

Thorpe Neighbourhood Plan Regulation 18 Decision Statement

1. Background

- 1.1. The Thorpe Neighbourhood Area (as shown in Figure 1 of this statement) and Neighbourhood Forum were designated by the Council on the 24th August 2016 in accordance with Section 61F and 61G of the Town and Country Planning Act 1990.

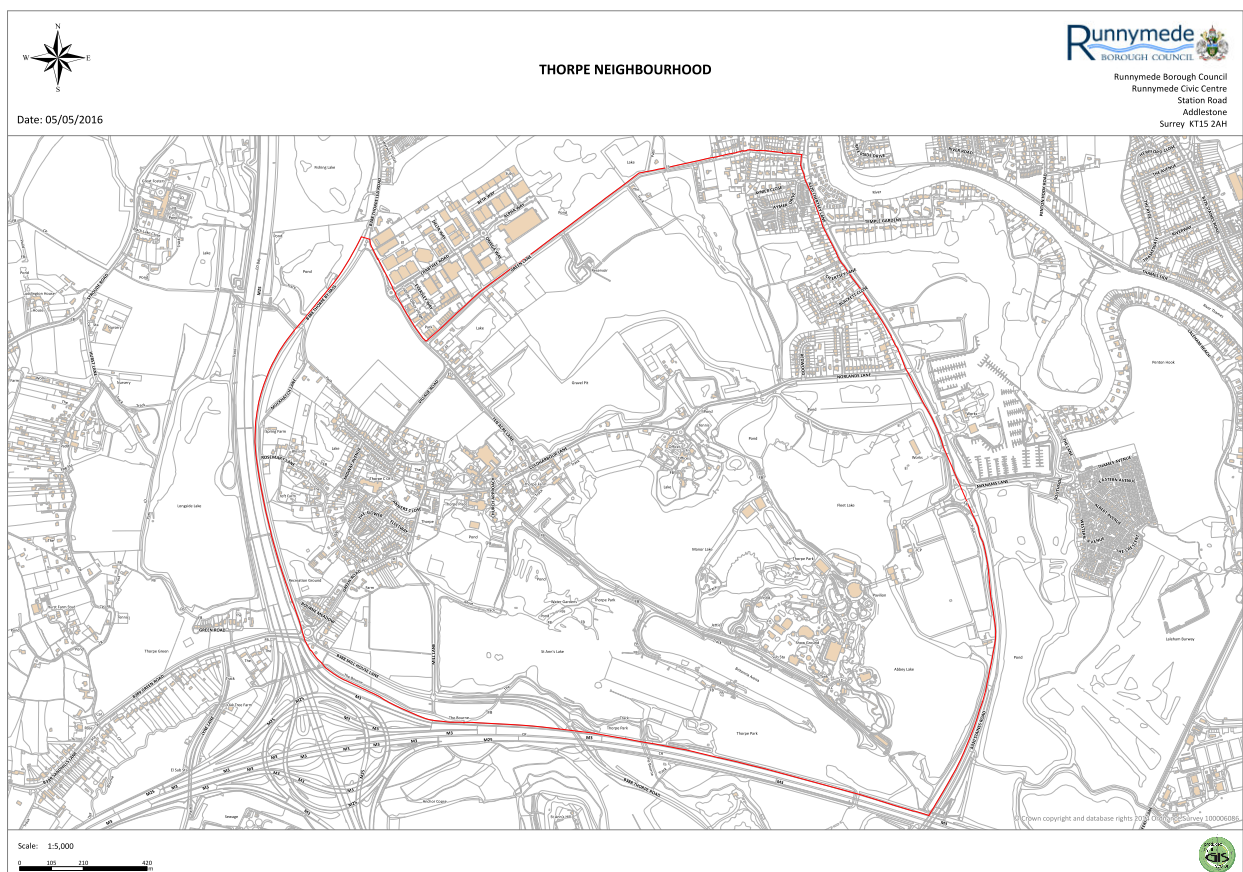


Figure 1 – Thorpe Neighbourhood Area.

- 1.2. The Thorpe Neighbourhood Plan was published for Regulation 14 pre – submission consultation from 8th November to 20th December 2019. The plan was amended by the Forum following the consideration of comments received,

before submission to the Council in June 2020. Regulation 16 consultation on the plan was then carried out from the 7th July to 18th August 2020.

- 1.3. In August 2020, the Council, in consultation with the forum appointed John Slater BA(Hons), DMS, MRTPI as an independent examiner to examine the plan. The purpose of the examination was to determine if the plan had met the basic conditions and other requirements of legislation, including whether the voting area for the referendum should be the neighbourhood area or a wider area.
- 1.4. The examiner decided that a public hearing was not required. Instead the plan was dealt with through the consideration of written representations. The examiner concluded that, subject to making the modifications recommended in his report, the plan would meet the basic conditions and the plan should proceed to referendum. The report also recommended that the area for the referendum should be the Neighbourhood Plan Area.
- 1.5. Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations (2012) (as amended) require the Council to decide whether to reject the Thorpe Neighbourhood Plan or progress it to a referendum, what modifications (if any) to make to it, what the referendum area should be and what action to take in response to the examiner's recommendations. The decisions must be set out in a "decision statement" (this document).

2. The Council's Decision

- 2.1. After careful consideration of each of the modifications recommended by the examiner in his report, and the reasons for them, the Council agrees with all of the recommendations made by the examiner. The Council's reasoning is set out in Table 1.
- 2.2. A complete list of the examiner's recommendations, the actions taken in response to each recommendation and the reason for doing so is included in Table 1 of this statement.
- 2.3. The Council has also decided to progress the modified plan to a referendum of eligible registered voters within the Thorpe Neighbourhood Area, as recommended in the examination report, as the Council agrees that this is the most appropriate area for the referendum.
- 2.4. As outlined by the examiner and Local Government and Police and Crime Commissioners (Coronavirus) (postponement of Elections and Referendums) (England and Wales) Regulations 2020, a referendum cannot be held until at least May 2021.

- 2.5. This decision has been made by the Corporate Head of Planning Policy and Economic Development through powers delegated by the Council's constitution dated July 2020.

3. Documents

- 3.1 This Decision Statement (including Table 1 - Examiner's recommendations in relation to the Thorpe Neighbourhood Plan and actions taken by the Council) and the Examiner's Report can be viewed on the Council's website at <https://www.runnymede.gov.uk/article/15578/Thorpe-Neighbourhood-Plan-Update>. If you or someone you know does not have access to the internet, but would like to see a hard copy of the decision statement and examiner's report you can write to request that a hard copy is posted to you by contacting the Planning Policy Team at:

Planning Policy and Economic Development Business Unit
Runnymede Borough Council
Civic Centre,
Station Road
Addlestone
KT15 2AH

- 3.2 You can also request a hard copy by telephoning 01932 425273 or you can email the Planning Policy Team at planningpolicy@runnymede.gov.uk. These are also the contact details for any queries relating to this Decision Statement.

Table 1: Examiner’s recommendations in relation to the Thorpe Neighbourhood Plan and actions taken by the Council

Examiner’s report: sub heading	Examiner’s report: Page/paragraph	Modification recommended by Examiner	Action taken in response by the Council	Reason for Action
The Neighbourhood Plan: An Overview	Pg 11	“... particularly highlight the need to update the supporting text to reflect the adoption of the local plan.”	TNP modified as per recommendation throughout document.	As set out in the examiner’s report
The Neighbourhood Plan: An overview	Pg 12	“ I would urge the Neighbourhood Forum and Runnymede planners to work closely together to incorporate the appropriate changes which will ensure that the text of the Referendum Version of the neighbourhood plan matches the policy, once amended. In line with my recommendations”	TNP modified as per recommendation throughout document.	As set out in the examiner’s report
The Neighbourhood Plan: An overview	Pg 12	“There will also need to be editorial matters to resolve such as policy numbering, as a consequence of my recommended changes”	TNP modified as per recommendation throughout document.	As set out in the examiner’s report
The Neighbourhood Plan: An overview	Pg 12	Replacement maps – provided during the course of the examination will need to be included ideally at A4 size	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH1: Thorpe Village Boundary	Pg 13	Delete the first paragraph of policy TH1. The village of Thorpe will be defined as inset from the Green Belt Delete the third paragraph of Policy TH1 Proposal for development within the village boundary will be supported, provided the accord with other provisions of the development plan. Development proposals outside the village boundary will be required to conform to the provisions of the development plan in respect of the control of development in the Green Belt.	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH2 (i): Land Off Rosemary Lane Coltscroft	Pg 13 Para 74 & 75	(i) Replace “with primary consideration given to” with “ <u>in line with the requirements of Policy TH4 and Policy SL20 of the Runnymede 2030 Local Plan, suitable for</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 13 Para 72	(iii) Delete “in the form of “shared space””.	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 13 Para 73	(iv) replace no vehicular access to be created on the bypass with <u>The site should be served by an appropriate vehicular access to the satisfaction of the Highway Authority</u>	TNP modified as per recommendation.	As set out in the examiner’s report

Table 1: Examiner’s recommendations in relation to the Thorpe Neighbourhood Plan and actions taken by the Council

Examiner’s report: sub heading	Examiner’s report: Page/paragraph	Modification recommended by Examiner	Action taken in response by the Council	Reason for Action
	Pg13 Para 76	In (vi) replace “common to” with “ <u>characteristic of</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 16 Para 73	“In light of this the Forum may either wish to no longer show the Concept Plan or amend it to clearly state that access is to be determined at planning application stage”	None-this advisory comment (not formal recommendation) discussed with the Neighbourhood Forum and agreed that concept map can remain unaltered.	The plan is conceptual in nature only and as such it is considered to not be essential that the plan is amended.
Policy TH2 (ii): Land Off Green Road, Woodcock Hall Farm	Pg 17 Para 77	First sentence: delete “conversion/ redevelopment”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 17 Para 78	Second sentence: after “supported” insert “ <u>especially the building identified as a non-designated heritage asset on Policies Inset Map 3, shown as Woodcock Farm, where the presumption will be in favour of its retention and sensitive conversion unless the tests in Policy TH6 are met. If it is demonstrated that it is impractical to covert the remaining buildings surrounding the farm yard then their redevelopment will be allowed...</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 17 Para 78	a) Replace “with primary consideration given to” with “ <u>in line with the requirements of Policy TH4 and Policy SL20 of the Runnymede 2030 Local Plan, suitable for</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 17	b) Replace “maintained” with “ <u>protected</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 17	f) Replace “common to” with “ <u>characteristic of</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH2 (iii): Land east of Ten Acre / North of Coldharbour Lane	Pg 18 Para 81	b) After “assessment” insert “<u>and in line with the requirements of Policy TH4 and Policy SL20 of the Runnymede 2030 Local Plan</u>”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 18 Para 81	c) First sentence: at the end add “<u>shall be provided in accordance with a phasing and implementation plan to be submitted for approval at planning application stage, to ensure the timely provision of the non-residential uses, open space and supporting infrastructure alongside the residential development of the site. This plan may require appropriate legal agreements through, for example, a planning obligation to address issues of land ownership and on-going management of the sites</u>”.	TNP modified as per recommendation.	As set out in the examiner’s report

Table 1: Examiner’s recommendations in relation to the Thorpe Neighbourhood Plan and actions taken by the Council

Examiner’s report: sub heading	Examiner’s report: Page/paragraph	Modification recommended by Examiner	Action taken in response by the Council	Reason for Action
	Pg 18 Para 81	d) at end add “ <u>and the requirements of Local Plan Policy EE13 are met</u> ”	TNP modified in line with Examiner’s recommendation although reference to policy EE13 included earlier in point d to ensure policy wording reads correctly, ‘ <i>It can be demonstrated that flood risk management proposals are acceptable would comply with the requirements of Local Plan Policy EE13 and includes a sustainable drainage scheme to address the effects of surface water run-off.</i>	As set out in the examiner’s report and to add a local dimension to the local plan policy.
Policy TH3: TESIS School	Pg 18 Para 82	First sentence: after “supports”, replace “the objectives and plans of” with “ <u>development at</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 18 Para 83	Second paragraph after “proposals” insert “ <u>that could increase the pupil capacity of the school</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH5: High Quality Design	Pg 19 Para 96	At the end of the first paragraph add: “ <u>and the expectations of the National Design Guide</u> ”	TNP modified in line with Examiner’s recommendation although several additional words included to ensure policy worded appropriately. Amended wording as follows: “ <u>and are in line with the expectations of the National Design Guide</u> ”	As set out in the examiner’s report
	Pg 90 Para 90	ii) after views insert “ <u>as shown on Policy Inset Map 2 and described in the Key Views Paper which is attached as an Appendix to this plan</u> ”	TNP modified as per recommendation. Some additional minor changes to the map required as per recommendations.	As set out in the examiner’s report
	Pg 19 Para 91	(ii)d) replace “Green Road” with “Mill Lane”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 20 Para 92,93 &94	Delete (v) and (vi)	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 19 Para 95	Delete (x) and (xi)	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 19	Final paragraph: delete all text between “comply” and “and”.	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH6: Local Heritage Assets	Pg 21 Para 97	First paragraph: after “structures” insert “ <u>as shown on Policies Inset Map 3</u> ”	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 21 Para 97	Last paragraph of policy: insert “ <u>The provisions of Local Plan Policy EE8 apply to the above buildings</u> ”	TNP modified as per recommendation, however additional text underlined below added by the Council for completeness given that the list provided in policy TH6 contains a mixture of buildings and structures.	As set out in the examiner’s report

Table 1: Examiner’s recommendations in relation to the Thorpe Neighbourhood Plan and actions taken by the Council

Examiner’s report: sub heading	Examiner’s report: Page/paragraph	Modification recommended by Examiner	Action taken in response by the Council	Reason for Action
			“The provisions of Local Plan Policy EE8 apply to the above buildings and structures”	
Policy TH7: Green and Blue Infrastructure	Pg 21 Para 98	4 green corridors : A,J,Q and R to be shown on the Green and Blue Infrastructure Assets Map.	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH8: Local Green Space	Pg 22 Para 99	Delete (i) Frank Muir Memorial Field	TNP modified as per recommendation.	As set out in the examiner’s report
	Pg 22 Para 100	Add at the end “ <u>the Provisions of Local Plan Policy SL27 will apply to this area of local green space</u> ”.	TNP modified as per recommendation	As set out in the examiner’s report
Policy TH9: Community Facilities	Pg 23 Para 102, 103 & 105	Delete (iii) Thorpe Park Resort, (vii)TASIS School and (ix) Thorpe Lakes. Second paragraph: replace “relevant Local Plan policies” with “ <u>Local Plan Policy SD6</u> ” and also replace “land” with “ <u>building or land</u> ” and delete “D1”.	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH10: Mitigating Effects on European Designated Sites	Pg 23 Para 106	Deletion of the Policy	TNP modified as per recommendation.	As set out in the examiner’s report
Policy TH11: Water Infrastructure and Flood risk	Pg 23 Para 107	Deletion of the Policy	TNP modified as per recommendation.	As set out in the examiner’s report