

Runnymede 2030

Green Belt Village Review

Stage 2 Update



January 2018

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1. Introduction

1.1 The Borough Council has previously carried out a review of Green Belt Villages in Runnymede (the Stage 1 Review)¹. The Stage 1 review was complementary to borough wide Green Belt reviews undertaken on behalf of the Council by Arup in 2014 and 2017².

1.2 The Arup Reviews considered whether the Green Belt in Runnymede still fulfilled its purposes as set out in paragraph 80 of the NPPF, that is:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.3 The reviews included areas of the Green Belt which contain a greater degree of built development than would normally be expected, but did not consider whether they should be considered ‘villages’ and could be excluded from the Green Belt.

1.4 The policy context for excluding villages from the Green Belt is set out in paragraph 86 of the National Planning Policy Framework (NPPF) which states:

‘If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.’

1.5 As such, whether a village should be included or excluded from the Green Belt rests on the contribution that the open character of a village has on the openness of the Green Belt. In terms of ‘openness’, the courts have held that it is epitomised by land that is not built upon but does include visual impact³.

1.6 The Stage 1 review from February 2016 considered whether any developed areas within the Green Belt could be considered as a ‘village’ for the purposes of paragraph 86 of the NPPF and if so whether these should remain ‘washed over’ by the Green Belt (included within it) or be excluded and returned to settlement. The stage 1 review set out a general methodology for appraising areas based on a six stage process as follows:

Stage 1 - Identify developed areas in Runnymede which are currently ‘washed over’ by (included within) the Green Belt and which could be considered ‘villages’ or ‘settlements which function as a village’;

¹ Green Belt Village Review: Stage 1 (2016) RBC. Available at:

<https://www.runnymede.gov.uk/article/11310/Green-Belt-Villages-Review>

² Green Belt Review (2014) Arup. Available at: <https://www.runnymede.gov.uk/article/11311/Green-Belt-Review>

³ Heath & Hampstead Society v London Borough of Camden [2007] EWHC 977 (Admin) & Turner vs East Dorset Council [2015] EWHC 2788 (Admin).

Stage 2 – If an area is considered for review, identify a boundary around the village for the purposes of a working assessment;

Stage 3 - Consider whether the village has an open character;

Stage 4 - Consider the relationship that the village has with the openness of the surrounding Green Belt;

Stage 5 – Make a decision as to whether a village should be ‘washed over’ by the Green Belt or if it should be excluded;

Stage 6 - If a decision has been made to exclude a village (or parts of), consider detailed village boundaries.

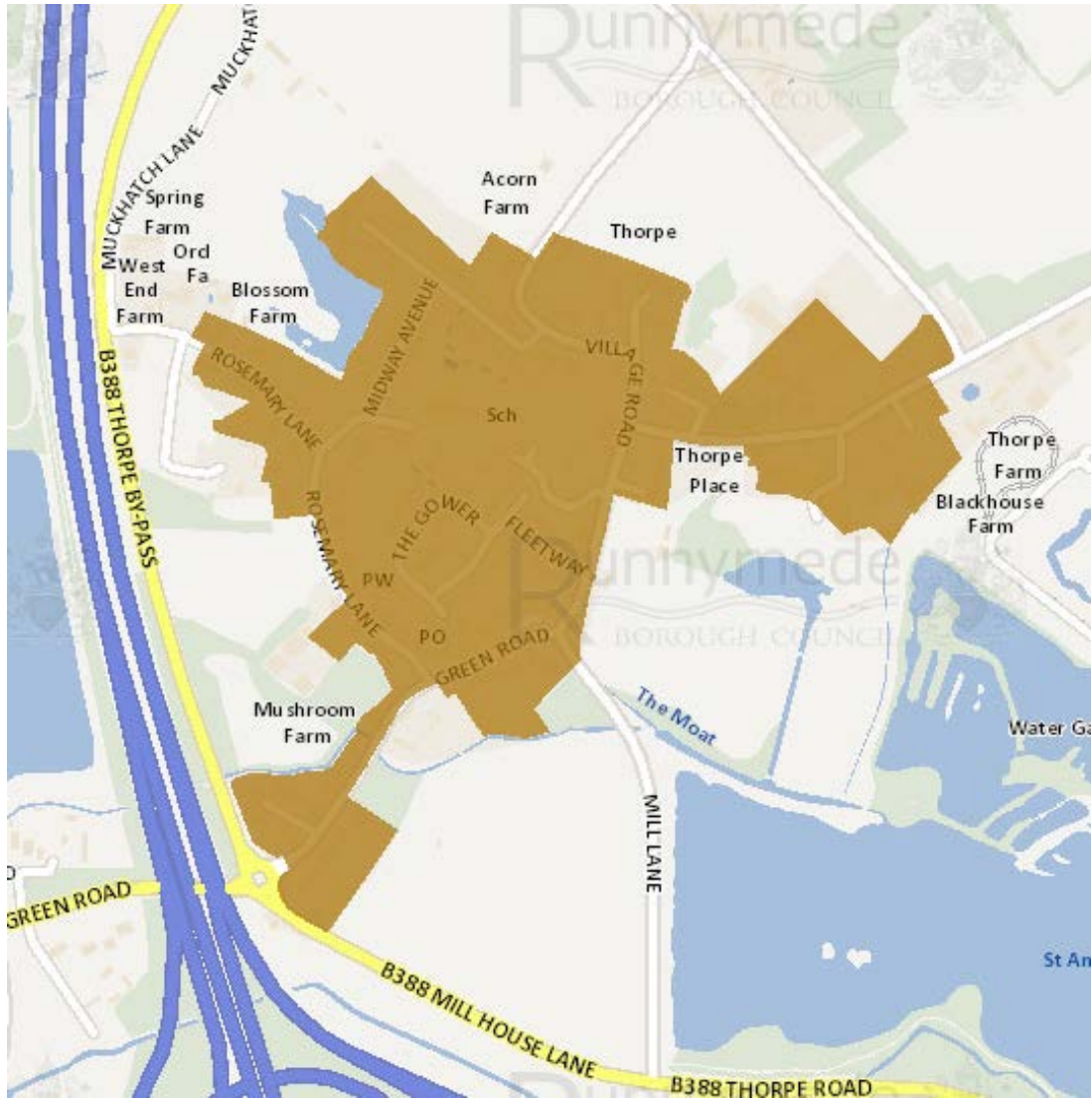
- 1.7 The Stage 1 review considered the first 5 stages in the methodology and concluded that the only area which could be considered a ‘village’ for NPPF paragraph 86 purposes was Thorpe. The Stage 1 review recommended, given its character and relationship with the Green Belt that the village of Thorpe should be excluded from the Green Belt (returned to settlement), where normal planning policies would apply. However the Stage 1 review did not go on to consider where the detailed boundary between the village and the Green Belt should lie. This is now the purpose of this Stage 2 Review.

Runnymede Local Plan: Saved Policies 2007⁴

- 1.8 The Runnymede Local Plan was adopted in 2001 and was prepared with regard to the now superseded national Planning Policy Guidance Notes. The majority of the policies in the 2001 Local Plan were saved in 2007 and are still in force and a material consideration in determining planning applications.
- 1.9 Saved Policy GB2 of the current Local Plan allows infilling, appropriate small-scale community, service or employment facilities and small-scale housing developments in Thorpe even though the village is ‘washed over’ by the Green Belt. The range of allowable development set out in saved Policy GB2 therefore goes beyond that which was set out in national policy at the time and now the NPPF. The Local Plan Policies Map shows the extent of the settlement of Thorpe where saved Policy GB2 applies and is shown in Plan 1-1.
- 1.10 Those areas in the village of Thorpe not covered by saved Policy GB2 are currently subject to national Green Belt policy restrictions as set out in the NPPF.

⁴ Runnymede Local Plan 2001 Saved Policies (2007) RBC. Available at: <https://www.runnymede.gov.uk/article/5238/Local-Plan-2001-Current>
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Plan 1-1: Extent of Runnymede Local Plan Saved Policy GB2



2. Methodology

- 2.1 The NPPF sets out aspects which require consideration when altering Green Belt boundaries.
- 2.2 Paragraphs 79 & 80 of the NPPF set out the general purpose and characteristics of the Green Belt. Paragraph 79 states that the essential characteristic of Green Belts are their openness and their permanence and paragraph 80 sets out five purposes as:
 - 1) To check unrestricted sprawl of large built up areas;
 - 2) To prevent neighbouring towns merging into one another;
 - 3) To assist in safeguarding the countryside from encroachment;
 - 4) To preserve the setting and historic character of towns; and
 - 5) To assist in urban regeneration, encouraging recycling of derelict and other urban land.
- 2.3 Whilst paragraphs 79 and 80 of the NPPF explain the general purpose and characteristics of the Green Belt rather than specifics regarding how alterations to boundaries should be made per se, they are nonetheless relevant in considering the role that boundaries can play.
- 2.4 Paragraph 83 of the NPPF states that once established, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. It is considered that the exceptional circumstances to alter Green Belt boundaries around Thorpe has been demonstrated through the Stage 1 Review with respect to the character of Thorpe and the contribution it makes to the openness of the Green Belt in accordance with paragraph 86 of the NPPF.
- 2.5 Paragraph 83 also states that at the time of alteration, authorities should have regard to a boundary's intended permanence in the long term and should be capable of enduring beyond the plan period. Paragraph 84 of the NPPF also states that when reviewing boundaries local planning authorities should take account of the need to promote sustainable patterns of development.
- 2.6 Paragraph 85 includes a number of criteria to consider when defining boundaries including:
 - 1) Ensure consistency with meeting Local Plan requirements for sustainable development;
 - 2) Not include land unnecessary to keep permanently open;
 - 3) Where necessary, identify areas of 'safeguarded land' between the urban area and Green Belt to meet longer term development needs;
 - 4) Make clear safeguarded land is not allocated for development at the present time;
 - 5) Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the Local Plan period; and
 - 6) Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

- 2.7 As such, the above NPPF paragraphs will need to be taken into account when defining Green Belt boundaries. Unlike the larger urban areas in Runnymede where alterations would consider boundaries at an existing Green Belt/Settlement edge, a Green Belt/Settlement boundary would need to be defined around the whole village of Thorpe. This was previously defined on the 'Town Map' which pre-dated the 1986 Local Plan and which formed the extent of Policy GB2 of the 2001 Local Plan.
- 2.8 Nevertheless the evidence set out in the borough wide reviews of the Green Belt undertaken by Arup in 2014 and 2017 form a starting point in the context for considering the long term permanence of Green Belt boundaries, whether it is necessary to identify safeguarded land between the 'village' of Thorpe and the Green Belt whilst also having regard to the need to promote sustainable patterns of development.
- 2.9 The Green Belt Reviews carried out by Arup perform the function of considering whether the Green Belt in Runnymede still meets the purposes as set out in paragraph 80 of the NPPF and/or whether any areas of Green Belt could potentially return to the urban area through the Local Plan process.
- 2.10 The Stage 1 Arup review identifies the village of Thorpe in General Area 12, which covers the entire village of Thorpe, Thorpe Park and all land designated as Green Belt between the B388 Thorpe Bypass to the west and the A320 Chertsey Lane to the east and bounded by the Thorpe Industrial Estate and Egham Hythe to the north and the M3 to the south.
- 2.11 Arup's Stage 1 Green Belt Review gave General Area 12 a total score of 10/10 for checking unrestricted sprawl, 3/5 for preventing neighbouring towns merging and 3/5 for safeguarding the countryside from encroachment. The assessment of General Area 12 stated:
- The northern part of the parcel protects open land from urban sprawl;
 - The boundary to Egham Hythe/Chertsey Lane provides an essential barrier to development;
 - The parcel provides a largely essential gap between Egham and Staines-upon-Thames with the western portion providing a largely essential gap between Egham and Thorpe, although the scale of the gap may allow some scope for development;
 - Despite containing Thorpe and Thorpe Park the parcel retains a largely open character to the north with 15-20% of the parcel covered by development.
- 2.12 The Stage 2 Green Belt Review undertaken by Arup considered smaller refined parcels of Green Belt land which fell into defined buffer areas around each settlement within Runnymede. For smaller areas such as Thorpe the buffer extended to some 250m from the edge of the urban area and included an appraisal of land parcels on the edge or close to the village of Thorpe.
- 2.13 The Stage 2 Review appraised parcels 75, 78, 81 and 83 which largely sit to the north/east of the village. The Stage 2 review considered that each of these parcels performed strongly against Green Belt purposes and their release would harm the wider strategic Green Belt. The findings of the Stage 2 Review were taken into account in the Council's Site Selection Methodology & Assessment (SSMA) evidence and were not recommended for allocation.

Sustainable Development

- 2.14 NPPF paragraph 7 sets out that there are three dimensions to sustainable development, economic, social and environmental which give rise to the need for the planning system to perform a number of roles:
- An economic role – contributing to building a strong, responsive and competitive economy;
 - A social role – supporting strong, vibrant and healthy communities;
 - An environmental role – contributing to protecting and enhancing the natural, built and historic environment.
- 2.15 NPPF paragraph 84 seeks to ensure that when reviewing Green Belt boundaries (as is the case for Thorpe Village) account is taken of the need to promote sustainable patterns of development and the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Paragraph 85 bullet 1 also states that when defining boundaries local planning authorities should ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.
- 2.16 Planning Advisory Service (PAS) guidance⁵ sets out that to justify the use of land in the Green Belt for development an assessment needs to take account of sustainability issues such as accessibility and environmental assets. It goes on to state that Plans should identify for development the most sustainable locations, unless outweighed by the effect on the overall integrity of the Green Belt according to an assessment of the whole of the Green Belt according to the five purposes.
- 2.17 However, the consideration against which a village within the Green Belt should either remain within the Green Belt ('washed over') or be excluded is based on the tests in paragraph 86 of the NPPF in terms of village character and its impact on the openness of the Green Belt and not whether it promotes sustainable development. As such, the conclusion that Thorpe Village should be excluded from the Green Belt is based on paragraph 86 of the NPPF and is set out in Stage 1 of the Green Belt Villages Review. However, a consideration of sustainable development is required for the review of boundaries in this Stage 2 review.
- 2.18 In this respect, the Arup review further assessed General Area 12 based on absolute and non-absolute constraints resulting in refined and further refined areas. The purpose of this is set out in paragraph 5.10.1 of the Arup review and states *'The purpose of phase 2 of the review was to identify whether there are any suitable and preferential potential areas for sustainable development'*. As such, the Arup review has considered promoting sustainable patterns of development in its review of the whole of the Green Belt in so far as it relates to environmental issues.
- 2.19 Several small areas within General Area 12 were identified, including a small area within the village of Thorpe. The assessment of refined area 12 states:

'A number of small, dispersed areas of further refined land remain in the General Area. While their development would not compromise the ability of the Green Belt to meet

⁵ Planning on the Doorstep: The Big Issues – Green Belt (2015) Planning Advisory Service. Available at: http://www.pas.gov.uk/councillors-page/-/journal_content/56/332612/6209939/ARTICLE
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Purposes 1 and 2, aside from a small area within the village of Thorpe and another contiguous to the Thorpe Industrial Estate, they are all geographically remote from existing settlements and insufficient in size to support stand-alone settlements. There is also a risk that the development of these areas would compromise the non-fragmented swathe of Green Belt between Chertsey and Egham Hythe (Purpose 3).

Given the special development policies that apply to Thorpe within the Local Plan Saved Policies and assuming these are retained in the emerging Local Plan, there is no case for removing the small fragment of further refined land within the village from the Green Belt, whilst the small area contiguous to the Thorpe Industrial Estate already contains dwelling houses and is unlikely to have significant further development potential.'

- 2.20 Whilst the Arup Review is based on how the existing Green Belt performs against the purposes set out in paragraph 80 of the NPPF and not the tests which considered whether Thorpe should remain within or be excluded from the Green Belt, they are the correct tests for considering where detailed boundaries should be defined as intimated in the PAS guidance and were used again in Arup's Stage 2 Green Belt Review. As such, a view has to be taken on how wide the boundary should be drawn around the village 'envelope' to take account of opportunities for sustainable development whilst protecting the integrity of the Green Belt. As such, the weight the Council attaches to the protection of the Green Belt against sustainability objectives will need to be considered. The starting point for this consideration is the Council's evidence base in the SSMA which included a consideration of the Arup reviews.
- 2.21 Whilst the Arup reviews did not consider in any detail the 'built edge' of the village of Thorpe and its relationship with the Green Belt or its boundaries, General Area 12 scored relatively highly against purpose three, which includes a test of openness with the comment '*There is also a risk that the development of these areas would compromise the non-fragmented swathe of Green Belt between Chertsey and Egham Hythe (Purpose 3)*⁶'. It also scored a maximum 10 out of 10 for checking unrestricted sprawl and also scored relatively highly for preventing neighbouring towns merging.
- 2.22 No areas of land in General Area 12 or the smaller refined parcels in the Stage 2 Review were identified by Arup for potential return to the urban area, rather areas of land in other General Areas were considered to perform more poorly against the purposes set out in paragraph 80 of the NPPF and were considered more sustainable against a variety of constraints.
- 2.23 However, it is recognised that overall levels of housing need for the Borough and the Housing Market Area as a whole are high with a requirement for additional commercial floorspace in the form of storage & distribution uses.
- 2.24 The village of Thorpe has a population of around 1,000 people with approximately 366 dwellings, which is around 1% of the total Borough population and dwelling numbers. The village of Thorpe is situated 1.8km – 2.8km from the nearest rail station at Virginia Water (at its nearest and farthest points) and is served by the 566/567 bus route to Virginia Water, Egham and Staines-upon-Thames. This service runs infrequently between Monday to Saturday with limited services at peak times and no service on a Sunday. Employment opportunities are only some 400m to the north at the Thorpe Industrial Estate and the village is served with essential but limited services such as a primary school and community hall but only a single small convenience store and no

⁶ Green Belt Review: Annex 4 (2014) Arup. Available at: <https://www.runnymede.gov.uk/article/11311/Green-Belt-Review>
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health or state secondary education facilities. The American School in England (TASIS) which occupies large areas in the east of the village, is a privately run education facility.

- 2.25 Whilst the level of development needs could form the basis for including larger development opportunities into the village boundary and help achieve social and economic objectives in terms of meeting needs, this is balanced against the village not being one of the most accessible or sustainable locations in terms of its size or service provision. As such, any large scale development opportunity would need to significantly improve the sustainability and accessibility of the village.
- 2.26 Expansion of the village south would be halted by functional floodplain and to the west by the Thorpe Bypass and M25 motorway which only leaves expansion either northwards or eastwards. A large area to the east/northeast of Thorpe is designated as a conservation area and whilst not being a bar to development is likely to act as a constraint to the amount of development achievable. The area to the north and east of Thorpe is also considered to maintain the open characteristics of the Green Belt and to play an important role in preventing sprawl and towns from merging into one another, given the existing development at Ten Acre Lane/Green Lane.
- 2.27 Further, a high level of need does not mean that every area of Green Belt in Runnymede is suitable for release. Given the findings of the Arup Reviews, the sustainability of the village and recommendations of the SSMA, greater weight has been placed on protection of the Green Belt compared with the need to meet development needs when defining village boundaries. Therefore it is considered that the large scale expansion of Thorpe Village to accommodate a greater proportion of the development need is not justified.
- 2.28 As such, in relation to NPPF paragraph 85 bullet 3, given this finding it is also considered that 'safeguarding' land around the 'village' for future large scale development is also unlikely to promote sustainable patterns of development as again the level of development need is not considered to outweigh the protection afforded to the Green Belt. Therefore, the village of Thorpe is one of the Borough's smaller settlements and not expected to be a focus for growth now or in the foreseeable future.
- 2.29 However, given the emphasis on the three roles planning plays in meeting sustainable development in paragraph 7 of the NPPF, it is considered that sustainable development does not mean a 'no development' scenario. As such, some organic growth will be required to meet future development needs, although this will still need to consider the impact to the overall integrity of the Green Belt, given the weight the Council attaches to its protection. Therefore, the inclusion of some small areas with development potential into the village boundary and at a scale commensurate with the size of the village could constitute sustainable development whilst protecting the overall integrity of the Green Belt. This is considered to be consistent with the Local Plan strategy for meeting identified requirements for sustainable development (NPPF paragraph 85 bullet 1) and promotes sustainable patterns of development (NPPF paragraph 84).
- 2.30 This would also ensure that boundaries remain defensible in the long term, as some small opportunities for development would allow sustainable growth within the village, ensuring that it meets a proportion of future needs and that boundaries do not need to be reviewed at the end of the Local Plan period. However, the Council will still need to have regard to paragraphs 79 and 80 of the NPPF as well as clearly defining boundaries using physical features that are readily recognisable and likely to be permanent.

2.31 In this regard paragraph 2.4.18 of the Stage 2 Arup Green Belt Review defined the permanence of boundaries as:

Durable/'Likely to be permanent' features including:

Infrastructure: motorway; public and man-made road; railway line; river or softer features such as private/unmade road; bridleway/footpath, power line.

2.32 *Landform:* stream, canal or other watercourse; prominent physical feature (e.g. reservoir embankment); woodland edges, tree belts and hedgerows; existing development with strongly established, regular and consistent boundaries or softer features such as field boundary; fragmented/inconsistent tree line or hedgerow.

2.33 However, when considering the permanence of boundaries, the Arup review was largely concerned with the Green Belt at a macro scale in order to define General Area land parcels for review and not necessarily the smaller scale intricacies of a Green Belt/village boundary interface.

2.34 As such, there may be some physical features which exist at the smaller scale which can be used to define boundaries or there may be some instances where a permanent physical feature is not readily apparent and/or where the boundary of a property or its curtilage is not clearly defined by OS base mapping. In these instances, the position of the Green Belt boundary has been considered on a case by case basis with regard to whether there are any features which could define a boundary and what these features are and their degree of permanence.

Process for Assessing Boundaries

2.35 The process of identifying where boundaries should be defined follows that set out in the Runnymede Green Belt Technical Review. As such, the overall methodology for this Stage 2 Review is as follows:-

Stage 1 – Desktop Study

2.36 The village of Thorpe has been split into 19 separate 'map tiles' based on OS base mapping at a scale of 1:1000 to take a finer detailed view of where Green Belt boundaries might be defined. Each map tile was examined for features which could form a defensible boundary aided by 2013 (or older if appropriate) aerial photography.

Stage 2 – Site Visits

2.37 Where base maps or aerial photography did not reveal clear features or where boundaries were indistinct, site visits were undertaken to determine/clarify where boundaries should be defined.

Stage 3 – Map Defined Boundary with Justification for Selection

2.38 For each map tile of the village the proposed boundary has been plotted onto the base map. A commentary has been provided in a separate appendix to explain the proposed boundary position based on a number of criteria developed from relevant paragraphs of the NPPF and guidance from the Planning Advisory Service.

2.39 In developing criteria regard has been had to the Arup borough wide reviews which considered the Green Belt against the first three purposes as set out in paragraph 80 of the NPPF but excluded purposes 4 and 5.

- 2.40 With respect to purpose 4 (preserve the setting and special character of historic towns), this was excluded by Arup because most towns exhibit a pattern of modern development which envelopes historic towns and therefore the Green Belt does not play a part in their setting. This was considered to be the case for all settlements in Runnymede.
- 2.41 As such, purpose 4 has been excluded from this Stage 2 Green Belt Village Review for the purposes of defining boundaries. Although part of Thorpe does have a historic setting and special character, the historic setting is designated as a conservation area which extends into the open Green Belt to the east-northeast of the village, thus already preserving the area considered to have special character. Paragraph 86 of the NPPF makes clear that if a village requires protection for reasons other than openness, other means should be used, such as conservation area or normal development management policies.
- 2.42 In terms of purpose 5 (assist in urban regeneration by encouraging recycling of derelict and other urban land), this was also excluded by Arup. The Planning Advisory Service (PAS) guidance considers that land within urban areas that could be developed will already have been factored in before identifying Green Belt for consideration and as such all Green Belt achieves purpose 5 to the same extent. As such, purpose 5 has also been excluded from this Stage 2 review for the purposes of defining boundaries.
- 2.43 However, the PAS guidance also sets out a number of criteria to identify areas of land which might seem to make a limited contribution to the overall Green Belt or which might be considered for development through a review according to the 5 purposes. Although the PAS guidance and its criteria are aimed at larger scale Green Belt reviews such as the borough wide reviews undertaken by Arup, the criteria are still considered relevant in defining Green Belt boundaries. The PAS criteria considers Green Belt release could be undertaken where:
- It would effectively be ‘infill’ with the land partially enclosed by development;
 - Development would be well contained by the landscape e.g. with rising land;
 - There would be little harm to the qualities which contributed to the distinct identity of separate settlements in reality;
 - A strong boundary could be created with a clear distinction between ‘town’ and ‘country’
- 2.44 Therefore based on relevant paragraphs of the NPPF and the PAS guidance the following criteria for defining the Green Belt/village boundary around Thorpe have been developed as follows:
- Will the boundary maintain the essential open characteristic of the Green Belt or is it unnecessary to keep land permanently open? Would it be considered ‘infill’ with land partially enclosed by development? (NPPF paragraph 79 & 85 bullet 2, PAS guidance bullet 1)
 - Will the boundary check unrestricted sprawl, encroachment into the countryside and would development be well contained by the landscape? (NPPF paragraph 80 bullets 1 & 3, PAS guidance bullet 2)
 - Will the boundary prevent neighbouring towns merging into one another or, in reality would it harm the qualities which contribute to the distinct identity of separate settlements? (NPPF paragraph 80 bullet 2, PAS guidance bullet 3)

- Is the boundary based on permanent physical features or if not what other features have been used and what is their degree of permanence? Does this create a strong distinction between 'town' and 'country' (NPPF paragraph 85 bullet 6, PAS guidance bullet 4)
- Will the boundary be durable and defensible now and beyond the Local Plan period (NPPF paragraph 83)?

2.45 This Stage 2 review does not attach greater weight to any of the above criteria, rather they are considered in the round. There will be occasions where some criteria are met but others are not or where criteria may be partially met. In these instances a judgement will be made as to where the boundary should lie which may also give rise to a number of options for consideration. Promoting sustainable patterns of development will also need to be considered.

2.46 The Runnymede Green Belt Technical Review also applied a number of 'rules' to defining Green Belt boundaries, which for consistency will also apply to this Stage 2 Review where appropriate. The rules are as follows:-

Roads

2.47 Where the proposed Green Belt/village boundary crosses or runs along a stretch of road, the road will be included within the village boundary, unless illogical to do so.

Adjustment to Reflect Property/OS Lines

2.48 The extent of saved Policy GB2 of the Local Plan 2001 has not been altered since its adoption in 1986 and this itself is based on land previously excluded from the Green Belt in the former 'Town Plan'. Where parts of the designation are considered to form the most suitable boundary, this will need to be verified by aerial photography and site visit where necessary.

Adjustment to Provide a More Logical & Defensible Boundary

2.49 As stated in paragraph 2.31 above, in some instances there is either not an up to date OS line on the base map which could be followed to provide a logical boundary line, or the nearest OS line does not reflect the situation on the ground. Where this occurs a judgement has been made on a case by case basis having regard to bullets 1-5 in paragraph 2.41 above.

Adjustment to Reflect Post 1986 Development

2.50 Since 1986 some sites within the extent of saved Policy GB2 will have been redeveloped and may show amended boundaries. Post 1986 updates of the OS base map will have captured most resulting changes since the saved policy extent was drawn in 1986. If the saved policy extent is used as the basis to define parts of the village boundary, any subsequent post 1986 development will need to be considered and checked against any relevant planning history before a decision is made as to whether the boundary should be amended, and if so how.

Checklist

2.51 Table 2-1 sets out a checklist of where various aspects of the NPPF and PAS guidance have been taken into account in this Stage 2 Green Belt Village Review.

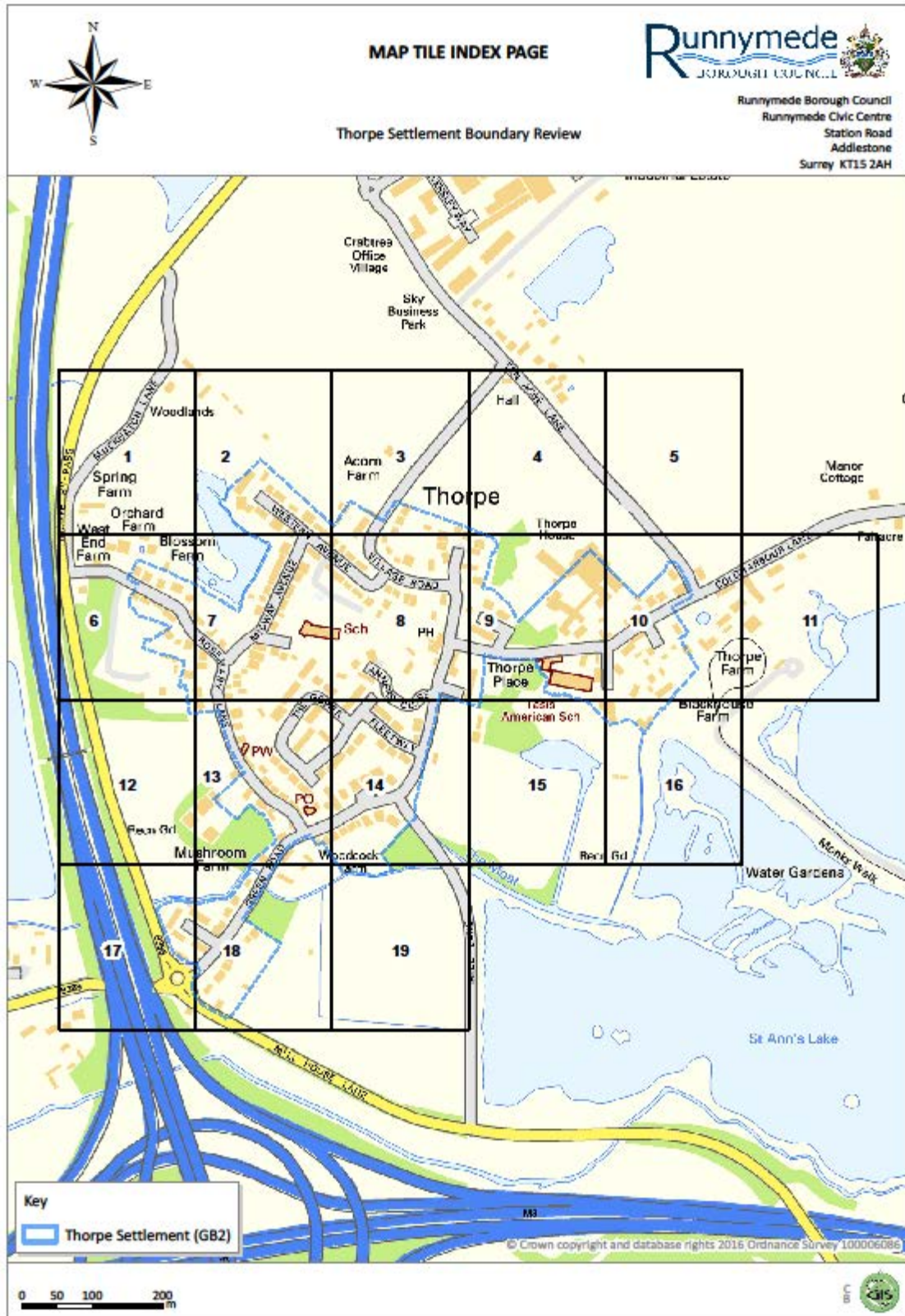
Table 2-1: Village Boundary Review Checklist

| NPPF/PAS | Stage 2 Review |
|----------------------------|---|
| NPPF paragraph 79 | Map Tile commentary in appendices |
| NPPF paragraph 80 bullet 1 | Map Tile commentary in appendices |
| NPPF paragraph 80 bullet 2 | Map Tile commentary in appendices |
| NPPF paragraph 80 bullet 3 | Map Tile commentary in appendices |
| NPPF paragraph 80 bullet 4 | Paragraphs 2.12 - 2.34 |
| NPPF paragraph 80 bullet 5 | Paragraphs 2.12 - 2.34 |
| NPPF paragraph 83 | Map Tile commentary in appendices |
| NPPF paragraph 84 | Paragraphs 2.12 – 2.34 & map tile commentary where appropriate. |
| NPPF paragraph 85 bullet 1 | Paragraphs 2.12 – 2.34 |
| NPPF paragraph 85 bullet 2 | Map Tile commentary in appendices |
| NPPF paragraph 85 bullet 3 | Paragraphs 2.12 – 2.34 |
| NPPF paragraph 85 bullet 4 | Not Applicable |
| NPPF paragraph 85 bullet 5 | Map Tile commentary in appendices |
| NPPF paragraph 85 bullet 6 | Map Tile commentary in appendices |
| PAS Criteria 1 | Map Tile commentary in appendices |
| PAS Criteria 2 | Map Tile commentary in appendices |
| PAS Criteria 3 | Map Tile commentary in appendices |
| PAS Criteria 4 | Map Tile commentary in appendices |

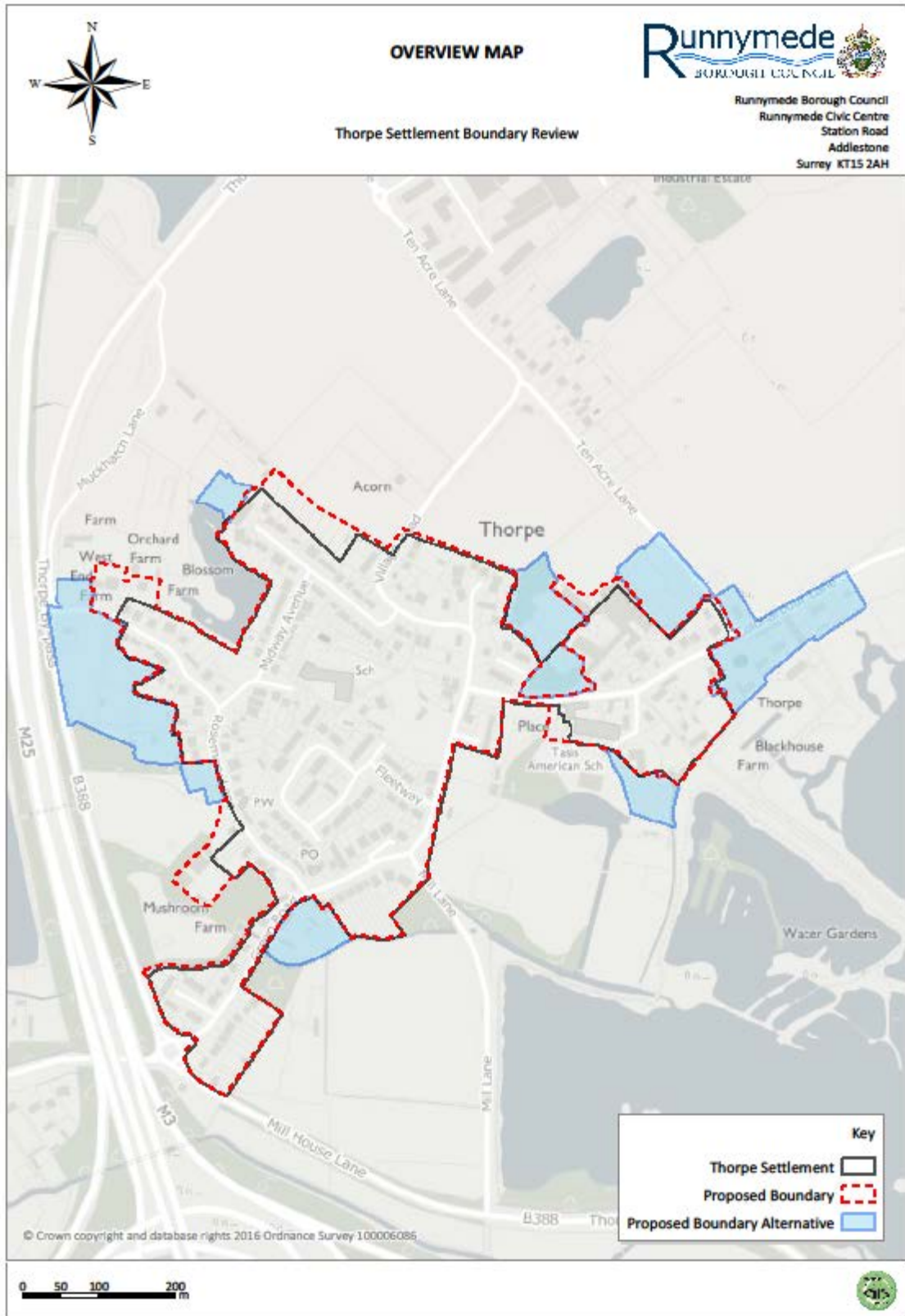
3. Thorpe Village Green Belt Boundary Assessment

- 3.1 As stated in the previous section the village of Thorpe has been split into a number of smaller sections or 'map tiles' to ensure the process of defining a Green Belt boundary is more manageable and can consider boundaries at a more detailed level. Commentary and a map for each tile are set out in an appendix to this Stage 2 Review. Where a site visit was undertaken, photographs are also shown where this would aid clarity.
- 3.2 The Ordnance Survey (OS) base map shows the existing Saved Policy GB2 of the Local Plan 2001 as a solid black line. Potential proposed boundaries are shown as dashed red lines, however, for some of the map tiles there may be different options in terms of where the Green Belt boundary could be defined. If this is the case, the Green Belt boundary options are shown shaded and outlined in blue. The OS map index showing each map tile is shown in Plan 3-1 with the overall map of the village with proposed boundaries and boundary options shown in Plan 3-2.
- 3.3 Plan 3-2 shows that by and large the proposed village boundary follows the existing extent of saved Policy GB2 of the Local Plan 2001, subject to minor changes to account for mapping discrepancies. Exceptions to this include where the extent should be moved as it would create a more logical and defensible/durable boundary or where a number of options exist around specific areas of the village.

Plan 3-1: Map Tile Index



Plan 3-2: Proposed Boundaries for Thorpe Village with Options



- 3.4 The areas where the village boundary is proposed to depart from the extent of saved Policy GB2 are listed in Table 3-1 either as alterations to make a more defensible/durable boundary or where options are considered for different areas.

Table 3-1: Sites & Map Tile Areas with Boundary Options and/or Alterations

| Site | Map Tile |
|--|--------------|
| 32 & 47 Western Avenue – Options | 2 |
| 14 to 30 Western Avenue & Thorpe Stores – Alteration | 2 & 3 |
| TASIS Site North – Options | 4, 5, 9 & 10 |
| Old Workshop, Orchard Farm, Blossom Farm, Rosemary Lane – Alteration | 1 & 6 |
| Coltscroft/Croft Farm/Elmside, West End Farm, Memorial Fields Car Park and Land to south of Westward Ho, Rosemary Lane - Options | 6, 12 & 13 |
| Thorpe Farm and 1 & 2 Manor Farm Cottages – Options | 10 & 11 |
| TASIS Site South – Options & Alteration | 9, 15 & 16 |
| Woodcock Hall Farm – Options | 13, 18 & 19 |
| Former Mushroom Farm and Hazel Wood, Rosemary Lane – Alteration | 12 & 13 |
| Bourne Meadow/Green Road – Alteration | 13, 17 & 18 |

- 3.5 There are a number of map tiles which propose boundary options, some of which are contiguous with one another. In this respect, options on different map tiles which cover the same area and run contiguous to one another have been combined where this would create a more logical set of options. The map tile assessments set out in the appendices, explain the options which have been considered. These have also been combined as shown in Table 3-2. The next section considers which options should be the preferred approach (subject to Sustainability Appraisal) and the justification for this.

Table 3-2: Thorpe Green Belt Boundary Options

| Site | Options |
|------------------------|---|
| 32 & 47 Western Avenue | <p>Option 1 – Village boundary to follow a line of vegetation running southwest-northeast some 50m from the rear building line of both properties and along vegetation running to the northwest of 32 forming the curtilage around both properties.</p> <p>Option 2 – Village boundary to follow the existing extent of Policy GB2 adjusted to take account of O/S base map discrepancies.</p> |
| TASIS Site North | <p>Option 1 – Village boundary to follow east boundaries at Giles Travers/Coldharbour Close south and following Coldharbour Lane east along the highway then follow extent of existing Policy GB2 to Ten Acre Lane, adjusted for OS discrepancies.</p> <p>Option 2 - Village boundary to follow OS base map and line of Tree Preservation Order east from 10 Giles Travers Close into TASIS site, then follow north building edges and across north edge of tennis courts to Ten Acre Lane.</p> |

| Site | Options |
|--|---|
| Coltscroft/Croft Farm/Elmside, West End Farm, Car Park at Memorial Fields and Land south of Westward Ho, Rosemary Lane | <p>Option 1 – Village boundary to follow existing extent of Policy GB2 north from Hazel Wood to The Fall on Rosemary Lane.</p> <p>Option 2 – Village boundary to follow outline of car park at the Memorial fields, encompass land south of Westward Ho, then follow boundary of Coltscroft west following line of woodland to Thorpe Bypass then north to encompass Elmside and West End Farm and east to join with proposed boundary at Orchard Farm.</p> |
| Thorpe Farm and 1 & 2 Manor Farm Cottages, Coldharbour Lane | <p>Option 1 – Village boundary to follow extent of Policy GB2 from Ten Acre Lane west to Blackhouse Farm then south until it joins with existing extent of Policy GB2 south of Blackhouse Farm.</p> <p>Option 2 – Village Boundary to run east along Coldharbour Lane to encompass Westholme then return westwards along fence line north of flood channels to join with extent of GB2 south of The Shire Barn.</p> |
| TASIS Site South | <p>Option 1 – Village boundary to follow existing extent of Policy GB2 around the south of St Mary's Church and south side of TASIS buildings.</p> <p>Option 2 – Village boundary to extend southwards to encompass car park to the south of St Mary's Church then follow the car park edge northwards to join current extent of Policy GB2 on the south side of TASIS buildings.</p> |
| Woodcock Hall Farm, Green Road | <p>Option 1 – Village boundary to follow existing extent of Policy GB2 by following boundary of Portobello and Handicott North to Green Road.</p> <p>Option 2 – Village boundary to follow north side of the stream to the south/west of Woodcock Hall Farm and join existing extent of Policy GB2 at Green Road.</p> |

4. Conclusions & Recommendations

- 4.1 The Green Belt/Village boundary for Thorpe should largely follow the existing extent of Policy GB2 of the Runnymede Local Plan 2001 subject to alterations to account for discrepancies in OS base mapping or where a boundary can follow a more logical and defensible/durable boundary. No justification is considered to arise for the inclusion of large sites on the periphery of the village as these are still considered to meet a number of Green Belt purposes and their inclusion would be harmful to the overall integrity and function of the Green Belt. As such, the protection of the Green Belt is considered to outweigh the potential of Thorpe to assist in meeting wider development needs in this instance taking account of Green Belt purposes and performance against sustainability.
- 4.2 However, a number of options for smaller areas which sit on the periphery of the village have been considered and were set out in section 3. Table 4-1 sets out which of these options officers consider should be taken forward with a reasoned justification.
- 4.3 Whilst Table 4-1 sets out officer recommendations, all of the options have been subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) and were the subject of public consultation as part of the Local Plan Issues & Options consultation in Summer 2016.

Table 4-1: Thorpe Green Belt Boundary Recommendations

| Site | Options |
|---|---|
| 32 & 47 Western Avenue (Map Tile 2) | <p>Option 1 – Village boundary to follow a line of vegetation running southwest-northeast some 50m from the rear building line of both properties and along vegetation running to the northwest of 32 forming the curtilage around both properties.</p> <p>Option 2 – Village boundary to follow the existing extent of Policy GB2 adjusted to take account of O/S base map discrepancies.</p> <p>Justification</p> <p>The vegetation which forms the curtilage around numbers 32 & 47 is not protected and therefore not a permanent/physical feature. Defining boundaries along these features would not therefore create a defensible/durable boundary given that vegetation could be removed. The most permanent and suitable boundary would either have been the property boundaries or the rear most built edges of numbers 32 and 47 which largely follows the existing extent of Policy GB2. The option to follow the property boundaries at 32 & 47 is not considered reasonable due to the number of negative impacts this would have on the overall function and integrity of the Green Belt given the size and location of the plots. As such, subject to adjustment to account for OS discrepancies, it is recommended that Option 2) is taken forward.</p> |
| TASIS Site North (Map Tiles 4, 5, 9 & 10) | <p>Option 1 – Village boundary to follow east boundaries at Giles Travers/Coldharbour Close south and following Coldharbour Lane east along the highway then follow extent of existing Policy GB2 to Ten Acre Lane, adjusted for OS discrepancies.</p> <p>Option 2 - Village boundary to follow OS base map and line of Tree Preservation Order east from 10 Giles Travers Close into TASIS site, then follow north facing building edges and across north edge of tennis courts to Ten Acre Lane.</p> |

| Site | Options |
|--|--|
| | <p data-bbox="857 233 1037 256">Justification</p> <p data-bbox="857 296 1910 528">The land between buildings and Coldharbour Close/Giles Travers Close at the north TESIS site is not considered to maintain open characteristics and inclusion into the village would not encourage encroachment into the countryside and is considered to be infill. Neither would it see towns merging or affect the quality which contributes to the distinct identity of separate settlements. It is considered that the OS mapping and TPO on site can form a permanent physical feature which is both defensible and durable.</p> <p data-bbox="857 568 1910 799">Likewise inclusion of the tennis courts and car parking to the east, whilst not infill, would not encourage encroachment into the countryside and do not contribute to openness. Neither would inclusion see towns merging or affect the quality which contributes to the distinct identity of separate settlements. Both the school buildings, tennis courts and car park are considered to form a defensible/durable boundary to the north with a clear distinction between town and country.</p> <p data-bbox="857 839 1910 975">Whilst placing these areas into a village boundary could lead to an intensification of the site, it has already been urbanised to some degree both physically and visually and any future development would have to have regard to the conservation area and impact on surrounding Green Belt.</p> <p data-bbox="857 1015 1910 1142">Placing the village boundary along east property boundaries at Giles Travers/Coldharbour Close south to Coldharbour Lane, would result in including land within the Green Belt which it is considered does not meet Green belt purposes. It is therefore recommended that Option 2) is taken forward.</p> |
| <p data-bbox="275 1185 835 1313">Coltscroft/Croft Farm/Elmside, West End Farm, Car Park at Memorial Fields and Land south of Westward Ho, Rosemary Lane (Map Tiles 6, 12 & 13)</p> | <p data-bbox="857 1185 1910 1249">Option 1 – Village boundary to follow existing extent of Policy GB2 north from Hazel Wood to The Fall on Rosemary Lane.</p> <p data-bbox="857 1281 1910 1377">Option 2 – Village boundary to follow outline of car park at the Memorial fields, encompass land south of Westward Ho, then follow boundary of Coltscroft west following line of woodland to Thorpe Bypass then north to encompass Elmside</p> |

| Site | Options |
|------|--|
| | <p>and West End Farm and east to join with proposed boundary at Orchard Farm.</p> <p>Justification</p> <p>The inclusion of the car park at the memorial field, land south of Westward Ho and Coltscroft, whilst partially contributing to the open characteristic of the Green Belt are considered unnecessary to keep permanently open, given that they would not lead to encroachment into the countryside. Inclusion would not lead to neighbouring towns merging or affect the quality which contributes to the distinct identity of separate settlements and would form a clear distinction between town and country. Likewise, inclusion of the area around Croft Farm up to an access track would not lead to encroachment into the countryside as it is considered to be infill and could help to deliver a proportion of meeting sustainable development needs without harming the overall integrity and function of the Green Belt. Whilst not leading to neighbouring towns merging or affecting the quality which contributes to the distinct identity of separate settlements, the area around Elmside is considered to contribute to the openness of the Green Belt both physically and visually. Inclusion would lead to encroachment up to the Thorpe Bypass and would not form a clear distinction between town & country. However, there is no defensible boundary between Croft Farm and Elmside. The most defensible boundary would either have to be the existing extent of Policy GB2 or the Thorpe Bypass.</p> <p>Placing the village boundary up to the Thorpe Bypass could lead to an intensification of the area and thus lead to urbanisation in an area not wholly urban in character. However, part of the area is considered to be a previously developed site which could come forward for development under NPPF paragraph 89 bullet 6. As such, placing the boundary along the existing extent of Policy GB2 would not be a durable location, given that development could (and to some degree already has) breached this line and would fail to recognise the opportunity for sustainable development. On balance, it is considered that the need for sustainable development outweighs the protection of the Green Belt in this instance, having regard to Green Belt purposes, and therefore it is considered that the most defensible boundary which would endure beyond the plan period would be the Thorpe Bypass. This does not mean that inclusion</p> |

| Site | Options |
|--|--|
| | <p>within the village should see the whole of the area developed and this will need to be considered in other Local or Neighbourhood Plan policies. Further, in placing the boundary up to the Thorpe Bypass it would be logical to include West End Farm within the village boundary.</p> <p>It is therefore recommended that Option 2) is taken forward.</p> |
| <p>Thorpe Farm and 1 & 2 Manor Farm Cottages, Coldharbour Lane (Map Tiles 10 & 11)</p> | <p>Option 1 – Village boundary to follow extent of Policy GB2 from Ten Acre Lane west to Blackhouse Farm then south until it joins with existing extent of Policy GB2 south of Blackhouse Farm.</p> <p>Option 2 – Village Boundary to run east along Coldharbour Lane to encompass Westholme then return westwards along fence line north of flood channels to join with extent of Policy GB2 south of The Shire Barn.</p> <p>Justification</p> <p>The Thorpe Farm site performs well against some of the review criteria for inclusion in the village boundary but more poorly against others. The central part of the site does not contribute to openness both physically and visually but other areas of the site display a degree of openness around its periphery. Whilst not considered infill inclusion would not lead to towns merging or affect the quality which contributes to the distinct identity of separate settlements. Inclusion could see intensification and urbanisation of the village eastwards from Manor Farm which is not currently urban in character. However this would be halted by the property Westholme and to the south by the flood channels and lakes at Thorpe Park and would not push the built envelope of the village any further eastwards. Any future development would have to have regard to the conservation area and impact on surrounding Green Belt as well as several listed buildings on site. The whole site is within flood zone 3a, but this would not exclude development coming forward if the sequential and exceptions test can be passed and is consistent with the Local Plan strategy regarding flood risk.</p> <p>For a boundary to be defensible, it would have to be based on permanent</p> |

| Site | Options |
|--------------------------------------|--|
| | <p>physical features which in this case would either be the boundaries to the property Westholme to the east or to Blackhouse Farm to the west given that the current extent of Policy GB2 and the boundaries around Manor House Farm are indistinct.</p> <p>On balance, it is considered that Thorpe Farm could deliver sustainable development opportunities and as such, given the current impact on the overall integrity and function of the Green Belt, its protection is outweighed by the need for sustainable development in this instance, having taken account of Green Belt purposes. The placing of the village boundary up to and including Westholme would also form a boundary capable of enduring beyond the plan period and would form a clear distinction between town and country.</p> <p>Further, with inclusion of Thorpe Farm it would be logical to include 1 & 2 Manor Farm Cottages within the village boundary. The property boundaries at 1 & 2 Manor Farm Cottages are considered to be permanent physical features which are defensible/durable. This would not include the water pumping station to the north. It is therefore recommended that Option 2) be taken forward.</p> |
| TASIS Site South (Map Tiles 15 & 16) | <p>Option 1 – Village boundary to follow existing extent of Policy GB2 around the south of St Mary’s Church and south side of TASIS buildings.</p> <p>Option 2 – Village boundary to extend southwards to encompass car park to the south of St Mary’s Church then follow the car park edge northwards to join current extent of Policy GB2 on the south side of TASIS buildings.</p> <p>Justification</p> <p>The area of car parking south of St Mary’s Church does not contribute to openness physically and is somewhat reduced visually, but is also not considered to be infill. However, inclusion would not lead to towns merging or affect the quality which contributes to the distinct identity of separate settlements. Encroachment southwards would be halted by plans for a new Field House and Tractor Store which would remain in the Green Belt. The car park</p> |

| Site | Options |
|--|---|
| | <p>edge to the west is considered to form a clear boundary between town and country but is less clear to the south. Whilst placing this area into a village boundary could lead to an intensification of the site, it has already been urbanised to some degree and any future development would have to have regard to the conservation area, setting of listed buildings at Church Approach and impact on surrounding Green Belt. Therefore it is recommended that Option 2) is taken forward.</p> |
| <p>Woodcock Hall Farm, Green Road (Map Tiles (13, 18 & 19)</p> | <p>Option 1 – Village boundary to follow existing extent of Policy GB2 by following boundary of Portobello and Handicott North to Green Road.</p> <p>Option 2 – Village boundary to follow north side of the stream to the south/west of Woodcock Hall Farm and join existing extent of Policy GB2 at Green Road.</p> <p>Justification</p> <p>Although previous Local Plan Inspectors have not included Woodcock Hall Farm within the village boundary, this has to be considered against the change in national policy, time elapsed since the last Local Plan inquiry and the Council's evidence of development needs. The Woodcock Hall Farm site is partially developed and openness is to some degree compromised both physically and visually. Inclusion would be tantamount to infill. Inclusion would not lead to encroachment or towns merging or affect the quality which contributes to the distinct identity of separate settlements. The site could help to deliver a proportion of sustainable development needs. Therefore, given the impact of the site on the overall integrity and function of the Green Belt, its protection is outweighed by sustainable development needs in this instance having taken account of Green Belt purposes. The whole site is within flood zone 3a, but this would not exclude development coming forward if the sequential and exceptions test can be passed and is consistent with the Local Plan strategy regarding flood risk.</p> <p>The stream to the south/west of the site is a permanent physical feature which can form a defensible and durable boundary. Therefore it is recommended that</p> |

| Site | Options |
|-------------|-----------------------------|
| | Option 2) be taken forward. |

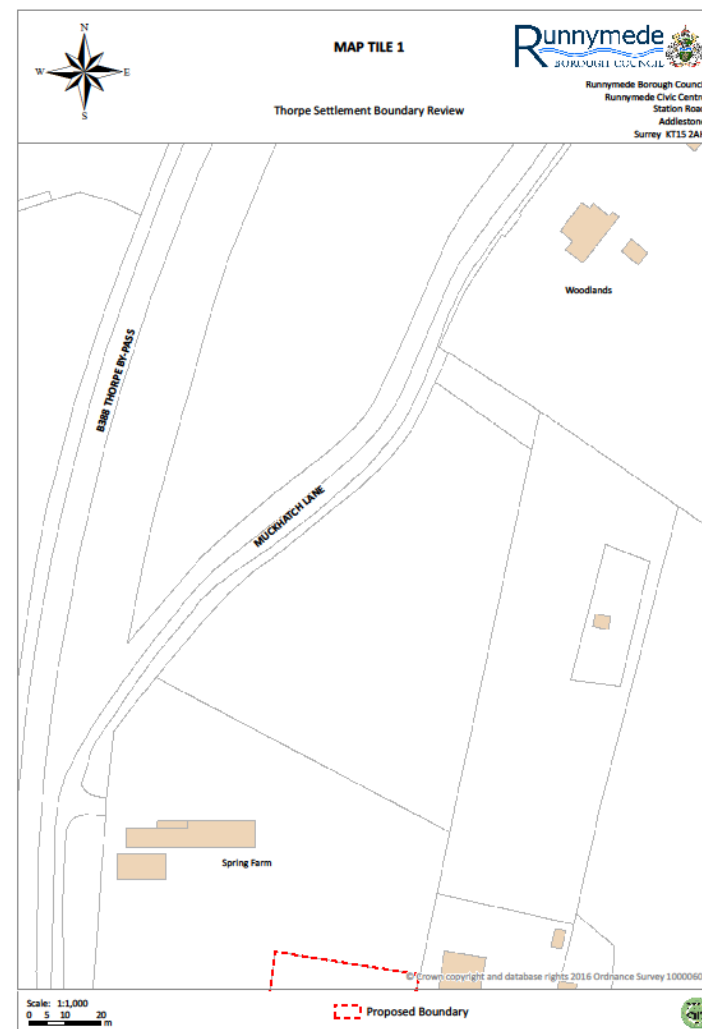
Appendix 1
Map Tile Commentary and Maps

Map Tile 1

Justification

Whilst there are a few occurrences of built development, the majority of land is considered to contribute to the open characteristic of the Green Belt both physically and visually and would not be considered infill. Inclusion of this area within the village could encourage development to push further north-west thereby failing to check sprawl with encroachment into the countryside. Any boundary beyond the property Woodlands is likely to see neighbouring towns merge given the distance to Thorpe Industrial Estate which would affect the quality which contributes to the distinct identity of separate settlements given the characteristics of the village and the industrial estate. Development is unlikely to be contained given the flat nature of the landscape and would blur the distinction between town and country. Release of this land would not be considered sustainable for the reasons set out in the main report in paragraphs 2.12 to 2.34. As such, it is considered necessary for the vast majority of this area and land further north to be kept permanently open and should remain Green Belt.

The properties at Blossom Farm, Orchard Farm, West End Farm, The Old Workshop at West End Farm and Willow Farm which front Rosemary Lane are considered in the commentary for Map Tile 6.



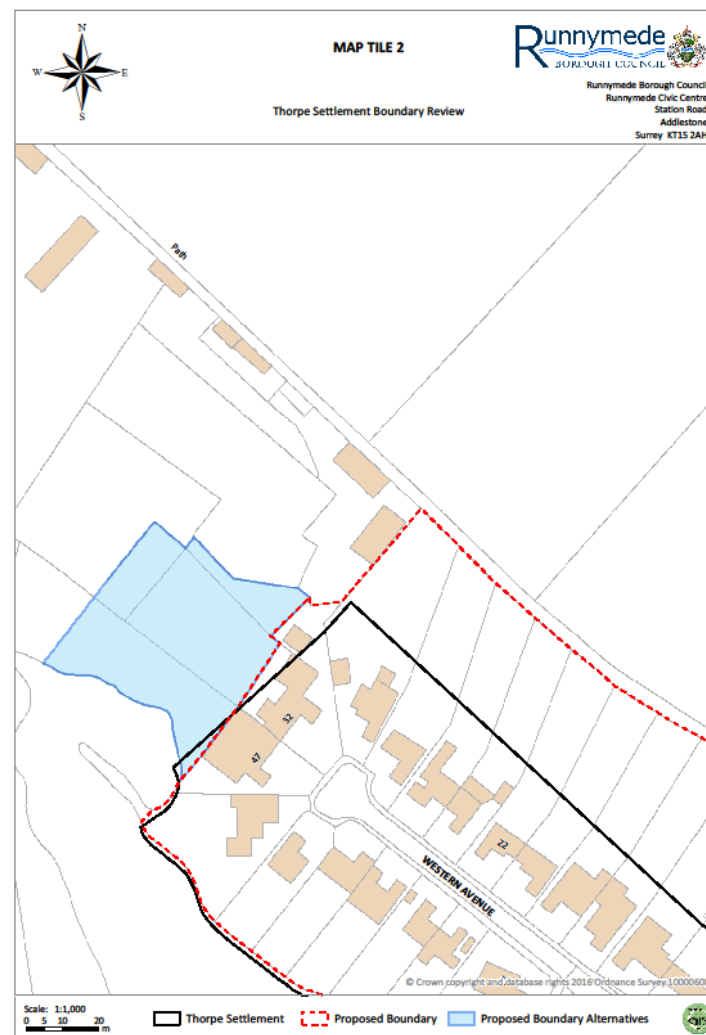
Map Tile 2

Justification

Existing development already occurs along Western Avenue with the Lake forming the southern boundary and fencing/walling to the northern boundaries of residential properties. The current extent of Policy GB2 runs around the north side of the Lake, cuts through rear garden areas for properties along the north side of Western Avenue and runs tight to the rear build lines of 32 and 47 Western Avenue.

The land to the west of Western Avenue and the north of the northern most boundaries at Western Avenue is considered in Map Tile 1.

Number 32 Western Avenue sits in a large plot of land, although not all of this is considered to be curtilage. As such, the majority of the site maintains the essential open characteristic of the Green Belt and would not be considered infill. Including the boundary around the whole of this site and number 47 would encourage development to push further west/northwest, encroaching into the countryside physically and visually, although given the boundary treatment would not lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. Whilst some development has already occurred at this site, this has been the subject of enforcement action, the appeal for which has been dismissed. In dismissing the appeal the Inspector found that *'The unauthorised development has thus resulted in a loss of openness. Residential development on Western Avenue is set close to the road. The introduction of the two residential units on the enforcement land, in a location set well away from the road, has resulted in encroachment into the countryside'*. As such, land outside of the curtilages of 32 and west of 47 is largely open. Inclusion within the village boundary is unlikely to contain development given the flat nature of the landscape and could blur the distinction between town and country. Therefore it is considered necessary for the majority of



this area to be kept permanently open. The site could come forward to meet sustainable development needs however given the commentary above, this is not considered to outweigh the harm to the overall integrity and role of the Green Belt. The property boundaries to 32 & 47 are considered to form permanent physical features which would be defensible and durable, however this is not considered reasonable for the reasons given above.

Therefore, in terms of defining a village boundary, the lake to the south and west of properties at Western Avenue is considered to be a permanent physical feature forming a strong distinction between town and country. The boundary walling and fencing to the north of properties on Western Avenue (up to number 30) is also considered to form a permanent physical feature given that boundaries are unlikely to change due to the position of the public footpath which runs alongside. Both of these boundaries are considered to be durable, given their physical characteristics and are more defensible than the existing extent of Policy GB2. Although placing the village boundary along the northern boundaries of properties at Western Avenue and running east to Village Road to include residential gardens would not be infill, it would not harm the open characteristics of the Green Belt given the current use. Neither would it encourage encroachment into the countryside given the permanence of boundary features or lead to neighbouring towns merging or affect the quality which contributes to the distinct identity of separate settlements given the distance maintained to Thorpe Industrial Estate.

Defining boundaries around numbers 32 and 47 is more problematic. The curtilage at Number 47 has the lake to the south forming a strong boundary. However, boundaries to the west of 32 and 47 and the curtilage boundary to the north-west of 32 are less clear. A line of vegetation runs southwest-northeast some 50m from the rear building line of both properties with vegetation running to the northwest of 32 appearing to form a more distinct curtilage boundary around both properties. This could form the village boundary at the end of Western



Avenue, however, this vegetation is not protected. This leads to two options for boundary definition.

Option 1 - Village boundary to follow the line of vegetation running southwest-northeast from the rear of 32 & 47 and vegetation running to the northwest of 32;

Option 2 – Village boundary to follow rear most built edges of numbers 32 and 47. This is the existing policy extent of GB2, although this would require adjustment to pick up O/S base map discrepancies.

Map Tile 3

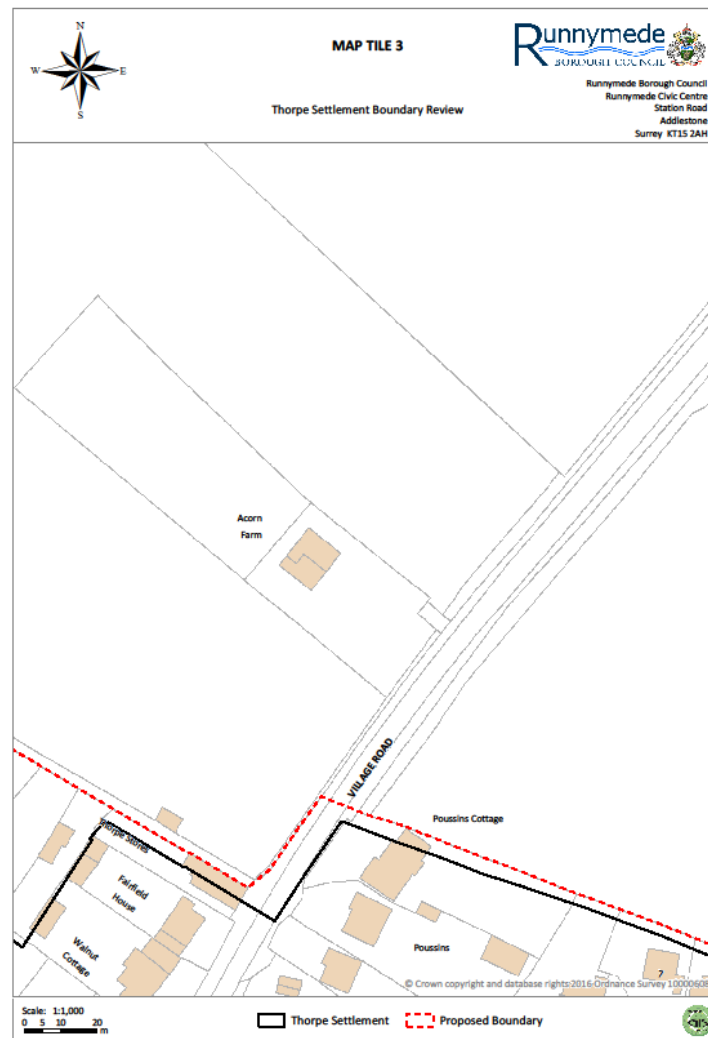
Justification

North of the footpath running to Village Road and north of Poussins Cottage and Giles Travers Close land is predominantly open with some residential development forming the existing northern edge of the village. Land beyond Ten Acre Lane and eastwards along Coldharbour Lane is open countryside formed from restored or under restoration former mineral working sites and is largely physically and visually open.

Land to the north of Western Avenue/west of Village Road has been considered in Map Tile 1.

To the north of Poussins Cottage and Giles Travers Close land forms playing fields at the TASIS site with open countryside beyond Ten Acre Lane and running along Coldharbour Lane to the east. These areas are considered to maintain the open characteristic of the Green Belt and inclusion would not constitute infill. Inclusion of these areas of land could encourage development to push further north/northwest with encroachment into the countryside. Inclusion would also lead to neighbouring towns merging given the distance to Thorpe Industrial Estate and development at Ten Acre Lane. This would affect the quality which contributes to the distinct identity of separate settlements given the characteristics of the village and the industrial estate. Development is unlikely to be contained given the relatively flat nature of the landscape and would blur the distinction between town and country. Inclusion of these areas of land within a village boundary would not be considered sustainable for the reasons set out in the main report in paragraphs 2.12 to 2.34. As such, it is considered necessary for these areas to be kept permanently open and should remain Green Belt.

Fencing and footpath continues along the northern boundaries of properties at Western Avenue with the side elevation of Thorpe Stores running alongside the footpath at Village Road. This has been



considered in Map Tile 2.

Fencing to northern boundary of Poussins Cottage and Giles Travers Close currently forms the extent of Policy GB2. Any extension of residential boundaries in this location would be onto land at TASIS forming school playing fields and as such these boundaries are considered to be a permanent physical feature creating a defensible/durable boundary. As the land to the south forms the built area of the village this is the most rational and logical position for the village boundary.



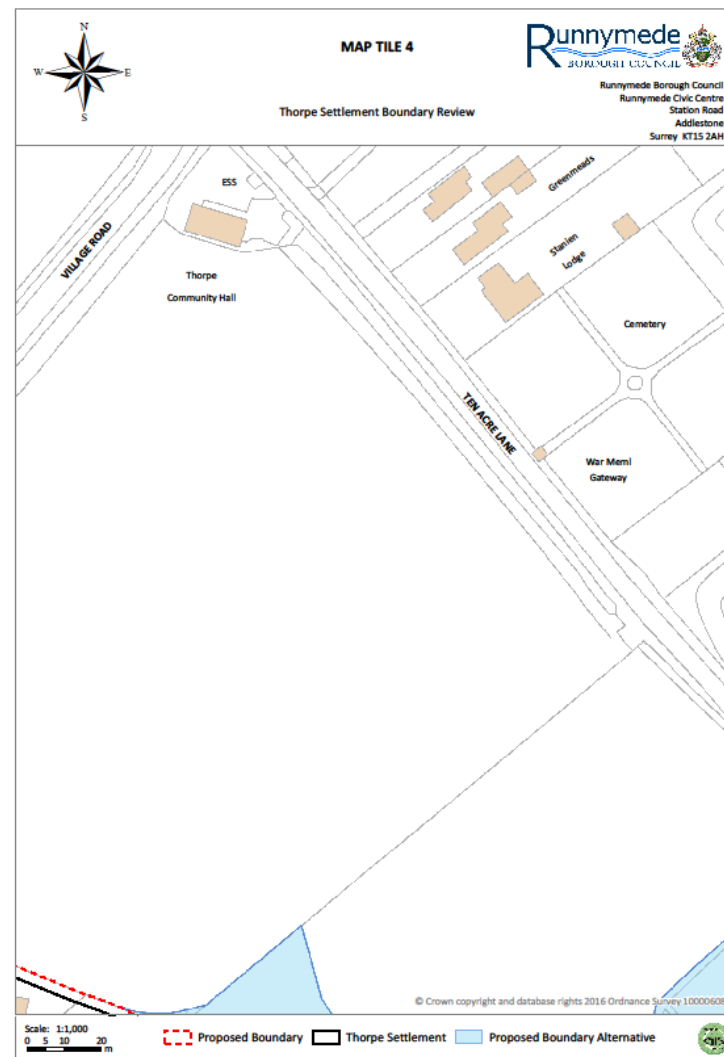
Map Tile 4

Justification

North of Giles Travers Close and the buildings at TASIC land is considered to be predominantly open forming school playing fields and open countryside beyond formed from restored mineral working sites. Some residential development and a cemetery at Ten Acre Lane with Thorpe Industrial Estate further to the north west.

The area to the north of Giles Travers Close forming playing fields and beyond past Ten Acre Lane and east along Coldharbour Lane has been considered in Map Tile 3.

Fencing continues along the northern boundary of properties at Giles Travers Close which was considered in Map Tile 3. A section of the TASIC site forming a children's play area and carpark/ tennis courts are considered in Map Tiles 9 & 10 respectively.



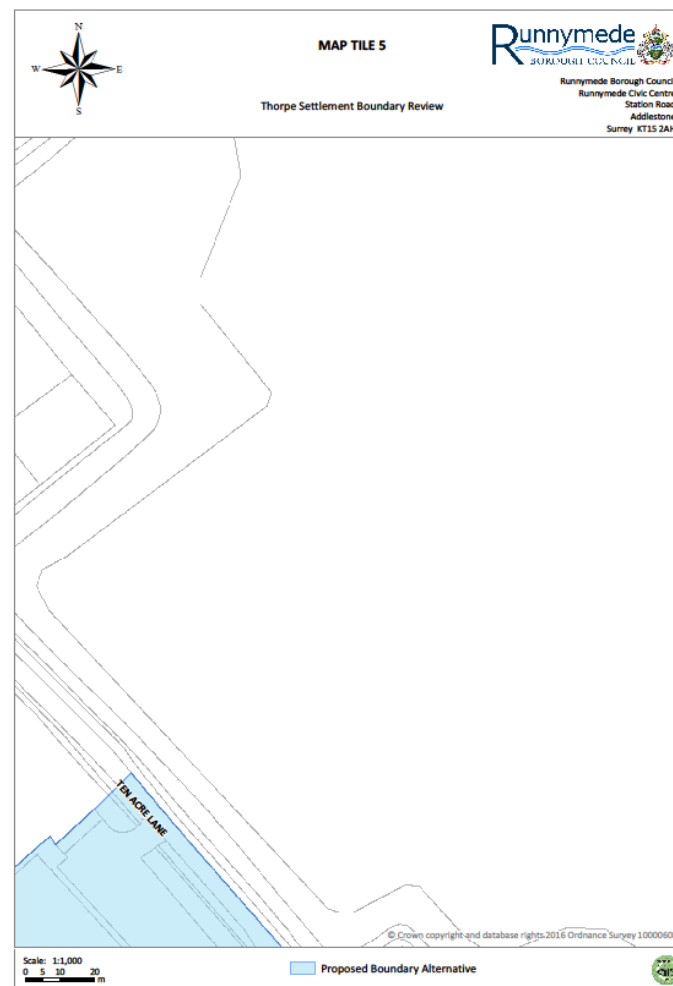
Map Tile 5

Justification

Land to the northwest/northeast is predominantly open formed by restored mineral working sites in open countryside beyond Ten Acre Lane and east along Coldharbour Lane. Residential development and cemetery at Ten Acre Lane and Thorpe Industrial Estate further to the north west.

The area to the northeast/northwest beyond Ten Acre Lane and east along Coldharbour Lane has been considered in Map Tile 3.

Area within the TASIS site forming car park/tennis courts considered in Map Tile 10.



Map Tile 6

Justification

Area partly developed along north and south side of Rosemary Lane by residential development with more open area to the far west around Elmside and residential curtilage at West End Farm as well as the northern area of the Frank Muir Memorial Fields. Area around Croft Farm/Coltscroft mixed with residential dwelling set further west off Rosemary Lane, north of which lies a builders yard with lawful use and small scale agricultural uses. Trackway into Croft Farm from Rosemary Lane forms part of a public footpath. Croft Farm/Coltscroft and builders yard lie outside the extent of Policy GB2.

The area around Croft Farm is formed from scrub vegetation and a small area in agricultural use adjacent to an open builder's yard. Coltscroft to the south is a bed & breakfast accommodation with a public footpath running between the two and an access track from Rosemary Lane separating the area from the land around Elmside. Coltscroft and the builder's yard are more developed in nature and their contribution to openness has been diminished both physically and visually. As such, the area around Croft Farm/Coltscroft does not maintain the open characteristics of the Green Belt. Inclusion would be tantamount to infill given that the builders yard area is surrounded by properties to the east on Rosemary Lane and to a certain extent properties north on Rosemary Lane from The Fall to Fieldlings. As such, placing this site within a village boundary is unlikely to lead to encroachment into the countryside further west than existing development. Neither would inclusion lead to towns merging with one another or affect the quality which contributes to the distinct identity of separate settlements given the Thorpe Bypass and M25 to the west, although the land would not be contained given the flat nature of the landscape.

However, the western most area of Rosemary Lane around Elmside is



considered to contribute toward the open characteristics of the Green Belt, largely being physically and visually open and its inclusion within a village boundary is not considered infill. Inclusion would lead to encroachment westwards into the countryside up to the Thorpe Bypass. Further, it is considered that the land around Elmside forms part of a wider Green edge around the western side of the village running from the Frank Muir Memorial Fields in the south to Woodlands on Muckhatch Lane and land north of Rosemary Lane. Inclusion would not lead to towns merging with one another or affect the quality which contributes to the distinct identity of separate settlements given the Thorpe Bypass and M25 to the west, although the area would not be contained given the flat nature of the landscape.

In terms of sustainable development, both the area around Croft Farm/Coltscroft and Elmside would help to meet development needs and be commensurate in size to the role and function of the village. Given the low impact of Croft Farm/Coltscroft inclusion of this area within the village boundary is not considered harmful to the overall function and integrity of the Green Belt and on this occasion the need for sustainable development would outweigh its continued protection. However, given the commentary regarding the area around Elmside and the site's wider role in maintaining the open characteristic of the Green Belt, especially a green edge to the western side of the village, it is not considered that the need for sustainable development would outweigh Green Belt protection for this area.

To the north boundaries to properties on Rosemary Lane and Rosemary Lane itself forms a permanent physical feature which is defensible and durable. However, there is no specific enclosure or boundary treatment at the builder's yard. The nearest features westwards are the public footpath which also forms the access track into the site or the Thorpe Bypass. It is not considered that the public footpath and access track forms a permanent physical feature which is defensible or durable and as such to the west the most defensible boundary would be the Thorpe Bypass. As there is no defensible



boundary between the Croft Farm/Coltscroft and Elmside areas is the Thorpe Bypass. In effect this means that either an area of land which performs weakly against Green Belt purposes remains in the Green Belt (Croft Farm/Coltscroft) or an area which performs more strongly is removed (Elmside).

In terms of land to the north of Rosemary Lane, the curtilage around West End Farm is considered to contribute to the open characteristic of the Green Belt and inclusion would not be considered infill. The property is a Grade II listed building with protection afforded to its setting. As such, permitted development rights for outbuildings do not exist and any development would need to be sensitively designed. Given these constraints it is unlikely that development would encroach further west up to the Thorpe Bypass. Inclusion would not lead to neighbouring towns merging or affect the quality which contributes to the distinct identity of separate settlements given the proximity of the site to the Thorpe Bypass and M25 motorway beyond. The site is unlikely to be contained given the flat nature of the landscape, however a distinction between town & country can be made from Rosemary Lane but is somewhat blurred from the Thorpe Bypass/Muckhatch Lane. Whilst a boundary running through the site would form a clearer distinction, given the property's siting in its plot and relationship with neighbouring buildings, this is unlikely to be defensible or durable. Therefore, on its own inclusion of the whole site would not create a strong distinction between town and country, however if the option to include the areas at Croft Farm/Coltscroft and Elmside were pursued, then on balance it would be logical to include West End Farm in the village boundary.

The Old Workshop is a single storey building adjacent to West End Farm in lawful use as a joiner's workshop with ancillary offices. Orchard Farm adjacent to the Old Workshop is a two storey dwelling enclosed by 1.8m close boarded fencing forming its north and west boundaries. Both the Old Workshop and Orchard Farm are set on a similar building line and set back from Rosemary Lane with solid walling to their south boundaries. Blossom Farm is already extensively developed and



contained within a tight plot. These buildings taken together form a reasonably tight cluster of development. Whilst inclusion of these properties would not strictly be infill and would not be contained due to the flat nature of the landscape, inclusion would not impact the open characteristics of the Green Belt and given their boundary features, lead to encroachment into the countryside. Neither would it lead to neighbouring towns merging or affect the quality which contributes to the distinct identity of separate settlements. The boundary features are considered to form a strong distinction between town and country and are considered to be permanent physical features capable of forming defensible and durable boundaries. As such, the Old Workshop, Orchard Farm and Blossom Farm should be included within the village boundary.

However, Willow Farm which sits immediately north of Blossom Farm is currently in agricultural use and occupied by a single storey storage building associated with the use of the site as a hobby farm. The site is split, with an open field to the north and the storage building & chicken hutches to the south. The northern area of the site has already been considered in Map Tile 1. The southern area's openness is somewhat diminished but its inclusion would not be considered infill. Inclusion of the site could encourage development to spread north of the boundaries of Orchard/Blossom Farms encroaching into the countryside. Although, including land at Willow Farm would not lead to towns merging with one another or affect the quality which contributes to the distinct identity of separate settlements, the site would not be contained given the flat nature of the landscape and would not form a strong distinction between town & country given that the boundary between the north and south of the site is not a permanent physical feature and is also not considered defensible or durable. Therefore on balance, Willow Farm should be retained within the Green Belt.

The land to the north of Stuart Cottage consists of residential garden space but also the Lake to the west of Western Avenue with the northern most boundary adjacent to Woodlands on Muckhatch Lane

and 32 and 47 Western Avenue. This area has already been considered in Map Tiles 1 & 2.

In terms of properties fronting the north side of Rosemary Lane from Hyperborea to Orchard Gardens (in Map Tile 7), including Stuart Cottage, the existing extent of Policy GB2 follows the northern boundary features which are considered to be permanent physical features which are also defensible and durable. Although there is no clear physical and permanent feature at Stuart Cottage it is considered that a village boundary can be proposed which joins the rear boundary of Hyperborea with the rear boundary of Tudor Cottage forming a clear distinction and the most rational and logical boundary. The only other permanent physical feature for a village boundary to follow would be the southern edge of the lake. However, this would leave a narrow ribbon of land between the lake and the rear boundaries of Meretune to Orchard Gardens which is considered to contribute to the open characteristics of the Green Belt. This would also not create a more defensible/durable boundary to Stuart Cottage than has already been suggested and is not considered rational or logical. As such, the village boundary should follow the existing extent of Policy GB2 with adjustments to account for OS base map discrepancies.

As such, two options for a proposed boundary around Croft Farm/Coltscroft and Elmside are considered as follows: -

Option 1 – The proposed village boundary follows the existing extent of Policy GB2, north from Hazel Wood to The Fall on Rosemary Lane and adjusted to account for any OS base map discrepancies.

Option 2 - The proposed village boundary to follow outline of car park at the Memorial fields, encompass land south of Westward Ho,(outlined in Map Tile 13) then follow boundary of Coltscroft west following line of woodland to Thorpe Bypass then north to encompass Elmside and West End Farm and east to join with proposed boundary at Orchard Farm.



Map Tile 7

Justification

Area predominantly developed with residential development. Lake sits to the north, west and south of properties at Rosemary Lane, Midway Avenue and Western Avenue.

The land to the west of Midway Avenue and around the lake has already been considered in Map Tiles 1 & 2.

It is considered that the lake which bounds properties at Midway & Western Avenue forms a permanent physical feature by which to align the village boundary and is both defensible and durable. This is the existing extent of Policy GB2. As the land to the east and south forms the built area of the village this is the most rational and logical position for the village boundary.

In terms of properties along Rosemary Lane to Orchard Gardens, this has already been considered in Map Tile 2.



Map Tile 8

Justification

Area predominantly developed with residential development and Thorpe Primary School. Small section of open area to the south of Yewtrees forms part of the TESIS site and sits outside the current extent of Policy GB2.

Aside from the small section south of Yewtrees, the whole of Map Tile 8 sits within the current extent of Policy GB2 and it is considered rational and logical to include within the village boundary given that it does not maintain the open characteristic of the Green Belt both physically and visually and is unnecessary to keep permanently open.

The small area south of Yewtrees is considered in Map Tile 9.



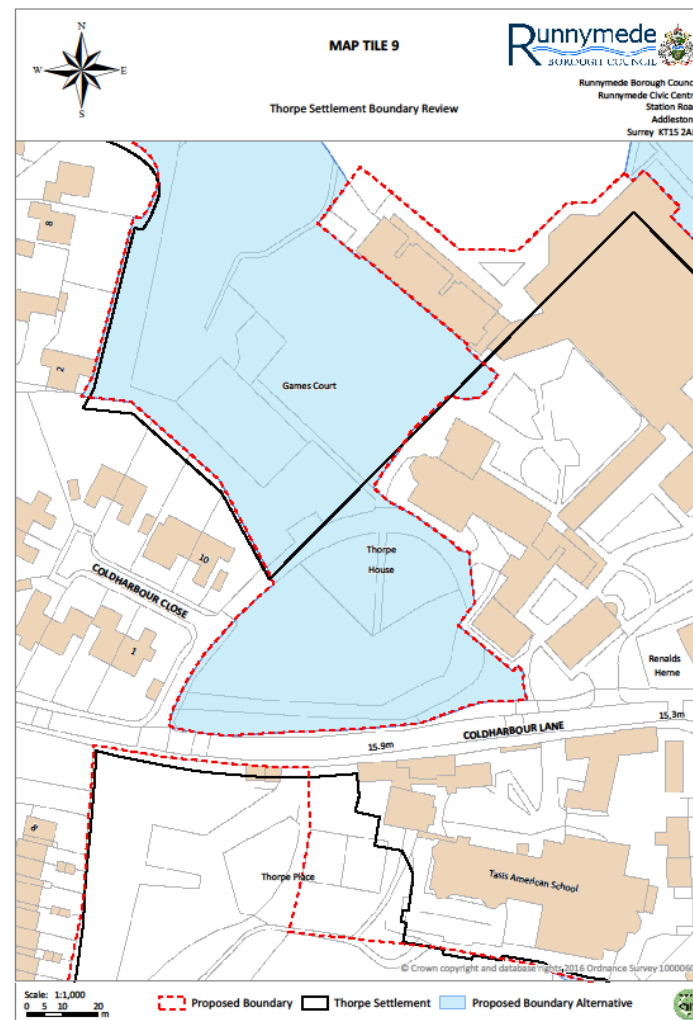
Map Tile 9

Justification

Area developed with residential development at Coldharbour Close, Giles Travers Close and Yewtrees to the south east. Built development at the TASH site north and south of Coldharbour Lane forming school buildings. Open space areas sit within the TASH site to the north with space further north and south predominantly forming school playing fields.

Considering the north side of Coldharbour Lane. The Current extent of Policy GB2 follows the rear boundary lines of properties on the east side of Giles Travers/Coldharbour Close which then turns east partially following an access road into the TASH site and the north west elevation of buildings at TASH, aside from a school building which projects further northwards. The existing extent of GB2 also cuts through part of the largest TASH building before turning south east. Between the boundaries of properties on the east side of Giles Travers/Coldharbour Close and the TASH building which projects north beyond the GB2 extent, is an area containing an equipped outdoor play area, basketball court and grassed area. Regarding the north side of the TASH site, the Inspector's comments from the 1986 Local Plan stated '*Any significant extension of the northern boundary of Thorpe would cause damage to the fine rural setting of the area of predominantly open land to the north*'. No further comments were raised at either the First Alteration 1993 or 2001 Local Plan. However, the above comments should be seen in the context of previous national planning policy on Green Belts which have been replaced by the National Planning Policy Framework (NPPF) and the time elapsed since the last iteration of the Local Plan. These are material considerations in defining a Village boundary in this review.

The areas to the north of Map Tile 9 forming playing fields and beyond Ten Acre Lane and running east along Coldharbour Lane have already



been considered in Map Tile 3.

However, within the school site the area forming the equipped play space, basketball court and grassed area is reasonably enclosed by development to the east and west either at Giles Travers/Coldharbour Close or by the building which projects northwards. As such, this area is not considered to maintain the open characteristic of the Green Belt on its peripheries and inclusion of this area is considered to be infill. Given the extent to which existing development east and west projects northwards, inclusion would not lead to encroachment into the countryside northwards and therefore neither would it lead to towns merging with one another or affect the quality which contributes to the distinct identity of separate settlements. The area of the land would not be contained by the landscape given its flat nature but would be contained to a certain degree by existing development. In terms of proposing a village boundary, there appears to be a lack of a permanent physical feature between the boundary at 10 Giles Travers Close and the northward projecting building at TASIS which a village boundary could reasonably follow. This is also the case for the existing extent of Policy GB2 from 10 Coldharbour Close to the building projecting northwards as the current access into the TASIS site is not considered to be a permanent feature. The OS base map demarks an area between the boundary of 10 Giles Travers Close and the northwards projecting building which is in use as an equipped play space. This area is also covered by a Tree Preservation Order and as such there is a protected feature which could be used for a boundary to follow. Whilst the equipped play space area does project further north than development at Giles Travers Close and the northwards projecting building, the area covered by the TPO would in reality form a brake on development encroaching northwards.

To the east lies the parking area and tennis courts associated with the TASIS site forming extensive areas of hardstanding interspersed with limited soft landscape features. The tennis courts are surrounded by 2.5m high chain link fencing. This area currently lies outside of the



Policy GB2 extent and whilst only a small single storey building exists in the south east corner of the car park, the area's contribution to openness both physically and visually has been diminished. Whilst including the car park area and tennis courts within a village boundary would not be considered infill, the area is not considered to maintain the open characteristic of the Green Belt and given the extent of buildings on the site, would not encroach into the countryside northwards. Neither would it lead to the merging of towns or harm the quality which contributes to the distinct identity of separate settlements although it would not be contained given the surrounding landscape is flat. Whilst inclusion within the village boundary could lead to a more intensive use of this area, any development would have to have regard to the setting/characteristics of the conservation area and the highway at Ten Acre Lane would act as a brake to development eastwards. The northern edge of the tennis courts is considered to form a permanent physical feature to the north which is both defensible and durable and would give a distinction between town & country.

As such, there are two options for a village boundary to follow: -

Option 1 – Village boundary to follow east boundaries at Giles Travers/Coldharbour Close south and following Coldharbour Lane east along the highway then follow extent of existing Policy GB2 to Ten Acre Lane, adjusted for OS discrepancies.

Option 2 - Village boundary to follow OS base map and line of Tree Preservation Order east from 10 Giles Travers Close into TASIS site, then follow north building edges and across north edge of tennis courts to Ten Acre Lane.

To the south of Coldharbour Lane, buildings at the TASIS site sit within a tight cluster around the entrance to Church Approach and along the wall fronting Coldharbour Lane. A new building has recently been constructed just west of the main building which is not currently shown on any OS mapping or the Council's aerial photography. To the south of



the TESIS buildings the area is predominantly open formed by school grounds and playing fields with Orchard Cottage (in Map Tile 14) adjacent the walls running along Village Road with a walled garden just north of this. Regarding Orchard Cottage, the Inspector's comments from the 1986 Local Plan stated '*...no logical reason is seen to extend the boundary eastwards as suggested*'. No further comments were raised at either the First Alteration 1993 or 2001 Local Plan. However, the above comments should be seen in the context of previous national planning policy on Green Belts which have been replaced by the National Planning Policy Framework (NPPF) and the time elapsed since the last iteration of the Local Plan. These are material considerations in defining a Village boundary in this review.

The area forming the wider school grounds, including Orchard Cottage and walled garden and playing pitches are considered to maintain the open characteristic of the Green Belt both physically and to some degree (in respect of the walled garden) visually. Inclusion within a village boundary would not be considered infill. Inclusion of these areas could encourage development southwards and eastwards encroaching into countryside, although this would not lead to towns merging with one another or affect the quality which contributes to the distinct identity of separate settlements given the proximity of lakes to the south/east. The area of land would not be contained by the landscape given its flat nature. Inclusion of this area would not be considered sustainable for the reasons set out in the main report in paragraphs 2.12 to 2.34. Therefore, it is considered necessary for the vast majority of this area and land further south to be kept permanently open and should remain Green Belt.

As such, it is considered that a village boundary in the southern area of Map Tile 9 should follow the existing and newly built developments at the TESIS site and then follow the existing extent of Policy GB2 along the walls fronting Coldharbour Lane west to the boundaries of properties at Yewtrees. This is considered to be based on permanent physical features which are both defensible and durable.

Map Tile 10

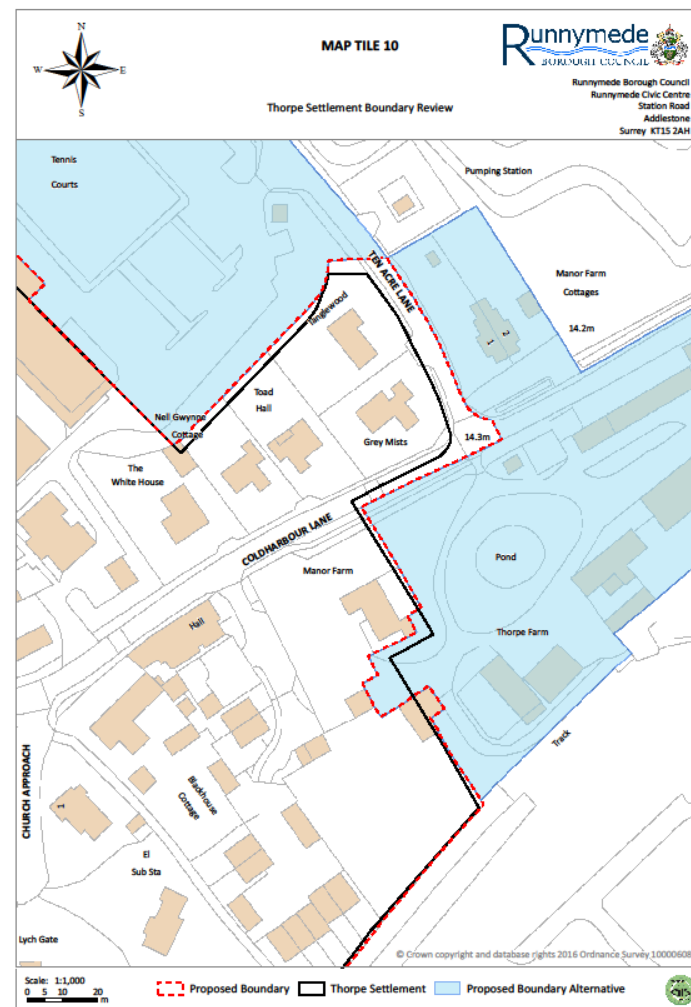
Justification

Area predominantly developed with residential development, part of the TESIS site north and agricultural style buildings at Thorpe Farm. Area to the north east forms parking area and tennis courts at the TESIS site and further eastwards open land formed from former mineral extraction sites. Further south/ south eastwards beyond Thorpe Farm are open lakes which separate the village from Thorpe Park aside from a narrow connecting piece of land between the two and which forms a public footpath.

The land further to the east/northeast beyond Ten Acre Lane and east along Coldharbour Lane has already been considered in Map Tile 3. The area currently forming tennis courts and car parking is considered in Map Tile 9.

To the south beyond Thorpe Farm and Manor Farm the area is predominantly open in character formed from lakes which sit between the village and Thorpe Park. These areas are considered to maintain the open characteristic of the Green Belt and would not be infill. In any event the area further south could not be developed given the extensive area of lakes designated as sites of international importance for nature conservation (South West London Waterbodies SPA & Ramsar) and designation as functional floodplain and therefore no possibility of sustainable development.

Thorpe Farm itself is comprised of a number of agricultural style buildings both fronting and set back from Coldharbour Lane and set in a rough 'U' shape with other agricultural style buildings set further south and east. Thorpe Farm lies outside of the extent of Policy GB2 and is accessible to Thorpe Park by a narrow strip of land to the south west with the buildings used in association with the amusement park. The site is within the current Thorpe Park Major Developed Site designation and



Thorpe conservation area. Given the partially developed nature of the site it is not entirely open both physically and visually, especially within the central 'U' shape development. However openness is considered to be more predominant to the west, east and south. Given the spacing to Manor Farm and the open character both north and south of the site, inclusion would not be considered infill. Inclusion of the site within the village boundary is unlikely to lead to encroachment into the countryside southwards given that the lakes and lake channels act as a natural brake, although inclusion of a strip of land between the lakes could encourage encroachment southwards. Given the spacing between Manor Farm and The Shire Barn, inclusion could lead to encroachment of the village eastwards from Manor Farm, but if included the property Westholme would restrict encroachment further eastwards. Inclusion would not lead to towns merging with one another or harm the quality which contributes to the distinct identity of separate settlements. The site would not be contained in terms of the flat nature of the landscape, but would be in terms of its proximity to lakes to the south/south east. In terms of sustainable development, the site would help to meet development needs and would be commensurate in size to the role and function of the village. The whole site is within flood zone 3a, but this would not exclude development coming forward if the sequential and exceptions test can be passed and is consistent with the Local Plan strategy regarding flood risk.

Therefore, it is considered that the site performs well against certain review criteria, but more poorly against others. The site would also give the opportunity to meet development needs at a scale commensurate to the village. Whilst this may lead to an intensification of the site, any development would need to be sensitively designed to account for the conservation area designation and listed buildings on and adjacent to the site. On the other hand, inclusion would not be considered infill and the area between Manor Farm, The Shire Barn and Thorpe Farm and the existing main 'built envelope' of the village is considered to maintain a degree of physical and visual openness as does the land east and south of the 'U' shape development and could therefore appear to



encourage encroachment eastwards from Manor Farm.

In terms of defining a boundary the highway at Coldharbour Lane is a permanent physical feature which is defensible/durable. Eastwards, the boundary to Westholme is considered to be a permanent physical feature capable of being defensible and durable but as set out above the area to the east of the site is considered to maintain openness. The line of buildings running north-south (shown in Map Tile 11) just westwards of this could form a boundary given that demolition of buildings would require conservation area consent, but these are still not considered to be permanent features. To the south the lake channel areas demarked by fencing and which sit either side of an agricultural building are considered to be a permanent physical feature capable of being defensible and durable. However, between the lake channels there does not appear to be a permanent physical feature which could form a boundary and the area to the south is considered to maintain openness. An access track running northeast-southwest just south of the 'U' shaped development could be utilised as a boundary to link the two lake channel areas and although not considered to be permanent this would be rational and logical. To the west the current extent of Policy GB2 includes Manor Farm and the Shire Barn, which themselves sit slightly east of the main 'built envelope' of the village and a more defensible boundary is considered to exist west of Manor Farm than the existing extent of Policy GB2.

Numbers 1 & 2 Manor Farm Cottages lie east of and immediately adjacent to Ten Acre Lane, but outside of the extent of Policy GB2. The curtilages of these properties are partly developed but inclusion would not constitute infill. The boundaries of the properties would form a strong distinction between town and country but inclusion could encourage development eastwards encroaching into the countryside along the north side of Coldharbour Lane. The site would not be contained by the landscape given its gently undulating nature, but also because it is slightly raised to Coldharbour Lane. However, inclusion would not lead to towns merging or affect the quality which contributes to distinct

identity of separate settlements. On balance it would be logical to include 1 & 2 Manor cottages within the village boundary if the area at Thorpe Farm were included but remain excluded if this is not the case.

On balance therefore, two options for the village boundary are considered as follows:

Option 1 – Village boundary to follow extent of Policy GB2 from Ten Acre Lane west to Blackhouse Farm then south until it joins with existing extent of Policy GB2 south of Blackhouse Farm.

Option 2 – Village Boundary to run east along Coldharbour Lane to encompass Westholme then return westwards along fence line to join with extent of GB2 south of The Shire Barn.

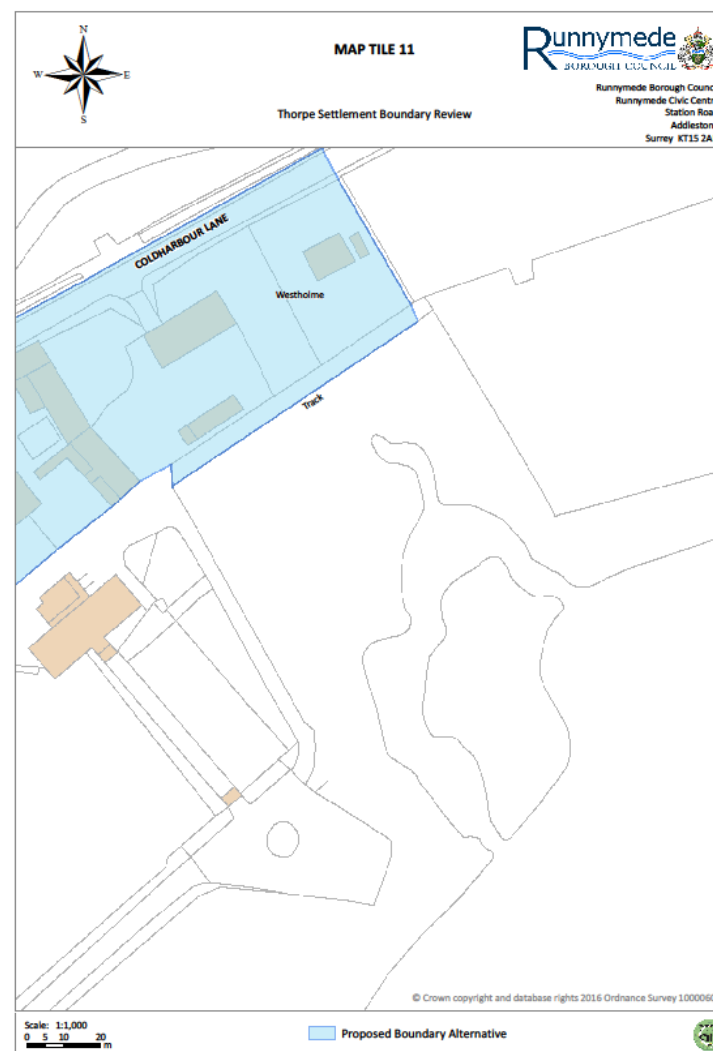
Map Tile 11

Justification

Area largely undeveloped with one residential dwelling and buildings at Thorpe Farm Further south/ south eastwards are open lakes which separate the village from Thorpe Park. Open space lies between Westholme and Fairacres east along Coldharbour Lane.

The consideration of land further south/south east has already been considered in Map Tile 10 as has land at Thorpe Farm and Westholme.

Land to the east of Westholme does maintain the open characteristics of the Green Belt and inclusion would not be considered infill. Inclusion of land further east would encourage encroachment into the countryside. Whilst inclusion would not lead to towns merging it could harm the qualities which contribute to the distinct identity of separate settlements as inclusion would bring the village closer to built development further east along Coldharbour Lane. This would not form a strong distinction between town and country. The site would not be contained in terms of the flat nature of the landscape, but would be in terms of its proximity to lakes to the south/south east. Inclusion of this land would not be considered sustainable for the reasons set out in the main report in paragraphs 2.12 to 2.34.



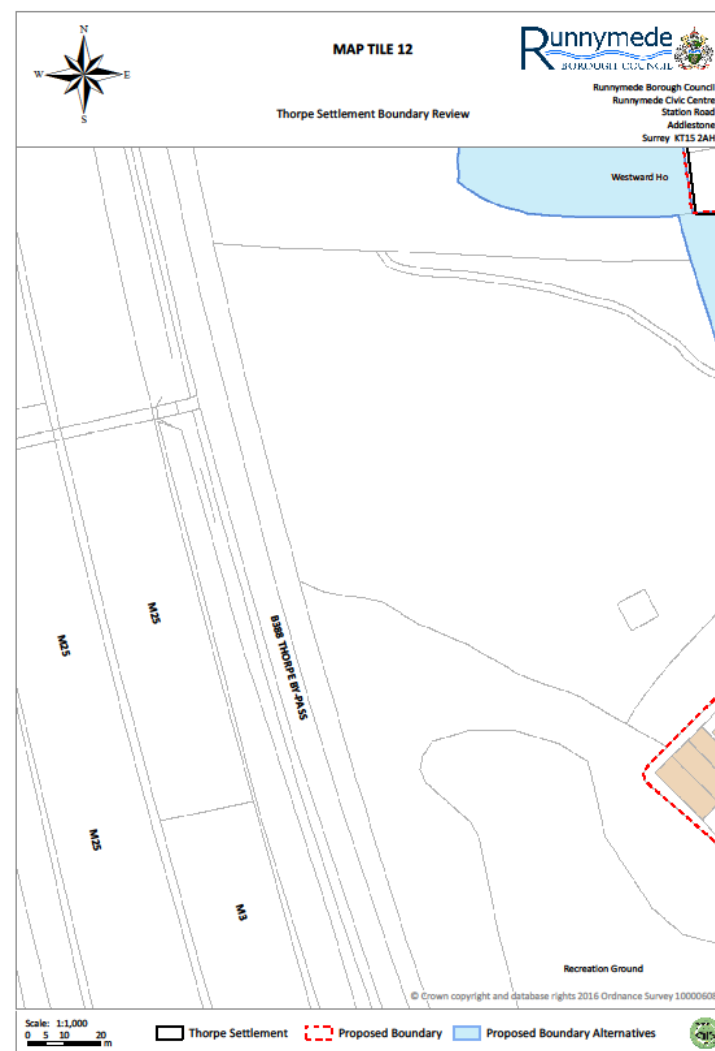
Map Tile 12

Justification

Area largely undeveloped forming the Frank Muir Memorial Field. This area is considered to maintain the open characteristic of the Green Belt and its inclusion would not be infill. Inclusion could encourage encroachment westwards, although this is unlikely to lead to towns merging or affect the quality which contributes to distinct identity of separate settlements given the proximity of the Thorpe Bypass and M25. The site would not be contained given the flat nature of the landscape and would not form a strong distinction between town & country. Given the use of the land as open space it is considered necessary to keep it permanently open and it should remain within the Green Belt. Inclusion of this land would not be considered sustainable for the reasons set out in the main report in paragraphs 2.12 to 2.34.

The residential curtilage of Coltscroft lies to the north of the map tile and west of the boundary with Westward Ho. Coltscroft and its curtilage currently sit outside of the extent of Policy GB2 and this was considered in the commentary for Map Tile 6.

Land immediately south of the boundary with Westward Ho and the Former Mushroom Farm at Rosemary Lane are considered in Map Tile 13.



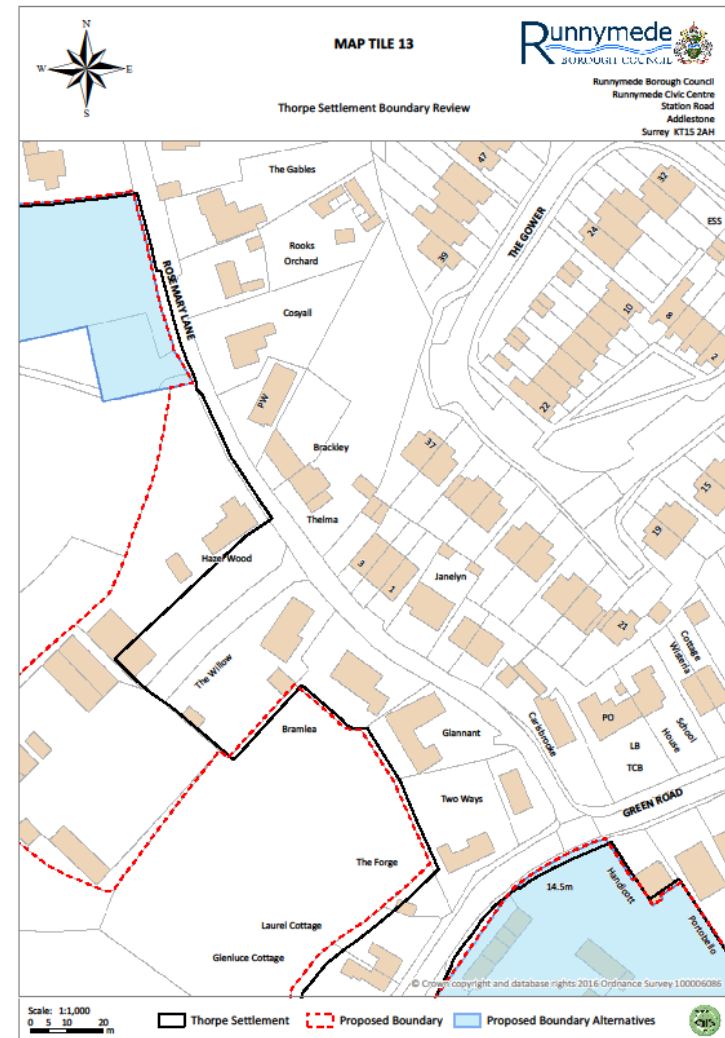
Map Tile 13

Justification

Area is largely covered by residential development with small convenience retail store and post office located on Green Road. Current extent of Policy GB2 excludes land at a former mushroom farm on Rosemary Lane, the property Hazel Wood and part of its curtilage, the car park to the Frank Muir Memorial Fields and land immediately to the north of the car park but south of the boundary with Westward Ho. To the south the current extent of Policy GB2 excludes Woodcock Hall Farm accessed from Green Road.

The current extent of Policy GB2 is considered to be the most appropriate for properties fronting Green Road from Glenluce Cottage and the southernmost end of Rosemary Lane to Bramlea, although some adjustments are required to take account of discrepancies with OS base mapping. Inclusion of land at the Frank Muir Memorial Field would not be appropriate as considered in Map Tile 12.

The former mushroom farm which projects westwards into the Frank Muir Memorial Field is currently under construction for 6 no. residential dwellings accessed from Rosemary Lane. The boundary of the site is clearly shown in the approved application and corresponds to OS base mapping. The approved boundary treatment is 1.8m high close boarded fencing. Given the permission granted and under construction as well as the boundary treatment, it is considered that the former mushroom farm site does not maintain the open characteristic of the Green Belt, although the site is not infill. Inclusion would not lead to encroachment westwards into the countryside given the open space area. Neither would inclusion lead to towns merging or affect the quality which contributes to distinct identity of separate settlements. The proposed boundary treatment also forms a strong distinction between town and country and is a permanent physical feature which is defensible and durable. It is noted that the mushroom farm development is conditioned



to restrict permitted development for Classes A to E of Part 1 to Schedule 2 of the GPDO (application RU.15/1784). This further ensures that any proposed development will need to take account of its impact on the surrounding retained Green Belt.

To the northeast of the former mushroom farm the property Hazel Wood sits partly outside of the extent of policy GB2. Its eastern boundary is formed by walling immediately adjacent the highway at Rosemary Lane, but the extent of GB2 cuts through the curtilage and is not based on a permanent physical feature. As such the boundary will need to be altered to either include or exclude the whole site from the village. Excluding the whole site would appear irrational if the former mushroom farm to the southwest is included. Although inclusion would not be infill, it would not impact on maintaining the open characteristic of the Green Belt, lead to encroachment into the countryside or towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. Whilst not contained by a flat landscape, a strong distinction between town and country would be created. The property's west boundary is considered to be formed from a permanent physical feature which is defensible and durable. Hazel Wood is also a Grade II listed building and therefore any development would have to be sensitively planned.

To the north of Hazel Wood lies the car park to the Frank Muir Memorial Field with an area to the north, bounded by 1.8m high close boarded fencing to its south, west and north boundaries and hedgerow to the east. The area within the fencing is open and has permission for stables and hay store. Both the enclosed area and car park lie outside the current extent of Policy GB2. The car park and enclosed area would not strictly be considered infill if included within the village boundary given the proximity to the Memorial Field to the west and gap to Hazel Wood to the south and the enclosed area is considered to maintain open characteristics. However, the car park is developed and somewhat diminishes the openness of the Green Belt both physically and to some degree visually. The inclusion of both areas within the



village boundary would not encourage encroachment westwards, given that they lie adjacent the Memorial Field and would not lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. The sites would not be contained by a flat landscape. The edge of the car park and the 1.8m boundary fencing to the Memorial fields are considered to form a clear distinction between town and country and either their inclusion or exclusion would be able to follow permanent physical features which are defensible and durable. As such there are two options for this area as follows: -

Option 1 – Retain the existing extent of Policy GB2 by following Rosemary Lane north from Hazel Wood to Westward Ho.

Option 2 – Village boundary to follow northern most boundary of Hazel Wood then follow outline of car park and boundary of enclosed area north to Coltscroft (as shown in Map Tiles 6 & 12).

To the south of the map tile lies Woodcock Hall Farm (also shown in Map Tiles 18 & 19) which is accessed from Green Road and which lies outside the extent of Policy GB2. The site is formed from a number of agricultural buildings set around an irregular area of hardstanding with a farm house to the west. A stream runs to the south and small copse of woodland to the west separated by the stream with the property Handicott to the east accessed through the site. The Inspector's report from the 1986 Local Plan considered that the inclusion of Woodcock Hall Farm would *'unhappily consolidate the urban edge of Thorpe extending the perceived development limits of the village. Green Road would take on a significantly more urban appearance which would be harmful to the character of this part of the village'*. The Inspectors report from the First Alteration of the Local Plan 1993 did not find any change in circumstances to warrant an amendment to the extent of Policy GB2, but did comment that *'Redevelopment of the objection site would have little impact on the historic core of Thorpe Village'*. No objections were received to Policy GB2 for the 2001 Local Plan (current policy) and as

such no modifications were made. However, the above comments should be seen in the context of previous national planning policy on Green Belts which have been replaced by the National Planning Policy Framework (NPPF) and the time elapsed since the last iteration of the Local Plan. These are material considerations in defining a Village boundary in this review.

Woodcock Hall Farm is considered to maintain openness physically and to some degree visually around its peripheries, but its central area is developed diminishing openness. The site is somewhat enclosed by residential development to the east/north and to some extent to the west, albeit with a break formed from the small wooded copse. As such, the site is partially infill. Inclusion within the village boundary would not encourage encroachment southwards or westwards given the stream forms a natural brake and the southern and western area lies within the functional floodplain. Inclusion would also not lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. Inclusion is unlikely to create a strong distinction between town & country and the site is not contained given the flat nature of the surrounding landscape. In terms of sustainable development, the site could help to meet development needs and would be commensurate in size to the role and function of the village. The whole site is within flood zone 3a, but this would not exclude development coming forward if the sequential and exceptions test can be passed and is consistent with the Local Plan strategy regarding flood risk. Either the inclusion or exclusion of this site from the village would be able to follow permanent physical features which are both defensible and durable. There are two options for this site as follows:

Option 1 – Retain existing extent of Policy GB2 following the boundary of Portobello and Handicott North, then west along Green Road.

Option 2 – Village boundary to follow the rear boundary of Portobello then follow the stream west and north to Green Road, then west to Warren Farm.



Map Tile 14

Justification

Area largely developed with residential property but with open space to the east at the TESIS site. Boundary walls to TESIS sit opposite Fleetway and run north to Yewtrees. Current extent of GB2 follows TESIS walls and southern boundaries of Rydal to Portobello but excludes small wooded copse south of Rydal, but includes grass verging and war memorial at the junction of Green Road/Mill Lane.

The current extent of Policy GB2 is considered to be the most appropriate for properties fronting Green Road from Rydal to Portobello although some adjustments are required to take account of discrepancies with OS base mapping. To the south of Rydal lies a small wooded copse. Inclusion would not encourage encroachment southwards given the position of southern boundaries to properties on Green Road or west/northwest given the highway at Mill Lane. Neither would inclusion lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. However, this site is considered to maintain an open characteristic and its inclusion would not be considered infill or create a strong distinction between town and country and is not contained by a flat landscape. In sustainability terms the site is partly within the functional floodplain and if included is unlikely to be developed. As such, the extent of Policy GB2 is considered to be the most appropriate and is based on permanent physical features which are defensible and durable.

The current extent of Policy GB2 is also considered to be the most appropriate heading north on Village Road as it follows the boundary features of the TESIS site either as walls or as fencing within a line of trees/vegetation. The area east of the boundary within the TESIS site has been considered in Map Tile 9.

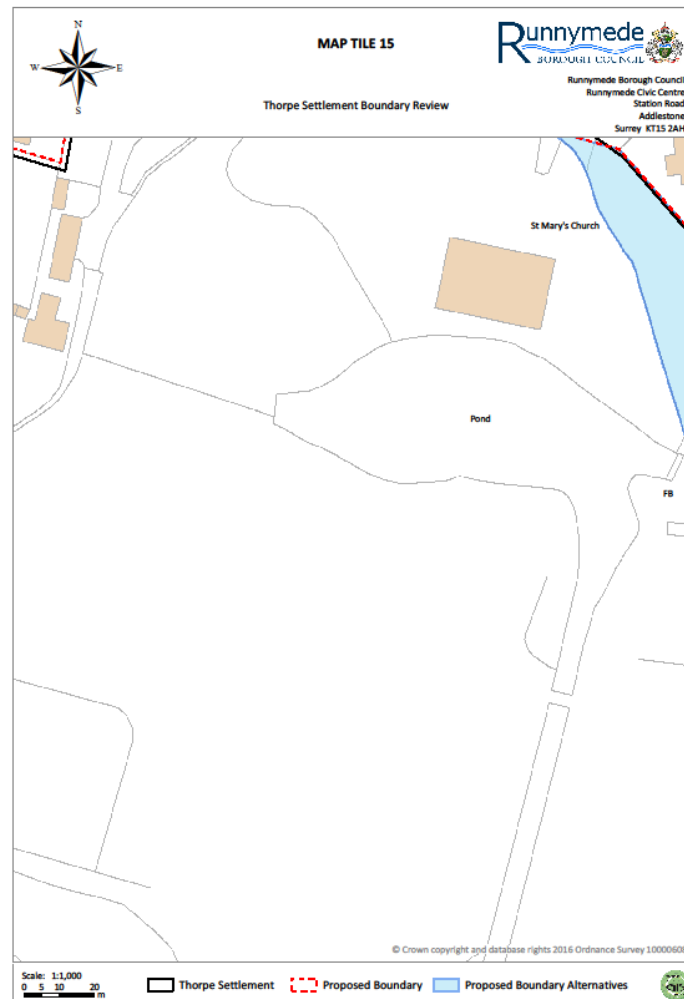


Map Tile 15

Justification

Area predominantly undeveloped forming school grounds of TASIC site. Some. Temporary buildings sited adjacent to walled garden to the west and part of car park south of the St Mary's Church to the east.

This area has been considered in Map Tile 9 including the extent of Policy GB2 around Yewtrees. However the car park and area around St Mary's Church are considered in Map Tile 16.



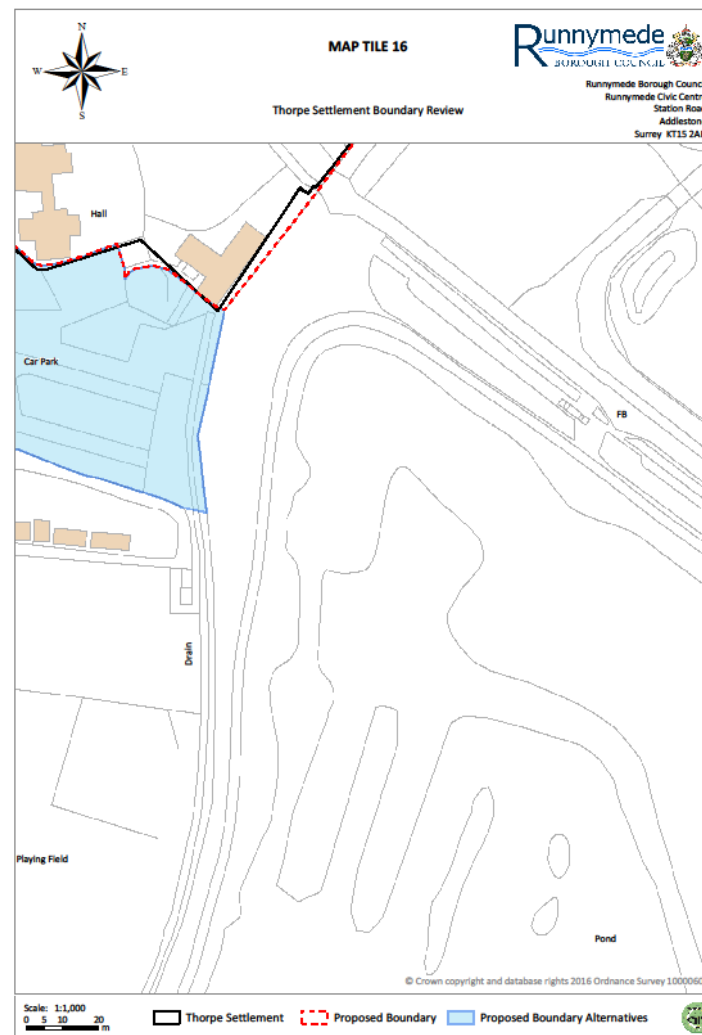
Map Tile 16

Justification

Area predominantly undeveloped forming part of school grounds at TESIS site and lakes to the south/east. St Mary's Church to the north with TESIS car park set adjacent to the south. South of the car park lies an area in use for games equipment and storage containers associated with the TESIS site. The Church is within the extent of Policy GB2 but the car park lies outside. The area south of the car park has permission for a Field House and Tractor store (as part of the site master plan granted under RU.07/1153), but is yet to be developed.

The wider area to the south, southeast and west has been considered in Map Tiles 9 and 10. The small area immediately south of the car park is considered to largely maintain the open characteristic of the Green Belt and its inclusion would not be infill. Inclusion could encourage encroachment southwards although not necessarily leading to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. The site would not be contained given the flat nature of the landscape and would not create a strong distinction between town and country. As such, the area south of the car park should remain Green Belt.

The area of car parking which lies south of St Mary's Church diminished openness physically and to some degree visually but is not considered infill. The edge of the car park is considered to form a permanent physical feature and would create a defensible and durable boundary. Inclusion within the village could lead to encroachment southwards but this would be halted by the plans for a Filed House & Tractor Store. Inclusion would not lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. The car park would not be contained given the flat nature of the surrounding landscape and slight rise from south to north to St Mary's Church, but would create a strong distinction



between town and country. As such, there are two options for the village boundary as follows:

Option 1 – Retain the extent of Policy GB2 by following the southern boundary of the St Mary’s Church with adjustments for discrepancies in OS base mapping.

Options 2 – Boundary to follow the edge of the car parking area south of St Mary’s Church.



Map Tile 17

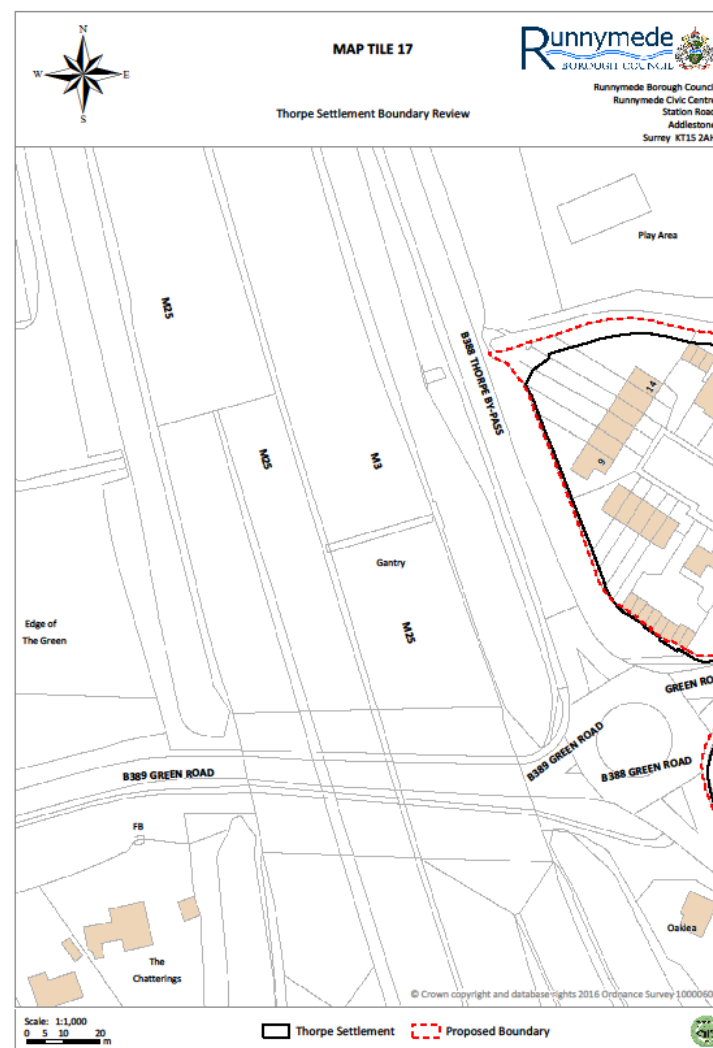
Justification

Raised section of the M25 lies to the west running north-south with Thorpe Bypass adjacent with junction into Thorpe via Green Road. Current extent of Policy GB2 includes residential development at Bourne Meadow with Frank Muir Memorial Fields to the north. Stream forms the northern boundaries of properties at Bourne Meadow. South of Green Road, highway verge is within the extent of Policy GB2 but not the property 'Oaklea' which sits on the west side of Mill House Lane.

Current extent of Policy GB2 is considered to be appropriate for northern and western boundaries to properties at Bourne Meadow although this will need adjusting for discrepancies with the OS base mapping. Land to the north of Bourne Meadow at the Frank Muir Memorial Field was considered in map tile 12 and the stream which separates the Memorial Field from Bourne Meadow is considered to be a permanent physical feature which is both defensible and durable as is the boundary treatment to the west.

The property Oaklea is detached from the village boundary and maintains an open characteristic and is not considered infill. The position of the M25 would restrict encroachment westwards and would not lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. However, given its detachment, inclusion would not create a strong distinction between town and country and would not be contained given the flat nature of the surrounding landscape. As such the existing extent of Policy GB2 is considered to be appropriate.

In this instance it is not considered logical to include the highways at Mill House Lane, Thorpe By-pass or the roundabout connecting the two with Green Road in the Green Belt.



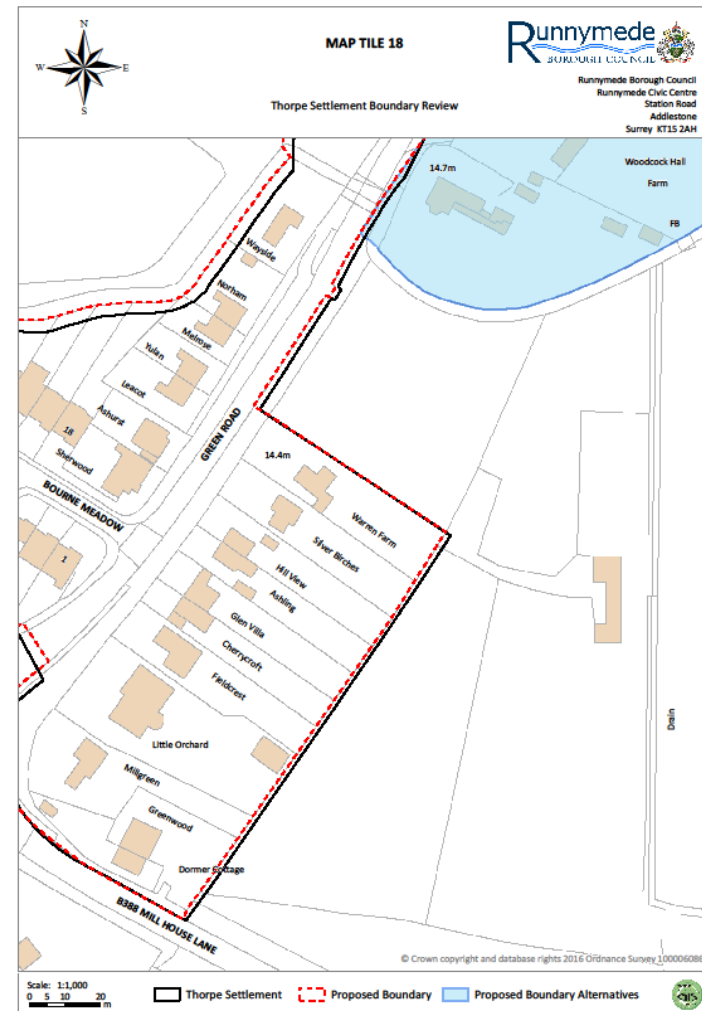
Map Tile 18

Justification

Raised section of the M25 lies to the west running north-south with Thorpe Bypass adjacent with junction into Thorpe via Green Road. Current extent of Policy GB2 includes residential development at Bourne Meadow and southern end of Green Road South west of Green Road, highway verge is within the extent of Policy GB2 but not the property 'Oaklea' which sits on the west side of Mill House Lane. Land to the east predominantly undeveloped and formed by agricultural fields.

Current extent of Policy GB2 is considered to be appropriate for northern and western boundaries to properties at Bourne Meadow and Green Road although this will need adjusting for discrepancies with the OS base mapping. Land to the north of Bourne Meadow at the Frank Muir Memorial Field was considered in map tile 12. The stream which separates the Memorial Field from Bourne Meadows and the boundary treatment to the east of properties at Green Road are considered to be permanent physical features which are both defensible and durable as is the boundary treatment to the west.

The property 'Oaklea' was considered in Map Tile 17. The area to the east of properties fronting Green Road is considered in Map Tile 19.



Map Tile 19


Justification

Area predominantly undeveloped and formed by agricultural fields between Mill Lane and Mill House Lane to the west. Stream to the north forms the boundary to properties fronting Green Road.

The area is considered to maintain an open characteristic and would not be considered infill. Inclusion of this area could encourage encroachment southwards but this would be restricted by the vast majority of the area lying within the functional floodplain and as such is unlikely to lead to towns merging with one another or affect the quality which contributes to distinct identity of separate settlements. Inclusion would not create a strong distinction between town and country and would not be contained given the flat nature of the surrounding landscape. Given its functional floodplain status it is considered that the area should remain permanently open. Therefore the existing extent of Policy GB2 is appropriate with the stream which currently forms the southern boundary of properties fronting Green Road considered to be a permanent physical feature which is both defensible and durable.



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All enquiries about this paper should be directed to:

Policy & Strategy Team
Planning Business Centre

Runnymede Borough Council
The Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

Tel 01932 838383

Further copies of this publication can be obtained from the above address,
or email: planningpolicy@runnymede.gov.uk

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