

Sandhurst Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan addresses a series of bespoke issues relating to the natural and built environment of the neighbourhood area. The Plan's policies are generally locally distinctive. The Plan is underpinned by a comprehensive evidence base including appendices. This is best practice.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Town Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Potential overlap/repetition of existing Local Plan policies/policy advice

Several of the Plan's policies have a potential overlap with existing Local Plan policies/policy advice. It would be helpful if the Town Council expanded on its approach to these matters and the extent to which the various policies would bring added value in the neighbourhood area. The policies concerned are:

- Policy H1
- Policy H2
- Policy D2
- Policy EN1
- Policy EN2
- Policy EN4
- Policy T1
- Policy T2
- Policy ECC1 and
- Policy ECC2.

Policy D4

Has the Town Council produced a distinctive and robust justification for the proposed replacement standards?

Policy EN5

The proposed approach towards the designation of local green spaces (LGSs) is helpfully underpinned by the details in Appendix 4.

I looked at the proposed LGS carefully during the visit. I saw the significance of Snaprails Park (LGS1) and Owlsmoor Park (LGS2).

Proposed LGS6 and LGS7 are substantially larger than the other proposed LGSs. It would be helpful if the Town Council expanded on its conclusion that they are local in character rather than extensive tracts of land.

Policy T3

I noted the levels of on-street car parking during the visit.

Has the Town Council addressed the extent to which the higher parking standards proposed in the policy would directly address and/or improve the existing parking issues in the neighbourhood area?

Policy T4

I saw the importance of the Station during the visit. The first part of the policy is land use related. The second part of the policy reads as a general aspiration for a non-land use matter. Please can the Town Council expand on its approach to the second part.

Policy C1

The third part of the policy comments about an entirely appropriate ambition. Nevertheless, is it a land use policy? Should it be repositioned into the supporting text?

Policy C2

The final part of the policy (on the development of public houses and social clubs) refers to existing services. There is no context to this part of the policy. Please can the Town Council expand on what it is seeking to achieve.

Policy C3

As I read this policy, it is a schedule of potential community benefits that may arise from new development. If this is correct, should it be in the supporting text rather than being presented as a policy?

Policy C4

As I read this policy it seeks to upgrade unadopted roads. If this is correct, should it be in the supporting text rather than being presented as a policy both generally and as unadopted roads are not controlled by planning related legislation?

Policy ERB1

Paragraph 9.3.5 of the Plan focuses on hot food take aways whilst the policy has a more general content. Please can the Town Council explain on the approach taken. In particular does the first part of the policy serve any useful purpose as proposals for new retail uses would not involve the loss of existing retail uses.

Representations

Does the Town Council wish to comment on any of the representations made to the Plan?

It would be helpful if the Town Council comment on the representations submitted by:

- Beechcroft Developments Limited (Representation 08); and
- Bloor Homes (Representation 15).

I would also find it helpful if the Town Council responded to Bracknell Forest Council's comments and suggested changes to the policies and the supporting text.

Protocol for responses

I would be grateful for responses to the questions raised by 24 August 2026. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from Bracknell Forest Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Sandhurst Neighbourhood Development Plan.

27 July 2026