be adequate car parking? Also it is noted that the reference to parking in this policy refers to meeting the requirements of BFLP policies rather than the Neighbourhood Plan. As set out under Policy NP/T3, it is confusing to use a mix of different standards from different documents. This is not considered clear and unambiguous as required by PPG Neighbourhood Planning (para. 041) and is not considered to meet basic condition ‘a’ (having regard to national policies and advice contained in guidance).
	Amendment	Recommend that criteria 4 and 5 are deleted and replaced with: <u>“Loss of car parking associated with existing community facilities will be resisted and alternative reprovion required.”</u>

	Clarification (Basic conditions)	Criterion 6) Unclear why proposals relating to the change of use of retail units are included here and not under the retail policy. Users of the Plan are unlikely to look in this policy for matters relating to retail. Recommend this is moved to Policy NP/ERB1. Is the concern around takeaways solely due to parking concerns? This policy criterion could be in conflict with the NPPF which seeks to support the vitality and viability of town centres (which includes district and local centres), since it removes support for the change of use from retail to a takeaway with no exceptions. BFLP Policy LP43 'Development proposals in centres' allows for up to 20% of local centres to contain non-Class E uses, for example. As currently worded this criterion is not considered to meet basic condition 'a' (having regard to national policies and advice contained in guidance).
	Amendment	Add explanatory text after the policy which: • Includes a list of what constitutes a community facility in Sandhurst. • Explains what is envisaged by schools encouraging access (note there may be safeguarding issues around public access). • If criterion 3) remains, details of what constitutes 'clear evidence' and what is meant by 'equal standing'.
		• Defines 'impacting' in criteria 4 and 5. • Explains about key car parks of concern (library car park and Cambridge Road) and why their loss would be an issue. Explain what is meant by reprovion and where it should be located. Keep wording in paragraph 7.7.5 about the TBH SPA.
Page 51	Suggestion	The objective box refers to 'preserving', but paragraph 7.8.1 describes retaining the function. Consider alternative wording.
NP/ C2	Clarification	The Objective of the Policy is to 'preserve' current public houses/social clubs, whereas the policy allows changes of use and loss of facilities. It also refers to their architectural value which is not then mentioned in the policy.

	Amendment	Typo "...quality of the existing facilities in the locality and access assess their value to..."
	Amendment	The criterion numbering is not consistent with other policies in the Neighbourhood Plan.
	Information	The policy mostly duplicates text in Policy LP44 of the BFLP, but without the explanatory text and some of the detail. This creates conflicts between BFLP Policy LP44 and NP/C2. In accordance with NPPF paragraph 31, the most recent policy takes precedence, which could mean that public houses and social clubs will have less protection in Sandhurst than in other parts of the borough. The development plan should be read as a whole; since the neighbourhood plan will form part of the development plan upon adoption (NPPF para. 2) - there is no need to duplicate policy.
	Observation	The policy only applies to proposals for changes of use. This means that proposals for the redevelopment of public houses or social clubs would not need to comply with this policy.
	Clarification	Criterion 1 - the use of a full stop after a) but then the use of 'and' at the end of b) make it unclear whether all the parts need to be met or only some.
Page 52	General comment	It is inconsistent with the structure of the rest of the Plan, to have an entirely new Section that continues policy numbering and prefix from the previous section.
Paragraph 8.2.1	Information/ amendment	References to the CIL 123 List should be removed since the CIL Reg 123 was removed from the CIL Regulations in September 2019. The infrastructure funding statement is regularly updated and so the reference here will become out of date very quickly.

		Typo 'Sandhurst Town Councils' (rather than Council).
Paragraph 8.3.4	Clarification	Part a) is there a plan and design of this to which S106 monies could be requested?

NP/ C3	Information/ amendment	The only schemes listed in the policy that are likely to meet the CIL Regulation 122 requirements (of being directly related to the development) would be the church and the school involving improved parking and drop off facilities. The use of Sandhurst Town Council's CIL receipt is more likely should a scheme to provide the desired parking provision come forward. The other aspirations should be clearly set out in a companion or annex, and it should be made clear that they will not form part of the development plan (PPG Neighbourhood Planning paragraph 004).
	General comment	Criterion 5) Conversely, rather than additional parking, a reduction in car ownership and use of private vehicles could achieve a similar outcome. Especially since local centres are usually with walking distance of homes. See the Local Transport Plan 4, Policy TP22: https://www.bracknell-forest.gov.uk/sites/default/files/2024-11/draftbracknell-forest-local-plan-2024-to-2037.pdf
Paragraph 8.4.1	Amendment	Typo "...suitable SuDS drainage system". SuDS stands for Sustainable Drainage Systems, so not need to use the acronym and write it out.
Paragraph 8.4.1	Information	It is unclear who the last sentence is referring to since it is not in the Highway Authority's control to either surface or require surfacing of unadopted roads. However, CIL Regulation 59C would allow the provision, improvement, replacement, operation or maintenance of infrastructure, which includes roads. If Sandhurst Town Council was to decide to spend its CIL money on such projects, BFC would expect to see a contractual arrangement in place with the 3rd party owners of the private roads.
NP/ C4	Amendment	Typo "SuDS drainage systems". As above, no need to include the acronym and write it out.
	Information	It should be noted that it is not in the Highway Authority's control to either surface or require surfacing of unadopted roads. See comment above about Sandhurst Town Council using its CIL money.

Paragraph 9.2.1	Clarification	The first sentence does not read correctly. Should it read “Residents were satisfied with the range of shops provided in Sandhurst.” The second sentence “Convenience shops occur in most areas within Sandhurst.” BFC is not aware of any designated local centre without convenience shopping.
Paragraph 9.2.2	Information (SEA/ HRA and basic conditions)	This paragraph and photo caption need to emphasise opportunities for making visual improvements to the area, rather than giving encouragement for the redevelopment of the site. The latter has potential HRA/ SEA implications and may not be consistent with basic condition ‘f’ (the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations).
Paragraph 9.3.1	Amendment	The wording “Sandhurst Employment Area” is misleading, since as the paragraph goes on to say, there are two different designated Employment Areas.
Paragraph 9.3.2	Information	The Neighbourhood Plan has no control over the occupiers of units in Vulcan Way and whether they require larger HGVs.
NP/ERB1	General comment	The policy objective is to encourage the redevelopment of units with poor architectural quality, whilst maintaining retail provision. The policy wording, as written, would not achieve this objective.
	Information/ amendment	Policy title is ‘Retail’ but is located under the Employment sub-section and not retail which is confusing. The PPG is clear that neighbourhood plan policies should be clear and unambiguous (PPG Neighbourhood Planning: para. 041).
	Information	Retail is not defined in any explanatory text but would only include uses in Class E(a) ‘Display or retail sale of goods, other than hot food’. This <i>excludes</i> restaurants, cafes, financial services etc. The policy covers retail in any location (i.e. not just those in designated centres) but has no caveats covering lack of viability in terms of the existing use or vitality of centres.

	Information (basic conditions)	Criterion 1) refers to employment or retail. These are different planning terms and cover different uses for which local and national policy have different approaches. Reference to employment should be deleted. The way the policy is written means that changes of use to other uses (where permission is required, such as to takeaways which are Sui Generis) would be contrary to policy, even if they would support the vitality and viability of centres and be appropriate for the designated centre. As worded, this policy is not consistent with strategic BFLP Policy LP21 since it does not support proposals which may be consistent with the role and function of designated centres, and so does not meet basic condition 'e' (is in general conformity with the strategic policies contained in the development plan).
	Clarification	Criterion 2) would benefit from more precise wording to understand which residential properties the policy is referring to. Is it nearby, those above retail units, those within a certain distance?
	Amendment	Suggest adding new explanatory text after the policy which: • Defines retail for the purposes of the policy (if different to Class Ea). • Sets out where the policy applies (i.e. local centres, all retail units). • Sets out what is meant by 'excess traffic movement'. • Perhaps includes a cross-reference to BFLP Policy LP58 'Pollution and hazards'.
NP/ERB2	Suggestion	Whilst this policy is consistent with the broad aim of BFLP Policy LP 18, it does not provide specific Sandhurst detail or add anything to existing strategic policy. The development plan should be read as a whole; since the neighbourhood plan will form part of the development plan upon adoption (NPPF para. 2) - there is no need to duplicate policy. Recommend policy is deleted.

	Amendment	If the policy is retained: • Include new explanatory text after the policy which: • Makes the first sentence clearer – it currently includes open brackets, but no closing, and has a typo of “xTo”. • sets out what support may look like (i.e. resisting loss of BIDS, encouraging intensification through redevelopment).
Paragraph 10.1	Amendment	This paragraph requires some amendments: • The second sentence does not read correctly. • Refers to BFLP Policy LP66. Should this be Policy LP56 ‘Renewable and low carbon energy’? • Typo “BFC Local Plan”, should read “BFLP”.
Page 58	General comment	The objectives include “preventing potential flooding from the River Blackwater”. Unclear how the Neighbourhood Plan could achieve this. Would be better ‘to reduce the potential for flooding in built up areas’ (since flooding of the floodplain would be acceptable). Is the Neighbourhood Plan seeking to help mitigate flooding impacts? There is nothing in Policy ECC1 which sets this out.
NP/ECC1	Observation	The policy only applies to new housing developments, and not non-residential. Is this the intention? For example, criterion 1 b) could also apply to non-residential developments.
	Clarification	Criterion 1 a) need to consider risk of over-heating. Consider adding green roofs (possible to have both on same roof and create microclimate for different species of plants).
	Amendment	Add new explanatory text after Policy ECC1 which
		• Explains how overheating will be avoided in criterion 1 a) and • considerations for green roofs if including.
Paragraph 10.2.1 and NP/ECC 2	Suggestion	Explanatory text and/or criterion 2 could also refer to Noise guidance note for planning applications (BFC, March 2025) as this contains information on air source heat pumps.

		Consider applying the policy more widely than for just residential.
NP/ECC 2	Amendment	Typo in penultimate sentence “ASPH” rather than “ASHP”.
	Suggestion	Consider adding new explanatory text which: • Sets out that most ASHP for domestic properties is covered by permitted development rights. Planning Permission: Air source heat pump - Heat pumps - Planning Portal • requires a statement to demonstrate why heat pumps cannot be provided. • refers to a requirement for a noise assessment. • requires consideration of new technologies?
Section 11	Amendment	It would be helpful if key evidence base documents specifically cross-referenced in the Neighbourhood Plan were included here (with weblinks), including the ‘Sandhurst Statistics and Supporting Information’, ‘The Local Green Spaces’ Background Paper, the ‘Character Area Assessments SPD’ etc (see comments below about their inclusion as appendices).
Appendix 1	Information (basic conditions)	This Appendix should not be in the Neighbourhood Plan. Whilst it is a useful evidence base document providing rationale for policies in the Neighbourhood Plan, it contains information that is not pursued through policy, and it is already out-of-date in some places. It may confuse users of the Neighbourhood Plan. The PPG is clear that “The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan...” (para. 040 of the Neighbourhood Planning PPG). Including the whole document as an Appendix within the Neighbourhood Plan is contrary to this. Inclusion of this Appendix therefore does not meet basic condition ‘a’ (have regard to national policies and advice contained in guidance).

		References to this document as an evidence base document can be made within explanatory text in the Neighbourhood Plan (as has been done in the BFLP). It should not be an Appendix to the Neighbourhood Plan.
	Clarification	Comments provided under transport (above) relating to sources of data (including reliability of the 2021 Census for travel to work), providing comparisons to national/
		borough averages, whether bus patronage data has been obtained etc. are relevant to this Appendix.
Appendix 2	Information (Regulations)	This Appendix should not be in the Neighbourhood Plan. This information should be within the separate Consultation Statement which is a requirement of Regulation 15b.
Appendix 3	Information (Regulations)	This Appendix should not be in the Neighbourhood Plan. This information should be within the separate Consultation Statement which is a requirement of Regulation 15b.

Appendix 4	Information (basic conditions)	This is an excellent evidence base document for the Neighbourhood Plan and will assist the Examiner and other readers of the Plan in understanding the rationale behind the LGS designations. As per the comments under Policy NP/EN5, it would be helpful if it was expanded to make it clear how each LGS meets each of the NPPF paragraph 107 requirements. However, it does not need to be an Appendix to the Neighbourhood Plan; it should be a separate evidence base document. The PPG is clear that “The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan...” (para. 040 of the Neighbourhood Planning PPG). Including the whole document as an Appendix within the Neighbourhood Plan is contrary to this. Once the Neighbourhood Plan has been adopted, only the boundaries of each LGS as shown on the maps (preferably a composite policies map) and Policy NP/EN5 will be used to make a decision. Including the maps within the Local Green Space Study means they are lost within the broader document. It is noted that the objectives and policy within the Local Green Space Study (in Section 12) do not match that of the Neighbourhood Plan itself. The location of the LGS maps in an Appendix to an Appendix is unclear and ambiguous contrary to the PPG Neighbourhood Planning (paragraph 041). Inclusion of this Appendix therefore does not meet basic condition ‘a’ (have regard to national policies and advice contained in guidance).
	Amendment	This Appendix should just contain 10 clear maps with corresponding headings, red outlines showing the precise boundaries of each proposed LGS, and other mapping information such as a scale, key, OS disclaimer etc.
Appendix 5	Information	This Appendix should not be in the Neighbourhood Plan. This information is already publicly available since it is an extract from an adopted BFC Supplementary Planning

		Document (SPD), which provides guidance on the implementation of other planning policies. A footnote should be used to refer to it instead, if appropriate.
Appendix 6	Amendment	Several acronyms used in the Neighbourhood Plan are defined multiple times within the main document, as well as in the glossary. Suggest they are defined once in the Neighbourhood Plan, and then the glossary can be used. This glossary should only include terms used in the Neighbourhood Plan. It is unclear why the following terms are included since they either do not feature in the Neighbourhood Plan or are always written out in full and so do not need to be listed in the glossary: • AADT – Annual Average Daily Traffic • Class C1 • Class C2 • Class C3 • Class C3 special • Class C4 • GTAA – Gypsy and Traveller Accommodation Assessment • FRA – Flood Risk Assessment • HLS – Housing Land Supply • SA – Sustainability Appraisal • SALP – Site Allocations Local Plan • SFRA – Strategic Flood Risk Assessment • SHELAA – Strategic Housing and Economic Land Availability Assessment • • SHMA – Strategic Housing Market Assessment • SSSIs – Site of Special Scientific Interest (N.B. this should be SSSI). • SuDS – Sustainable Urban Drainage System (N.B. this should be changed to ‘Sustainable Drainage System’, taking out the ‘urban’) • TA – Transport Assessment Missing acronyms: • STC – Sandhurst Town Council • BVCP – Blackwater Valley Countryside Partnership

		• BFLP – Bracknell Forest Local Plan (currently just has LP) • NHS – National Health Service
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		• ASHP – Air Source Heat Pumps It is unclear why the following definitions have been included since they are not used in the Sandhurst Neighbourhood Plan: • Outline planning permission • Full planning permission • Housing trajectory • Small sites These terms are included in the Glossary but do not match those provided in the Neighbourhood Plan itself: • Affordable housing • Starter homes It is unclear why the following definitions have been included in the glossary, since these terms are only used under the umbrella term ‘housing for older people’ or ‘specialist older persons accommodation’. Consider consolidating these terms both in the glossary and the Neighbourhood Plan for consistency: • Nursing/Care Homes • Retirement Homes
	Definition amendment	The brownfield definition is not consistent with the NPPF. See NPPF definition of previously developed land in Annex 2.
	Definition amendment	Full planning permission definition should include ‘...Full permissions will normally lapse after three years if they have not been implemented’. (Please see above querying its inclusion).
	Definition amendment	Housing Land Supply definition should reference the housing trajectory. ‘.....as set out in the housing trajectory’.
	Definition amendment	Medium sites definition should specify net dwellings: ‘ <u>For residential uses and mixed-use scheme incorporating residential uses,</u> sites of less than 1 hectare but with 5 or more dwellings (net)’

	Definition amendment	The outline planning permission definition should be expanded to include: ‘...The five reserved matters are layout, scale, appearance, landscaping and access.’ (Please see above querying its inclusion).
	Definition amendment	Recommend changing the Section 106 Agreement definition to reflect:
		‘Planning Obligations or Section 106 Agreements are legally binding agreements made between the Local Authority and the developer. They can be attached to a planning permission to make the proposed development acceptable when it would otherwise be unacceptable in planning terms’.
	Definition amendment	The definition of settlements should reference the ‘settlement boundary’.
Appendix 7	Information	This Appendix is not needed in the Neighbourhood Plan. This information should be submitted separately in accordance with the requirement of Regulation 15e.

3

Response to BFC's Appendix A 'Draft Sandhurst Neighbourhood Plan: schedule of comments on Regulation 14 version

The following commentary sets out to highlight the key matters that the Neighbourhood Plan Steering Group consider a response is required to the points raised by BFC. The response includes matters of both clarification and indeed in some cases disagreement.

It is noted that many of the comments raised by BFC are for reasons of matters associated with clarity of wording, minor corrections to text and general improvements to the documents. These matters seeking to improve the content of the Neighbourhood Plan without any significant changes to the intent of any associated policy will, where appropriate, be included within future drafts of the Neighbourhood Plan.

This response, however, sets out to highlight the matters where there is a variance of views that relate to potential planning decisions.

The para references noted within this response relate to the paras included within the Regulation 14 draft of the NP.

1 Para 1.4.2 (objectives potential increases in traffic in Yorktown Road)

1.1 We do not accept that this matter is 'beyond the scope of the NP' to have any influence on increased traffic flow in Yorktown Road. If a major site within Sandhurst were to seek planning permission consideration for the local traffic that that application generated would need to be taken into account. We do not consider that this objective needs to be deleted. We would also remind BFC of some of the limitations in respect of the use of public transport (bus and train); these are reiterated in the foregoing. These matters will have an impact when assessing traffic volumes.

2 Para 3.2.3 (Relating to Retirement Homes and Nursing Homes)

2.1 This paragraph, within the Neighbourhood Plan, recorded the views of residents, obtained from the questionnaire returns in respect of retirement and nursing homes.

2.2 In parallel with the residents' comments the Steering Group did research facts associated with nursing homes. These fell into two categories, firstly retirement homes and secondly nursing homes that required continual resident assistance.

- 2.3** Retirement Homes: - It was the conclusion that more retirement homes were not of a significant need within Sandhurst. A survey of Estate Agents showed that those on the market were generally difficult to sell (item iii in para 3.5).
- 2.6** Full details of both Retirement Homes and Nursing Homes are included within para 2.4.3 of the Sandhurst Statistics and Supporting Information document (NP Appendix 1). In addition to the details contained within the Statistics document, it should also be noted that recent planning permission has been given by Wokingham Borough Council for the construction of a 60-bed care home in Wokingham Road, Crowthorne. This is very near to the northern Sandhurst boundary. Nearby in Yateley Gayton House (retirement homes) is currently under construction and contains 22 one and two-bedroom apartments.
- 2.7** Para 3.1.4 also notes that an element of specialist older persons accommodation will be provided within future developments at Beaufort Park and Derby Field. These also being relatively near to Sandhurst.
- 2.8** An approximate percentage calculation was instigated which showed that within reasonable distance from and within Sandhurst there were more retirement homes per head of the population when compared to overall UK figures. When a similar assessment was carried out for nursing homes it estimated that current nursing homes within and nearby to Sandhurst approximately equalled the national average per head of the population.
- 2.10** In summary the resident's questionnaire responses indicated a 'low need' for retirement homes and a moderate need for nursing homes. These views appeared to concur with the approximate calculations the Steering Group had instigated.
- 2.11** BFC's comments relating to an overall need within Bracknell Borough are noted; it could well be that other areas within the Borough have a much-reduced percentage of retirement and nursing homes per head of the local population.
- 2.12** As there is a current relatively high number of retirement homes within and near Sandhurst it would seem sensible not to increase these significantly as it would unbalance the age spread of the Town and additionally place undue potential demand on local surgeries and the like. It would seem sensible to spread such need evenly within other settlements within the Borough.

The results of the resident's survey noted that they considered there was a far greater need for starter homes than retirement homes. Nursing home needs fell between the two and was noted a moderate need.

3 **Para 4.1. Carparking provision not meeting current needs**

3.1 The comments within the NP relating to *‘Many of the older dwellings not possessing sufficient carparking provision to coincide with current needs’* is considered to be stating what should be clear to an observer. In this regard we would remind BFC of the comments that they have made within Section 2 (2.2) of their Parking Standards Supplementary Planning Document (dated March 2016). BFC state: - *‘Since many neighbourhoods and estates in 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.’* It is unclear why BFC should now require much more data within the NP, when this introductory comment is just reiterating BFC’s comments. Notwithstanding the above we have included further parking data within the foregoing in relation to Policies associated with the protection of key public car parks in the Broadway and Cambridge Road together with data relating to larger dwellings (3 and 4 bedroomed).

4 **Policy NP/D1. Comments relating to storey height restrictions**

4.1 There are no significant dwellings within the settlement of Sandhurst that are greater than three storeys in height. Indeed, the main area of apartment blocks that occur within and near to Yorktown Road are of three storeys in height. This also applies to the Nursing Home block that is located adjacent to Sandhurst Library. It is not considered that the three storey limit conflicts with the Neighbourhood Plan’s encouragement of starter homes. There are a number of potential brownfield sites that could efficiently accommodate starter homes of up to and including three storeys. Examples of brownfield sites are included within para 2.4.7 of the Sandhurst Statistics and Supporting Information document (NP Appendix 1).

4.2 Height restrictions are considered relevant to protect the character of the area. New developments would be expected to respect the scale and character of adjoining construction. Residents considered that limiting the height of new development would enable the village ‘feel’ of Sandhurst to be retained. As noted within NP Appendix 1, Sandhurst does not possess a town centre. Sandhurst being formed from the amalgamation of the original village settings of Little Sandhurst, (central)

Sandhurst, Owlsmoor and College Town, albeit that (central) Sandhurst is slightly larger than the other centres.

4.3 BFC have made reference to NPPF para 125 e, this relates to supporting opportunities to use airspace above existing residential and commercial premises for new homes. We do not consider that there is anything within the NP that goes against this intention. We would remind BFC that NPPF para 125 e goes on to add that *‘where the development should be consistent with the prevailing form of neighbourhood properties and overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.’* The key point here being that any upward extension should be consistent with the overall street scene. To comply with this requirement an upward extension should not include construction that was not consistent with the street scene. This to include storey heights consistent with the prevailing street scene. Approval of upward extensions to consider both the external appearance of the building and the impact on neighbouring properties.

4.4 We can add the preface **‘new’** to Policy NP/D1 to read ‘The height of **new** development proposals -----’. By adding this clarification, it should be clear that the basic conditions are achieved as developments above existing residential and commercial premises would not be included within Policy NP/ D1. Any such ‘air space’ development would, however, still need to comply with the NPPF requirements to be: - *‘consistent with the prevailing form of neighbouring properties and the overall street scene -----*, all as summarised above.

4.5 It should be noted that in adjacent Finchampstead that their Neighbourhood Plan also limits the majority of their area to include a three-storey limit to new developments. This reflects the similar intentions of Sandhurst to continue with a ‘village’ feel.

5 NP/D4. Design

5.1 Key to this policy is for as many as possible of the mature trees within the settlement of Sandhurst to be retained. The importance of background trees has been emphasised within Chapter 2 Sandhurst Study document (NP Appendix 5). There is a particular need to retain the ‘green’

appearance to enhance much of the bland 1960s and 70's constructed buildings.

Will add clarification to the linking of BFLP Policy LP 54.

In respect of the detail comments that BFC have made we would comment accordingly.

- 1) The retention of trees is included within the first sentence of the policy. Hedgerows are covered in the second sentence of the policy. Will expand the policy wording to clarify matters.
- 2) We can consider the removal of this clause as it is assumed that BFC will, in any event, require tree surveys and tree protection plans as deemed appropriate. Will check related wording within the BFLP.
- 4) We do not agree that this clause should include a time limit, we feel that '*where there is evidence*' should suffice. Reasonable evidence does not necessarily mean that BFC should hold such evidence. Related evidence could be obtained from comments made by residents regarding a particular planning application. Evidence could also be obtained by looking at past Google Earth Street roadside and aerial views.
- 5) We will add clarification regarding (*trees lost*).

5.2

As a general comment we do not agree with BFC's comment that this Policy should be removed as '*it may prevent developers coming forward in the most sustainable areas of Sandhurst*'. If this form of comment were applied generally to the planning processes it could be used to restrict compliance with many policies that involved input from applicants. We therefore do not accept that it is contrary to basic conditions. We consider that keeping, or replacing trees and hedgerows, to be of fundamental importance to enhance the appearance of much of the town.

5.3

We are of the view that the NP policies do achieve a balance between economic growth, social inclusion and environmental protection. Policy D4 majors on environmental protection, however, clause 5 notes that if trees are lost to development replacement trees (in accordance with clause 5) can be provided either on the development site or if it this is not feasible 'compensatory' planting can be instigated. Clause 5 therefore also accommodates the pillars of sustainable development as noted within the NPPF.

We will add a general comment that replacement/compensatory trees be of a native species.

6 Objectives (preface to Environmental Policies)

6.1 We would remind BFC that Policies NP/EN1, EN2, EN3, and EN4 relate to the general countryside that surrounds the settlement of Sandhurst. They make no mention of Local Green Space. We would also remind BFC that policies relating to Local Green Space are included within section 5.5 of the NP and relate to Policy NP/EN 5. There is a separate 'Objectives' box that accompanies NP/EN 5, please refer to NP para 5.5. The Objectives record *'key natural areas, both within and outside the settlement of Sandhurst'*.

We are therefore unclear what BFC intend as regards their proposed amendment.

We will include a cross reference to the related BFLP policies within the explanatory text.

We will remove item 3 from the Policy and include it within the accompanying explanatory text.

7 NP/EN 3. Environmental

7.1 In respect of clause 2 we will add *'unless they are replaced by equivalent or better provision.'* This to clarify compliance with basic conditions.

8 Para 5.4.4.

8.1 We will move the wording of this para to Policy NP/EN 3 (4).

9 Para 5.5.2

9.1 Can modify this para such that the a), b) and c) comments can be limited to NP Appendix 4. LGS 6 and LGS 7 areas have a combined commentary as they share some common features of being located within the Blackwater Valley Corridor. Where there are differing features between LGS 6 and LGS 7 these have been recorded separately. The other LGS areas all occur within or adjacent to the settlement of Sandhurst.

10 Para 5.5.4. Comments relating to 'Close proximity' of Local Green Space

- 10.1** It is noted that BFC acknowledge that “*there is no precise definition of ‘close proximity’*”. This comment is made in relation to the interpretation of NPPF para 107 a) in respect of Local Green Space designations. However, BFC make the comment that “*it is usually interpreted as meaning adjacent or in easy 10-minute walking distance of the community to which the Neighbourhood Plan covers.*” BFC have used this comment in an attempt to reject the NP’s designation of LGS 6 and LGS 7 as Local Green Space.
- 10.2** It is noted that BFC do not reference where their ‘*usually interpreted*’ comments emanate. It is also noted that the BFC comment is prefaced by “*usually*”. Our interpretation of this preface would be to imply that in reasonably special circumstances BFC’s ‘informal’ (not included within the NPPF or related government guidance notes) 10-minute walking distance comment may not apply.
- 10.3** Notwithstanding BFC’s informal interpretation of ‘close proximity’, we consider that more relevance of its interpretation should be obtained from Para 107 a) of the NPPF and related Government guidance notes. In determining the ‘close proximity’ requirements consideration needs to be given to both the size of the designated Local Green Space and its significance/benefit that it provides to the community. The size of the Local Green Space should be considered when assessing the ‘reasonably close’ parameters. Key parameters relating to the importance and significance of LGS 6 and LGS 7 have been included within the summaries contained in NP Appendix 4 of the Neighbourhood Plan documentation.
- 10.4** We would remind BFC that area LPG 6 is adjacent to the southwestern part of the settlement of Sandhurst. It is immediately adjacent to the Sandhurst dwellings in Wokingham Road, Maybrick Close, and Lych Gate Close.
- 10.5** We would also remind BFC that area LGS 6 is close to the northwestern settlement of Yateley and area LGS 7 is close to numerous dwellings in Finchampstead. Indeed, we have held workshops with representatives from Yateley Town Council and Finchampstead Parish Council; **they are fully supportive of our intentions in respect of our Local Green Space designations that have an impact on their communities.** NPPF para 107 a) is, of course intended to relate to **all** communities that may benefit from the designation of Local Green Space.

- 10.6** We would remind BFC that LGS 6 and LGS 7 have been designated as Local Green Space for the benefit on the multiple adjacent communities of Sandhurst, Yateley and Finchampstead, together with the nearby communities of Crowthorne and Eversley.
- 10.7** In respect of Government guidance notes the following should be noted: -
‘How close does a Local Green Space need to be to the community it serves? - The proximity of a Local Green Space to the community it serves will depend upon local circumstances, including why the green space is seen as special, but it must be reasonably close’.
The above has the reference Para 015 ref ID 37-015-20140306, dated 06/03/2014.
- 10.8** In their response BFC appear to have made no reference to the local circumstances and the evidence provided as to why areas LGS 6 and LGS 7 are considered ‘special’. BFC have also made little reference to the significant visitor data (via PIR and mobile phone monitoring that has been provided within NP Appendix 4). BFC have additionally appeared to have taken little cognisance of the data provided that notes that a large number of visitors are from local postal codes.
- 10.9** **We, therefore, do not accept that BFC’s informal and general 10-minute walking comment should be a ‘blanket’ reason to override all other considerations, particularly as the BFC informal comments do not appear within either the NPPF or the related Government guidance notes. BFC’s comment also takes no cognisance of the size or significance of the related Local Green Space designations. If complying with the Governments guidance notes size and significance parameters should have been taken into account. When and if these considerations have been made it is our view that areas LGS 6 and LGS7 fully comply with the intentions of NPPF para 107 a).**
- 10.10** BFC go on to assert that the designation that “*given the location in relation to the settlement LGS 6 and LGS 7 are considered extensive tracts of land*”. The inference to BFC’s response is that they consider areas LGS 6 and LGS 7 as extensive tracts of land and use this interpretation to reject the NP’s Local Green Space designation. **BFC’s assertions are disputed.**
- 10.11** A summary of Government guidance in respect of Local Green Space designations has been included within NP Appendix 4 of the

Neighbourhood Plan. Government guidance on 'How big can Local Green Space be: -

'There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed'.

10.11 The NPPF (para 107 c) and the related Government guidance notes record that areas of 'extensive tracts of land' should not be included within Local Green Space designations. Although extensive tracts of land are not specifically defined it is clear that the intention is not to designate areas of typical (arbitrary) countryside that do not have any significant features or benefits to the community.

10.12 Within the Neighbourhood Plan, including NP Appendix 4, we have highlighted why the areas of LGS 6 and LGS are of such importance and significance to the community to be retained and warrant designation as Local Green Space. The importance of these areas to be retained as undeveloped have a detailed history of support from the following: -

Hampshire County Council

Surrey County Council

Berkshire County Council

10.13 Following the agreement of the County Councils, led by Hampshire County Council, in setting up the Blackwater Valley Countryside Partnership the following organisations were consulted such that an agreed way forward, including planning recommendations could be made to continue and improve the Blackwater Valley Corridor (LGS 6 and LGS 7 being key and important areas within the Blackwater Valley Corridor). The organisations taking part in the consultations were: -

Blackwater and Hawley Town Council

Farnham Town Council

Finchampstead Parish Council

Guildford Borough Council

Rushmoor Borough Council

Surrey Heath Borough Council

Sandhurst Town Council

Waverley Borough Council

Wokingham Borough Council

Yateley Town Council

Other authorities included: -

Ash Parish Council

Swallowfield Parish Council

Eversley Parish Council

Bracknell Forest Borough Council

Natural England

Environment Agency

Community Groups: -

Blackwater Valley Countryside Trust

Blackwater Valley Users' Group

Cove Brook Greenway Group

Loddon Fisheries Consultative

Moor Green Lakes Group

Rowhill Nature Reserve Society

Snaky Lane Improvement Group

Southwood Woodland Group

Tongham Wood Improvement Group

Yateley Society

Local Landowners: -

Cemex PLC

Hansons PLC

Lafarge Aggregates

Thames Water

Others: -

Berkshire, Buckinghamshire and Oxford Wildlife Trust

Hampshire and Isle of Wight Wildlife Trust

Surrey Wildlife Trust

Sustrans (currently the Walk Wheel Cycle Trust).

10.14 **The above list was taken from the various additions of the Blackwater Valley Countryside Strategy documents.**

10.15 None of the above authorities and organisations would have given BVCP their support to the related areas of the Corridor had these areas been just arbitrary countryside.

10.16 BFC within their 2002 Local Plan recognised the importance of an element of the Blackwater Valley Corridor as possessing **‘landscape of special importance’** This included the areas contained within LGS 6 and LGS 7. Clearly by making this designation BFC were defining the area as **‘Special’** and not just arbitrary countryside.

10.18 The significance of the areas contained within Local Green Space designations LGS 6 and LGS 7, when related to the overall Blackwater Valley Corridor, is highlighted by the BVCP as being *‘one of the first sections of the sections of the Valley that is not hemmed in by urbanisation’*. Key to much of the BVCP’s strategies is that this area be retained as undeveloped countryside such that all the recommendations and desires of the BVCP and its supporting bodies can be achieved. Key to the related desires of the BVCP is to avoid the Horseshoe and Grove Lakes taking the appearance of an urban park. The current countryside ambience to the lakes being fundamental in attracting wildlife and wildfowl. All of these parameters benefiting the enjoyment of visitors to the area. The related BVCP references are included within the NP.

10.19 The key to retaining the attraction to visitors to both the Horseshoe Lake SANG area and the Grove Lake nature reserve is to retain the green field margins that provide a rural ambience. The rural ambience being of paramount importance to enable this attraction to continue. A continued rural attraction will inevitably help reduce visitors to the nearby areas of the TBH SPA. Should the rural ambience of the Horseshoe Lake be diminished it is extremely likely that visitors to the TBH SPA will increase.

10.20 We would remind BFC that further and comprehensive information as to why areas LGS 6 and LGS 7 have been designated as Local Green Space are included within NP Appendix 4 of the NP. This information includes BVCP strategy maps that clearly show LGS 6 and LGS 7 are included within strategy areas protected from general and unrelated development.

10.21 **BFC appear to have taken little or no cognisance of the above reasons why areas LGS 6 and LGS 7 are considered to have significance over and above arbitrary countryside. We do therefore not accept BFC’s assertion that areas LGS 6 and LGS 7 are extensive tracts of land. We do not consider that BFC have taken into account the key planning**

history and data that we have provided that demonstrates that these areas have special significance and are not just arbitrary countryside.

- 10.22** Although not referenced within the NPPF or the related government guidance notes we would also refer BFC to **Natural England’s ‘Green Infrastructure Standards for England- Summary dates (Green Infrastructure Framework-Principles and Standards for England’, dated January 2023.**
- 10.23** Elements of LGS 6 and LGS 7 provide a significant **‘field margin’** to support the countryside and rural ambience for those visiting and enjoying the Horseshoe Lake SANG and the Grove Lake nature reserve. **Field margins are recognised by Natural England as important elements of Green Corridors, in this case the Blackwater Valley Corridor.**
- 10.24** We would refer BFC to Figure 2 and Table 1 of the Natural England document that defines Greenspaces and accessibility standards. LGS 6 and LGS 7 are considered to fall into the ‘Wider Neighbourhood Greenspace’ category as they can be enjoyed by nearby multi-communities. On a pro-rata basis of their definitions Natural England would recommend a maximum accessibility distance from settlements of slightly over 2 km for LGS 6 and slightly under 2 km for LGS 7. Natural England equate this as an equivalent approximate walking/cycling time of 35 minutes.
- 10.25** **Distances from elements of the settlements of Sandhurst, Yateley and Finchampstead to LGS 6 and LGS 7 are less than the maximum distance that Natural England recommend.**
- 11** **Further evidence that supports the designation of areas LGS 6 and LGS 7 as Local Green Spaces: -**
- 11.1** Since the Regulation 14 documentation was drafted a large area of ex quarry workings has been released for public access. The Land has been prepared by the quarry owner Cemex in readiness for use as a nature conservation area. It has specific fenced areas around its perimeter together with wide gravel footpaths that can also be used in a similar fashion as bridleways. The fences prevent public access to the land used for nature conservation.
- 11.2** The area is located to the west of LGS 7 within the Parish of Finchampstead. The new paths together with the existing bridleways form a very pleasing and delightful circular and extensive path for potential equestrian use (in addition to walking). Its size and extent, together with its tranquillity and beautiful countryside feel would make it one of the

best equestrian areas in the south of England. The fields/pastures contained within parts of Local Green Space designations LGS 6 and LGS 7 can, when well-managed, provide horse grazing facilities. Indeed, their current use does involve equestrian grazing.

11.3 The above will add to the aim of the BVCP and the NP in preserving the countryside character. The areas of pastureland within LGS 6 and LGS 7 being the prime pastureland west of Sandhurst. These areas are additionally accessible to the bridleways within Finchampstead.

11.4 We would reiterate and emphasise the comment that the bulk of the pasture that are used and could be used for equestrian activities are located within areas LGS 6 and LGS 7. Areas adjacent to the recently released conservation lands in Finchampstead are primarily used for fruit and vegetable production and therefore there is a reduced potential for equestrian grazing beyond LGS 6 and LGS 7.

11.5 We will include this further evidence within future NP wording, together with its link to BFLP 49/its related text. We will additionally highlight the economic benefits that the potential equestrian use can make to this rural element of Sandhurst. We consider that the additional information noted above reinforces the importance of designating LGS 6 and LGS 7 as Local Green Space.

12 Amendment (basic conditions)

12.1 **BFC assert that we have not included Local Green Space evidence for the Local Green Space areas 1, 2, 3, 4, 5, 8, 9, and 10.**

12.2 **We would remind BFC that information relating to these areas are included both in paras 5.5.4 of the NP together with paras 3.1, 4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.8, 4.9, and 4.10 of NP Appendix 4. A summary of the scoring of the attributes of all Local Green Space designations is included within NP Appendix 4 section 12.**

12.3 **NP Appendix 4 includes a summary map, detail photographs and key parameters relating to all LGS designations. We are therefore unclear exactly what further information BFC are seeking.**

13 Confirmation from LGS Landowners

13.1 **We do not accept BFC's assertion** that the designation of Local Green Space is conditional on '*confirmation from the landowners that they are supportive of the designation of their land (ref 37-019-201400306) of the*

open space, sports and recreation facilities, public rights of way and local green space’. We believe that BFC have misquoted its interpretation.

13.2 What this clause does say is: - *‘A Local Green Space does not need to be in public ownership. However, the local planning authority or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have the opportunity to make presentations in respect of proposals in the draft plan.’*

13.3 We would confirm that we have contacted all known landowners (referencing Land Registry information via Parish online) such that they can make comments should they so wish.

13.4 The final decision as regards the designation of Local Green Space to rest with the Independent Examiner, who is required to consider all representations (including from any landowner) against the criteria set out within the NPPF.

14 **Para 6.1.4**

14.1 We do not agree with BFC’s comments that Census data collected during Covid restrictions should not be relied on in respect of travel to work. The Census questionnaire was specifically written (question 48) to include the word ‘usually’ when asking about the longest part of travel to work. By adding this preface, it covered general travel to work and was not related or limited to a lock-down period.

15 **Traffic Matters Para 6.1.5**

15.1 The definition of traffic congestion is: - *A condition where too many vehicles use a limited road space, causing slower speeds, longer travel times and vehicle queues.*

15.2 We can include this definition within para 6.1.5. The experience of the traffic queues within elements of Yorktown Road is well known to all who live in Sandhurst. Indeed, it was highlighted as a concern by many residents from their feedback.

15.3 We have assumed that BFC would have made assessments regarding increased traffic flows within Yorktown Road when approving the nearby large and medium housing allocation sites noted within the current Local Plan.

- 15.4** The aim of the Neighbourhood Plan is to enhance para 19.4 of the Local Plan regarding *'taking into account impacts from other developments.'*
- 15.5** This is to ensure that Transport Assessments take into account consideration from developments included within both BFC's Local Plan and that of nearby Authorities that have yet to have their development concluded. This is primarily taken to apply to any major development(s) that may be offered for planning approval in Sandhurst. The current BFLP does, however, not include any large or medium housing land supply sites within Sandhurst.
- 15.6** The information regarding traffic flows within Yorktown Road was requested from BFC. A summary of the information that we received was included within NP Appendix 1 para 2.6.5. We would note that the only data that BFC could provide (reference their email dated 14th November 2023) was from a survey taken in 2007. Albeit that we have referenced this data it is likely to be an underestimate of the current usage. This being evidenced by a general greater car ownership since 2007 (evidenced by differences between the 2011 and the 2021 census's) and the development of large nearby housing schemes, including Waterside Lane, Buckler's Park and those in Yateley. Making an approximate estimate we have referenced a figure nearer 17000 vehicles using the road on an average day.
- 15.6** We will adjust the wording of all assessment and statements to read *'Transport Assessments and Transport Statements.'*
- 15.7** We would be happy to discuss matters with BFC such that an agreed NP wording can be achieved. At present we are, however, not prepared to reduce the intent of our para 6.1.6. We would reiterate that the primary reason for including comments relating to Transport Assessments is as a check to ensure that any assessment, whether using BFC Transport Models or any separate estimate provided by a developer, do include up-to-date information relating to nearby major sites, identified within Local Plans to 2037 and have a reasonable chance of being developed within 3 years of an application. The Local Plans to include those of BFC, Hart District Council, Surrey Heath Borough Council, and Wokingham Borough Council. BFC are reminded that Sandhurst is adjacent to the planning areas covered by Hart District Council, Surrey Heath Borough Council, and Wokingham Borough Council and that any nearby major developments, together with those identified within the BFLP, could have an impact on Sandhurst's roads.

16 Para 6.2 (Car parking)

16.1 The return of questionnaires from residents indicated that many dwellings possessed multiple numbers of cars and vans.

16.2 In respect of general data, the national average of cars and vans per dwelling is circa 1.2. Related car and van ownership in Sandhurst is currently assessed as in excess of 13000 (census data). This would indicate that the average number of cars and vans per dwelling of circa 1.7. This is well above the national average. The majority of this increase over the national average coming from three, four and above bedroomed houses.

16.3 The problem that exists in Sandhurst is that many of the roads were constructed well before the current vehicular volumes were envisaged. This applies particularly to areas of Little Sandhurst and central Sandhurst. There are also areas within Owlsmoor and College Town where similar situations occur.

16.4 There are therefore many roads within Sandhurst (the majority narrow) that experience on-street parking with many vehicles parking partially on footpaths and verges.

16.5 BFC mention that because only circa 4% of dwellings have 4 or more cars that this does not justify the changing of the parking standards. We assume this may relate to the difference between the 2011 and 2021 census, as the current BFC Parking Standards Supplementary document is based on the 2011 census figures. From our observations the larger dwellings have had a far greater increase than the one and two bedroomed properties. We would refer BFC to NP Appendix 1 para 2.4.1 that notes that Band E, F and G dwellings make up 24%,13%, and 4% respectively of the Sandhurst housing stock. A substantial element of the increased car ownership emanates from this element of the housing stock. This combined with the higher-than-average car ownership in Sandhurst contributes to the reasoning behind the NP's on-site car parking comments.

16.6 We have only proposed an increase for **new** 3 and 4 and above bedroomed dwellings.

16.7 We would reiterate that the NP only intends to increase parking requirements that apply to small developments (up to four dwellings) of three and four and above bedroomed dwellings. These being the houses that are likely to possess three and four respectively (or more) vehicles per dwelling. Smaller properties to remain as the current BFC parking standards. For larger developments of in excess and including five dwellings the current BFC parking standards can apply. This is based on

the assumption that such new developments will include an element of visitor parking.

16.8 Notwithstanding the above we would also remind BFC of the comments they have made within their current Parking Standard document (para 2.2). This notes that in certain cases '*the original parking is therefore not used, and it is no longer fit for purpose.*'

16.9 We would also refer BFC of the comments made both within this response and the NP's comments regarding limitation reasons why there are numerous matters that would not encourage Sandhurst residents to dispense with their cars and use public transport. This is one of the reasons why it is considered that the high number of car owners in Sandhurst will continue.

16.10 BFC should note that carparking additions that may be applicable for reasons of changes to existing dwellings and commercial developments will generally be required to comply with the BFC's Parking Standards Supplementary Planning Document (March 2016) or update of that document.

17 **Para 6.2.4**

17.1 The reasons why BFC's March 2016 Parking Standards Supplementary Planning Document are considered inappropriate for smaller developments (up to and including four dwellings) on infill developments on 'primarily' existing narrow roads are noted above. The use of BFC's Parking Standards Document for five and over dwellings is qualified on the basis that BFC's visitor parking requirements can be accommodated. Where visitor parking provision cannot be provided then the general additional parking required for three, four and above bedroomed properties would apply. These matters are all recorded within Policy NP/T 3. If BFC's Parking Standard Supplementary Planning Document were to be updated the NP's parking requirements, in respect of dwellings up to and including four in number, would still be taken to apply

18 **Para 6.2.9**

18.1 We can change the wording to read dwellings rather than flats. We would, however, make the point that this adjustment would not be consistent with the BFC Parking Standards document that does include 'flats' within table 6 relating to Residential Parking Standards.

18.2 In respect of BFC's query as regards development of five and more dwellings please refer to NP para 6.2.10. This notes that BFC's Parking

Standard Supplementary Planning Document will apply. Please also note that this point is reiterated within Policy NP/T 3 item a).

19 General matters relating to the protection of public car parks in the Broadway and Cambridge Road

- 19.1** In respect of the Broadway public car park (just off Yorktown Road) we have carried out an analysis using BFC's Parking Standards Supplementary Guide (March 2016). It is our view that without the Broadway car park central Sandhurst is near to half the car park spaces short of what is reasonably required. Indeed, it is our view that restricted carparking spaces within the larger of the two retail areas in central Sandhurst also restricts the retail usage of shops (including the main supermarket).
- 19.2** The Broadway car park contains 32 general spaces, 3 for blue badge holders, 8 for library parking and 2 EV charging bays. Even with this car park included there are still insufficient reasonably needed carparking spaces within the central Sandhurst and Swan Lane areas to comply with BFC's Parking Standards. These parameters are the basis of our policies that seek to protect from development (or provide an equivalent parking) the Broadway car park.
- 19.3** Similar thinking is also applied to the Cambridge Road car park in Owlsmoor. The car park caters for a surgery, community centre and an overflow to the nearby retail area in Yeovil Road. During an average working day, the car park is substantially full. For these reasons the NP seeks to protect the car park from development without an equivalent car park being provided nearby (and outside the 400m zone from the TBH SPA).
- 19.4** Carparking concerns also apply to the NP's thinking regarding restrictions to the change of use from general retail to hot takeaway food outlets. Additional hot takeaway food outlets requiring more carparking provision than general retail. We will add explanatory notes relating to this to Policy C1 6).

20 Para 6.4.1 for information (BFC's reference to the White Bus service X94)

- 20.1** BFC's comment that the White bus service has not been included within Appendix 1 **is incorrect**. It is included within para 2.6.2. It would appear that BFC may be referencing superseded documents and have not been

using the correct documents that are included within the NP section of STC's website.

21 **Para 6.4.8**

21.1 We are unclear what BFC comments relate to. Para 6.4.8 is related to potential bus routes and records the restrictions that may occur in respect of any potential routes between Sandhurst (central) and Little Sandhurst.

22 **Para 6.4.10 (CIHT)**

22.1 We do not accept BFC's comments that the CIHT (Chartered Institute of Highways and Transportation) is limited to '*integrating bus use into new developments*', albeit that some clauses do relate to new developments. The document covers many recommendations to aid the production of safe and efficient bus routes. It also covers salient matters associated with improvement and recommendations for bus routes on existing streets.

22.2 The comments relating to 6.4.10 ii) and 6.4.11 have been included to emphasise that there are limited potential additional bus routes that could be considered in Sandhurst due to the narrowness of existing road systems. An example of this is High Street, Little Sandhurst where much of the road is circa 5m (or slightly over). Clearly if regular bus services were introduced it would be considered unsafe as the width restrictions could well lead to some vehicles having to use adjacent footpaths, driveways or secondary roads when passing a bus. Matters are also exacerbated by much on-street parking on narrow roads.

22.3 A summary of the limits to the introduction of further bus routes in many parts of Sandhurst that contain narrow roads is covered within para 6.4.12.

22.4 Due to the potential restrictions noted above (and summarised within the NP) is part of the reasoning why the NP considers it important to safeguard the current public car parks and limit an increase in on-street parking. These comments to also be read in conjunction with parameters that are considered to limit the usage of Sandhurst Halt Station (refer to paras headed 6.5 within the NP).

23

Para 6.4.11

23.1

The date when the BFC document 'Highways Guide for Development' was issued is included within this para (taken as March 2011). The point of including reference to this and the CIHT document (referenced above and dated March January 2019) is to demonstrate and provide evidence that narrow roads below a 6m to 6.5m band width could be deemed inappropriate for bus services.

24

Para 6.5.2

24.1

We note that BFC have made comment appertaining to more evidence regarding our comments that the Station has limited opportunity for any significant development to increase passenger services beyond accessing it via bus services, bicycle or by foot and that the ramped access to Sandhurst Halt Station is '*not disabled friendly*.'

We would expand on the above as follows (albeit related comments have been included within para 6.5.1)

- i) There is no specific car parking provision for car users of the station.
- ii) There is no specific provision for vehicular drop off and pick up of passengers.
- iii) There is no provision for taxi ranks.
- iv) There is limited ability to provide bus services to the Station from Little Sandhurst (via the A321) due to restrictions associated with a low bridge and sharp bends. Refer to para 6.4.8 of the NP for more information.
- iv) There is limited provision for rail user bicycle storage. Currently 10 cycle storage provisions.
- v) As regards comments relating to the Station 'not being disabled friendly' we would note the following: -
With reference to the Department of Transport Inclusive Mobility document (dated 2021): -
5.2 Ramps: - '*Gradients steeper than 1 in 10 are physically difficult to manage for some wheelchair users and may cause a wheelchair to overbalance.*'
The Sandhurst Station ramps are steeper than 1 in 10.
Ramp widths for two-way movement (as at Sandhurst Station) should preferably have a width of at least 2m (with a minimum of 1.8m). The width of

the northern ramp is circa 1.5m and the southern ramp circa 1.6m.

Furthermore, the footpath under the bridge that links the northern and southern station access ramps is only circa 1.5m wide. The footpath is immediately adjacent to the busy A321 road. As the road under the bridge occurs near a sharp turn in the road there is increased risk of vehicles passing nearer to the footpath than in normal traffic circumstances.

There is no staff assistance provision unless such assistance is pre-booked.

The above reasons demonstrate why the NP considers it unwise to attempt to encourage further use of the Station for those disabled.

24.2

As regards the rail destinations from Sandhurst Railway Station they; apart from Reading (via Wokingham) and possibly Guildford (via Frimley) do not link with any other large town or city. The destination of Farnborough North is remote from both Farnborough's town centre and Farnborough Main Railway Station. The line does go as far as Gatwick Airport; this can be useful for occasional use for those going on holiday or business travel via Gatwick. It would appear that the destinations from Sandhurst Halt Station have only a little attraction for major commuter use.

The above reinforces the points made within the NP that there is little to encourage the Sandhurst residents to dispose of their cars and rely on public transport (restrictions relating to bus services have been noted within para 6.4 of the NP).

It was also interesting to note the main noticeboard at the station that was advertising the delights of visiting the *'beautiful Blackwater Valley'*----
--- *the Valley has surprisingly varied landscape, rich in wildlife. The shallow wet meadows and many lakes created by years of quarrying, set amongst extensive heathlands and woodlands. We hope you enjoy your visit.'*

A photograph of the station notice board is shown below: -



A summary of comments on the above station notice board provides further evidence for the need to protect areas LGS 6 and LGS 7 with designations of Local Green Space.

24.3

Notwithstanding the above comments we would add that many of the objectives of the Bracknell Forest Local Transport Plan 3 Core Strategy and Implementation Plan 2011-2026 are unlikely to be achieved due to the bus and railways restrictions that we have identified.

25

NP/T4 Sustainable Transport

25.1

It would appear that BFC have misread matters. We would refer BFC to the objectives relating to NP T4 'To retain and improve, where practical, **public footpaths** that contribute to increasing connectivity, whilst

maintaining any attractive features and to improve both foot and bus access to Sandhurst Station’.

25.2 It is therefore considered inappropriate that BFC should interpret the above (and NP/T4) to relate to matters under the responsibility of Network Rail.

26 **Para 7.3.3**

26.1 **It may be that BFC have misread the NP** as there is no reference within it to designate Memorial Park as Local Green Space. Local Green Space designations are included within para 5.5.4, Policy NP/EN5 and within NP Appendix 4. None of these include Memorial Park.

27 **Para 7.5.3**

27.1 Our comments are based on local and lengthy knowledge of the area.

28 **Para 7.7.4**

28.1 The para relates to the number of carparking spaces. We are unsure why BFC may be referring to bay sizes as there is nothing in the para related to this.

29 **Para 7.7.1**

29.1 BFC’s comments are incorrect, the area has not been designated as Local Green Space.

30 **Para 7.7.5**

30.1 This para (as noted) highlighted comments from residents.

31 **Para 7.7.7**

31.1 Car parking needs highlighted by numerous residents. Basic calculations of the main Sandhurst areas, using the BFC Parking Standards Supplementary Planning Document also confirm the parking shortfalls. Please also refer to comments made to para 6.2.9 and related comments associated with the Broadway and Cambridge Road carparks. We would also remind BFC of the comments they have made within their Parking Standards Document regarding the problems associated with older neighbourhoods and estates (para 2.2 of the Parking Standards document).

32 Objectives (prior to NP/C 1)

- 32.1** We would remind BFC that the salient areas of where there is considered to be a parking shortfall have already been highlighted within the explanatory notes. The ‘objectives’ comments are considered sufficient as at any time an area can be checked in respect of parking concerns using the BFC Parking Standards Supplementary Planning Document (or any update). Notwithstanding the above we have received Business comments that there is concern regarding parking provision within Yorktown Road retail area in College Town. Will add this to the related exploratory notes regarding ‘not encouraging customers to visit their premises due to limited parking provision’.

33 NP/C 1

- 33.1** Section 4 of the Policy is a general description of the carpark and not intended to relate specifically to the ‘Library’ only. Can adjust the wording to refer to the public carpark in ‘Broadway’.
- 33.2** It is the preference of the NP to include descriptions of the two key community car parks in Sandhurst. Will also add an additional Policy para to include your comments relating to ‘*Loss of parking associated with general other existing community centres will be resisted and alternative re-provision required.*’
- 33.3** We note BFC’s comments regarding BFLP Policy LP 44 and will include a link to this policy within the accompanying explanatory notes.
- 33.4** We will move item 6 (within Policy NP/C 1) to Policy NP/ ERB 1. We will also expand on our comments relating to fast food (hot food takeaway) outlets to include associated parking problems. We would also note that the concern with too many Hot food takeaway outlets is not only related to parking problems, albeit parking was considered a concern. There was a detailed and overwhelming response received from residents (via the questionnaire) that they did not feel they wanted even more fast-food outlets, they desired base retail to continue. Please refer to the NP appendices that include residents’ comments.
- 33.5** We do not accept that our hot food takeaway outlet comments are not compatible with BFLP Policy LP 43. The flexibility for general Class E units has not been restricted.
- 33.6** We would remind BFC that since 1st September 2020 in England hot food takeaway outlets fall into the category Sui Generis (meaning in a class of its own). We would also remind BFC that prior to the above date these units were classified as Class A5. Notwithstanding BFC’s comments the

current NP has now included updates to the related policy to refine carparking requirements associated with hot food takeaway outlets.

33.7 BFC do not record which part of the NPPF to which they are referring, it would be appreciated if they could expand on this such that we can then provide a detailed response.

33.9 In respect of Policy NP/ C 1 2) relating to '*encouragement to allow community access to supplementary existing sports facilities*' we can add '*providing safeguarding issues relating to public access are taken into account.*'

33.10 Are BFC saying they would like the NP to include a definition of what **clear evidence** means. Do BFC wants us to note a definition such as *highly probable, more likely to be true than false, beyond reasonable doubt etc.* Would welcome BFC comments.

33.11 Unsure what BFC are commenting on regarding the definition of '**Equal standing.**' Do BFC want a definition of this such as '*one thing is equal to the other, having the same level of importance, etc.* Would welcome BFC's comments.

33.12 Unsure what BFC do not understand about '*impacting.*'

34 Policy NP/ C2.

34.1 Will review this Policy with the aim of avoiding duplication with BFLP Policy LP 44.

35 Policy NP/ C3

35.1 Any spending of CIL monies will relate to decisions that STC make in relation to matters within their remit. The intention is to list '**Potential**' matters that could be considered. This list is not exhaustive but includes the type of matters that could be considered. We would refer BFC to the explanatory notes that are included within para 9.2. The intention of para-NP/C 3 is additionally to make residents and businesses aware of related matters, such that they could respond and comment during the Reg 14 response period. We are unclear what BFC's concerns are.

36 NP/C4, Unadopted Roads

36.1 It is fully appreciated that these are not within the remit of the Highway Authority. The policy relates to encouraging the upgrading of these private roads, particularly as they have public access. It is fully accepted that any costs associated with private roads rests with the owners, unless CIL regulation 59C was implemented.

37 Para 9.2.2 (SEA/HRA considerations)

37.1 We would refer BFC to para 1.1.10. This covers the potential Environmental Screening process should BFC consider it relevant when reviewing future planning obligations.

38 Para 9.3.1, (Employment area)

38.1 We would refer BFC to Appendix 1 section/para 2.1. This shows the Sandhurst Employment area. Para 9.3.1 does **not** say ‘there are two different designated Employment Areas’ as BFC have alleged. What it does say is the there are two salient elements to the area, Vulcan Way and Lakeside Business Park. These two elements have been highlighted as they possess differing characteristics and are of differing designs. Both are, however, in the same designated Employment Area.

39 BFC Comment regarding their proposed removal of NP Appendix 1 (Sandhurst Statistics and Supporting Information document): -

39.1 We do not accept BFC’s comments that ‘*This appendix should not be in the Neighbourhood Plan.*’

39.2 You may recall that advice we were given from BFC at the commencement of the drafting of the NP was to include the Sandhurst related history and data in a separate document.

39.3 We additionally do not accept BFC’s inference that NP Appendix 1 should be disregarded as some of its content may be ‘*out-of- date.*’ **All data becomes out-of- date at some point in the future; this should, however, not be used as a reason to remove the whole document.**

39.4 We also note that BFC have made no specific comment regarding any of the information included within NP Appendix 1.

39.5 In respect of changing data, we would make the point this can and should be used when considering any future updates or subsequent editions of an NP.

39.6 NP Appendix 1 contains much base information and Sandhurst history that we consider of fundamental importance to an NP reader that supports the background reasoning behind the production of many of the NP's objectives and policies. This base information includes, history, make-up of the NP's area, TPO's, listed buildings, population, housing make up, car ownership, economic activity, travel to work data, age structure, nursing home and retirement home make-up, traveller pitches, education information, transport and infrastructure summaries, bus services, rights of way, traffic analysis, sewage/stormwater, surgeries and dentists and much more.

39.7 **Where related data and specific information is applicable to an NP policy the appropriate sections or paragraphs contained within NP Appendix 1 have been referenced and included within the explanatory text.**

Notwithstanding the above we will endeavour to include (in addition to the current inclusions) the dates and sources of the related data. We will also add the note that NP Appendix 1 is for information and guidance only.

Based on the above we do not consider that the Appendix does not meet basic conditions a) (*have regard to national policies and advice contained in guidance*). **NP Appendix 1 contains data and local information; it does not reference or disregard any NPPF intentions.**

40 **BFC's comments regarding NP Appendices 2 and 3: -**

40.1 Appendices 2 and 3 were included at the Regulation 14 stage to enable a reader to appreciate the resident's views that were obtained during early consultations. They are also useful for any reader of the final NP to appreciate the desires of residents and businesses and how these have shaped the drafting of the neighbourhood plan.

Notwithstanding the above we will, of course, duplicate the related evidence within the forthcoming Consultation Statement.

41 **BFC's comments relating to NP Appendix 4 is contrary to para 40 of the Neighbourhood Planning PPG); -**

41.1 We do not understand why BFC have made this comment. We would remind BFC of the intentions of para 40 of the PPG which notes: - '*Whilst there are prescribed documents that must be submitted with a neighbourhood Plan or Order there is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence*

should be drawn upon to explain succinctly the intention of the and rationale of the policies in the draft neighbourhood plan or the proposals in an order’.

41.2 By including Local Green Space evidence within NP Appendix 4 we consider that we have complied with the intentions of para 40 of the PPG. We have referenced NP Appendix 4 within the NP where matters relate to Local Green Space.

42 **Appendix 5, BFC’s comments that Appendix 5 should be removed from the NP: -**

42.1 We do not agree that this Appendix should be removed from the NP just because it can be referenced and *‘is an extract from an adopted BFC Supplementary Planning document.’* By including the document within NP Appendix 5 it makes it much easier for the reader of the NP to reference. It also assists the reader in going directly to the pages relating to Sandhurst rather than thumbing through a base document that is related to the whole of the Borough.

43 **General point as regards Appendices (relating to BFC’s comments on pages 38 and 39 of their response), albeit individual responses are noted above: -**

43.1 It is considered of fundamental importance that Appendices are included in a Neighbourhood Plan for the Regulation 15 process. They enable the provision of detailed background information, technical data, resident and business surveys, how consultations were instigated with those with an interest in Sandhurst, Local Green Space evidence and other documents that could be deemed to be too lengthy to be included within the main body of the Neighbourhood Plan. Appendices form part of the overall plan; they support policies and associated legal requirements to demonstrate that local needs can and are achieved. We, therefore, do not accept BFC’s summary Appendix comments that infer they should be significantly reduced or indeed removed in their entirety.

43.2 Indeed, Neighbourhood Plan appendices form a similar function as the ‘Key Evidence’ documents that have been referenced within the BFLP. These ‘key evidence’ documents being of prime importance to the understanding of the content and policies included within the Local Plan.

09 January 2026

Delivered via email

Sandhurst Neighbourhood Plan Group
Sandhurst Town Council
Yorktown Rd
Sandhurst
GU47 9BJ

Dear Sir / Madam

SANDHURST NEIGHBOURHOOD PLAN – RESPONSE TO REGULATION 14 CONSULTATION

On behalf of our client, Bloor Homes Limited, we write in respect of representations to the Regulation 14 consultation on the Sandhurst Neighbourhood Plan (SNP). We previously made representations to earlier consultation stages, including the December 2024 questionnaire and the draft plan consultation in May 2025.

As Sandhurst Parish Council are aware, our client has been promoting the site at Land West of Wokingham Road and East of Lower Church Road for residential development, having previously submitted an application for 150 dwellings and public open space which was refused and subsequently dismissed on appeal¹; - Since that application, our client has been carrying out further work which is ongoing and evolving for approximately 80 dwellings with areas of open space with the extent of their interest and red line having fairly reduced since this application. The revised approach directly responds to the issues identified at appeal, including landscape sensitivity, scale, density, and visual integration, through a combination of reduced development quantum and enhanced structural planting. As previously confirmed to the Parish Council, our client is the owner of the land. A site location plan is included in **Appendix A** of these representations showing the extent of the revised scheme.

These representations are supported by a Local Green Space Review Note prepared by The Environmental Dimension Partnership (EDP), which assesses the proposed inclusion of the site within Local Green Space 6 under Policy NP/EN5. The review concludes that the designation is not supported by a robust or objective assessment and that the site does not meet the tests for Local Green Space set out in paragraph 107 of the National Planning Policy Framework. The note is included in **Appendix B** of these representations.

The consultation is being carried out in the context of an acknowledged national housing crisis and a pressing need to significantly boost the supply of homes, as reinforced by the publication of the December 2024 National Planning Policy Framework (NPPF), and revised Standard Method for calculating housing need, which has seen Bracknell Forest Council's (BFC) housing need rise significantly from 564 dwellings per annum (dpa) to 755 dpa (based on the 24th March 2025 affordability ratios), which is also above the adopted local plan requirement of 615 dwellings per

¹ Application reference 21/00478/OUT and appeal reference APP/R0335/W/21/3287383

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year. The scale of this increase underscores the need for all sustainable settlements to play a meaningful role in meeting housing needs.

The draft Neighbourhood Plan is being prepared under the existing Local Plan which was adopted on 19 March 2024 and covers the period to 2037. The Neighbourhood Plan therefore proposes to deliver a quantum of housing in line with the existing Spatial Strategy. The Local Plan identifies Sandhurst as a higher-order settlement within the settlement hierarchy. Notwithstanding this status, housing delivery in Sandhurst over the course of the current plan period has been limited, placing greater pressure on other parts of the Borough and reducing choice in sustainable locations. In this context, the Neighbourhood Plan presents an opportunity to proactively shape and support housing delivery in a way that aligns with both local objectives and strategic needs. We note that Bracknell Forest Council will be commencing work on a revised Local Plan in 2026, as per the March 2025 Local Development Scheme, and therefore this uplift in housing need will need to be considered as part of that Local Plan.

We note that BFC have prepared their own response to the Regulation 14 consultation raising several concerns with the plan as currently drafted². While we do not wish to duplicate Bracknell Forest Council's comments, there is some overlap with comments raised in our representations, particularly around policy duplication and the approach taken in Policy NP/EN5 Local Green Spaces.

While we acknowledge the progress made on the plan, we remain concerned that the plan as drafted does not comply with the basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990, as applied by Section 38A of the Planning and Compulsory Purchase Act 2004. In particular:

- Having regard to national policies and advice, notably the National Planning Policy Framework (NPPF 2024).
- Contributing to the achievement of sustainable development.
- General conformity with the strategic policies of the development plan.

Basic Conditions

As highlighted in our previous representations, the basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. There are seven basic conditions in total, and we consider that three of these are not satisfied by the current draft of the Neighbourhood Plan:

(a) Having regard to national policies and advice issued by the Secretary of State, it is appropriate to make the plan.

(d) The making of the plan contributes to the achievement of sustainable development.

(e) The making of the plan is in general conformity with the strategic policies contained in the development plan for the area.

We note that a Basic Conditions Statement has not been prepared. Planning Practice Guidance advises that such a statement should explain how the plan has had regard to national policy and identify which policies are relevant. It should also set out how the draft policies take account of national policy and advice.

Our detailed representations address these three basic conditions in turn, demonstrating that the plan as drafted does not meet them and requires modification before submission.

² [Appendix A - BFCs response on the pre-submission draft Sandhurst Neighbourhood Plan.pdf](#)

Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

Bracknell Forest Council has undertaken a SEA and HRA Screening Determination (October 2025) and concluded that neither an SEA nor an Appropriate Assessment is required for the draft SNP. This conclusion is based on the fact that the plan does not allocate sites and is unlikely to have significant environmental effects.

While we do not necessarily disagree with this conclusion at this stage, our view is that the Neighbourhood Plan should include site allocations to meet future housing needs, which would alter the screening outcome and trigger the need for SEA. Furthermore, the proposed Local Green Space designations could have implications for development and land use, which may also require a more detailed environmental assessment.

Supporting Housing delivery

The current draft of the Neighbourhood Plan does not identify its own “identified housing requirement” and consequently does not include any new site allocations for housing. Effectively, no new housing is proposed in Sandhurst over the NP period. This represents a missed opportunity given the level of housing need across Bracknell Forest and the strategic requirement to plan positively for growth. While the Local Plan sets out borough-wide targets, it is not apparent that an indicative housing requirement has been provided for Sandhurst. Without such clarity, the plan fails to demonstrate how it will contribute to meeting identified needs in a sustainable and locally appropriate way.

While there is no requirement for Neighbourhood Plans to include housing allocations, the current approach has implications for the application of paragraph 14 of the NPPF, which provides protections for neighbourhood plans against the presumption in favour of sustainable development where the plan is less than five years old and contains housing allocations. Because the draft plan does not allocate any sites, these protections cannot apply. In practice, this leaves the plan vulnerable to speculative development and undermines its ability to shape growth in a way that reflects local priorities.

Allocating sites within the Neighbourhood Plan would not only strengthen its compliance with national policy but also enable the community to influence where and how new homes are delivered. It would provide certainty for infrastructure planning and help ensure that Sandhurst plays its part in meeting the borough’s housing requirement, supporting sustainable development and aligning with the strategic objectives of the Local Plan.

Policy Duplication

As noted in our previous representations, several policies within the draft Neighbourhood Plan appear to duplicate existing national or local policy. The purpose of a neighbourhood plan is to address specific local issues and priorities unique to the community, rather than repeat requirements already established elsewhere. Paragraph 16 of the NPPF is clear that plans should:

“...serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”

We have noted that the following examples of duplication are still present in the plan:

- **NP/H1 Housing:** This policy simply references Policy LP32 of the Bracknell Forest Local Plan without adding any locally distinctive requirements. If the Local Plan is updated, these references risk becoming outdated.
- **NP/H2 Developments in the Settlement of Sandhurst and in the Countryside:** The policy repeats Policy LP35 and NPPF principles without introducing additional clarity or local context and should be deleted.
- **NP/D3 Listed Buildings:** This policy only refers back to Policy LP29 and adds no new provisions. It should therefore be deleted.

We also note additional examples of policy duplication have been raised by BFC in their consultation response.

By duplicating existing policy, the Neighbourhood Plan risks becoming unnecessarily repetitive and less effective. Instead, it should focus on enhancing the wider Development Plan by providing locally specific guidance where needed. A wholesale review of all policies is required on this basis, with repetitive or unnecessary policies deleted.

COMMENTS ON DETAILED POLICIES

NP/H1 Housing

Our previous representations raised concern that NP/H1 merely reiterates Local Plan Policy LP32 and fails to provide any locally distinctive mechanism for housing delivery. This remains unaddressed in the current draft, which still defers to LP32 without adding Sandhurst-specific measures or review triggers.

BFC's consultation response has flagged the inconsistent use of terms such as "starter homes" within the policy, calling for clarity and alignment with LP16. We support this and further recommend that NP/H1 introduces more defined local requirements, including clarity on tenures and delivery triggers, to ensure Sandhurst contributes meaningfully to overall housing need.

With the Local Plan setting a borough-wide requirement of 615 dwellings per annum (Policy LP4), it is essential that the neighbourhood plan demonstrates how it will help meet this strategic objective. Providing site allocations or would strengthen NP/H1's contribution and comply with paragraph 69 of the NPPF.

NP/H2 Developments in the Settlement of Sandhurst and in the Countryside

We previously noted that NP/H2 effectively mirrors Local Plan Policy LP35 and the NPPF, offering no additional clarity or locally tailored safeguards. The latest consultation draft continues to rely on LP35 without refining or expanding it to suit Sandhurst's specific context.

BFC highlight in their response that policy cross-references should be moved to explanatory text and that the use of local designated terms must align with strategic policy. We agree that NP/H2 should focus on locally tailored provisions, to avoid unnecessary repetition and improve local distinctiveness.

Both NP/H1 and NP/H2 would benefit from the introduction of an **objective housing requirement** for Sandhurst, as encouraged by the NPPF (paragraph 70), which advises that neighbourhood plans support strategic policies by setting out housing requirements where appropriate. Without this, the policies lack a positive planning approach and fail to demonstrate how Sandhurst will contribute to borough-wide housing delivery.

NP/D4 Trees and Hedgerows

We support the general aspiration to protect trees and recognise their role in enhancing development proposals. However, as per our previous representations the requirement for eight replacement trees where a tree with a trunk diameter of 80 cm or greater is lost appears disproportionate and unjustified. A more balanced approach would be to consider replacement on a case-by-case basis, taking account of:

- The ecological and spatial context;
- Whether the tree is subject to a Tree Preservation Order; and
- Its overall condition.

This would ensure that tree replacement policies are practical and do not impose undue burdens on development. In many cases, alternative landscaping or biodiversity measures may be more appropriate. The mandatory requirement for 10% biodiversity net gain already provides a robust mechanism to address habitat loss.

NP/EN1 – Development in the Blackwater Valley Corridor

This policy seeks to add additional requirements for development within the Blackwater Valley Corridor, focusing on landscape character and visual impact. While we support the principle of protecting valued landscapes, the supporting text places emphasis on the northern backdrop to Horseshoe Lake. It largely duplicates existing local plan policy and provides no real meaningful policy framework, includes no clear mapping, and consequently it should be deleted as it is unclear what its purpose is.

NP/EN2 – Wildlife within the Blackwater Valley Corridor

The policy requires development to demonstrate that there will be “no adverse impact on wildlife”, which is overly rigid and inconsistent with national policy. It does not define what a ‘wildlife site’ is.

Paragraph 187 of the NPPF states that policies should:

“...contribute to and enhance the natural and local environment... including protecting and enhancing sites of biodiversity, as well as minimising impacts on biodiversity.”

The draft wording does not reflect the mitigation hierarchy set out in Policy LP53 of the Local Plan and fails to acknowledge that some impacts may be unavoidable but can be mitigated or compensated. Furthermore, the term “wildlife” is undefined and could apply to all species, not just those of conservation concern, which is impractical and beyond the scope of national and local policy.

We recommend revising NP/EN2 to align with the NPPF and Local Plan by:

- Incorporating the mitigation hierarchy (avoid, mitigate, compensate);
- Focusing on protected species and designated habitats; and
- Ensuring consistency with the requirement for biodiversity net gain.

NP/EN5 – Local Green Space

The Neighbourhood Plan seeks to designate extensive areas of land, including our client’s site, as Local Green Space (LGS) within ‘LGS 6 Horseshoe Lake and surrounding countryside’.

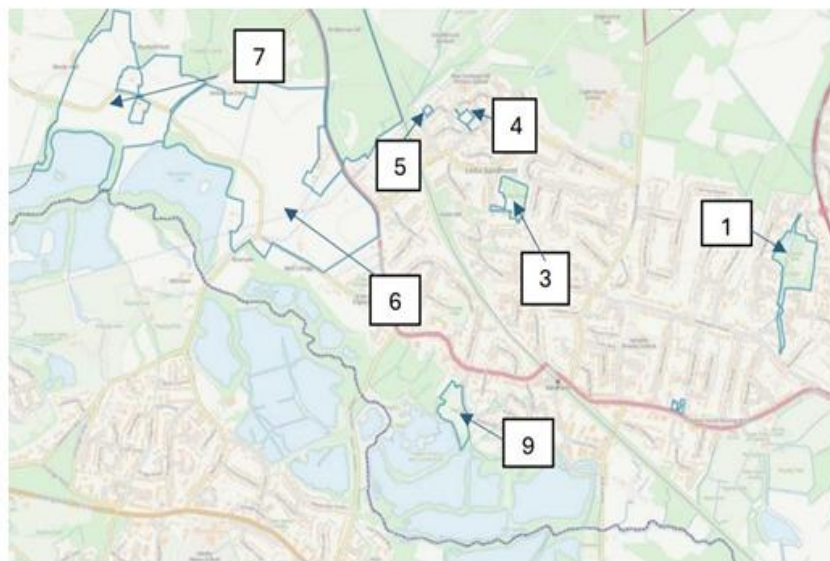


Figure 1 Extent of LGS 6 and 7 in the context of Sandhurst

The accompanying Local Green Space Study published alongside the Regulation 16 consultation attempts to justify these designations by asserting compliance with NPPF paragraph 107, citing factors such as proximity to the community, landscape quality, recreational value, and wildlife interest. While we acknowledge the effort to provide supporting evidence, the assessment does not demonstrate that the proposed designation meets the strict tests set out in the NPPF or the Planning Practice Guidance (PPG). Importantly, our client's site is PRIVATE and there is no public access.

The designation would impose Green Belt-level restrictions on development, which is a significant policy intervention. It is therefore essential that the criteria in NPPF paragraph 107 are applied rigorously and proportionately. In our view, the evidence presented fails to satisfy these requirements and, as a result, Basic Conditions (a), (d), and (e) are not met.

NPPF Paragraph 107 Requirements

Paragraph 107 of the NPPF (December 2024) states:

"The Local Green Space designation should only be used where the green space is:

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

The 'Local Green Space Evidence' document (Appendix 4) has set out how it is suggested that the land meets each of the NPPF para. 107 requirements. Each of these requirements are considered in turn below:

Criterion (a) Reasonably close to the community it serves

"The northern element of the area is close to dwellings on the edge of the settlement and much of Little Sandhurst, and only a short walk from Yateley. Visitor data to Horseshoe Lake is cited."

While parts of the Horseshoe Lake SANG complex are accessible and well-used, the proposed LGS boundary extends far beyond these areas into private land with no public access. The rolling farmland north and east of the lake, which includes our client's site, is not currently available for public use and does not function as community green space. We emphasise BFC's concern around the level of privately owned land included within the designation.

The PPG confirms that while public access is not a mandatory requirement for LGS designation, where access is a key factor, the site should normally be within easy walking distance of the community served. It also notes that land without public access may only be designated if it is valued for its wildlife, historic significance, or beauty. None of these qualities have been demonstrated for the land in question. Assertions in the Local Green Space Study are generic and unsupported by site-specific evidence. In addition, there are no public rights of way across the site, therefore the site cannot serve the local community as a matter of fact.

In addition, a reason for a LGS designation needing to be in close proximity to the community it serves can be how accessible it is to the public, which is not relevant in this case given the above demonstrates that the site is not publicly accessible. However, securing the site for development could enable the provision of public open space as demonstrated by the previous appeal proposals which would provide this public access; the LGS designation would hinder this and therefore block potential future public access of the site for residents.

Basic Condition (a) is not met because the policy does not have regard to national policy requiring LGS to serve the local community in functional terms. Basic Condition (d) is breached because the designation prevents sustainable development opportunities without delivering public benefit.

Criterion (b) Demonstrably special to the local community and holding particular local significance

"A previous designation, current landscape designation, visitor numbers, the Blackwater Valley Countryside Strategy and benefits to wildfowl/wildlife are reasons why the area is demonstrably special to the local community."

The justification given seems to assert public access by way of the site being a SANG (previous designation'). This seems to be the only assertion made to justify compliance with this criterion. However, none of LGS7 is designated as SANG, whereas only part of LGS6 is.

The NPPF provides examples of factors that might confer local significance: *beauty, historic importance, recreational value, tranquillity, or richness of wildlife*. The evidence presented relies heavily on general assertions about rural character and visitor numbers to Horseshoe Lake, rather than demonstrating that the specific land proposed for designation, including our client's site, meets these criteria.

- Landscape Value:** The site is located within the Crowthorne / Sandhurst Heathland Mosaic Landscape Character Area (LCA) and Policy LP36 of the Local Plan seeks to control the likely effects of development on the LCA. The Local Green Space Study published by the Parish Council seeks to justify the designation of the LGS and makes a heavy reliance on the site being designated as an Area of Special Landscape Importance under policy R10 of the now superseded Bracknell Forest Local Plan from 2002, which carries no weight in decision-making and is wholly replaced by Policy LP36 above. The Local Green Space Study relies on this and the blanket designation of the Landscape Character Area without providing a robust assessment of the site itself to justify its inclusion within the LGS designation.

We note that while the site is located within the LCA, it is a relatively blanket designation across much of the countryside and it is important to consider the site on an individual basis. To this effect, the Landscape Visual Appraisal submitted with the previous application for the site states in paragraph 4.16 that *"there is no reason to conclude that the site has any elevated landscape value or importance above the rest of the LCA, in fact it seems fairly unrepresentative. There is no evidence to suggest that the local community place special weight on the site, meaning overall the site is considered to be of no more than local value"*.

Moreover, the Local Green Space Review prepared by EDP concludes that the area covered by LGS 6 is of no more than 'medium' landscape value and that *"there exists, no evidence (based on 'demonstrable physical attributes') to suggest that further weight should be attached to the value or specialness of the proposed LGS 6 area derived from the use or enjoyment of this area by local residents"*. In terms of LGS 6 being 'demonstrably special', EDP conclude that *"while there are some higher quality elements of the local landscape context, namely a mature tree and hedgerow network and areas around Horseshoe Lake, there is no evidence that the particular features of this area of countryside are so special as to justify its long-term protection as an extensive area of LGS."*

Therefore, it is evident that the site itself does not have any special characteristics within the LCA itself, with Policy LP36 being able to provide an element of protection without bringing forward a large-scale Green Belt-style designation (which is discouraged in the PPG) designed solely to restrict development³;

³ PPG Paragraph: 015 Reference ID: 37-015-20140306 states that a LGS designation *"should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name."*

this brings into question its inclusion within the LGS boundary proposed in line with paragraph 107(b) of the NPPF.

- **Historic Significance:** There is no evidence of historic or cultural associations within the site. The Local Green Space Study does not identify any heritage assets or archaeological interest that would justify designation. While the site is located within the setting of the Grade II* listed St Michael's Church, it is noted that the previous appeal Inspector noted that development of our client's site would be on the lower end of less than substantial harm and any public benefits of development *"would not amount to a reason for withholding planning permission"*.
- **Recreational Value:** The site offers no recreational function. It is private land with no public access beyond a single right of way. The suggestion that its "rural backdrop" enhances enjoyment of Horseshoe Lake is not sufficient to meet the NPPF test. Moreover, the site is currently in an equestrian use which is different to open countryside in terms of visual effect. Given the site is not publicly accessible, it is considered that the potential to develop the site could rather enhance the recreational value of the site through providing public open space.

We also note BFC's concerns that the majority of the area proposed is privately owned with no public access and, while BFC acknowledge there is some community value in undeveloped countryside, they state *"it is difficult to conclude that the ambient rural feel is the main attraction to visitors."* We concur with these statements.

- **Wildlife Interest:** The Ecological Appraisal submitted with the previous application concluded *"The majority of the habitats within the Application Site are of only limited (Negligible or Site level) intrinsic nature conservation value or less, comprising mainly grazing pasture."* The site is not ecologically exceptional and does not justify protection on biodiversity grounds. Assertions in the Local Greenspace Study about "richness of wildlife" are generic to the wider LGS area identified and not supported by site-specific data.

In summary, the land does not hold particular local significance for any of the factors identified in NPPF paragraph 107(b). The evidence presented conflates the value of publicly accessible areas around Horseshoe Lake with adjacent private land, which is not demonstrably special.

Basic Condition (a) is not met because the policy fails to apply national tests correctly. Basic Condition (e) is breached because the designation conflicts with strategic policies seeking to deliver housing and sustainable growth.

Criterion (c) Local in character and not an extensive tract of land

"The area cannot be considered as arbitrary countryside as it is "very demonstrably special element of beautiful land with recreational, tranquillity and wildlife/wildfowl benefits" and provides "a background beauty for the enjoyment of those visiting the defined footpaths and public areas (SANG areas) within Horseshoe Lake."

The proposed designation covers approximately 29 hectares for LGS 6 which is already a highly extensive area of land which forms a large portion of the LCA identified above. The proposed area of LGS 6 also extends across two Local Landscape Character areas. We also note that LGS 6 is connected to LGS 7, an additional 15 hectares of land, extending well beyond the lake margins into open countryside. It is noteworthy that the Local Green Space Study's assessment of criterion 3 (section 11.4 of the study) groups together both LGS 6 and 7 in its assessment, adding to the impression that the two are inextricably linked and should be seen as one larger parcel. Together both LGS designations seek would comprise 44 hectares, which represents a significant portion of the LCA not already designated under another designation beyond open countryside (e.g. Special Protection Area, Site of Special

Scientific Interest or Local Wildlife Site), and seeks to provide a Green Belt-style designation to the west of the settlement contrary to the PPG's stance that the designation should not be a 'back door' to Green Belt by another name.

In addition, the PPG states that *"Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making."*⁴ This blanket designation would offer little potential for additional growth, which is particularly concerning given the high level of housing need in the area⁵ and the future preparation of a revised Bracknell Forest Local Plan⁶. In addition, the Local Green Space Study's assessment relies on a conclusion that both areas *"form a very demonstrably special element of beautiful and with recreational, tranquillity and wildlife / wildfowl benefits"*, whereas our response to criterion (b) above demonstrates this is not the case for our client's site. This adds to the impression that the LGS areas proposed would create a blanket designation and has not considered individual parcels' contributions to the area.

Paragraph 11.4.2 of the Local Green Space Study also states that *"The areas of LGS 6 (circa 29 hectares) and LGS 7 (circa 15 hectares) are well below designations of similar quality land containing similar qualities elsewhere within England"*. However, no similar examples are provided and there are already protections in place under Policy LC36 of the Local Plan that do not necessitate a Green Belt-style designation of extensive areas of the countryside. BFC's response to the consultation highlights a similar point noting that the context of these alternative designations is not provided and concludes *"Given their location in relation to the settlement, LGSs 6 and 7 are considered extensive tracts of countryside"*.

Furthermore, Paragraph 11.4.4 of the Local Green Space Study seeks to justify the extent of both LGS 6 and 7 based on their characteristics (e.g. wildlife and landscape qualities). Firstly, the NPPF does not define what an extensive tract of land is, and it does not define these characteristics as contributing to the acceptability of a designation under criterion (c) (but rather, are considered as part of criterion (b)).

Secondly, even if these qualities were considered as part of criterion (c), our response to criterion (b) above highlights that our client's site is not of the value stated in the study and does not represent the qualities referenced in their assessment (with the assessment itself not considering individual parcels within the respective LGSs).

It is notable that the Local Authority themselves had proposed to designate a series of strategic gaps and a green wedge in the then emerging Local Plan, which would have included our client's site and would have included LGS6 and 7. In Examining the Local Plan, the Inspectors concluded:

"However, there is no specific support for such an approach within the Framework for development outside of settlements, indeed the Council's own landscape consultants [LP/Ev/5b] consider that it would be sufficient to rely on a policy which relates to the updated Landscape Character Assessments as a means of protecting the separation between settlements. This approach would be flexible and would not only be applicable to areas which have been identified as strategic gaps on the Policies Map. As such, it would result in a more nuanced, flexible and effective means of protecting the setting and character of

⁴ Paragraph: 007 Reference ID: 37-007-20140306

⁵ With Bracknell Forest Council's published Housing Land Supply position only being 4.49 years under an existing local plan requirement of 615 dpa. We note that revised Standard Method published alongside the December 2024 NPPF increased the housing requirement to 755 dpa, which will need to be considered as part of the next Local Plan.

⁶ Bracknell Forest Council's Local Development Scheme indicates that preparation on a new Local Plan will begin in 2026.

settlements consistent with the various landscape characters of the Borough. It would also avoid confusion given the number of policies controlling development outside of settlements.”

The Inspectors’ comments around providing flexibility and avoiding confusion around the amount of policies controlling development are particularly relevant to the LGS designation which seeks to go further in restricting development. Similar to the Inspectors’ comments above on the strategic gaps, Policy LC36 already provides a framework for restricting development beyond a regular countryside policy and therefore the LGS designation is not necessary in this respect.

Therefore, not only are the requirements around Paragraph 107 not sufficiently evidenced (as above), it has previously been established that additional policies restricting development in this location are not appropriate or necessary as existing policy already applies the level of protection required.

Basic Condition (d) is not met because the designation undermines sustainable development by removing land that could help meet housing needs. Basic Condition (e) is breached because the approach conflicts with strategic growth objectives.

Conclusion on Policy NP/EN5

The proposed Local Green Space designation fails to meet the tests set out in NPPF paragraph 107 and does not comply with the basic conditions. The evidence does not demonstrate that the land is reasonably close to the community in functional terms, nor that it is demonstrably special or of particular local significance. The designation covers an extensive tract of land and would impose unjustified restrictions on sustainable development.

We therefore object to Policy NP/EN5 and request that the designation of our client’s land is removed. A more proportionate approach would be to focus on protecting the publicly accessible areas around Horseshoe Lake through existing mechanisms, rather than applying blanket designations to private land that lacks the qualities required by national policy.

The proposed LGS designations (LGS 6 (and 7)) simply do not accord with the requirements of paragraph 107.

Policy NP/T1 – Traffic Congestion

As highlighted in our previous representations, this policy appears requires developments to assess potential traffic impacts on Yorktown Road (we’d suggest that the word ‘transport’ should instead be used). While our client’s site is not adjacent to Yorktown Road, we acknowledged previously that some trips may route via this corridor.

Highways impacts were fully considered during the earlier application and appeal, and the Inspector did not identify highway concerns as a reason for refusal. Unless the current draft provides new evidence or requirements, our position remains that any reduced scheme could comply with this policy.

Notwithstanding that position, the policy should be deleted as any scheme in the neighbourhood plan area would be subject to the normal standards used by BFC.

Policy NP/T3 – Residential Parking

We previously raised concerns that the minimum parking standards proposed under sub-paragraph (a) exceed those in the adopted Parking Standards SPD, and there is therefore an inconsistency in approach. The supporting text referenced questionnaire responses but lacked robust evidence to justify higher standards. This approach conflicts with the NPPF’s vision-led transport planning principles and could reduce development density, requiring additional land release to meet housing needs. Unless the current draft includes evidence to support these standards, our recommendation remains that they should be deleted. We also note BFC’s concern that this policy

would establish different parking standards for Sandhurst to that elsewhere in the Borough, without sufficient justification.

We also noted the following duplication of existing policy:

- Sub-paragraphs (b), (d), and (e) replicate existing SPD specifications for garages, car ports, and parking spaces.
- Sub-paragraph (h) duplicates Local Plan Policy LP62 on EV charging, now covered by Building Regulations.

These points should be removed to avoid duplication with existing policy.

Policy NP/T4 – Sustainable Transport

Our previous comments highlighted that while aspirations to improve bus services and pedestrian access to Sandhurst Station are supported, delivery mechanisms are unclear beyond developer contributions. Unless the current draft introduces enforceable measures, this policy would be better framed as a community aspiration rather than a development management policy.

Policy NP/ECC/1 – Energy Saving

We previously noted that energy efficiency standards will be addressed through the Future Homes Standard and building regulations. While the policy's encouragement of low-carbon technologies is positive, repeating regulatory requirements adds little value.

This position is reinforced by the draft National Planning Policy Framework published in December 2025, which states at policy PM13(1)(b) that planning policy should avoid introducing quantitative standards for matters already covered by Building Regulations. While the draft NPPF has not yet been formally adopted, it clearly sets out the direction of travel for national policy and reinforces the expectation that energy performance standards should be dealt with through the building control regime rather than local planning policy.

Unless the wording has been updated to avoid duplication, our recommendation remains that the policy should align with national standards without imposing additional burdens.

SUMMARY

We appreciate the community's efforts in preparing the Neighbourhood Plan. However, as currently drafted, the plan fails to meet key basic conditions and risks duplication of existing policy rather than adding locally distinctive value. We urge the Steering Group to address these concerns before progressing to Regulation 16, and specifically, in order to meet the basic conditions, it is imperative that the Local Green Space designation proposed at our client sites should be deleted.

We remain committed to engaging positively with the process and would welcome the opportunity to discuss these matters further. Please do not hesitate to contact me or my colleagues should you require clarification.

Yours sincerely



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Sandhurst Neighbourhood Plan Regulation 14 Submission Local Green Space Study Review edp6773_r034a

QA: WGa/NPR_FJe/FMi_090125

1 INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP), an established and independent multi-disciplinary environmental planning consultancy providing expert advice to public and private bodies in the fields of landscape, ecology and protected species, archaeology and cultural heritage, masterplanning and arboricultural matters.
- 1.2 EDP is a Registered Practice of the Landscape Institute and a corporate member of IEMA. The practice represents clients with land and development interests throughout the UK.
- 1.3 Since the formation of the business in 2005, EDP have been commissioned to provide environmental planning inputs to over 5,000 development-related projects across the UK, and as a team are working on over 500 residential related development projects in England and Wales at any one time. We specialise in the consideration of the development interests of land through the entire planning and development process – based on analysis of environmental receptors, design and mitigation, assessment of effects and implementation.

2 SCOPE

- 2.1 This note addresses the landscape matters embedded in the Regulation 14 submission of the neighbourhood plan, specifically the emerging 'Local Green Space and related Sandhurst designations' detailed at section 5.5 and Appendix 4 (Map Local Green Space (LGS) 6, Horseshoe Lake and surrounding countryside).
- 2.2 The extent of the proposed LGS 6 can be found on page 51 of appendix 4 of the Regulation 14 Plan and is proposed to extend to an area of approximately 30 hectares (ha).

3 POLICY CONTEXT

National Planning Policy Framework

- 3.1 The *National Planning Policy Framework* (NPPF) December 2024 contains three paragraphs (paragraphs 106-108) of relevance to the designation of LGS. Specific reference to the designation of LGS is made within paragraph 107, which states:

"107. The Local Green Space designation should only be used where the green space is:

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

3.2 It can be seen from this that LGS designation is intended to protect local areas of green space which have a clear value and significance to the local community as open spaces and is not a tool to control urban growth in a manner more associated with green belt or green wedges.

3.3 In order to review the site against the 'tests' set out within NPPF paragraphs 106-109, EDP has undertaken a review of local landscape character, which have included site visits by experienced, chartered Landscape Architects. Where necessary, the relevance of the published character assessments to the local landscape is commented on below.

Test 'A': Proximity

3.4 In the case of the site, in terms of being '*in reasonably close proximity to the community it serves*', LGS 6 is an extensive tract of land extending out from the settlement boundary. It is not generally located within 300m of existing or proposed development on all sides and is crossed by only a single Public Right of Way (PRoW).

3.5 The Accessible Natural Greenspace Standard (ANGSt) was originally developed by English Nature but has subsequently been revised by Natural England to create the new *Accessible Greenspace Standard* (AGS) which is included in the Green Infrastructure Framework.

3.6 Natural England's *Green Infrastructure Standards* (AGS) 2023¹ can be used to define the likely size of a suitable Local Green Space and its distance from the local community.

3.7 The Accessible Greenspace Standard (AGS)² is one of the 5 Headline Green Infrastructure (GI Standards included in the GI Framework. The Accessible Greenspace Standard covers a broader range of greenspace than the original ANGSt, while retaining a focus on accessible natural greenspace. It measures six categories of publicly accessible greenspace of increasing size and distance from home. A site, such of that in this instance of over 20ha (50 acres) would be considered to be 'an extensive tract of land' and therefore, not suitable for designation as a Local Green Space. Notwithstanding the fact that majority of the proposed LGS 6 is not accessible.

3.8 It should be noted that distances to green space should be considered as actual walking distances. Actual walking distance would usually be measured though network analysis not

¹ Green Infrastructure Standards for England Summary (accessed 07/01/2026)

² <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Green%20Infrastructure%20Standards%20for%20England%20Summary%20v1.1.pdf> (accessed 07/01/2026)

straight distance analysis. Furthermore, greenspaces should be accessible by public transport and, or safe active travel routes.

- 3.9 Therefore, LGS 6 is considered to fail Test 'A'.

Test 'B': Demonstrably Special and Local Significance

- 3.10 The proposed LGS 6 broadly comprises parcels of land dissected by a mature tree belts and a stream. Each parcel of land is separated into multiple fields used for grazing horses, along with a small storage yard and storage buildings to the south-east. The area of land south and west of Lower Sandhurst Road comprise accessible land associated with the blackwater Valley and Horseshoe Lake recreational destination.
- 3.11 There are several PRoW within the local context, connecting Sandhurst and the surrounding settlements to the wider landscape. 'Three Castles Path' promoted route crosses the proposed LG6 area and the 'Blackwater Valley Path' is situated to the south.
- 3.12 In broad terms, topographically the area proposed as LGS 6 is situated on a south-west facing slope of the valley of the Blackwater, where it is dissected by a valley running north-east – south-west.

Landscape Character Context

- 3.13 At a National level, LG6 falls within Natural England's National Character Area (NCA) No 129 'Thames Basin Heaths'.
- 3.14 The key characteristics of this NCA, of relevance to LGS 6 and surrounding area, are:
- *"High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites;*
 - *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses; and*
 - *20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks."*

Bracknell Forest Landscape Character Assessment 2015

- 3.15 The proposed LGS 6 extends across two Landscape Character Areas (LCA), with the bulk of the land falling within Landscape Character Area 'B1 – Crowthorne/Sandhurst'.
- a. The proposed LGS 6 conforms to the broad spectrum of elements described as characteristic of Area B1, the 'host' landscape character (LCA B1 – Crowthorne/Sandhurst);
 - b. In terms of Key characteristics:

- Whilst the LGS 6 area exhibits an open character (due to the absence of development), it does not contain large areas of woodland or heathland;
 - Medium to long distance views are available from the north-eastern extent, albeit these are currently not experienced by any public receptors;
 - Horseshoe Lake within the Blackwater Valley is a well-used and valued recreational venue to the north-west of the Appeal Site, as is Ambarrow to the north-east;
 - Glimpsed views of the tower of the Church of St Michael are available across the Appeal Site from sections of the Three Castles Path (Promoted Route); and
 - The areas current land use does not give any sense of wildness, to the contrary, parts are significantly influenced by its proximity to existing residential development and its current land use.
- c. Of the 'Valued Features and Characteristics':
- **Distinctive historical buildings** – The buildings and cultural associations listed (Broadmoor and Wellington College) do not have any relevance to the proposed LGS area;
 - **Intricate mosaic of heathland, woodland and grasslands** – The proposed LGS area is not an area of Woodland or Heathland;
 - **The woodland and trees** – The LGS area does contain, and is bounded by trees and woodland;
 - **Remnant heathland** – There is no remnant heathland within the area;
 - **Historic pastoral fields divided by hedgerows with hedgerow trees** – The proposed LGS 6 area does not represent a preserved historic field pattern, due to the loss of internal field boundaries, the only landscape feature pre-dating the 19th century is the stream corridor. A review of the tithe mapping has identified that the historic land use is predominantly arable;
 - **Localised areas of relative wildness with a sense of tranquillity** – Across much of the area there are limited views out, primarily due to the mature hedgerows and trees which surround the proposed LGS and its undulating topography. From local high points, there are opportunities of medium and long-distance views containing residential development set within a strong framework of woodland. The sense of tranquillity is disrupted by the adjoining settlement edges, road network, overhead powerlines and existing land use of intensive equine activity;
 - **Views from open elevated ridges** – The proposed LGS 6 area does not conflict with any designed views within a designated landscape;
 - **Designed views associated with designed landscapes** – The proposed LGS 6 has very limited public access, restricted to, the Three Castles Path and areas

around Horseshoe Lake, it is also proximate to Ambarrow Suitable Alternative Natural Greenspace (SANG);

- **Areas for recreation** – Whilst the Appeal Site is undoubtedly un-developed, it's current land use (being intense equine activity) gives a sense of urban fringe as opposed to a more rural character, beyond a single PRoW and current activity around Horseshoe Lake, there is no public access across the proposed LGS 6 area; and

3.16 Whilst the majority of the proposed LGS 6 falls within Area B1, the around Horseshoe Lake lies within Landscape Character Area 'E1 Blackwater River Valley LCA, which is adjacent to 'Area B1 – Crowthorne/Sandhurst'.

a. In terms of Key characteristics (**EDP emphasis**):

- The bordering fields of improved grassland, which are key characteristics, are contained within the Blackwater Valley LCA; and
- The naturalistic nature of the water bodies, meadows and woodland "**provide a strong sense of tranquillity and relative remoteness in an area close to urban population**".

b. Of the 'Valued Features and Characteristics' (**EDP emphasis**):

- **The undeveloped character of the valley** – this area "**provides a sense of naturalness and tranquillity and relative wildness in close proximity to urban areas, providing a physical and visual separation or 'gap' between the settlements of Sandhurst and Yateley/Blackwater**". The area provides continuation and access to the wider Blackwater Valley landscape;
- **The rural nature of the historic lanes** – This relates to routes as they cross the valley; and
- **Recreational areas** including the Trilakes Country Park and the "**Horseshoe Lake, providing for both passive and active pursuits (boating, walking, fishing and viewing wildlife). In addition, the Three Castle Long Distance Footpath provides access to, and enjoyment of, the landscape**".

c. Of the identified Landscape Strategies, it should be noted that:

- "**Protect the role the landscape plays in providing a 'gap' or separation between the settlements of Sandhurst and Yateley (within Hampshire to the south)**" – the gap function between settlements is provided for by the Blackwater LCA, not the entire LGS as proposed; and
- "**Protect the unsettled and rural character of the valley and the sense of naturalness, tranquillity and relative wildness this provides by enduring lanes retain their rural character and protecting areas of woodland that provide a screening function to adjacent built development**" – These judgements only

relate to the areas of the proposed LGS falling within E1 Blackwater River Valley LCA, not the land falling with LCA B1.

Conclusions Regarding Baseline Local Landscape Character

- 3.17 The majority of the proposed LGS 6 is in intensive equestrian use, which is in contrast with the adjoining residential land use. Much of the area proposed for LGS 6 is generally well-contained by vegetative boundaries.
- 3.18 The most notable and distinctive attributes are its undeveloped urban fringe character, treed hedgerow boundaries, its topographical context, and its spatial proximity to the existing development within Sandhurst.
- 3.19 The bulk of land proposed under LGS 6 has limited affinity to the published valued characteristics.

Visual Context

- 3.20 Views are mostly limited to those from adjoining residential dwellings off Sandhurst Road, Lower Church Road and Mill Lane. Furthermore, there are limited opportunities for views from the PRoW network to the south and north-west.
- 3.21 Given the enclosed nature of much of the proposed LGS 6 area, there are few views of it from roads. These are limited to within the immediate context of Wokingham Road, Lower Church Road and Mill Lane. These views are direct and short distance in nature; however, this is not surprising given that the roads abut the LGS 6 boundary.

Landscape Value

- 3.22 The *Guidelines for Landscape and Visual Impact* (GLVIA3) and the 2021 Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 assist in delivering a framework for an objective landscape assessment of value. In undertaking this appraisal, Box 5.1 on page 84 of GLVIA3 and Table 1 of TGN 02-21 identify criteria relevant to the judgements about landscape value – EDP has used the criteria from the Technical Note, this being an evolution of the GLVIA criteria. These criteria are reproduced in **Table EDP 3.1**, with observations alongside, based on published material and from EDPs field assessments. For each of the nine criteria, the proposed LGS is assessed on the basis of a range from 'high', through 'medium' to 'low' in terms of the performance against these criteria.

Table EDP 3.1: GLVIA/TGN Assessment

GLVIA/TGN Criteria	EDP's Observations
Landscape Condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Medium – Hedgerows and mature trees are generally unmanaged, and the proposed LGS area is subject to several urban edge influences which affect the character of the land. The vegetation on the Appeal Site boundaries (and adjacent) comprises mature well-treed features, across the proposed LGS area subdivision is mostly horse paddock fencing. The stream from Perry's bridge, which

GLVIA/TGN Criteria	EDP's Observations
	transects the area is well lined with mature vegetation and trees. The published landscape character assessment identifies 'Valued' features as Woodland/Heathland Mosaic, however, the majority of the proposed LGS 6 area is itself identified as intensively grazed grassland.
Natural Heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest, which contribute positively to the landscape.	Medium - The trees, hedgerow network and grassland are recognised as being of some ecological interest. The underlying geology is of agriculturally poor, acidic sandy soils. This is distinct from the wider Blackwater Valley deposits.
Cultural Heritage: Landscape with clear evidence of archaeological, historical or cultural interest, which contribute positively to the landscape.	Medium - The LGS area does not contain any designated heritage assets, desk-based assessment and fieldwork have identified this is a low potential to encounter previously unrecorded archaeological remains of significance. Part of the proposed LGS is within the setting of the Church of St Michael. The historic landscape pattern has been eroded, with only the stream predating the late 19 th century.
Recreational: Landscape offering recreational opportunities where experience of landscape is important.	Medium - There is no public access across the vast majority of the proposed LGS 6 area, furthermore, there are limited views into the proposed LGS area from the surrounding context (including the areas of the proposed LGS 6 which are accessible).
Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense.	Medium - Beyond limited views from the PRoW network (considered as an aspect of the scenic quality), no particular perceptual qualities have been identified beyond those associated with the urban fringe condition of the proposed LGS area. The area is occasionally visible from tracts of the adjacent PRoW network - which allow limited views. However, the amenities of such views are influenced by adjoining urban influences including residential development and overhead powerlines.
Perceptual (wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	Medium to Low - Given the proximity to the urban area, and the influence of noise, lighting and the perceptual sense of urban form, this factor is limited.

GLVIA/TGN Criteria	EDP's Observations
Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	Medium – Most of the proposed LGS area is an area of intensive equine activity. Whilst such land has its own value, this kind of land is neither rare, special, nor unusual in the context.
Associations: Some landscapes are associated with particular people such as artists or writers, or events in history that contribute to perceptions of natural beauty in the area.	Low – No known associations, beyond spatial proximity to the Blackwater Valley. There is no significant or current relationship between the proposed LGS area and the historic core of any settlements, nor are there any other notable facets of local history represented within the proposed LGS.
Distinctiveness: Landscape that has a strong sense of identity.	Medium – There are no features of elevated interest or distinctiveness for ecological, arboricultural or heritage reasons within the LGS 6 area. Views are evident from the highpoints within the most elevated portions of the area, but these are not publicly accessible, or especially remarkable.

3.23 Having considered the area in accordance with GLVIA3 and TGN 02-21, the proposed LGS 6 area, is overall, of no more than 'medium' landscape value. Moreover, there exists, no evidence (based on 'demonstrable physical attributes') to suggest that further weight should be attached to the value or specialness of the proposed LGS 6 area derived from the use or enjoyment of this area by local residents (beyond that considered above - such as visual amenity from a single PRow).

3.24 The proposed LGS 6 area does not demonstrate the presence of a sufficient number of indicators of landscape value, nor does it have a single indicator of such importance of this area of countryside are so special as to justify its long-term protection as an extensive area of LGS.

3.25 Therefore, LGS 6 is considered to fail Test 'B'.

Test 'C': Local in character and is not an extensive tract of land

3.26 The proposed LGS 6 area (as well as other proposed LGS areas) covers a large area of land. Although there is no definition of an 'extensive tract of land' in national policy or guidance, an LGS should be 'local in character'. To designate areas of land of this scale as being 'local in character' is not the same as merely being representative of the wider 'host' published landscape character assessment (as detailed above under Test 'B'). Furthermore, the area proposed as LGS 6 extends across two of Bracknell's Local LCAs.

3.27 In addition, LGS 6 is immediately adjacent to LGS 7, which measures c.15ha, the combined LGS 6 and 7 areas equate to c.45ha of proposed LGS. Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently, blanket designation of open countryside adjacent to settlements and extending well beyond, such as this, are not appropriate.

3.28 Finally, as discussed under Test 'A' - scale and accessibility is not consistent with classification of the area as a local green space as set out by Natural England.

3.29 Therefore, LGS 6 is considered to fail Test 'C'.

NPPF 'Tests': Summary

3.30 Therefore, with regard to NPPF paragraph 107, the proposed LGS 6 designation does not meet the relevant NPPF tests:

- The area currently proposed is an extensive tract of land that is not of local character, nor is the majority of it accessible and therefore is too large to be considered for designation as LGS; and
- While the area proposed may contain some land that is special enough to meet the high bar for LGS, not all of it does and this land is therefore not appropriate for designation.

4 CONCLUSIONS

4.1 In landscape terms, in relation to the test contained within the NPPF, the two main criteria for LGS allocation are:

1. That the land in question is 'demonstrably special to the local community' (NPPF paragraph 107b); and
2. That the special nature of the land is such that it justifies a level of protection from development consistent with that provided by green belt (NPPF paragraph 108).

4.2 With regard to the site being 'demonstrably special', while there are some higher quality elements of the local landscape context, namely a mature tree and hedgerow network and areas around Horseshoe Lake, there is no evidence that the particular features of this area of countryside are so special as to justify its long-term protection as an extensive area of LGS.

4.3 EDP's assessment of the site in accordance with GLVIA3 shows that there is no evidence that the site is demonstrably special over and above land within the local context that is not included within the LGS designation. There is nothing that makes the site stand out as having particular local significance with regard to its beauty, historic significance, tranquillity or richness of its wildlife. It is concluded that there is nothing about these aspects of the site that make it "*demonstrably special*" or justify a level of protection from development consistent with that provided by green belt.

4.4 Aside from there being a single footpath crossing the site, EDP has identified no demonstrable evidence that the site is special in any manner which elevates it above a normal tract of edge-of-settlement land. As such, there is nothing which elevates the site to it so demonstrably special that it warrants the degree of protection which LGS designation would provide.

- 4.5 In conclusion, for the reasons examined in this assessment, the proposed allocation of the site as LGS 6 is not reasonably justified based upon objective assessment and appears to be aimed at prejudicing the site's potential in helping to meet housing needs in an edge of settlement location. Overall, EDP considers the site does not meet the test for LGS designation and should not be taken forward as such on this basis within the Neighbourhood Plan.

5

Response to Turley Associates letter dated 9th January 2026 (to be read in conjunction with their earlier letter of 19th May 2025) relating to their Regulation 14 consultation comments appertaining to a proposal that area LGS 6 should not be designated as Local Green Space and other general comments.

Introduction

Turley Associates are representing Bloor Homes. Bloor Homes are the owners of part of the pastureland, currently used for equestrian purposes, that is located within land designated as Local Green Space (NP reference LGS 6).

It is understood that Bloor Homes have a speculative interest in their land with the intention of using it for the development of housing.

The following summary sets out to provide both background information regarding LGS 6 and to respond to the specific comments that Turley have made.

1 Bloor Homes previous planning applications relating to land contained within LGS 6: -

Bloor Homes have twice previously applied for planning permission to develop their land/ and adjacent lands in respect of speculative housing development.

Bloor Homes applied for planning permission within LGS 6 in 2019 for 165 dwellings. The application was refused (dated 18th October 2019).

Bloor Homes took BFC to Appeal in 2021, relating to planning permission for 150 dwellings. The Appeal was dismissed on 1st November 2022.

In both instances the reason for refusal and dismissal related to harm that development would make to the countryside, particularly as the land was noted as having **Special Landscape Importance**.

For further information regarding the Bloor planning applications refer to NP Appendix 4 para 6.3.

Bloor/Turley had also offered land included within LGS 6 for potential development during the 'call for sites' appertaining to the preparations for the current BFLP. This offer was considered by BFC (following formal examination) as unacceptable for reasons of the site having special

landscape importance and the key benefits as to why it should remain as countryside. These points were highlighted and reinforced by the Independent Planning Inspector.

2 Background information regarding the identification, and related history as to why LGS 6 is of importance to remain undeveloped and to be designated as Local Green Space: -

Information, including current and historical importance relating to land included within LGS 6 are noted within NP Appendix 4, sections 5, 6, 7, 8, 9, 10, 11, and 12. The related information demonstrating the importance of the land to remain as countryside and provide a natural rolling hill backdrop for the large number of visitors enjoying the countryside delights of the Blackwater Valley Corridor. These parameters contributing to the reasons why LGS 6 has been designated as Local Green Space.

3 Salient matters that the Turley Regulation 14 response appear to have failed to reference or acknowledge within their letter of 9th January 2026 (supported by their earlier letter of 19th May 2025).

3.1 The Turley responses fall into two categories; one, those that in general terms tend to replicate the BFC regulation 14 general responses and secondly those relating to the designation of LGS 6 as Local Green Space.

3.2 The BFC Regulation 14 responses were made publicly available on 19th December 2025. The Turley Regulation 14 responses were received on 9th January 2026.

3.3 Many of the Turley Regulation 14 general policy responses tended to be a duplication of the BFC responses. **To avoid duplication of matters, refer to the BFC Regulation 14 response that is also included within the Consultation Statement. These matters cover the initial category noted within item 3.1 above.**

3.4 Notwithstanding the comments made within 3.3 there is one item that does require further comment: -

Turley imply that there are 'very limited and effectively no new housing proposed in Sandhurst over the NP period (page 3 of their letter). Although this is partially correct, the Turley comments appear to have disregarded the new dwellings that are included within the BFLP that are in areas near and indeed some adjacent to the Sandhurst boundary. These sites are noted within para 3.1.2 of the NP. Two of the sites noted are adjacent to the Sandhurst

boundary (Derby Field 220 dwellings, and Broadmoor 274 dwellings). The sites noted will clearly have an impact on Sandhurst. Indeed, the Derby Field site is only circa 1 Km from the Bloor site. Until recently the Derby Field site was included in Sandhurst. **Turley have made no reference to the high numbers of housing that are proposed and included within the BFLP that are near or adjacent to Sandhurst. When the overall nearby proposed housing developments, identified within the BFLP, are taken into account the Turley comments are considered to have little weight.**

- 3.5** Turley make reference to the NP policy NP/H1 and note that the borough wide requirement for housing is 615 dwellings per annum (this includes the related buffer). BFC issued their ‘Housing Monitoring Report’ (November 2025). Table 4 within that report recorded the housing completions (net) since the start of the BFLP plan period. It noted that the following net housing completions for the related years as follows: -

2020/21	973
2021/22	779
2022/23	437
2023/24	924
2024/25	416
Total	3529

Taken as an annual average the initial 5 years of the BFLP have exceeded their housing target. It should be additionally noted that this included a period for completions that occurred during the Covid lockdowns.

4 Salient matters that the Turley Regulation 14 response that relate to LGS 6, Local Green Space issues.

4.1 The following key issues appear not to have been referenced within the Turley response: -

- i) **No reference has been made relating to current and previous designations by the Blackwater Valley Countryside Partnership (BVCP) regarding the designation of land, including area LGS 6, as containing special qualities. The designation of LGS 6 includes the pastureland, used for equestrian purposes, which is in the ownership of Bloor Homes. The area owned by Bloor**

provides a ‘field margin’ to the areas of the Horseshoe Lake SANG. The field margin being of fundamental importance to retain the rural ambience of the SANG. The rural feel of the SANG being of paramount importance in attracting visitors away from the nearby TBH SPA.

The instigation of the BVCP designation and associated planning strategy proposals was initially agreed by the County Councils of Hampshire, Berkshire and Surrey and subsequently by many nearby Borough, Town and Parish Councils/ associated bodies. For details regarding the BVCP, its formation and subsequent designations and planning strategies, refer to NP Appendix 4, section 5.

- ii) **No reference** has been made to the aims of the BVCP and its associated Authorities to enhance the green spaces within the Blackwater Valley Corridor for the benefit of both current and future generations.
- iii) **No reference** has been made to the BFC designation as land within the whole of LGS 6, including the land in the ownership of Bloor, as possessing ‘**Special Landscape Importance**’. Refer to **NP Appendix 4, section 6**.
- iv) **No reference** was made to the previous planning application and appeal that Bloor (and Turley acting on Bloor’s behalf) had made that had been **refused and dismissed**. Refer to item 1 above and **NP Appendix 4 para 6.3.1 and 6.3.2**. Both decisions referenced that the Bloor owned land (part of LGS 6), when remaining as pastureland with related trees and hedgerows, contributes to the Blackwater Valley Corridor of Special Landscape Importance.
- v) **There appears to be little reference or acknowledgement regarding the benefits that the elevated appearance of the rolling hills would provide for both the enjoyment of the visitors to Horseshoe Lake and adjacent nature reserve in the vicinity of Grove Lake**. The whole attraction for the visitors to the Horseshoe Lake SANG is to enjoy a tranquil and rural ambience. Indeed, the rural ambience is additionally a major attraction of wildlife and wildfowl to the area. For information related to visitor numbers and wildlife and wildfowl refer to **NP Appendix 4 section 9**.

The rolling hills including elements of the Bloor owned site are circa 20m above the public footpaths near to Horseshoe Lake. The elevated land together with trees and hedgerows to the west of the A321/the housing within Little Sandhurst prevents the users of the

Valley walking areas from viewing the nearby housing. The hills/hedgerows/trees also reduce to negligible levels the background lighting emanating from the housing and traffic noise from the A321. These matters contribute to the tranquillity experienced by users of the footpaths within LGS 6.

- vi) **No reference** has been made regarding the opportunities to potentially improve the current equestrian use of land within LGS 6. It should be noted that opportunities and reasons to enhance the equestrian use of land within LG6 have arisen for reasons of additional bridleways being opened within the nearby accessible nature conservation area in Finchampstead. **Refer to NP Appendix 4, section 7.9.**
- v) **No reference** has been made regarding the NP questionnaire responses from residents noting that there was an overwhelming support for keeping areas, including LGS 6, as **countryside** for all to enjoy.
- vi) **No reference** has been made relating to BFC's call for sites (related to their current LP) did not accept that area LGS 6 was acceptable for a development site.
- vii) **No reference** has been made to BFC's 'refused' Bloor planning application for development of LGS 6 for reasons of harm to the countryside. Areas including LGS 6 as possessing a 'Special Landscape Importance'.
- viii) **No reference** has been made that the Planning Inspector dismissed Bloor's Planning Appeal, primarily for its potential harm to the countryside. The Planning Inspector referenced BFC's designation as land possessing 'Special Landscape Importance'.

When the matters listed in items i) to viii) are considered they provide significant substantiation to support that LGS 6 should remain undeveloped and as a consequence play an important role in achieving the objectives initially set out by the BVCP. These reasons substantiate why LGS 6 is designated as Local Green Space.

5 Comments made in relation to the 'EDP' Sandhurst Neighbourhood Plan Regulation 14 Submission Local Green Space Study (attached to the Turley response of 9th January 2026).

- 5.1** The thrust of EDP's argument is to try and split the LGS 6 area into two elements, firstly Horseshoe Lake and secondly the countryside to the north of Horseshoe Lake that includes the land in the ownership of Bloor Homes.
- 5.2** This approach is not considered applicable as the countryside to the north and east of Horseshoe Lake (including the Bloor Homes land) is of fundamental importance to the landscape character of the overall areas defined by both BFC and BVCP as possessing Special Landscape Importance. This point is made albeit that the current BFLP has defined an element of land to the north and east of Horseshoe and Grove Lakes as 'Crowthorne/Sandhurst Heathland Mosaic' (BFLP map B1). Clearly the rolling hills to the north and east of Horseshoe and Grove Lakes are not heathland. It is therefore considered that the previous BFC designation of the whole of the element of land included with LGS 6 be more appropriate. Indeed, as recently as the 2021 Planning Appeal BFC were giving evidence at the Appeal that the whole of LGS 6 was considered to be in an area designated as possessing **Special Landscape Importance**. It should be reiterated that this designation concurs with that of BVCP.

5.3 EDP's proximity comments (Their Test A, Proximity, albeit that some paras refer to the definition of extensive tracts of land): -

i) EDP response; Paras 3.4 to 3.9: -

Para 3.4: - The designation of LGS 6 is not related to a particular potential proposed development. LGS 6 has been identified to enable related green areas of importance to communities to be protected. Their designation as Local Green Space relates to ensuring that the benefits for the adjacent communities of Sandhurst and Yateley together with the nearby communities of Finchampstead, Crowthorne and Eversley are enjoyed. Their designation, in the case of Sandhurst, is required to be made when the Neighbourhood Plan is prepared and has to consider all nearby communities. This approach concurs with the requirements of NPPF section 106.

Retractions relating to EDP's assertion that LGS 6 is an extensive tract of land are detailed in the foregoing.

EDP's comments relating to 300m are not considered relevant to an assessment of 'proximity'. It should be reiterated that LGS 6 is designated for multi-community benefit; these include Sandhurst, Yateley and Finchampstead together with nearby Crowthorne and Eversley.

Paras 3.5 and 3.6: - Although EDP refer to Natural England's Infrastructure Greenspace Standards they appear to have failed to include its related comments regarding 'its likely size and its distance from local communities. As noted above LGS 6 is designated for the benefit of multi-communities. Details of size and distance parameters (as defined within Figure 2 and Table 1 of the Green Infrastructure Standards for England) are summarised within NP Appendix 4 paras 11.1.8 and 9. **It should be noted that LGS 6 falls well within Natural England's recommendations for size and distance from their communities. LGS 6 is considered to fall within the 'Wider Neighbourhood Greenspace' category as defined within Figure 2 of Natural England's document.**

Para 3.7: - EDP assert that '*over 20 ha should be considered an 'an extensive tract of land' and not suitable for designation as a Local Green Space*'. No evidence has been provided to substantiate this assertion. No specific reference has been made as to where the 20-ha limit has emanated.

It should be noted that there are many Local Green Space designations in England of more than 20 ha. Indeed, in neighbouring Wokingham Borough there are designated Local Green Spaces of well in excess of 20 ha. We would remind EDP that Government Guidance Notes, relating to NPPF section 107, do not specify any specific rule as regards how big a Local Green Space can be **(refer to NP Appendix 4, page 2, item 4)**.

It is therefore asserted that EDP inference relating to a 20-ha limit being imposed on Local Green Space designations is incorrect.

- ii) Para 3.8: - EPD say that '*distances to green spaces should be considered as actual walking distances. Actual walking distances would usually be measured through a network analysis not straight distance analysis. Furthermore, green spaces should be accessible by public transport and, or safe travel routes*'

The above comments have been extracted from the Natural England's '*Green Infrastructure Standards for England Summary*' document. Albeit that no reference has been made to this document within the NPPF, it is acknowledged that some guidance can be considered to be taken from the Natural England document.

EDP, without providing any specific substantiation evidence then go on to say *'Therefore LGS 6 is considered to fail Test A (Proximity).*

EDP do not appear to have specified any distances from settlements (both from Sandhurst and Yateley) to the access points to LGS 6 and additionally have not provided any information regarding accessibility.

In respect of accessibility we would refer EDP to NP Appendix 4 para 7.5 that records the accessibility of LGS 6 and LGS 7.

For the guidance notes produced by Natural England and how these relate to LGS 6 refer to NP Appendix 4 para 11.1.8. It should be noted that the actual distances from communities to LGS 6 are less than the Natural England recommendations.

- iii) EDP's response in respect of 'proximity to settlement' comments appear to include some contradictions. Within their Test A comments, they argue that LG6 is remote from settlements, whereas within their Test B Landscape Value comments (last item of page 6 of their response) they say *'Given the proximity of the urban area, and the influence of noise, lighting and the perceptual sense of urban form this factor (wildness and tranquillity) is limited'.*

NP Appendix 4 section 11, and in particular paras 11.1.8 and 9, demonstrates the close proximity to both Local Green Spaces LGS 6 and LGS 7 to the communities of Sandhurst, Yateley and Finchampstead. During the production of the NP there was much liaison with Yateley Town Council and Finchampstead Parish Council in assessing LGS 6 and LGS 7 to be given a Local Green Space designation.

EDP assertion that LGS 6 is not in close proximity to the settlements of Sandhurst and Yateley is therefore considered to be incorrect.

In respect of means of access to LGS 6 refer to NP Appendix 4 para 7.5; this includes information regarding the access points to both LGS 6 and LGS 7, it also records the carparks adjacent or near to the access points. It should also be noted that an element of LGS 6 incorporates a SANG. The SANG would, of course, not been given a SANG status by BFC had it not been able to have passed the appropriate accessibility requirements.

5.4 EDP's Demonstrably Special and of Local Significance and Landscape Character Context comments (Their Test B: Demonstrably Special and Local Significance): -

- i) EDP have made only very limited reference to both the historical and current landscape designations of land within LGS 6. It should be noted LGS 6 has been recorded as possessing '**Special Landscape Importance**'. **All as defined by BFC and substantiated by the BVCP. Refer to NP Appendix 4, sections 5, 6, 7, 8, 9, 10, 11 and 12.**
- ii) Although the Bloor owned land within LGS 6 is not open to many of the public it does have some limited public access associated with equestrian usage.
- iii) EDP's response appears to have excluded any reference to the high numbers of visitors to the public areas contained within LGS 6. The enjoyment and attraction of these visitors attributed to the rural feel and tranquillity of the area.
- iv) EDP, although referencing Natural England failed to highlight their definition of 'Green Infrastructure' which is included within Appendix 5 (definitions) of their publication 'Green Infrastructure Standards', this notes that **Green Corridors** are defined as including '**field margins**'.

BVCP also highlight the importance of these 'field margins' to the recommended planning strategies to users of the Blackwater Valley Corridor benefiting from its rural feel. The rural ambience of the area is additionally a great attraction for wildlife and wildfowl to form their habitats. **For additional related evidence and information refer to NP Appendix 4, section 10.**
- vi) It is noted that under para 3.16 of the EDP response that there is acknowledgement of that the landscape areas within LGS 6 possess significant landscape character, albeit they have endeavoured to not include the inclusion of the 'field margin' benefits.
- vi) EDP's Landscape Value comments para 3.22 of their response records the Guidance for Landscape and Visual Impact (GLVIA 3) and the 2021 Landscape Institute (LI) Guidance Note (TGN) as follows: -

Landscape Condition

Medium

Natural Heritage	Medium
Cultural Heritage	Medium
Recreational	Medium
Perceptual (scenic)	Medium
Perceptual (wildness and tranquillity)	Medium
Function	Low
Associations	Low
Distinctiveness	Medium

It would appear that some of EDP's comments are a 'cut and paste' from the evidence that they provided at the 2021 Planning Appeal by Bloor to develop the site. Indeed, within the EDP response there is reference to 'The Appeal'. The designations relating to 'medium and low' are of course subjective.

5.5 Earlier evidence raised within BFC's 'Statement of Case' (included within BFC's evidence relating to the 2021 Planning Appeal) that has a direct bearing on the EDP NP response: -

During the Appeal, a Landscape and Visual Issues report used as 'Proof of Evidence' was provided by BFC's Landscape Consultant (report dated February 2022). This included response to similar landscape parameters that Turley/EDP referenced within their NP Regulation 14 response. The following salient and similar landscape assessments were included within section 6.3 of that evidence: -

Natural Heritage	Medium
Cultural Heritage	Medium/high
Landscape Condition	Medium/high
Recreation	High
Perceptual (scenic)	High
Perceptual (Wildness and tranquillity)	High
Functional	High

- vii) Albeit that the above response comments are also subjective it would appear from the Appeal's dismissal decision that more weight was placed by the Inspector on BFC's Consultant's evidence rather than that of EDP.
- viii) In the production and preparation of the current BFLP a detailed landscape assessment was undertaken. This included land within LGS 6. Related information appertaining to the current BFLP landscape assessments were included within Appendix 7 of the Statement of Case documents issued at the Appeal. The salient matters raised within that assessment were: -

Appendix 7 para 7 (on page 102) of BFC's Landscape evidence: *'The northern slopes of the Blackwater Valley also have relatively high scenic quality as a result of wooded slopes that provides an attractive wooded setting to the River Blackwater and lakes.'* **The northern slopes of the Blackwater Valley are identified as being of an area of greater relative value.**

Landscape character (Appendix 7, section 19, page 104): - *'has an undulating landform with local high points which indicates high sensitivity, are moderate strength of character, has mature wooded boundaries which minimise the urban influence from the adjacent built edge giving it a rural character.'*

- a) The key conclusions on visual character are that the visibility varies, wooded boundaries limit views, and the undulating character allows for long views in and out of the area. Clearer views can also be obtained from the Three Castles Path that runs through the site.
- b) The woodland and mature trees provide a sense of place.
- c) Historic pastoral fields divided by hedgerows and hedgerow trees provide a cultural record of the past and provide a rural setting to the defined settlement.
- d) Localised areas of relative wildness provide a sense of tranquillity.
- e) Views from elevated ridges provide a sense of openness and enable appreciation of the landscape.
- f) Areas of recreation include a network of footpaths such as the Three Castles Path.

Based on the above EDPs assertion that LGS 6 is not 'demonstrably special and of local significance' is considered not proven. Indeed, the parameters noted above by BFC's landscape consultant (within

items a) to f) above) are considered to support the reasons why area LGS 6 has been designated as Local Green Space.

5.6 EDPs comments in relation to ‘Local in character and is not an extensive tract of land’. Their Test C.

- i) **No precise evidence has been provided by EDP to support their argument that LGS 6 is an extensive tract of land. That is that it is arbitrary countryside. EDP have also omitted from their comments that LGS 6 and LGS 7 have been identified by the multi nearby communities as possessing greenspace that is of particular importance to them.**
- ii) **EDP failed to reference the designations that both BFC and BVCP had placed on LGS 6 that identified the land as possessing significant local landscape character. BVCP, within many of their Strategies and Annual Reports, have continually highlighted the areas that include both LGS 6 and LGS 7 has having significant importance as they are one of the sections of the Blackwater Valley Corridor as ‘not hemmed in by urban development’.**

EDP’s assertion that LGS 6 is an extensive tract of land (their Test D) is therefore not accepted.

6 Based on the above, the EDP tests A, B and C are not accepted. EDP’s landscape assessments are also contrary to the similar assessments that have been proposed by BVCP (and their associated County, Town, Parish Councils and related bodies) and subsequently designated by BFC.

7 Conclusion: -

Following a review of the Turley Regulation 14 response it is considered that the related comments do not warrant area LGS 6 from having its Local Green Space designation removed. It should be noted that the designation of LGS 6 as Local Green Space is focused on providing a sustainable benefit for multi-Communities rather than about the potential commercial benefit of the landowner.

Appendix 12

Sandhurst Town Council's website Regulation 14 consultation invite



The Sandhurst Neighbourhood Plan 2025 to 2037 The Next Stage

Following good questionnaire and subsequent draft Neighbourhood Plan responses from those with an interest in Sandhurst an update of the Sandhurst Neighbourhood Plan has been drafted (Regulation 14 documentation). Before concluding a final draft of the Plan further comments from Sandhurst residents, businesses, landowners and authorities/organisations with an interest in Sandhurst are required. A collation of these comments can be considered and, if relevant, be used to update the current draft. The updated version will then be submitted to Bracknell Forest Council to instigate formal checking by an Independent Examiner, all in readiness for offering the Neighbourhood Plan to Sandhurst residents via a referendum.

Your comments on the Neighbourhood Plan would be very welcome as they will assist in shaping the Town to 2037. Details of how to respond are included within the **'Notification of Formal Consultation on the Sandhurst Neighbourhood Plan'**. This document and all other related documents can be accessed by clicking on the links below. Hard copies of these documents are also available for public viewing at both Sandhurst Library and Sandhurst Town Council's offices.

- 1) Notification of Formal Consultation on the Sandhurst Neighbourhood Plan (Residents, Businesses, Landowners)
- 2) Sandhurst Neighbourhood Plan. Regulation 14 Submission
- 3) Appendix 1. Sandhurst Statistics and Supporting Information
- 4) Appendix 2. Resident's questionnaire responses (SurveyMonkey returns)
- 5) Appendix 3. Resident's questionnaire responses (Hardcopy)
- 6) Appendix 4. Local Green Space Study
- 7) Appendix 5. Character Area Sandhurst (Chapter 2)
- 8) Appendix 6. Glossary of Acronyms and Planning Terms
- 9) Appendix 7. Bracknell Forest Council's Strategic Environmental Assessment and Habitats Regulations Assessments Screening Determination
- 10) Sandhurst Neighbourhood Plan, Informal Regulation 14 Summary

A Sandhurst Neighbourhood Plan, Informal Regulation 14 Summary document (item 10 above) has been produced to enable the reader a brief summary of what is proposed within the formal Neighbourhood Plan documentation. It, however, will not be included within subsequent submission documentation.

Please note that the Neighbourhood Steering Group will also be holding regular workshops at the Council's offices during the consultation period should you wish to hear any explanation of the Neighbourhood Plan's content or to voice your own views on related matters. Details regarding attendance procedure at the workshops are included within the **'Notification of Formal Consultation'** document (item 1 above).

