

## **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 provides a clear vision for the neighbourhood area. It addresses a range of issues which relate closely to its character and appearance. The presentation and layout of the Plan is very good. The Plan is supported by excellent photographs and maps.

Section 3 provides a clear relationship between the Vision for the Plan, the objectives, and the resulting policies. Furthermore, the Conformity References at the end of each policy demonstrate how the policy concerned delivers the objectives of the Plan and are in general conformity with the policies in the Local Plan. This is best practice.

### **Points for Clarification and observations**

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 Parish Council and for the Borough Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications to the Plan to ensure that it meets the basic conditions. I set out specific clarification points and observations for the Parish Council and the Borough

### **Questions for the Parish Council**

#### *Policy S1*

This is a good policy which establishes a spatial strategy for the parish.

#### *Policy S2*

This is a good policy which underpinned by the Housing Needs Assessment

#### *Policy S3*

This is an excellent, locally-distinctive policy which is underpinned by the equally-impressive Design Guidance. In the round, it is a first-class local response to Section 12 of the NPPF.

#### *Policy S4*

This is another excellent locally-distinctive policy. Its non-prescriptive approach has regard to Section 14 of NPPF and the Written Ministerial Statement of December 2023 on local energy efficiency standards.

*Policy S8*

I looked at the proposed Local Green Spaces carefully during the visit. The policy is underpinned by the details in Appendix D.

*Policy S9*

This is another good, locally distinctive policy which, in this case, is underpinned by the details in Appendix E.

*Policy S10*

I am minded to recommend that the policy should set out the requirements for development proposals rather than offering support to proposals. This would acknowledge that the application of other development plan policies would be involved in the determination of planning applications.

Does the Parish Council have any comments on this proposition?

*Policy S12*

Should Part C of the policy recognise that some of its outcomes may be permitted development?

*Policy S13*

On the one hand, the Plan's proposal for a village hub is both exciting and ambitious. However, on the other hand, are the ambitions of the policy capable of delivery within the Plan period?

*Implementation and Plan Review*

Section 11 of the Plan addresses these matters in a very positive fashion. It anticipates the adoption of the emerging the Local Plan.

***Question for the Borough Council***

I note the details in the March 2025 Local Development Scheme.

Is there any further update on the Plan and the timescale for its adoption?

**Representations**

It would be helpful if the Parish Council would respond to the comments from Kent County Council.

The Borough Council also makes a series of comments and suggested revisions to the Plan. It would be helpful if the Parish Council would respond to those comments.

### **Protocol for responses**

I would be grateful for responses to the matters raised in this Note by 11 August 2025. 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 all come to me directly from Borough 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

16 July 2025