

Sandhurst Neighbourhood Development Plan Decision Statement (Reg 18(2)1)

1 The Neighbourhood Planning (General) Regulations 2012

Summary

1. Following an independent examination undertaken by way of written representations, Tunbridge Wells Borough Council (TWBC) now confirms that the Sandhurst Neighbourhood Development Plan (SNDP) will proceed to a Neighbourhood Planning Referendum.
2. This decision statement is available on the SNDP page of the [TWBC website](#) and will be displayed either at the Town Hall or The Amelia. A copy will also be sent to Sandhurst Parish Council for display within the parish.

Background

3. In September 2014, TWBC formally designated the area shown at **Appendix 1** as the Sandhurst Neighbourhood Area.
4. Following the submission of the SNDP to TWBC, the plan was publicised, and representations were invited. The publicity period ran from 15 April to 02 June 2025.
5. TWBC appointed an independent examiner, Mr Andrew Ashcroft MRTPI to examine whether the SNDP met the basic conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and whether the SNDP should proceed to a referendum.
6. The Examiner's Final Report dated 06 January 2026 recommended a number of modifications so that the SNDP is able to comply with the 'basic conditions' and other relevant statutory provisions and that the submission plan if modified can be put to referendum.
7. The Examiner's Final Report considers the NDP will bring forward positive and sustainable development in the neighbourhood area. The NDP has been designed to be distinctive in general terms, and to be complementary to the development plan. Furthermore, the NDP addresses a specific set of issues that have been identified and refined by the wider community to safeguard the character and setting of the neighbourhood area. All sections of the community have been engaged in its preparation. The independent examiner also recommends that the referendum area should be that of the neighbourhood area i.e., Sandhurst Parish.

Recommendations, Decisions and Reasons

8. The Neighbourhood Planning (General) Regulations 2012, Regulation 18 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4a to the Town and Country Planning Act 1990 (as applied by Section 38A of the Planning and Compulsory Purchase Act 2004).
9. Having considered the recommendations made in the Examiner's Final Report, and the reasons for them, TWBC in conjunction with Sandhurst Parish Council (the Qualifying Body) has agreed to accept the modifications made to the draft plan under paragraph 12(6) of Schedule 4B to the Town and Country Planning Act 1990 in response to the examiner's recommendations/ modifications.
10. To meet the requirements of the Localism Act 2011 a referendum which poses the question, *'Do you want Tunbridge Wells Borough Council to use the Sandhurst Neighbourhood Development Plan to help it decide planning applications in the Sandhurst Neighbourhood Area?'* will be held in the area formally designated as the Sandhurst Neighbourhood Area, that is Sandhurst Parish, to ensure the community has the final say on whether the neighbourhood plan comes into force or not.
11. The date on which the referendum will take place is Thursday 18 June 2026.

27 March 2026

Appendix 1: Sandhurst Neighbourhood Area

